



Agenda
City Council

The Corporation of the City of Brampton

Date: Wednesday, May 15, 2024
Time: 9:30 a.m.
Location: Hybrid Meeting - Virtual Option & In-Person in Council Chambers – 4th Floor – City Hall
Members: Mayor Patrick Brown
Regional Councillor R. Santos
Regional Councillor P. Vicente
Regional Councillor N. Kaur Brar
Regional Councillor M. Palleschi
Regional Councillor D. Keenan
Regional Councillor M. Medeiros
Regional Councillor P. Fortini
Regional Councillor G. Toor
City Councillor R. Power
Deputy Mayor H. Singh

For inquiries about this agenda, or to make arrangements for accessibility accommodations for persons attending (some advance notice may be required), please contact:
Terri Brenton, Legislative Coordinator, Telephone 905.874.2106, TTY 905.874.2130
cityclerksoffice@brampton.ca

Note: Meeting information is also available in alternate formats upon request.

1. **Call to Order**

Note: The City Clerk will conduct a roll call at the start of the meeting.

2. **Approval of Agenda**

3. **Declarations of Interest under the Municipal Conflict of Interest Act**

4. **Adoption of the Minutes**

4.1 Minutes – City Council – Regular Meeting – May 1, 2024

Note: This agenda item will be distributed prior to the meeting.

5. **Consent Motion**

The Meeting Chair will review the relevant agenda items during this section of the meeting to allow Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

6. **Announcements (2 minutes maximum)**

6.1 Proclamations:

a) Tamil Genocide Day – May 18, 2024

b) Menstrual Health Day – May 28, 2024

c) National Public Works Week – May 19-25, 2024

d) Moose Hide Campaign Day – May 16, 2024

e) National AccessAbility Week – May 25-June 1, 2024

6.2 Announcement – Brampton on Stage June to December 2024 Season Launch

Council Sponsor: Regional Councillor Santos

Steven Schipper, Executive Artistic Director, Performing Arts, Cultural Services,

Community Services, will make the announcement.

7. Public Delegations and Staff Presentations (5 minutes maximum)

8. Government Relations Matters

8.1 Staff Update re. Government Relations Matters

Note: This agenda item will be distributed prior to the meeting.

9. Reports from the Head of Council

10. Reports from Corporate Officials

10.1 Office of the Chief Administrative Officer

10.2 Legislative Services Operating

10.2.1 Staff Report re. Automated Speed Enforcement Processing Centre: Project Update and Budget Amendment

Note: This agenda item will be distributed prior to the meeting.

10.3 Corporate Support Services

10.4 Planning and Economic Development

10.5 Community Services

10.6 Public Works

10.7 Brampton Transit

10.8 Fire and Emergency Services

11. Reports from Accountability Officers

12. Committee Reports

12.1 Minutes – Planning and Development Committee – April 22, 2024

To be received (the recommendations outlined in the minutes were approved by Council on May 1, 2024, pursuant to Resolution C074-2024).

Note: This agenda item will be distributed prior to the meeting.

12.2 Minutes – Committee of Council – April 24, 2024

To be received (the recommendations outlined in the minutes were approved by Council on May 1, 2024, pursuant to Resolution C079-2024).

12.3 Minutes – Citizen Appointments Committee – May 6, 2024

Meeting Chair: Regional Councillor Vicente

To be approved

Note: This agenda item will be distributed prior to the meeting.

12.4 Minutes – Planning and Development Committee – May 6, 2024

Meeting Chair: Regional Councillor Palleschi

To be approved

12.5 Summary of Recommendations – Committee of Council – May 8, 2024

Meeting Chairs:

Regional Councillor Santos, Legislative Services Section

Regional Councillor Santos, Economic Development Section

Regional Councillor Brar, Corporate Services Section

Regional Councillor Vicente, Public Works and Engineering Section

Regional Councillor Santos, Community Services Section

To be approved

Note: The full minutes will be provided for receipt at the Council Meeting of May 29, 2024.

13. Unfinished Business

- 13.1 Staff Report re: Application to Amend the Official Plan and the Zoning By-law, Glen Schnarr and Associates Inc., 13514161 Canada Inc., 8654 Mississauga Road, Ward 6, File: OZS-2022-0017

Note: Referred from the Planning and Development Committee Meeting of May 6, 2024, pursuant to Recommendation PDC093-2024.

Recommendation

See Item 12.4 – Planning and Development Committee Minutes – May 6, 2024 and By-law 70-2024.

- 13.2 Discussion Item at the request of Regional Councillor Keenan re: Status Update – Downtown Brampton Business Improvement Area (DBBIA) Boundary Modification

Note: Referred from the Committee of Council Meeting of May 8, 2024.

See Item 12.5 – Summary of Recommendations – Committee of Council – May 8, 2024

14. Correspondence

15. Notices of Motion

16. Other Business/New Business

- 16.1 Referred Matters List

Note: In accordance with the Procedure By-law and Council Resolution, the Referred Matters List will be published quarterly on a meeting agenda for reference and consideration. A copy of the current Referred Matters List for Council and its committees, including original and updated reporting dates, is publicly available on the City's website.

17. Public Question Period

15 Minute Limit (regarding any decision made at this meeting)

During the meeting, the public may submit questions regarding decisions made at the meeting via email to the City Clerk at cityclerksoffice@brampton.ca, to be introduced during the Public Question Period section of the meeting.

18. By-laws

18.1 By-law 70-2024 – To amend Zoning By-law 270-2004, as amended – Glen Schnarr and Associates Inc. – 13514161 Canada Inc. – 8654 Mississauga Road – Ward 6 (File: OZS-2022-0017)

See Item 13.1

18.2 By-law 71-2024 – To provide for the levy and collection of property taxes for the Year 2024

See Item 12.4 – Committee of Council Recommendation CW187-2024 – May 8, 2024

18.3 By-law 72-2024 – To amend Traffic By-law 93-93, as amended – administrative updates to schedules relating to rate of speed and barrier controlled types of lots

See Item 12.4 – Committee of Council Recommendation CW190-2024 – May 8, 2024

18.4 By-law 73-2024 – To amend Statutory Officials By-law 264-2021 to appoint a City Clerk

18.5 By-law 74-2024 – To accept and assume works in Registered Plan 43M-2052 – Scottish Heather Developments Inc. – north of Steeles Avenue and west of Mississauga Road – Ward 6 (Planning References: C05W04.005 and 21T-06024B)

19. Closed Session

Note: A separate package regarding this agenda item is provided to Members of Council and senior staff only.

19.1 Closed Session Minutes - City Council - May 1, 2024

19.2 Closed Session Minutes - Citizen Appointments Committee - May 6, 2024

19.3 ClosedSession Minutes - Committee of Council - May 8, 2024

20. Confirming By-law

20.1 By-law ___-2024 – To confirm the proceedings of Council at its regular meeting held on May 15, 2024

21. Adjournment

Next Meetings:

Wednesday, May 29, 2024 – 9:30 a.m.

Wednesday, June 12, 2024 – 9:30 a.m.

Wednesday, June 26, 2024 – 9:30 a.m.



For Office Use Only:

Meeting Name:

Meeting Date:

Announcement Request

Please complete this form for your request to make an Announcement at a future Council Meeting. An announcement can relate to an event of interest to the general public. Your request must include the name of the Member of Council sponsoring the Announcement. Once this completed form is received by the City Clerk's Office, you will be contacted to confirm your placement on the appropriate agenda. **Announcements are limited two (2) minutes at the meeting.**

Attention: City Clerk's Office, City of Brampton, 2 Wellington Street West, Brampton ON L6Y 4R2

Email: cityclerksoffice@brampton.ca Telephone: (905) 874-2100 Fax: (905) 874-2119

Meeting: City Council Planning and Development Committee
 Committee of Council Other Committee:

Meeting Date Requested: May 15, 2024

Name of Individual(s): Steven Schipper

Position/Title: Executive Artistic Director, Performing Arts

Organization/Person being represented: Cultural Services, Community Services, City of Brampton

Full Address for Contact: 2 Wellington Street W.
Brampton, ON
L6Y 4R2

Telephone: 905-874-2315

Email: steven.schipper@brampton.ca

Event or Subject Name/Title/ Date/Time/Location:	BRAMPTON ON STAGE JUNE TO DECEMBER 2024 SEASON LAUNCH
Additional Information:	
Name of Member of Council Sponsoring this Announcement:	Councillor Santos

A formal presentation will accompany my Announcement: Yes No

Presentation format: PowerPoint File (.ppt) Adobe File or equivalent (.pdf)
 Picture File (.jpg) Video File (.avi, .mpg) Other: _____

Additional printed information/materials will be distributed with my Announcement: Yes No Attached

Note: Persons are requested to provide to the City Clerk's Office **well in advance of the meeting date:**

- (i) 25 copies of all background material and/or presentations for publication with the meeting agenda and /or distribution at the meeting, and
- (ii) the electronic file of the presentation to ensure compatibility with corporate equipment.

Submit by Email

Once this completed form is received by the City Clerk's Office, you will be contacted to confirm your placement on the appropriate meeting agenda.



Minutes

Committee of Council

The Corporation of the City of Brampton

Wednesday, April 24, 2024

- Members Present: Mayor Patrick Brown (ex officio)
Regional Councillor R. Santos
Regional Councillor P. Vicente
Regional Councillor M. Palleschi (left at 12:25 p.m. - personal)
Regional Councillor D. Keenan
Regional Councillor M. Medeiros
Regional Councillor P. Fortini
City Councillor R. Power
Regional Councillor G. Toor
Deputy Mayor H. Singh
- Members Absent: Regional Councillor N. Brar (other municipal business)
- Staff Present: Marlon Kallideen, Chief Administrative Officer
Bill Boyes, Commissioner, Community Services and Acting Fire
Chief, Fire and Emergency Services
Steve Ganesh, Commissioner, Planning, Building and Growth
Management
Laura Johnston, Commissioner, Legislative Services
Alex Milojevic, Commissioner, Corporate Support Services
Peter Pilateris, Commissioner, Public Works and Engineering
Heidi Dempster, General Manager, Brampton Transit
Sameer Akhtar, City Solicitor
Shawnica Hans, Acting City Clerk, Legislative Services
Richa Ajitkumar, Legislative Coordinator
Tammi Jackson, Legislative Coordinator
Sonya Pacheco, Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 9:31 a.m. and recessed at 12:25 p.m. At 1:00 p.m. Committee moved into Closed Session, recessed at 1:45 p.m., moved back into Open Session at 2:01 p.m. and adjourned at 2:13 p.m.

2. **Approval of Agenda**

Committee discussion took place with respect to proposed amendments to the agenda.

The following motion was considered.

CW142-2024

That the agenda for the Committee of Council Meeting of April 24, 2024 be approved, as amended, as follows:

To add:

5.1. Announcement – Upcoming Tech Events in May 2024

Council Sponsor: Regional Councillor Keenan

Jasmine Danial, Coordinator, Innovation and Technology, Economic Development, will make the announcement.

5.2. Announcement – Economic Development Annual Report

Council Sponsor: Regional Councillor Toor

Clare Barnett, Director, and Denise McClure, Manager, Economic Development, will make the announcement.

5.3. Announcement – HackHERfest - May 11, 2024 - Springdale Branch Library

Council Sponsor: Regional Councillor Santos

Nowshin Mahmud and Christine Martins-Ezeifeaku, HackHERfest Organizers, will make the announcement.

6.7. Delegation from Midulan Mathinathan, Anush Mutyala, and Surmeet Jassal, Chinguacousy Secondary School Students, re: Request for Support for WolfHacks Hackathon on May 4, 2024

- 8.3.1 Discussion Item at the request of Regional Councillor Keenan re:
Driveway Widening By-law
- 10.3.1 Discussion Item at the request of Mayor Brown re: Christian Heritage
Month Event
- 11.3.2 Discussion Item at the request of Regional Councillor Palleschi re:
Services for the Environmental Education Centre
- 12.3.1 Discussion Item at the request of Regional Councillor Santos re: Soccer
Court at Century Gardens
- 15.3 Open Meeting exception under Section 239 (2) (b) of the Municipal Act,
2001:

Personal matters about an identifiable individual, including municipal or
local board employees
- 15.4 Open Meeting exception under Section 239 (2) (c) of the Municipal Act,
2001:

A proposed or pending acquisition or disposition of land by the
municipality or local board.
- 15.5 Open Meeting exception under Section 239 (2) (k) of the Municipal Act,
2001:

A position, plan, procedure, criteria, or instruction to be applied to any
negotiations carried on or to be carried on by or on behalf of the
municipality or local board.

To vary the order of items to deal with Delegation Item 6.7 as the first item of business following announcements, followed by Staff Presentation Item 11.1.1, to be followed by the remaining delegations.

Carried

Note: Later in the meeting, on a two-thirds majority vote to reopen the question, the Approval of Agenda was reopened and Item 15.5 was added.

3. **Declarations of Interest under the Municipal Conflict of Interest Act**

Nil

4. **Consent**

The following items listed with a caret (^) were considered to be routine and non-controversial by the Committee and were approved at one time.

7.1, 10.2.2, 10.2.3, 11.2.2, 11.3.1, 12.2.1, 15.1

The following motion was considered.

CW143-2024

That the following items to the Committee of Council Meeting of April 24, 2024 be approved as part of Consent:

7.1, 10.2.2, 10.2.3, 11.2.2, 11.3.1, 12.2.1, 15.1

Carried

5. **Announcements**

5.1 Announcement – Upcoming Tech Events in May 2024

Council Sponsor: Regional Councillor Keenan

Jasmine Danial, Coordinator, Innovation and Technology, Economic Development, provided an overview of various tech events taking place in May 2024.

5.2 Announcement – Economic Development Annual Report

Council Sponsor: Regional Councillor Toor

Denise McClure, Manager, Economic Development, Office of the CAO, announced the release, and provided highlights of the Economic Development Annual Report, and thanked Members of Council and the CAO for their leadership and support.

5.3 Announcement – HackHERfest - May 11, 2024 - Springdale Branch Library

Council Sponsor: Regional Councillor Santos

Nowshin Mahmud and Christine Martins-Ezeifeaku, HackHERfest Organizers, announced the HackHERfest stem competition taking place on May 11, 2024 at the Springdale Branch Library, and presented an overview of this event.

6. Public Delegations

- 6.1 Possible Delegations re: Surplus Declaration for Transfer of Fee Simple Interest for Lands Located at Orenda Road (PIN 14032-0097 (LT) and PIN 14032-0027(LT)) – Ward 3

In response to an inquiry from the Chair, Shawnica Hans, Acting City Clerk, confirmed that no one expressed an interest in delegating to Committee on this matter.

See Item 10.2.1 – Recommendation CW154-2024

- 6.2 Delegation from Pavalaghanthan Murugupillai, President, and Shankari Srithayakumar, Director, Canadian Tamil Sports Association, re: Mullivaikkal Genocide Memorial Cup

Shankari Srithayakumar, Director, Canadian Tamil Sports Association, provided a presentation to Committee entitled "Tamil Genocide Memorial Cup - May 11, 2024 – May 12, 2024", which included information regarding the Canadian Tamil Sports Association and the Tamil Genocide Memorial Cup event.

Committee Members thanked the delegation for the presentation and indicated that staff would review the request.

The following motion was considered.

CW144-2024

That the delegation from Pavalaghanthan Murugupillai, President, and Shankari Srithayakumar, Director, Canadian Tamil Sports Association, to the Committee of Council Meeting of April 24, 2024, re: **Mullivaikkal Genocide Memorial Cup**, be **referred** to staff for review.

Carried

- 6.3 Delegation from Mackenzie and Baileigh Nolan, Kids Help Phone, re: 'Walk So Kids Can Talk' and 'Million in May' Campaign

Mackenzie and Baileigh Nolan, Kids Help Phone, provided a presentation to Committee regarding the Kids Help Phone 'Walk So Kids Can Talk' and 'Million in May' Campaign. They provided information on their volunteer work, the Kids Help Phone organization, and the importance of mental health resources for youth. In addition, the delegations provided details on the 'Million in May' Campaign and fundraising through the 'Walk So Kids Can Talk' website. The delegations

requested Committee's support to promote and raise awareness of this fundraising event and expressed appreciation for donations to this cause.

Regional Councillor Santos recognized the delegations for their hard work, accomplishments and leadership, and requested that the delegations share their social media tiles/accounts with Members of Council to raise awareness of this cause and event.

The following motion was considered.

CW145-2024

That the delegation from Mackenzie and Baileigh Nolan, Kids Help Phone, to the Committee of Council Meeting of April 24, 2024, re: **'Walk So Kids Can Talk' and 'Million in May' Campaign**, be received.

Carried

- 6.4 Delegation from Sandip Singh Sangha, Director, Inspirational Steps, re: Inspirational Steps Brampton Half Marathon - May 26, 2024

Sandip Singh Sangha, Director, Inspirational Steps, provided information regarding the Inspirational Steps organization and announced the Inspirational Steps Brampton Half Marathon taking place on May 26, 2024 at Chinguacousy Park. The delegation thanked Council and City staff for their support and requested that Members of Council assist in promoting this event. In addition, the delegation provided an overview of the event and highlighted the importance of promoting a healthy and active lifestyle.

Committee Members expressed support for this event, thanked staff for their efforts, and requested that staff review the possibility of providing promotional assistance for this event.

The following motion was considered.

CW146-2024

That the delegation from Sandip Singh Sangha, Director, Inspirational Steps, to the Committee of Council Meeting of April 24, 2024, re: **Inspirational Steps Brampton Half Marathon - May 26, 2024**, be **referred** to Strategic Communications to review the possibility of promotional assistance for this event.

Carried

6.5 Delegation from Simmi Sekhon, Adham Diabas and Cara Desantis, Human Rights Advocates, Brampton4Ceasefire, Brampton4Palestine, re: Genocide in Gaza and Anti-Palestinian Racism

Simmi Sekhon, Adham Diabas and Cara Desantis, Human Rights Advocates, Brampton4Ceasefire, Brampton4Palestine, addressed Committee regarding the genocide in Gaza and anti-Palestinian racism. The delegations provided information on the loss of life and tragic conditions in Gaza, Canada and Brampton's role in this conflict, Gaza's history, and the violation of human rights. In addition, the delegations highlighted a previous Council resolution calling for a ceasefire in Gaza and sought a further resolution calling for a 2-way arms embargo with Israel.

Committee discussion on this matter included the following:

- An acknowledgement of the loss of life and tragic conditions in Gaza
- Previous Council resolution calling for a ceasefire in Gaza
- Impact of this conflict on Brampton residents
- Suggestion that this delegation be provided to local Members of Parliament (MPs) and the appropriate ministries
- Role of the Federal Government in relation to trade
- Recognizing and addressing anti-Palestinian racism and discrimination

The following motion was considered.

CW147-2024

That the delegation from Simmi Sekhon, Adham Diabas and Cara Desantis, Human Rights Advocates, Brampton4Ceasefire, Brampton4Palestine, to the Committee of Council Meeting of April 24, 2024, re: **Genocide in Gaza and Anti-Palestinian Racism**, be **referred** to Government Relations to forward the delegation to local Brampton MPs and to the Equity Office.

Carried

6.6 Delegation from Todd Kyle, Chief Executive Officer, Brampton Library, and Radha Tailor, Chair, Brampton Library Board, re: Brampton Library - Quarterly Update

Todd Kyle, Chief Executive Officer, Brampton Library, and Radha Tailor, Chair, Brampton Library Board, presented a quarterly update for the Brampton Library, and responded to questions regarding the Chinguacousy Library branch.

Committee Members thanked the delegations for the update.

The following motion was considered.

CW148-2024

That the delegation from Todd Kyle, Chief Executive Officer, Brampton Library, and Radha Tailor, Chair, Brampton Library Board, to the Committee of Council Meeting of April 24, 2024, re: **Brampton Library - Quarterly Update**, be received.

Carried

- 6.7 Delegation from Midulan Mathinathan, Anush Mutyala, and Surmeet Jassal, Chinguacousy Secondary School Students, re: Request for Support for WolfHacks Hackathon on May 4, 2024

Midulan Mathinathan, Anush Mutyala, and Surmeet Jassal, Chinguacousy Secondary School Students, presented an overview of the WolfHacks Hackathon taking place on May 4, 2024 at Brampton City Hall, outlined how this event aligns with Brampton's 2040 Vision, and requested Committee's consideration for the waiver of rental fees associated with this event.

Committee Members expressed support for this event, and discussion took place regarding the request to waive rental fees, and the need to develop a strategy to deal with these types of requests.

The following motion was considered.

CW149-2024

That the delegation from Midulan Mathinathan, Anush Mutyala, and Surmeet Jassal, Chinguacousy Secondary School Students, to the Committee of Council Meeting of April 24, 2024, re: **Request for Support for WolfHacks Hackathon on May 4, 2024**, be **referred** to staff to review the possibility of a fee rental waiver, and report back to the Council Meeting of May 1, 2024.

Carried

7. Government Relations Matters

- 7.1 ^ Staff Update, re: Government Relations Matters

CW150-2024

That the presentation by Andrzej Hoffmann, Manager, Government Relations and Public Liaison, Office of the CAO, to the Committee of Council Meeting of April 24, 2024, re: **Government Relations Matters**, be received.

Carried

7.2 Staff Presentation re: Bill 185 - Cutting Red Tape to Build More Homes Act, 2024

Steve Ganesh, Commissioner, Planning, Building and Growth Management, highlighted various elements of Bill 185, and Carolyn Crozier, Strategic Leader, Planning, Building and Growth Management, provided a presentation entitled "Bill 185 - *Cutting Red Tape to Build More Homes Act, 2024*".

The following motion was considered.

CW151-2024

That the presentation by Carolyn Crozier, Strategic Leader, Planning, Building and Growth Management, to the Committee of Council Meeting of April 24, 2024, re: **Bill 185 - Cutting Red Tape to Build More Homes Act, 2024**, be received.

Carried

See Item 7.3 - Recommendation CW152-2024

7.3 Staff Report re: Bill 185 - Cutting Red Tape to Build More Homes Act, 2024 - Overview of Proposed Policy Changes to Planning and Growth-Related Legislation

The following motion was considered.

CW152-2024

That the report from Steve Ganesh, Commissioner, Planning, Building and Growth Management, to the Committee of Council Meeting of April 24, 2024, re: **Bill 185 - Cutting Red Tape to Build More Homes Act, 2024**, be received.

Carried

See Item 7.2 - Recommendation CW151-2024

8. Legislative Services Section

8.1 Staff Presentations

8.1.1 Staff Presentation re: Enforcement Operational Review

Item 8.2.1 was brought forward and dealt with at this time.

Laura Johnston, Commissioner, Legislative Services, introduced the presentation and thanked staff for their contributions to the Enforcement Operational Review.

Robert Higgs, Director, Enforcement and By-law Services, Legislative Services, provided a presentation entitled "Enforcement Operational Review".

Committee discussion took place with respect to the following:

- Acknowledgement of the work and professionalism of Enforcement and By-law Services staff
- Challenges faced by enforcement staff and the impact on staff morale
- Review findings and implementation plan
- Process for identifying resources needed in the Enforcement and By-law Services Division
- Improving coordination and communication between Service Brampton (311) and the Enforcement and By-law Services Division to improve customer service

The following motion was considered

CW153-2024

1. That the presentation by Robert Higgs, Director, Enforcement and By-Law Services, Legislative Services, to the Committee of Council Meeting of April 24, 2024, re: **Enforcement Operational Review**, be received; and
2. That the report from Robert Higgs, Director, Enforcement and By-law Services, Legislative Services, to the Committee of Council Meeting of April 24, 2024, re: **Enforcement Operational Review Findings and Recommendations**, be received;
3. That staff be directed to design a phased plan for implementing the recommendations outlined in the AtFocus Consulting report; and,
4. That staff be directed to report back to Council with a detailed implementation plan including the associated financial implications.

Carried

8.2 Reports

8.2.1 Staff Report re: Enforcement Operational Review Findings and Recommendations

Dealt with under Item 8.1.1 - Recommendation CW153-2024

8.3 Other/New Business

8.3.1 Discussion Item at the request of Regional Councillor Keenan re: Driveway Widening By-law

Regional Councillor Keenan addressed Committee with respect to resident concerns related to residential driveway widenings, and outlined the need to review the applicable by-law. The Councillor also highlighted the impact of driveway widenings on water runoff and drainage.

Discussions on this matter included the following:

- Options to address concerns related to residential driveway widenings
- Review of the applicable by-law to ensure driveway widths are suitable for all neighbourhoods
- Request that permits for curb cuts be monitored and/or placed on hold until this matter is considered by Council
- Enhancing public communications regarding the implications of driveway widening
- Enforcement of driveway contractors that contravene the by-law

Steve Ganesh, Commissioner, Planning, Building and Growth Management, advised that staff will review this matter and prepare a report for consideration at the Planning and Development Committee meeting on June 17, 2024.

8.4 Correspondence

Nil

8.5 Councillors Question Period

Nil

8.6 Public Question Period

The public was given the opportunity to submit questions in person or via e-mail to the City Clerk's Office regarding any decisions made under this section of the agenda. Shawnica Hans, Acting City Clerk, confirmed that no questions were submitted.

9. **Economic Development Section**

9.1 Staff Presentations

Nil

9.2 Reports

Nil

9.3 Other/New Business

Nil

9.4 Correspondence

Nil

9.5 Councillors Question Period

Nil

9.6 Public Question Period

The public was given the opportunity to submit questions in person or via e-mail to the City Clerk's Office regarding any decisions made under this section of the agenda. Shawnica Hans, Acting City Clerk, confirmed that no questions were submitted.

10. **Corporate Services Section**

10.1 Staff Presentations

Nil

10.2 Reports

10.2.1 Staff Report re: Surplus Declaration and Disposal of City Owned Lands - Railway Spurs (PIN 14032-0097 (LT) and PIN 14032-0027 (LT)) - Ward 3

(See Item 6.1)

The following motion was considered.

CW154-2024

- 1. That the report from Sanjeev Kumar, Senior Real Estate Coordinator, Strategic Services and Initiatives, Office of the CAO, to the Committee of Council Meeting of April 24, 2024, re: **Surplus Declaration and Disposal of City Owned Lands – Railway Spurs – Ward 3**, be received;
- 2. That a by-law be enacted to declare surplus to the City’s requirements for all of the City’s properties identified as Southerly Spur, PIN 14032-0097(LT), approximately 0.571 acres in accordance with previous Council direction, and Northerly Spur, PIN 14032-0027(LT) with approximately 0.655 acres;
- 3. That staff be directed to negotiate the terms of the Agreement of Purchase and Sale for the disposal of the Southerly Spur and Northerly Spur at fair market value to the adjacent property owners of 71 Orenda Road and 72 Orenda Road, respectively, on an as-is-where-is basis; and
- 4. That staff report back for Council approval to ratify the Agreement of Purchase and Sale for the Northerly and Southerly Spurs once negotiated.

Carried

10.2.2 ^ Staff Report re: Land Tax Apportionments Pursuant to the Municipal Act, 2001

CW155-2024

- 1. That the report from Jennifer Anderson, Property Tax Account Analyst, Corporate Support Services, to the Committee of Council Meeting of April 24, 2024, re: **Land Tax Apportionments Pursuant to the *Municipal Act, 2001***, be received; and

2. That the unpaid taxes for the lands encompassed by the assessment roll numbers listed in Schedule A to this report be apportioned according to their relative value for each year as indicated in Schedule A.

Carried

10.2.3 ^ Staff Report re: Tax Adjustments, Cancellations and Reductions Pursuant to the Municipal Act, 2001

CW156-2024

1. That the report from Jennifer Anderson, Property Tax Account Analyst, Finance, Corporate Support Services, to the Committee of Council Meeting of April 24, 2024, re: **Tax Adjustments, Cancellations and Reductions Pursuant to the *Municipal Act, 2001***, be received; and
2. That the tax account adjustments as listed on Appendix A of this report be approved.

Carried

10.3 Other/New Business

10.3.1 Discussion Item at the request of Mayor Brown re: Christian Heritage Month Event

Mayor Brown provided information to Committee regarding the Christian Heritage Month event and advised that the organizing committee has requested a larger venue due to its popularity. The Mayor requested that this event take place at The Rose Theatre on Sunday, December 1, 2024, and that all associated rental fees be waived.

The following motion was considered.

CW157-2024

Whereas City Council recognizes that Brampton is strengthened by its diverse and multicultural communities that bolster its place as a world-class city and Canada's top municipalities to live, play and work; and

Whereas City Council recognizes the historic and ongoing contributions of various communities in this city to the rich legacy and growth of Brampton, including in the important domains of city building, business, culture, arts, sports, and civic life;

Therefore be it resolved that Cultural Services staff facilitate Bishop David Saffery's event commemorating Christian Heritage Month at The Rose Brampton on Sunday, December 1, 2024, and the Commissioner of Community Services waive all associated rental fees.

Carried

10.4 Correspondence

Nil

10.5 Councillors Question Period

Nil

10.6 Public Question Period

The public was given the opportunity to submit questions in person or via e-mail to the City Clerk's Office regarding any decisions made under this section of the agenda. Shawnica Hans, Acting City Clerk, confirmed that no questions were submitted.

11. Public Works and Engineering Section

11.1 Staff Presentations

11.1.1 Staff Presentation re: Brampton Zero Emission Bus Strategy

Presenters: Heidi Dempster, General Manager, Transit, Ivana Tomas, Director, Transit Services, and Dr. Josipa Petrunić, President and CEO, Canadian Urban Transit Research and Innovation Consortium (CUTRIC)

Item 11.2.1 was brought forward and dealt with at this time.

Heidi Dempster, General Manager, Transit, introduced the presentation and thanked Transit staff and the CUTRIC team for their efforts in completing this strategy.

Ivana Tomas, Director, Transit Services, and Dr. Josipa Petrunić, President and CEO, CUTRIC, provided a presentation entitled "Zero Emission Bus Strategy".

Committee discussion took place regarding Transit's transition to an environmentally sustainable service, the desire to lead and move quickly on this initiative, and the timeline for a report back to Council with options in this regard.

The following motion was introduced.

Whereas the City of Brampton continues to demonstrate leadership in environmental actions, such as strategies and/or plans, that are commitments to take action against climate change by reducing greenhouse gas emissions (GHG);

Whereas the City of Brampton declared a climate change emergency in 2019, one of more than 2,300 governments worldwide to do so, and subsequently the City's Community Energy and Emissions Reduction Plan (CEERP) was developed;

Whereas in 2020 City of Brampton Council endorsed CEERP, which creates a roadmap that will improve energy efficiency, reduce greenhouse gas emissions, create economic advantage, ensure energy security, and increase Brampton's resilience to climate change;

Whereas the CEERP identified greenhouse gas emissions reductions, with the largest contributor to greenhouse gas emissions being the transportation sector;

Whereas to meet the goals identified in CEERP, Brampton Transit started to work on various feasibility studies exploring the possibility and roadmap to reduce its environmental impact by decarbonizing its fleet;

Whereas the City of Brampton launched its Electric Bus Demonstration & Integration Trial in 2021, at the time, the largest single global deployment of standardized and fully interoperable battery electric buses and high-powered overhead on-route charging systems, which builds on Brampton's commitment to sustainability by greening its fleet; and

Whereas in 2022, the City of Brampton engaged the Canada Infrastructure Bank and achieved financial close on an investment wherein the CIB will commit up to \$400 million to support Brampton Transit's purchase of up to 450 zero-emission buses, the CIB's largest zero emission bus financing commitment with a municipality to date, supporting one of the largest public transit fleet conversions in Canada;

Therefore, be it resolved that City staff be directed to:

1. Continue to advocate with all levels of governments on funding and extensions to current funding deadlines to align with industry electrification timelines;
2. Engage with Energy service providers as a Service partners to gain information on possible solutions to deliver on Transit's electrification strategy and implementation plan that is practical, cost efficient and focused on reducing greenhouse gas emissions (GHG) and report back to Council; and
3. Work with CUTRIC and Metrolinx on the integration of electrifications at GO stations.

Further discussion took place with respect to the following:

- Partnership with the Canada Infrastructure Bank
- Urgency to move this project forward and potential impacts of delays
- Information from Dr. Josipa Petrunić on the various types and availability of hydrogen
- Potential future hydrogen capabilities for Brampton
- Additional interviews with service providers
- Factors for sole source contracts (e.g. limited qualified service providers, speed, pricing)
- Ensuring transparency throughout this process

At this time in the meeting, on a two-thirds majority vote to reopen the question, the Approval of Agenda was reopened and Item 15.5 was added, as follows:

Open Meeting exception under Section 239 (2) (k) of the Municipal Act, 2001:

A position, plan, procedure, criteria, or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Regional Councillor Santos, Chair, advised that the motion introduced above and staff report Item 11.2.1 would be dealt with after closed session.

The following motion was considered.

CW158-2024

That the presentation by Heidi Dempster, General Manager, Transit, Ivana Tomas, Director, Transit Services, and Dr. Josipa Petrunić, President and CEO,

Canadian Urban Transit Research and Innovation Consortium (CUTRIC), to the Committee of Council Meeting of April 24, 2024, re: **Brampton Zero Emission Bus Strategy**, be received.

Carried

The following motions were considered after closed session.

CW159-2024

1. That the report from Heidi Dempster, General Manager, Transit, to the Committee of Council Meeting of April 24, 2024, re: **Brampton Zero Emission Bus Implementation Strategy & Rollout Plan**, be received;
2. That Council endorse the Brampton Transit Zero Emission Bus Implementation Strategy and Rollout Plan prepared by the Canadian Urban Transit Research & Innovation Consortium to help guide the City's transition to an environmentally sustainable transit service;
3. That Council adopt and commit to a net zero objective by transitioning to a zero emission bus fleet for Brampton Transit as early as 2040 with full fleet transition required no later than 2050, if possible;
4. That Council consider the capital and operating financial commitments outlined in the Brampton Transit Zero Emission Bus Implementation Strategy and Rollout Plan Summary Report corporate priorities during the City's annual budget process, noting that future capital and operating requests are subject to change and require approval through the annual budget process; and
5. That the General Manager, Transit, be directed to update the Brampton Transit Zero Emission Bus Implementation Strategy and Rollout Plan on a five-year cycle, subject to future funding approval during the annual budget process.

Carried

CW160-2024

Whereas the City of Brampton continues to demonstrate leadership in environmental actions, such as strategies and/or plans, that are commitments to take action against climate change by reducing greenhouse gas emissions (GHG);

Whereas the City of Brampton declared a climate change emergency in 2019, one of more than 2,300 governments worldwide to do so, and subsequently the

City's Community Energy and Emissions Reduction Plan (CEERP) was developed;

Whereas in 2020 City of Brampton Council endorsed CEERP, which creates a roadmap that will improve energy efficiency, reduce greenhouse gas emissions, create economic advantage, ensure energy security, and increase Brampton's resilience to climate change;

Whereas the CEERP identified greenhouse gas emissions reductions, with the largest contributor to greenhouse gas emissions being the transportation sector;

Whereas to meet the goals identified in CEERP, Brampton Transit started to work on various feasibility studies exploring the possibility and roadmap to reduce its environmental impact by decarbonizing its fleet;

Whereas the City of Brampton launched its Electric Bus Demonstration & Integration Trial in 2021, at the time, the largest single global deployment of standardized and fully interoperable battery electric buses and high-powered overhead on-route charging systems, which builds on Brampton's commitment to sustainability by greening its fleet; and

Whereas in 2022, the City of Brampton engaged the Canada Infrastructure Bank and achieved financial close on an investment wherein the CIB will commit up to \$400 million to support Brampton Transit's purchase of up to 450 zero-emission buses, the CIB's largest zero emission bus financing commitment with a municipality to date, supporting one of the largest public transit fleet conversions in Canada;

Therefore, be it resolved that City staff be directed to:

1. Continue to advocate with all levels of governments on funding and extensions to current funding deadlines to align with industry electrification timelines;
2. Engage with Energy service providers as a Service partners to gain information on possible solutions to deliver on Transit's electrification strategy and implementation plan that is practical, cost efficient and focused on reducing greenhouse gas emissions (GHG) and report back to Council; and
3. Work with CUTRIC and Metrolinx on the integration of electrifications at GO stations.

Carried

11.2 Reports

11.2.1 Staff Report re: Brampton Zero Emission Bus Implementation Strategy and Rollout Plan

Dealt with under Item 11.1.1 - Recommendations CW158-2024, CW159-2024 and CW160-2024

11.2.2 ^ Staff Report re: Budget Amendment - Developer Reimbursement - Spine Servicing Agreement - Block 47-1 Sub-Areas 1A and 1B - Ward 10

CW161-2024

1. That the report from Frank Mazzotta, Manager, Development Engineering, Environment and Development Engineering, Planning, Building and Growth Management, to the Committee of Council Meeting of April 24, 2024, re: **Spine Servicing Agreement - Block 47-1 Sub-Areas 1A & 1B, and Budget Amendment - Developer Reimbursement – Ward 10**, be received;
2. That Council authorize the Commissioner of Planning, Building and Growth Management to enter into a Spine Servicing Agreement (“the Agreement”) between the landowners listed in Attachment 1 (“the Developers”), the Corporation of the City of Brampton, and the Region of Peel for Block 47-1, Sub-areas 1A and 1B, of the Highway 427 Industrial Secondary Plan Area, and;
3. That subject to the Commissioner of Planning, Building and Growth Management executing the Spine Servicing Agreement (“the Agreement”) between the Developers and the Corporation of the City of Brampton that includes a Development Charges Credit Agreement in Schedule J, pursuant to the Administrative Authority By-law 2016-2017, as amended;
 - I. A budget amendment be approved, and a new capital project be established in the amount of \$4,974,000 for the reimbursement of construction of the East-West Arterial Road from The Gore Road to Collector Road ‘B’, in connection with the Spine Servicing of Block 47-1 Sub-areas 1A & 1B, with funding to be transferred from Reserve #137 – DC Roads;
 - II. Council approve the reimbursement of development charges to the Developer, in accordance with Schedule J of the Agreement for the Developer Reimbursement of development charge funded road infrastructure, for the actual reasonable cost of the construction of the East-West Arterial Road from The Gore Road to Collector Road ‘B’, up to a maximum upset limit of \$4,974,000.

Carried

11.2.3 Staff Report re: Budget Amendment and Award Strategy for NRFP 2024-091 Winter Maintenance Services 2024 to 2034 – All Wards

The following motion was considered.

CW162-2024

That the report from Sam Mattina, Manager, Contracts, Operations Planning and Projects, Road Maintenance, Operations and Fleet, Public Works and Engineering, to the Committee of Council Meeting of April 24, 2024, re: **Budget Amendment and Award Strategy for NRFP 2024-091 Winter Maintenance Services 2024 to 2034 – All Wards**, be referred to the Council meeting of May 1, 2024.

Carried

11.3 Other/New Business

11.3.1 ^ Minutes - Environment Advisory Committee - April 2, 2024

CW163-2024

That the **Minutes of the Environment Advisory Committee Meeting of April 2, 2024**, Recommendations EAC007-2024 to EAC012-2024, to the Committee of Council Meeting of April 24, 2024, be approved.

Carried

The recommendations were approved as follows:

EAC007-2024

That the agenda for the Environment Advisory Committee meeting of April 2, 2024, be approved.

EAC008-2024

That the delegation from David Laing, President, Brampton Environmental Alliance, to the Environment Advisory Committee Meeting of April 2, 2024, re: **Collaboration Opportunities**, be received.

EAC009-2024

That the verbal update from Karley Cianchino, Environmental Project Specialist, Planning, Building and Growth Management, to the Environment Advisory Committee Meeting of April 2, 2024, re: **Earth Day**, be received.

EAC010-2024

That the verbal update from Karley Cianchino, Environmental Project Specialist, Planning, Building and Growth Management, to the Environment Advisory Committee Meeting of April 2, 2024, re: **Seedy Saturday**, be received.

EAC011-2024

That the verbal update from Karley Cianchino, Environmental Project Specialist, Planning, Building and Growth Management, to the Environment Advisory Committee Meeting of April 2, 2024, re: **Etobicoke Creek Wetlands Enhancement Project**, be received.

EAC012-2024

That the Environment Advisory Committee do now adjourn to meet again on Tuesday, June 4, 2024 at 6:00 p.m., or at the call of the Chair.

11.3.2 Discussion Item at the Request of Regional Councillor Palleschi, re: Services for the Environmental Education Centre

The following motion was considered.

CW164-2024

That the following item to the Committee of Council Meeting of April 24, 2024 be **referred** to the Council meeting of May 1, 2024:

Discussion Item at the request of Regional Councillor Palleschi, re: Services for the Environmental Education Centre

Carried

11.4 Correspondence

Nil

11.5 Councillors Question Period

Nil

11.6 Public Question Period

The public was given the opportunity to submit questions in person or via e-mail to the City Clerk’s Office regarding any decisions made under this section of the agenda.

Sylvia Roberts, Brampton resident, asked a question regarding Item 11.2.3 (Staff Report re: Budget Amendment and Award Strategy for NRFP 2024-091 Winter Maintenance Services 2024 to 2034 – All Wards) as it relates to winter maintenance on trails. The resident advised that recreational trails are used for active transportation and asked if there are plans to enhance the level of winter maintenance on these trails.

Regional Councillor Santos, Chair, advised that this matter has been discussed by the Active Transportation Advisory Committee (ATAC) and requested that staff provide a response to the resident directly.

12. Community Services Section

12.1 Staff Presentations

Nil

12.2 Reports

12.2.1 ^ Staff Report re: Emancipation Day Memorial Artwork Design Concept

CW165-2024

1. That the report from Kelly Stahl, Director, Cultural Services, Community Services, to the Committee of Council Meeting of April 24, 2024, re: **Emancipation Day Memorial Artwork Design Concept**, be received;
2. That Council approve the proposed Emancipation Day Memorial Artwork titled “AstroBlackJoy” by Kanisha Dabreo, in collaboration with Jason O’Brien, Jamera DaCota, and Komi Olaf as recommended by the Art Selection Committee; and
3. That Council delegate the authority to the Commissioner, Community Services to execute such agreement and/or other documents as may be required to implement Council’s resolutions and directions relating to the Emancipation Day Memorial Artwork including such terms and conditions as may be satisfactory to the Director, Cultural Services and in a form acceptable to the City Solicitor or designate.

Carried

12.3 Other/New Business

12.3.1 Discussion Item at the Request of Regional Councillor Santos, re: Soccer Court at Century Gardens

Committee Members expressed their enthusiasm for the opening of the boxed soccer court at Century Gardens.

The following motion was considered.

CW166-2024

Whereas Atiba Hutchinson is a Brampton born professional soccer player and former Captain of the Men’s Team Canada National Soccer Team who began his career playing with Brampton Youth Soccer Club on Brampton recreational fields, including those at Century Gardens Recreation Centre;

Whereas Atiba Hutchinson has had a renowned international soccer career, representing Brampton talent on the world athletic stage;

Whereas in 2022, Atiba Hutchinson delegated at Council to share his vision for a European-style soccer court experience at Century Gardens to support youth development and provide a new soccer experience for the local community;

Whereas in 2022, Council approved the construction of a boxed soccer court at Century Gardens, which is scheduled to be completed and open in May;

Whereas Atiba Hutchinson has launched the AH13 Foundation and will be hosting the first Annual Atiba Hutchinson Invitational Tournament at Century Gardens this spring, in support of charitable organizations and through which each team must demonstrate the ways they are giving back to their community in order to participate;

Therefore be it resolved that the boxed soccer court at Century Gardens be named the Atiba Hutchinson Boxed Soccer Court in honour of Atiba Hutchinson, his athletic achievements and his continued contributions to the Brampton community.

Carried

12.4 Correspondence

Nil

12.5 Councillors Question Period

Nil

12.6 Public Question Period

The public was given the opportunity to submit questions in person or via e-mail to the City Clerk's Office regarding any decisions made under this section of the agenda. Shawnica Hans, Acting City Clerk, confirmed that no questions were submitted.

13. **Referred Matters List**

Nil

14. **Public Question Period**

The public was given the opportunity to submit questions in person or via e-mail to the City Clerk's Office regarding any decisions made during this meeting. Shawnica Hans, Acting City Clerk, confirmed that no questions were submitted.

15. **Closed Session**

Note: Earlier in the meeting, on a two-thirds majority vote to reopen the question, the Approval of Agenda was reopened and Item 15.5 was added.

^15.1 Open Meeting exception under Section 239 (2) (c) of the Municipal Act, 2001:

A proposed or pending acquisition or disposition of land by the municipality or local board.

15.2 Open Meeting exception under Section 239 (2) (c) of the Municipal Act, 2001:

A proposed or pending acquisition or disposition of land by the municipality or local board.

15.3 Open Meeting exception under Section 239 (2) (b) of the Municipal Act, 2001:

Personal matters about an identifiable individual, including municipal or local board employees

15.4 Open Meeting exception under Section 239 (2) (c) of the Municipal Act, 2001:
A proposed or pending acquisition or disposition of land by the municipality or local board

15.5 Open Meeting exception under Section 239 (2) (k) of the Municipal Act, 2001:
A position, plan, procedure, criteria, or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Item 15.1 was approved on consent.

The following motion was considered.

CW167-2024

That Committee proceed into Closed Session to discuss matters pertaining to the following:

15.2 Open Meeting exception under Section 239 (2) (c) of the Municipal Act, 2001:

A proposed or pending acquisition or disposition of land by the municipality or local board.

15.3 Open Meeting exception under Section 239 (2) (b) of the Municipal Act, 2001:

Personal matters about an identifiable individual, including municipal or local board employees

15.4 Open Meeting exception under Section 239 (2) (c) of the Municipal Act, 2001:

A proposed or pending acquisition or disposition of land by the municipality or local board.

15.5 Open Meeting exception under Section 239 (2) (k) of the Municipal Act, 2001:

A position, plan, procedure, criteria, or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Carried

In Open Session, the Chair reported on the status of matters considered in Closed Session, as follows:

15.1 – This matter was approved on consent and therefore not discussed in closed session. Directions therein were approved, including that a motion be considered in open session. (See Recommendation CW168-2024)

15.2 – This matter was considered in closed session and direction was given.

15.3 – This matter was considered in closed session and direction was given, including that a motion be considered in open session. (See Recommendation CW169-2024)

15.4 – This matter was considered in closed session and direction was given.

15.5 – This matter was adjourned and not considered in closed session.

The following recommendation was passed pursuant to Item 15.1:

CW168-2024

1. That Council pass a by-law to declare the Gore Meadows Tennis Facility a Municipal Capital Facility; and
2. That the Clerk be directed to notify the Minister of Education, Minister of Finance, the Municipal Property Assessment Corporation, the Regional Municipality of Peel and the secretary of any school board which includes the land exempted, of the enactment of the by-law.

Carried

The following recommendation was passed pursuant to Item 15.3:

CW169-2024

1. That the report from Sharandeep Natt, Protocol Officer, Corporate Support Services, to the Committee of Council Meeting of April 24, 2024, re: **Citizen Awards 2023**, be received;
2. That Council approve the list of award recipients as recommended by the Citizen Awards Selection Committee, as shown in Appendix A; and
3. That Council approve the Director of Strategic Communications, Tourism and Events, be authorized to execute, on behalf of the City all agreements, contracts and related documentation as may be required to deliver the Citizen Awards program outlined in this Report, and that such agreements, contracts

and related documentation shall be with a content satisfactory to the Manager, Events and Protocol and in form satisfactory to the City Solicitor.

Carried

16. Adjournment

The following motion was considered.

CW170-2024

That the Committee of Council do now adjourn to meet again on Wednesday, May 8, 2024, or at the call of the Chair.

Carried

Chair, Community Services Section

Chair, Legislative Services Section

Chair, Economic Development Section

Chair, Corporate Services Section

Chair, Public Works & Engineering Section

**Planning and Development Committee
The Corporation of the City of Brampton****Monday, May 6, 2024**

Members Present: Regional Councillor M. Palleschi - Wards 2 and 6
Deputy Mayor H. Singh - Wards 9 and 10
Regional Councillor P. Vicente - Wards 1 and 5
Regional Councillor N. Kaur Brar - Wards 2 and 6
Regional Councillor D. Keenan - Wards 3 and 4
Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor G. Toor - Wards 9 and 10
City Councillor R. Power - Wards 7 and 8

Staff Present: Steve Ganesh, Commissioner, Planning Building and Growth Management
Allan Parsons, Director, Development Services
Angelo Ambrico, Manager, Development Services
Arjun Singh, Planner, Development Services
Harjot Sra, Planner, Development Services
Tara Hunter, Manager, Sponsorship and Corporate Development
Wang Kei (Edwin) Li, Planner, Development Services
Nasir Mahmood, Planner, Development Services
Janice Adshead, Acting City Clerk
Charlotte Gravlev, Deputy City Clerk
Gagandeep Jaswal, Acting Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:01 p.m. and adjourned at 7:24 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with calling the roll for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Vicente, Regional Councillor Brar (arrived - 7:05 p.m.), Regional Councillor Keenan, Regional Councillor Medeiros (arrived - 7:03 p.m.), Regional Councillor Fortini, Regional Councillor Toor (arrived - 7:09 p.m.), and City Councillor Power.

Members absent during roll call: Regional Councillor Santos (other municipal business), Mayor Brown (ex officio).

2. Approval of Agenda

PDC088-2024

That the agenda for the Planning and Development Committee Meeting of May 6, 2024, be approved, as amended, as follows:

To defer the following items to the June 17, 2024 Planning and Development Committee meeting:

Item 7.2 – Staff Report re: Application to Amend the Zoning By-law, Bousfields Inc., c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010

Item 11.3 – Correspondence re: Application to Amend the Zoning By-law, Bousfields Inc., c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

4. Consent Motion

The following items listed with a caret (^) were considered to be routine and non-controversial by the Committee and were approved at one time.

(7.1, 11.1, and 11.2)

The following motion was considered:

PDC089-2024

That the following items to the Planning and Development Committee Meeting of May 6, 2024, be approved as part of Consent:

7.1, 11.1, and 11.2

Carried

5. Statutory Public Meeting Reports

- 5.1 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law and a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., CSCW 2084 Venture Inc., CL5R Inc., CSCW 740 Inc., and CS0006 Venture Inc., Ward 10, File: OZS-2022-0015

Arjun Singh, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, zoning by-law, official plan amendment, zoning by-law amendment, key issues and considerations, and next steps.

Armando Ricci, Brampton Resident, expressed concerns regarding the potential impacts of the proposed development to the subject area. The resident noted that the development of infrastructure in the area would occur concurrently with the proposed development, which could increase traffic congestion. The resident also asked for further information on the potential widening of Clarkway Drive.

Committee advised that the concerns and questions raised by the resident would be addressed in a future staff report.

The following motion was considered:

PDC090-2024

1. That the presentation from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of May 6, 2024, re: **Application to Amend the Official Plan and Zoning By-law and a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., CSCW 2084 Venture Inc., CL5R Inc., CSCW 740 Inc., and CS0006 Venture Inc., 0, 10742, 10778, 10786 Clarkway Drive and 0 Countryside Drive, Ward 10, File: OZS-2022-0015**, be received; and
2. That the following delegation re: Application to Amend the Official Plan and Zoning By-law and a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., CSCW 2084 Venture Inc., CL5R Inc., CSCW 740 Inc.,

and CS0006 Venture Inc., 0, 10742, 10778, 10786 Clarkway Drive and 0 Countryside Drive, Ward 10, File: OZS-2022-0015 to the Planning and Development Committee Meeting of May 6, 2024, be received:

1. Armando Ricci, Brampton Resident

Carried

- 5.2 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., on behalf of 2391057 Ontario Inc., 0 Father Tobin Road, Ward 9, File: OZS-2024-0011

Item 6.2 was brought forward and dealt with at this time.

In response to the Chair's query if anyone present would like to see a presentation, or delegate to this item, no one responded. Therefore, the Chair proceeded to adjourn this public meeting item.

The registered delegates, Marc DeNardis and Michelle Harris, on behalf of Gagnon Walker Domes, were present but did not address Committee.

The following motion was considered:

PDC091-2024

That the presentation from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of May 6, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., on behalf of 2391057 Ontario Inc., 0 Father Tobin Road, Ward 9, File: OZS-2024-0011**, be received.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Possible Delegations re: Proposed Site Specific Amendment to the Sign By-law 399-2002, as amended, Rail Bridge Overpass Banner Signs, Wards 1, 3, and 8

In response to the Chair's query if anyone present would like to delegate to this item, no one responded. Therefore, the Chair proceeded to adjourn this item.

- 6.2 Delegation re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., on behalf of 2391057 Ontario Inc., 0 Father Tobin Road, Ward 9, File: OZS-2024-0011

Dealt with under Item 5.2 - Recommendation PDC091-2024

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Proposed Site Specific Amendment to the Sign By-law 399-2002, as amended, Rail Bridge Overpass Banner Signs, Wards 1, 3, and 8

The following motion was approved on consent:

PDC092-2024

1. That the report from Tara Hunter, Manager, Sponsorship and Corporate Development, Economic Development, to the Planning and Development Committee Meeting of May 6, 2024, re: **Proposed Site Specific Amendment to the Sign By-law 399-2002, as amended, Rail Bridge Overpass Banner Signs, Wards 1, 3, and 8**, be received; and
2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

Carried

- 7.2 Staff Report re: Application to Amend the Zoning By-law, Bousfields Inc., c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010

Deferred under Item Approval of Agenda – Recommendation PDC088-2024

- 7.3 Staff Report re: Application to Amend the Official Plan and the Zoning By-law, Glen Schnarr and Associates Inc., 13514161 Canada Inc., 8654 Mississauga Road, Ward 6, File: OZS-2022-0017

Staff commented that through working with the applicant and the City's Community Services team, as directed by Committee, they were able to reach an agreement to shift access to City-owned lands, west of the proposed development site. Staff also advised that the draft by-law will be updated to reflect these changes.

Chair Palleschi commented that this item be referred to the next meeting of Council for consideration of the updated wording.

The following motion was considered:

PDC093-2024

That the report from Nasir Mahmood, Planner, Development Services, to the Planning and Development Committee Meeting of May 6, 2024, re: **Application to Amend the Official Plan and the Zoning By-law, Glen Schnarr and Associates Inc., 13514161 Canada Inc., 8654 Mississauga Road, Ward 6, File: OZS-2022-0017**, be referred to the May 15, 2024 Council meeting.

Carried

8. **Committee Minutes**

8.1 Minutes - Active Transportation Advisory Committee - April 9, 2024

The following motion was considered:

PDC094-2024

That the Minutes of the Active Transportation Advisory Committee meeting of April 9, 2024, Recommendations ATC011-2024 - ATC021-2024, to the Planning and Development Committee Meeting of May 6, 2024, be approved as published and circulated.

The recommendations were approved as follows:

ATC011-2024

That the agenda for the Active Transportation Advisory Committee Meeting of April 9, 2024, be approved as amended:

To Add:

7.5 Discussion at the request of Councillor Santos: **Bike Lanes on Royal West Drive**

ATC012-2024

That the presentation from Stephane Laidlaw, Co-Chair, re: **Wayfinding Signage**, to the Active Transportation Advisory Committee Meeting of April 9, 2024, be received.

ATC013-2024

That the presentation from Kristina Dokoska, Policy Planner, Environment and Development Engineering, Planning Building and Growth Management, re: **Grow Green Award**, to the Active Transportation Advisory Committee Meeting of April 9, 2024, be received.

ATC014-2024

That the delegation from David Laing, Brampton Resident, re: **The 2024 Improvement Plans for The Vodden Street Bike Lanes**, to the Active Transportation Advisory Committee Meeting of April 9, 2024, be received.

ATC015-2024

1. That the presentation from Cindy Evans, Citizen Member, re: **Howden Road Bicycle Lane at Intersection of Dixie road and Howden Road**, to the Active Transportation Advisory Committee Meeting of April 9, 2024, be received; and,
2. That staff be directed to work with Strategic Communications and Public Works and Engineering to produce education videos to assist with educating the public on safety in sharing the road and active transportation infrastructure and with input from members of the Active Transportation Advisory Committee.

ATC016-2024

That the verbal update from Rowaidah Chaudhry, Transportation Planner, Planning Building and Growth Management, re: **Knightsbridge and King's Cross Intersection**, to the Active Transportation Advisory Committee Meeting of April 9, 2024, be received.

ATC017-2024

That the verbal update from Tyron Nimalakumar, Transportation Planner, Planning Building and Growth Management, re: **Bike Month**, to the Active Transportation Advisory Committee Meeting of April 9, 2024, be received.

ATC018-2024

That the **Active Transportation Advisory Committee Sub-Committee Minutes of January 9, 2024**, to the Active Transportation Advisory Committee Meeting of April 9, 2024, be received.

ATC019-2024

That the verbal update from Dayle Laing, Citizen Member, be **referred** to Parks Maintenance staff to report back to the Committee of Council meeting of April 24, 2024, re: How trails are scheduled to be repaved, and current maintenance practices.

ATC020-2024

That the memorandum from Kevin Minaker, Traffic Operations and Parking, Public Works and Engineering, re: **Process and Timeline for Installing Regulatory Signs on New Bike Lanes and Amendments to the By-law (Peter Robertson Blvd - Bramalea Rd and Dixie Rd)**, to the Active Transportation Advisory Committee Meeting of April 9, 2024, be received.

ATC021-2024

That the Active Transportation Advisory Committee do now adjourn to meet again on Tuesday, April 9, 2024 at 7:00 p.m. or at the call of the Chair.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence from Nando Iannicca, Regional Chair and CEO, Region of Peel, dated April 22, 2024, re: City of Mississauga's Major Transit Station Area Official Plan Amendments 142, 143, 144 and 146 - Regional Staff Review, Updates and Recommendations

The following motion was approved on consent:

PDC095-2024

That the following correspondence from Nando Iannicca, Regional Chair and CEO, Region of Peel, dated April 22, 2024, re: **City of Mississauga's Major Transit Station Area Official Plan Amendments 142, 143, 144 and 146 - Regional Staff Review, Updates and Recommendations**, to the Planning and Development Committee Meeting of May 6, 2024, be received.

Carried

11.2 Correspondence re: Application to Amend the Official Plan and the Zoning By-law, Glen Schnarr and Associates Inc., 13514161 Canada Inc., 8654 Mississauga Road, Ward 6, File: OZS-2022-0017

The following motion was approved on consent:

PDC096-2024

That the following correspondence re: **Application to Amend the Official Plan and the Zoning By-law, Glen Schnarr and Associates Inc., 13514161 Canada Inc., 8654 Mississauga Road, Ward 6, File: OZS-2022-0017** to the Planning and Development Committee Meeting of May 6, 2024, be received:

- 1. Maureen C. Fautley, Brampton Resident, dated May 6, 2024.

Carried

11.3 Correspondence re: Application to Amend the Zoning By-law, Bousfields Inc., c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010

Deferred under Item Approval of Agenda – Recommendation PDC088-2024

12. Councillor Question Period

Nil

13. Public Question Period

Jason Alphonso, Glen Schnarr and Associates Inc., on behalf of Umbria Developers, referenced Item 7.3 on the agenda and asked for clarification regarding the recommendations of the report.

Chair Palleschi responded that the item, including the recommendations, has been referred to the Council meeting of May 15, 2024, for ratification and possible amendments.

14. Closed Session

Nil

15. **Adjournment**

PDC097-2024

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, May 27, 2023, at 1:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair

Wednesday, May 8, 2024

2. Approval of Agenda

CW171-2024

That the agenda for the Committee of Council Meeting of May 8, 2024 be approved, as amended, as follows:

To add:

9.3.1 Discussion Item at the request of Regional Councillor Keenan re: Status Update – Downtown Brampton Business Improvement Area (DBBIA) Boundary Modification

Re. Item 6.5 - Delegations re: Item 12.3.1 - Minutes - Brampton Community Safety Advisory Committee - April 18, 2024

3. Constable Claudia D'Amico, Peel Regional Police

To withdraw:

6.3 Delegation from Glenn McClelland, President, and Ron Evans, Treasurer, Brampton Excelsior Lacrosse Club, re: Request to Reinstate Funding for the Brampton Excelsior Lacrosse Club

Carried

4. Consent

CW172-2024

That the following items to the Committee of Council Meeting of May 8, 2024 be approved as part of Consent:

8.2.1, 10.2.1, 10.2.3, 10.2.4, 11.2.1, 11.2.2, 11.2.3, 11.2.4, 11.3.1, 12.2.1, 12.2.4, 12.2.5, 15.1, 15.2, 15.3, 15.4

Carried

6. Public Delegations

6.1 CW173-2024

1. That the delegation from David R. Huether, Manager, Brampton Senior Falcons Men's 55+, 60+, 65+, 70+ and 75+ Hockey Teams, to the Committee of Council Meeting of May 8, 2024, re: **Request to Waive Ice Rental Fees at Susan Fennell Sportsplex**, be **referred** to staff for consideration; and
2. That staff also be requested to report back with a summary of year-to-date costs related to the waiving of rental fees.

Carried

6.2 CW174-2024

That the delegation from Naseer Ahmad Tariq, Assistant Secretary, Ahmadiyya Muslim Jama'at Brampton, to the Committee of Council Meeting of May 8, 2024, re: **Acquisition of Land for Parking - South Side of Mubarak Mosque Parking**, be **referred** to staff, including identification of applicable properties (PINS) identified along the trail and identified by the delegate.

Carried

6.3 This delegation request was withdrawn. See Approval of Agenda - Recommendation CW171-2024

6.4 CW175-2024

That the delegation from Niyatee Sondhi and Karishma Gandhi, Humberview Secondary School HOSA Chapter, to the Committee of Council Meeting of May 8, 2024, re: **Online Gambling Addiction**, be received.

Carried

6.5/12.3.1/12.4.1

CW176-2024

1. That the following delegations to the Committee of Council Meeting of May 8, 2024, re: **Item 12.3.1 - Minutes - Brampton Community Safety Advisory Committee - April 18, 2024**, be **referred** to staff:
 1. Cindy Evans, Brampton Resident, re: Safety Concerns at the Intersection of Dixie Road and Howden Boulevard;

2. Parveen Kumar, Bike Hub Lead, and Amanjit Kahlon, Director of Community Development, Punjabi Community Health Services, re: Impact of Active Transportation, Equity, and Health;
 3. Constable Claudia D'Amico, Peel Regional Police;
2. That the **Minutes of the Brampton Community Safety Advisory Committee Meeting of April 18, 2024**, Recommendations BCS006-2024 to BCS011-2024, to the Committee of Council Meeting of May 8, 2024, be approved; and
 3. That the correspondence from Constable Claudia D'Amico, Peel Regional Police, to the Committee of Council Meeting of May 8, 2024, re: **Item 12.3.1 - Minutes - Brampton Community Safety Advisory Committee - April 18, 2024 - Safety Concerns at the Intersection of Dixie Road and Howden Boulevard**, be received.

Carried

6.6 **CW177-2024**

That the delegation from David Laing, Chair, Bike Brampton, to the Committee of Council Meeting of May 8, 2024, re: **10th Anniversary 'Bike the Creek' Event on June 8, 2024**, be received.

Carried

6.7 **CW178-2024**

That the delegation from Carlos Algarvio, Owner, and Paula Vitorino, Manager, Portas Do Mar, to the Committee of Council Meeting of May 8, 2024, re: **Lusofonia Portuguese Festival 2024**, be **referred** to staff for a report thereon, with particular regard to the prioritization of Brampton businesses and the transparency of vendor fees, and with respect to updating of the guidelines.

Carried

6.8/12.2.6

CW179-2024

That the following delegations, to the Committee of Council Meeting of May 8, 2024, re: **Item 12.2.6 - Parks and Recreation Master Plan - 5 Year Review and Update**, be received:

1. Anand Desai, Associate, Monteith Brown Planning Consultants;

2. Sylvia Roberts, Brampton Resident.

Carried

CW180-2024

1. That the report from Anand Patel, Director, Recreation, and Ed Fagan, Director, Parks Maintenance and Forestry, to the Committee of Council Meeting of May 8, 2024, re: **Parks and Recreation Master Plan – 5 Year Review and Update**, be received; and
2. That Council endorse the Parks and Recreation Master Plan 5-Year Review and Update.

Carried

6.9 **CW181-2024**

That the delegation from Sylvia Roberts, Brampton Resident, to the Committee of Council Meeting of May 8, 2024, re: **Item 10.2.2 - Staff Report re: Development Charges (DC) and Cash-In-Lieu (CIL) of Parkland Annual Report - Summary of Activity in 2023**, be received.

Carried

7. **Government Relations Matters**

7.1 **CW182-2024**

That the presentation by Elaha Musakheel, Specialist, Government Relations, Office of the CAO, to the Committee of Council Meeting of May 8, 2024, re: **Government Relations Matters**, be received.

Carried

8. **Legislative Services Section**

^8.2.1 Staff Report re: Request to Begin Procurement to Obtain a Vendor to Supply All Labour, Equipment and Materials Necessary to Digitize City Physical Records for Various Departments

CW183-2024

1. That the report from Angelique Chulan, Manager, Information Governance, City Clerk's Office, Legislative Services, to the Committee of Council Meeting of May 8, 2024, re: **Request to Begin Procurement - To Obtain a Vendor to**

Supply All Labour, Equipment and Materials Necessary to Digitize City Physical Records for Various Departments, be received;

2. That the Purchasing Agent be authorized to commence the procurement for a City-wide contract to perform digitization services; and
3. That the request to begin procurement to provide all labour, equipment and materials necessary to digitize city physical records be approved.

Carried

9. Economic Development Section

9.3.1 CW184-2024

That the following item be **referred** to the May 15, 2024 meeting of City Council:

Discussion Item at the request of Regional Councillor Keenan re: Status Update – Downtown Brampton Business Improvement Area (DBBIA) Boundary Modification

Carried

10. Corporate Services Section

^10.2.1

CW185-2024

That the report from Bennett Kim, Real Estate Coordinator, Realty Services, Office of the CAO, to the Committee of Council Meeting of May 8, 2024, re: **Agreements Executed by Administrative Authority for January 1, 2024, to March 31, 2024**, be received.

Carried

10.2.2 CW186-2024

That the report from Maja Kuzmanov, Senior Manager, Accounting Services and Deputy Treasurer, and Raghuram Kumar, Manager, Capital and Development Finance, Corporate Support Services, to the Committee of Council Meeting of May 8, 2024, re: **DC and CIL of Parkland Annual Report: Summary of Activity in 2023**, be received.

Carried

^10.2.3

CW187-2024

1. That the report from Yvonne Kwiecien, Manager, Taxation and Assessment, Finance, Corporate Support Services, to the Committee of Council Meeting of May 8, 2024, re: **2024 Final Tax Levy and By-law**, be received; and
2. That a by-law be passed for the levy and collection of 2024 Final Property Taxes.

Carried

^10.2.4

CW188-2024

That the report from Maja Kuzmanov, Senior Manager, Accounting Services/Deputy Treasurer, Corporate Support Services, to the Committee of Council Meeting of May 8, 2024, re: **Building Code Act - Annual Report for the Fiscal Year 2023**, be received

Carried

10.3.1 **CW189-2024**

Whereas Michael was instrumental in the development of PAMA, and played a pivotal role in creating Historic Bovaird House;

Whereas Michael worked diligently to ensure Brampton's heritage was recognized, recorded and shared with the entire city;

Whereas Michael was the recipient of a Certificate of Achievement from the Ontario Heritage Trust Foundation's Heritage Community Recognition Program in 2009, and awarded both Brampton's 2019 Citizen of the Year, and 2019 Long Term Service Award; and

Whereas Michael passed away on March 27, 2024;

Therefore Be It Resolved that Michael Avis Way be approved as a new street name or Michael Avis Historical Park/Michael Avis Park as a new park name, in order to preserve Michael's legacy in the city, with communications to be lead by Mayor Brown with Corporate Communications.

Carried

11. Public Works and Engineering Section

^11.2.1

CW190-2024

1. That the report from Binita Poudyal, Traffic Operations Technologist, Road Maintenance, Operations and Fleet, Public Works and Engineering, to the Committee of Council Meeting of May 8, 2024, re: **Traffic By-law 93-93 – Administrative Update**, be received; and
2. That a by-law be passed to amend Traffic By-law 93-93, as amended, as outlined in the subject report.

Carried

^11.2.2

CW191-2024

1. That the report from Frank Mazzotta, Manager, Development Engineering, Environment and Development Engineering, Planning, Building and Growth Management, to the Committee of Council Meeting of May 8, 2024, re: **Budget Amendment – Developer Reimbursement for the Construction of Inspire Boulevard from Thorold Drive to Bramalea Road - Ward 9**, be received, and;
2. That subject to the Commissioner of Planning, Building and Growth Management executing the Supplementary Subdivision Agreement (“the Agreement”) between Patilda Construction Inc., Wolverleigh Construction Ltd., and Kettle Point Investors Inc. (“the Developer”) and the Corporation of the City of Brampton that includes a Development Charges Credit Agreement in Schedule L, pursuant to the Administrative Authority By-law 2016-2017, as amended;
 - I. A budget amendment be approved, and a new capital project be established in the amount of \$4,617,000 for the reimbursement of construction of Inspire Boulevard from Thorold Drive to Bramalea Road, in connection with Countryside Villages Subdivision - Phase 2, being file C04E17.003, 21T-11005B, with funding to be transferred from Reserve #137 - DC Roads;
 - II. Council approve the reimbursement of development charges to the Developer, in accordance with Schedule L of the Agreement for the single source delivery of development charge funded road infrastructure, for the actual reasonable cost of the construction of

Inspire Boulevard from Thorold Drive to Bramalea Road, up to a maximum upset limit of \$4,617,000.

Carried

^11.2.3

CW192-2024

1. That the report from Frank Mazzotta, Manager, Development Engineering, Environment and Development Engineering, Planning, Building and Growth Management, to the Committee of Council Meeting of May 8, 2024, re: **Budget Amendment – Developer Reimbursement for the Construction of Rivermont Road from Gladmary Drive to Embleton Road - Ward 6**, be received;
2. That a budget amendment be approved and a new capital project be established in the amount of \$841,811.24 for the reimbursement of construction of Rivermont Road from Gladmary Drive to Embleton Road, in connection with the Kendalwood Subdivision - Phase 1, being file C05W06.007, 21T-06026B, with funding to be transferred from Reserve #137 - DC Roads, and;
3. That Council approve the reimbursement of development charges to the Developer, in accordance with Schedule L of the Subdivision Agreement (“the Agreement”) between Kendalwood Land Development Inc., Shayma Dick Holdings Inc., 2570616 Ontario Inc. (“the Developer”) and the Corporation of the City of Brampton for the single source delivery of development charge funded road infrastructure, for the actual reasonable cost of the construction of Rivermont Road from Gladmary Drive to Embleton Road, up to the maximum upset limit of \$841,811.24.

Carried

^11.2.4

CW193-2024

1. That the report from Bishnu Parajuli, Manager, Engineering, Capital Works, Public Works and Engineering, to the Committee of Council Meeting of May 8, 2024, re: **Request to Begin Procurement for Engineering Services for Heritage Road Improvements from Steeles Avenue to Financial Drive – Ward 6**, be received; and

2. That the Purchasing Agent be authorized to commence the procurement for engineering services for Heritage Road Improvements from Steeles Avenue to Financial Drive.

Carried

^11.3.1

CW194-2024

That the **Minutes of the Brampton School Traffic Safety Council Meeting of April 4, 2024**, Recommendations SC027-2024 to SC033-2024, to the Committee of Council Meeting of May 8, 2024, be approved.

Carried

The recommendations were approved as follows:

SC027-2024

That the Agenda for the Brampton School Traffic Safety Council meeting of April 4, 2024, be approved as published and circulated.

SC028-2024

1. That the correspondence from Bryan Roach, School Staff, to the Brampton School Traffic Safety Council meeting of April 4, 2024, re: **Request to Review Traffic Congestion on Dixie Road in the vicinity of the School, St. Marguerite d'Youville Secondary School, 10815 Dixie Road - Ward 9**, be received;
2. That a site inspection be undertaken.

SC029-2024

That the update by Enforcement and By-law Services, to the Brampton School Traffic Safety Council meeting of April 4, 2024, re: **School Patrol Statistics - 2023 - March 2024**, be received.

SC030-2024

1. That the Site Inspection report for **Rowntree Public School** be received;
2. That the Manager of Transportation Right-of-Way & Safety be requested to arrange for the pedestrian signal timing to be reviewed prior to September 2024 to ensure it is adequate for school age pedestrians;
3. That Student Transportation of Peel Region and the school principal ensure that parents and students are advised that the walk to school routes are

utilized at the two signalized intersections at Wanless Drive and Edenbrook Hill/Wanless Drive and Queen Mary Drive, and not the pathway on Wanless Drive that has no traffic control; and,

4. That a site inspection should be scheduled in September 2024 once students have returned to school and the crossings at the intersections have resumed.

SC031-2024

1. That the Site Inspection Report for Mount Pleasant Village Public School be received;
2. That the Manager of Enforcement and By-law Services, be requested to enforcing parking violations on both sides of Commuter Drive along the length of the school property; and,
3. An adult crossing guard is not warranted at the intersection of Commuter Drive and Ganton Heights at this time.

SC032-2024

1. That the Site Inspection report for Malala Yousafzai Public School be received;
2. That the Manager of Parks & Recreation Department arrange for an inspection of the bridge for any deficiencies and sharp edges and replace the missing screws for the kick plates on the bridge; and,
3. The Manager of Parks and Recreation be requested to confirm if winter maintenance can be done on the pathway if students utilize the path as a school route.

SC033-2024

That Brampton School Traffic Safety Council do now adjourn to meet again on May 9, 2024 at 9:30 a.m.

11.3.2 CW195-2024

1. That the permit fee for the tent being set up at Ken Whillans Square for the Langar Seva be waived; and
2. That staff be requested to provide a summary of year-to-date accounting of all fees waived by Council, in the context of annual budget consideration.

Carried

12. Community Services Section

^12.2.1

CW196-2024

1. That the report from Kelly Stahl, Director, Cultural Services, Corporate Support Services, to the Committee of Council Meeting of May 8, 2024, re: **Budget Amendment - William G. Davis Memorial Artwork**, be received;
2. That Council approve Xiaojing Yan and Lilly Otasevic's (XL) proposal, titled "Contours of Connection," as the winning submission for the RFP William G. Davis Memorial Artwork, as recommended by the Art Selection Committee;
3. That a budget amendment be approved for Project #246860-002 – William G. Davis Site, in the amount of \$150,000, to be fully funded from the Provincial Government; and
4. That Council delegate the authority to the Commissioner of Community Services to execute such agreement and/or other documents as may be required to implement Council's resolutions and directions relating to the William G. Davis Memorial Artwork including such terms and conditions as may be satisfactory to the Director of Cultural Services and in a form acceptable to the City Solicitor or designate.

Carried

12.2.2 **CW197-2024**

1. That the report from Mitchell Wiskel, Manager, Parks Planning, Development and Capital Delivery, Community Services, to the Committee of Council Meeting of May 8, 2024, re: **Request to Begin Procurement – Consulting Services for Various Parks Projects**, be received; and
2. That the Purchasing Agent be authorized to commence the procurement for consulting services for various parks and trails projects.

Carried

12.2.3 **CW198-2024**

1. That the report from Peter Gerech, Manager, Parks Business Services and Administration, Parks Maintenance and Forestry, Community Services, to the Committee of Council May 8, 2024, re: **Request to Begin Procurement – Grass Cutting and Landscape Maintenance Services at various locations within the City of Brampton for a 5 Year Period**, be received; and

2. That the Purchasing Agent be authorized to begin procurement for grass cutting and landscape maintenance services at various locations within the City of Brampton for a 5 year period with the option to renew for 2 additional 1 year periods.

Carried

^12.2.4

CW199-2024

1. That the report from Anand Patel, Director, Recreation, Community Services, to the Committee of Council Meeting of May 8, 2024, re: **Municipal Alcohol Policy**, be received;
2. That the existing Municipal Alcohol Policy (CMS-110) dated May 5, 2021, be rescinded and replaced with the revised Municipal Alcohol Policy, substantially in accordance with Appendix A attached to this report;
3. That staff be directed to initiate the implementation of the revised policy (see Appendix A) and accompanying Municipal Alcohol Policy Standards and Guidelines (see Appendix B) as outlined in this report to take effect in Q2 2024; and
4. That staff be authorized to update the Municipal Alcohol Policy Standards and Guidelines (see Appendix B) that supplements the Municipal Alcohol Policy in accordance with the principles and/or policy statements contained therein as required.

Carried

^12.2.5

CW200-2024

1. That the report from Anand Patel, Director, Recreation, Community Services, to the Committee of Council Meeting of May 8, 2024, re: **Designated Community Sport Group Policy and Sports Facility Allocation Policy**, be received; and
2. That staff be directed to implement the revised Designated Community Sport Group Policy and Sports Facility Allocation Policy for the next allocation cycle (Spring/Summer 2025).

Carried

12.2.6

Dealt with under Item 6.8 - Recommendation CW179-2024 and CW180-2024

12.3.1 Minutes - Brampton Community Safety Advisory Committee - April 18, 2024

Dealt with under Item 6.5 - Recommendation CW176-2024

The recommendations were approved as follows:

BCS006-2024

That the agenda for the Brampton Community Safety Advisory Committee Meeting of April 18, 2024, be amended,

To Add:

6.3 Verbal Update from Kevin Minaker, Manager, Traffic Operations and Parking, Public Works and Engineering, re: **Automated Speed Enforcement Study Update**

BCS007-2024

That the presentation from Daniel Sirivar, Manager, Strategic Initiatives, Strategic Policy and Performance Division, Health Services, Region of Peel Community Safety and Well-being Office, re: **Peel's Community Safety and Well-being Plan 2020-2024**, to the Brampton Community Safety Advisory Committee Meeting of April 18, 2024, be received.

BCS008-2024

1. That the following delegations re: **Safety concerns at the intersection of Dixie Road and Howden Boulevard**, to the Brampton Community Safety Advisory Committee Meeting of April 18, 2024, be received:
 1. Cindy Evans, Brampton Resident
 2. Stephen Laidlaw, Brampton Resident
 3. Bruce Marshall, Brampton Resident; and,
2. That the verbal updates from A/Sgt. Claudia D'Amico, Road Watch Coordinator, Road Safety Services, Peel Regional Police and Detective Gregory O'Conner, Peel Regional Police re: **Auto Theft and Road Safety Measures**, to the Brampton Community Safety Advisory Committee Meeting of April 18, 2024, be received; and,
3. That the collaborative work of Transportation Planning, Transit, Traffic Operations and Region of Peel to prioritize Vision Zero and safety of

vulnerable users, be supported by the installing of flexible posts in the right of way as a pilot interim measure for the spring/summer/fall period which will improve road safety of the Howden Boulevard and Dixie Road intersection.

BCS009-2024

That the verbal update from Brian Macklin, Parks Maintenance Supervisor, Community Services, re: **Spring Litter Picking Campaign**, to the Brampton Community Safety Advisory Committee Meeting of April 18, 2024, be received.

BCS010-2024

That the verbal update from Kevin Minaker, Manager, Traffic Operations and Parking, Public Works and Engineering, re: **Automated Speed Enforcement Study Update**, to the Brampton Community Safety Advisory Committee Meeting of April 18, 2024, be received.

BCS011-2024

That the Brampton Community Safety Advisory Committee do now adjourn to meet again on Thursday, August 15, 2024, at 7:00 p.m. or at the call of the Chair.

12.4.1 **Dealt with under Item 6.5 - Recommendation CW176-2024**

15. **Closed Session**

CW201-2024

That Committee proceed into Closed Session to discuss matters pertaining to the following:

15.5 Open Meeting exception under Section 239 (2) (e) and (f) of the Municipal Act, 2001:

Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and, advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Carried

^15.1 CW202-2024

That the Chief Administrative Officer be delegated authority to execute a new Lease agreement, and such documents necessary to terminate the current

Lease dated November 4, 2015 between the Corporation of the City of Brampton as Landlord, and 2761664 Ontario Inc. operating as Sunset Grill, as Tenant, and Sunset Grill Restaurants Ltd. as an Optionee, substantially in accordance with the terms and conditions as directed by Council, and otherwise on such terms and conditions acceptable to the Senior Manager of Realty Services, and in a form acceptable to the City Solicitor, or designate.

Carried

^15.2 CW203-2024

That the Chief Administrative Officer be delegated authority to execute a lease agreement and such other documents necessary between the Corporation of the City of Brampton as landlord and Rogers Communications Inc. as tenant, on terms and conditions acceptable to Senior Manager, Realty Services, and in a form acceptable to the City Solicitor or designate.

16. Adjournment

CW204-2024

That the Committee of Council do now adjourn to meet again on Wednesday, May 22, 2024, or at the call of the Chair.

Carried



Report
Staff Report
 The Corporation of the City of Brampton
 5/6/2024

Date: 2024-04-17

File: OZS-2022-0017

Subject: **SUPPLEMENTARY RECOMMENDATION REPORT –**
Application to Amend the Official Plan and the Zoning By-law (To permit a six-storey apartment building, and six three-storey residential back-to-back stacked townhouse buildings, containing a total of 255 standard condominium units)
Glen Schnarr & Associates Inc. - 13514161 Canada Inc.
 8654 Mississauga Road
Ward: 6

Contact: Nasir Mahmood, Development Planner, Development Services & Design, Planning, Building and Growth Management

Mana Zavalat, Manager, Development Services & Design, Planning, Building and Growth Management

Report number: Planning, Bld & Growth Mgt-2024-358

RECOMMENDATIONS:

1. That the report from Nasir Mahmood, Development Planner, Development Services & Design Division to the Planning and Development Committee meeting of May 06, 2024, re: **SUPPLEMENTARY RECOMMENDATION REPORT -** Application to Amend the Official Plan and Zoning By-law (To permit a six-storey apartment building, and six three-storey residential back-to-back stacked townhouse buildings, containing a total of 255 standard condominium units) **Glen Schnarr & Associates Inc. - 13514161 Canada Inc. 8654 Mississauga Road, Ward 6**, be received;
2. That in accordance with the direction received by Council on April 17, 2024, revisions to the staff recommended zoning by-law amendment, as appended to this report as Attachment #7 and #7A, to require alternative access arrangements to the proposed development site to improve traffic safety, be approved.

OVERVIEW:

- **This Supplementary Recommendation Report is provided in response to the Council direction received on April 17, 2024 for staff to work to facilitate alternative access arrangements in an effort to improve traffic safety.**
- **In response to the Council direction, staff have identified three alternative access arrangements for this proposed development that we believe could satisfy Council's concerns about traffic safety. The three alternative arrangements are:**
 1. **A full turns signalized access at Mississauga Road to the satisfaction of the Commissioner of Planning, Building and Growth Management, and the Region of Peel, or**
 2. **A public road over the City-owned lands located to the west and south of the subject site connecting to Lionhead Golf Club Road to the satisfaction of the Commissioner of Planning, Building and Growth Management, or**
 3. **A private road/access drive over the City-owned lands located to the west and south of the subject site (via and easement) connecting to Lionhead Golf Club Road, to the satisfaction of the Commissioner of Planning, Building and Growth Management.**
- **Costs associated with the implementation of these access arrangements would be borne by the applicant, and may be able to be cost shared through private arrangements with the owners of any other properties that would use the implemented access (i.e. owner of Terrace on the Green Restaurant site, and others).**
- **The draft Zoning By-law Amendment uses a 'Holding (H)' symbol and provisions to require that arrangements for one of the noted alternative access arrangements be made to the satisfaction of the Commissioner of Planning, Building and Growth Management prior to the lifting of the H, and the land use permissions applying to the site.**
- **Other 'H' provisions from staff's prior Recommendation Report (from April 8, 2024 PDC mtg) are maintained with the attached draft Zoning By-law. A new H provision is also added to require that the Trustee for the Riverview Heights Plan 40-3 Landowners Group confirm that all cost sharing obligations are satisfied.**

BACKGROUND:

Consideration at April 08, 2024 Planning and Development Committee Meeting:

A Recommendation Report (Attachment 8) for this application was considered by the Planning and Development Committee at its meeting of April 08, 2024. Committee approved the report, but directed staff to work with City staff, and the applicant, to accommodate an alternative access arrangement for the development of the lands (in lieu of the proposed Mississauga Road access) in order to improve traffic safety, and report back to the Committee prior to the enactment of an amending Zoning By-law for the development proposal.

The access arrangement that had been recommended by staff at the April 8, 2024 Planning and Development Committee meeting was the implementation of an interim restricted (right-in/right-out) access to the site from Mississauga Road, with a signalized pedestrian crossing on Mississauga Road. Further, an easement over the subject lands would be provided in favour of the northerly site (8672 Mississauga, Road-Terrace on the Green restaurant) to allow the existing access for the northerly property to be removed at a future date, which would accommodate one shared Mississauga Road access for both properties. Regional staff had informed that they were agreeable to both the interim right-in/right-out access, as well as a future full turns signalized access when the independent access to the northerly property was closed. Associated costs would be borne by the applicant, with private arrangement for cost sharing between the subject landowner and the owner of the neighbouring property to the north.

CURRENT SITUATION:

Staff have worked with cross disciplinary staff to review technical matters, as well as related Legal and Realty matters, associated with the alternative access options. Staff's findings are outlined below:

Potential Access Options

Staff are of the view that there are three alternatives for access arrangements to this proposed development site that may satisfy Council's concerns regarding traffic safety. The three alternatives are described below, along with their anticipated costs (high-level costs based on cursory review), and association considerations.

1. Full turns signalized access to Mississauga Road:

Arrangements with the abutting property owner to the north, and the Region of Peel, may be able to be achieved to close the existing access for the northerly property and create a shared, full-moves, and fully signalized access.

Staff believes that this option could mitigate any traffic safety concerns with having an access from Mississauga Road by stopping traffic on Mississauga Road for vehicles exiting the site.

- Cost estimate (high-level): \$300,000 to \$350,000.
- Considerations:
 - Construction costs for this access would be borne by the applicant, with private arrangements for any cost sharing between the subject property owner and any other benefiting property owners.
 - The Region of Peel would need to agree to allow the installation of an unwarranted traffic signal. Staff notes that signal spacing between the new access and the intersection of Mississauga Road and Lionhead Golf Club Road (to the south) would meet the Region of Peel's spacing requirements.

2. *Public road over City-owned lands:*

In lieu of an access to Mississauga Road, a public road could be constructed over the City-owned land located to the west and south of the subject site, which are also planned to be used for stormwater management & servicing blocks (Blocks 1049 and 1050 on the Great Gulf/Scottish Heather Plan of Subdivision). These two functions could co-exist. This option involves the construction of a 390 metre long public road that connects the site to Lionhead Golf Club Road (generally shown on Attachment 9). The public road would also need to be constructed with a cul-de-sac at it's northerly terminus, immediately to the west of this site.

- Cost estimate (high-level): \$1.6 million
- Considerations:
 - Construction costs for this access would be borne by the applicant, with private arrangements for any cost sharing between this landowner and any other benefiting property owners.
 - Constructing this public road may require some existing infrastructure in the stormwater management & servicing Blocks 1049 and 1050 to be relocated.
 - Parks staff have informed that the park site could accommodate this alternative, but adjustments would need to occur with that plan, which may impact the timeline and budget of the Embleton Community Centre project.
 - Fencing treatment would be required between the road and the adjacent stormwater management pond to stop errant vehicles from entering the pond, requiring some additional cost.

3. *Private road/access drive (via easement) over City-owned lands:*

Similar to alternative #2 above, in lieu of an access to Mississauga Road, a private road/access drive could be constructed over the City-owned lands (Blocks 1049 and 1050

on the Great Gulf/Scottish Heather Plan of Subdivision), via an access easement in favour of the applicant (refer to Attachment 9).

- Cost estimate (high-level): \$2 million. This is comprised of a construction cost (marginally less than a public road), as well as land costs to purchase an easement (estimated at \$380,000 for the 6 metre wide private road).
- Considerations:
 - Construction costs for this access would be borne by the applicant, with private arrangements for any cost sharing between the subject property owner and any other benefiting property owners.
 - The actual cost of the easement is contingent upon the final easement terms (i.e. the future maintenance costs - who is responsible for what, exclusive right of use (except for City's SWM servicing) vs. non-exclusive right of use (will other lands have access to the private road), etc.
 - Constructing this public road may require some existing infrastructure in the stormwater management & servicing Blocks 1049 and 1050 to be relocated.
 - Parks staff have informed that the park site could accommodate this alternative, but adjustments would need to occur with that plan, which may impact the timeline and budget of the Embleton Community Centre project.
 - Fencing treatment would be required between the road and the adjacent stormwater management pond to stop errant vehicles from entering the pond, requiring some additional cost.
 - Potential liability issues for the City resulting from the public's use of the private road over the City-owned lands.

Implementation of alternative access

A 'Holding (H)' provision is included in the attached draft zoning by-law amendment (Attachment #7 and #7A) that would require that arrangements for any of the three alternatives to be implemented before land use permissions for the development were to apply.

If any of the access alternatives are not considered desirable by Council, direction to staff may be provided to adjust the H provisions accordingly.

The H provision included in the draft Zoning By-law Amendment is:

- a) Arrangements to the satisfaction of the Commissioner of Planning, Building and Growth Management are completed to accommodate vehicular and pedestrian access to the site, which is to be achieved by any one or combination of the following:
 - i) a full turns signalized access at Mississauga Road to the satisfaction of the Region of Peel,

- ii) a public road over the City-owned lands located to the west and south of the subject site connecting to Lionhead Golf Club Road,
- iii) a private road/access on an easement over the City-owned lands located to the west and south of the subject site connecting to Lionhead Golf Club Road.

Applicant response to staff regarding alternative accesses

Staff has spoken with the applicant and a representative of the landowner and has heard that the applicant is understanding of the direction received from Council regarding the alternative access arrangements to try and accommodate safer traffic movements, and that they are generally agreeable to the arrangements and bearing the costs for the alternative arrangement. It is understood that the applicant prefers an arrangement for an access to Mississauga Road, due to the reduced costs, and that their second preference would be for a public road over the City owned property.

Further addition to 'Holding (H)' provision

Staff have added an additional H provision to the draft Zoning By-law Amendment to help ensure that any and all cost sharing obligations of the landowner to the Landowners Group are completed at the time of site plan application approval. In this regard the H provision states that a confirmation is to be received from the Riverview Heights Block Plan 40-3 Cost Sharing Agreement trustee that this landowner has completed all cost sharing agreement obligations.

CONCLUSION:

Staff believe that the three alternative access arrangements for the development of the site offered through this report and the accompanying draft Zoning By-law Amendment (Attachment #7 and #7A) are aligned with the Council direction received on April 17, 2024 to try and improve traffic safety.

Authored by:

Reviewed by:

Nasir Mahmood MCIP, RPP
Development Planner
Development Services & Design
Division

Allan Parsons MCIP, RPP
Director, Development Services & Design
Planning, Building, and Growth
Management

Approved by:

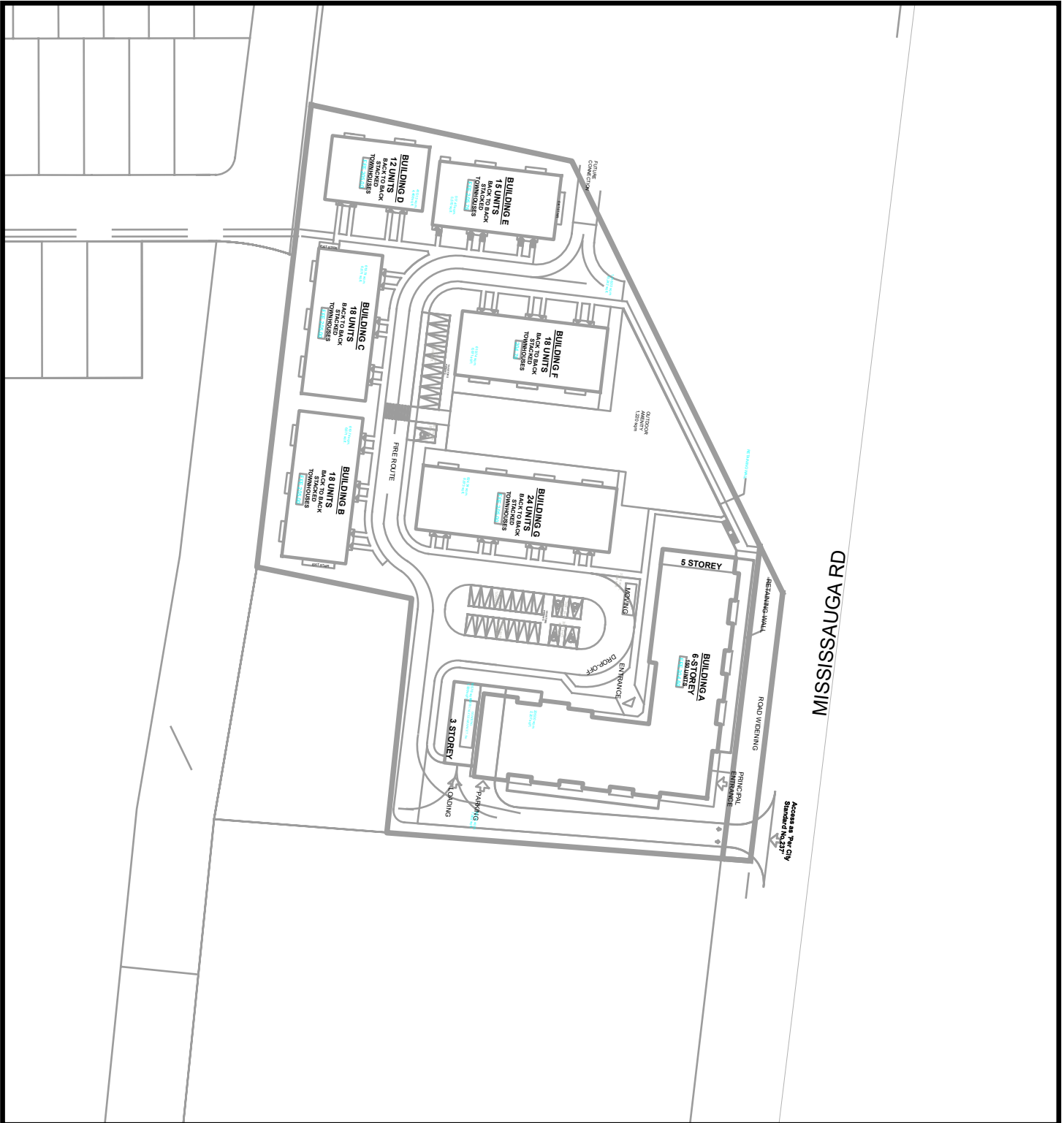
Approved by:

Steve Ganesh MCIP, RPP
 Commissioner
 Planning, Building & Growth
 Management

Marlon Kallideen
 Chief Administrative Officer

Attachments:

Attachment 1: Concept Site Plan
 Attachment 1A: Rendering
 Attachment 2: Location Map
 Attachment 3: Official Plan Designations
 Attachment 4: Secondary Plan Designations
 Attachment 4A: Block Plan
 Attachment 5: Zoning Designations
 Attachment 6: Aerial and Existing Land Use
 Attachment 7: Draft Zoning By-law Amendment
 Attachment 7A: Schedule A to Draft Zoning By-law Amendment
 Attachment 8: April 08, 2024 Recommendation Report
 Attachment 9: Scottish Heather Subdivision with a private access/road depicted.



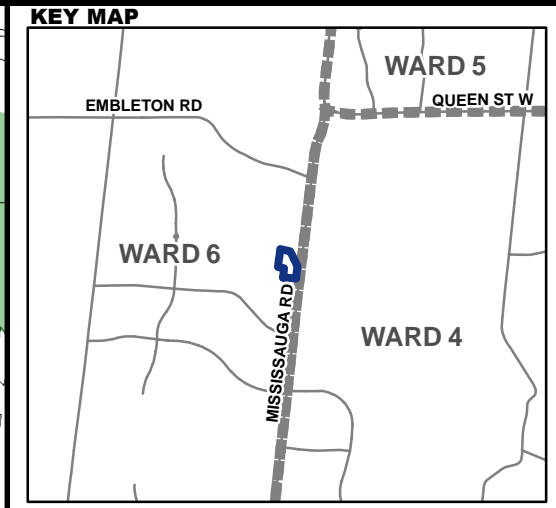
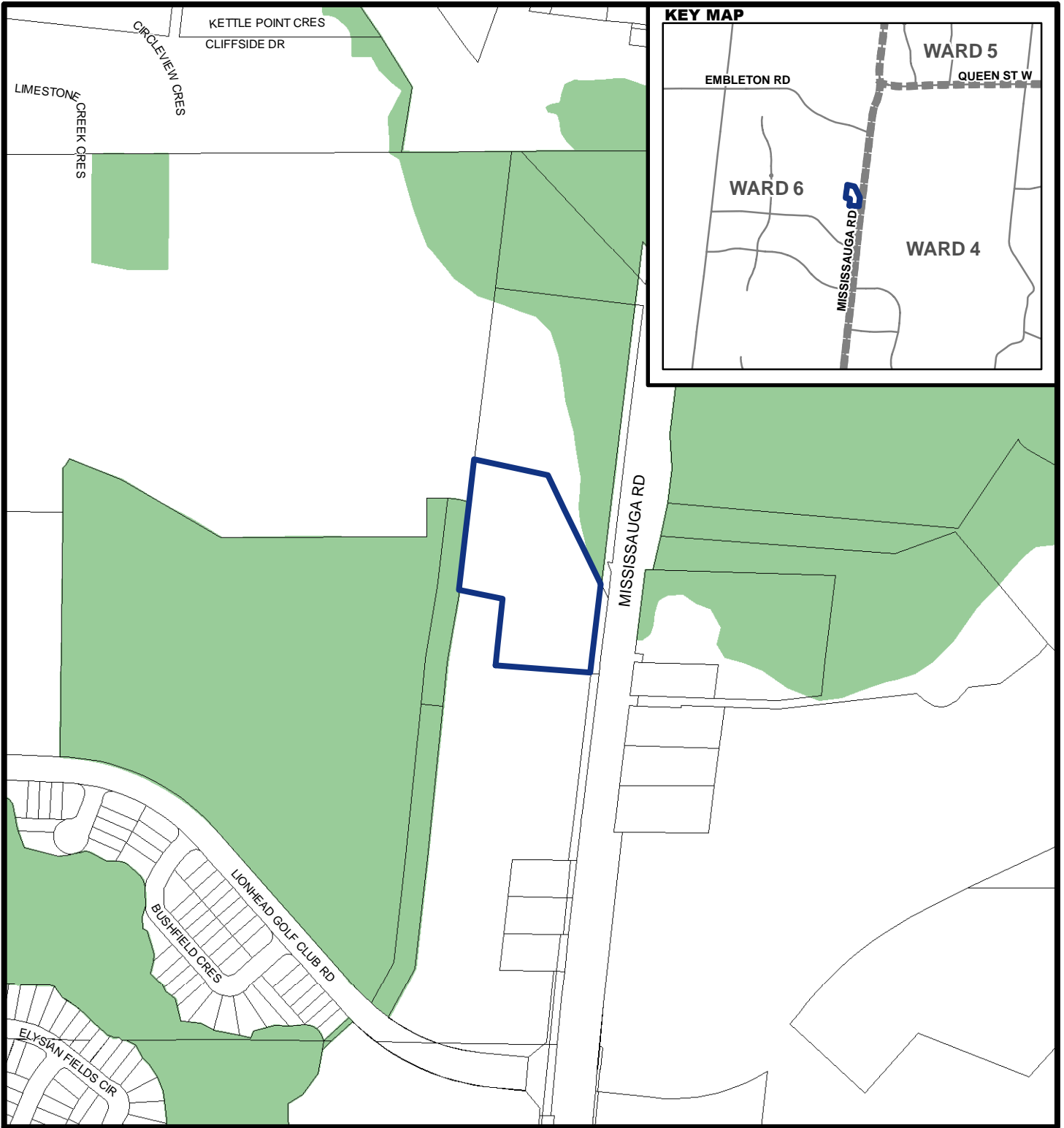
**ATTACHMENT 1
CONCEPT PLAN**




**Applicant: Glen Schnarr & Associates Inc.
Owner: 13514161 Canada Inc.**

Project Rendering – North-easterly View



ATTACHMENT 2



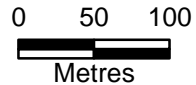
-  SUBJECT LAND
-  GREENSPACE
-  PROPERTY LINE



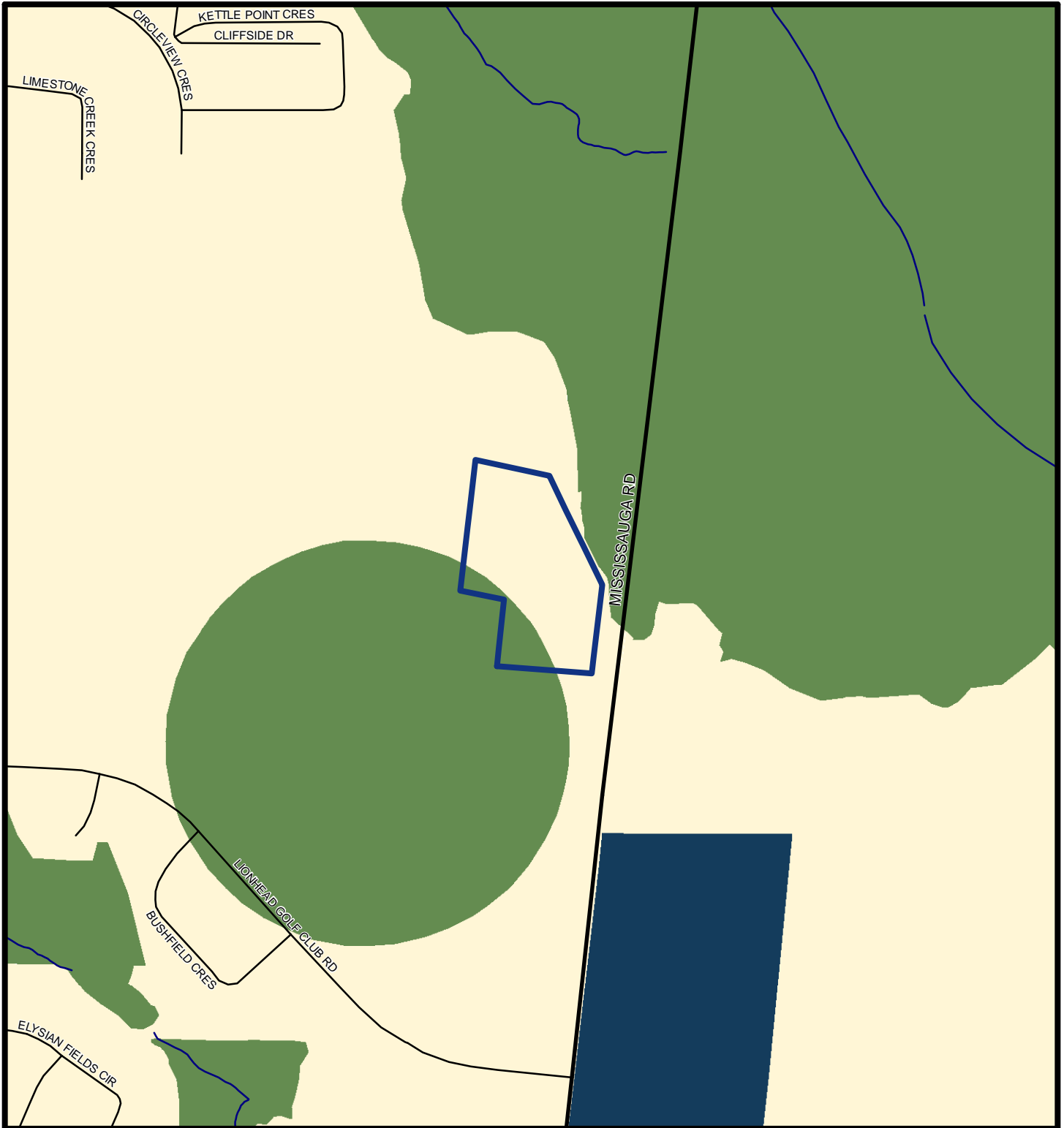
BRAMPTON
Flower City
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



**ATTACHMENT 2
LOCATION MAP
GLEN SCHNARR AND ASSOCIATES
13514161 CANADA INC.**

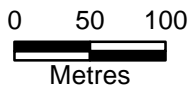


Author: kovac
Date: 2022/05/20

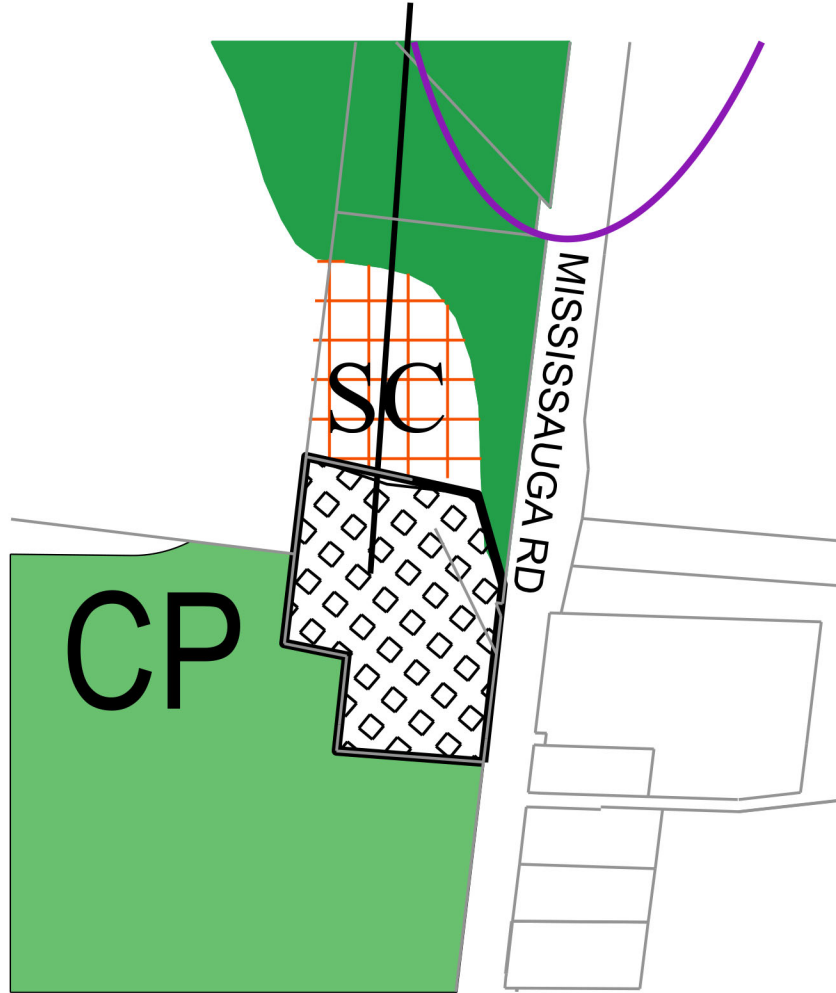


EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

- SUBJECT LAND
- OPENSAPCE
- VILLAGE RESIDENTIAL/OPENSAPCE
- BUSINESS CORRIDOR
- RESIDENTIAL

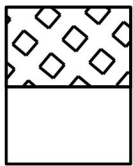


SUBJECT LANDS

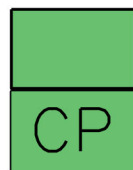


EXTRACT FROM SCHEDULE SP40(D) OF THE DOCUMENT KNOWN AS THE BRAM WEST SECONDARY PLAN

RESIDENTIAL:



Executive Residential
Low / Medium Density



OPEN SPACE:

Valleyland
Community Park

EMPLOYMENT:



Service Commercial



Primary Gateway

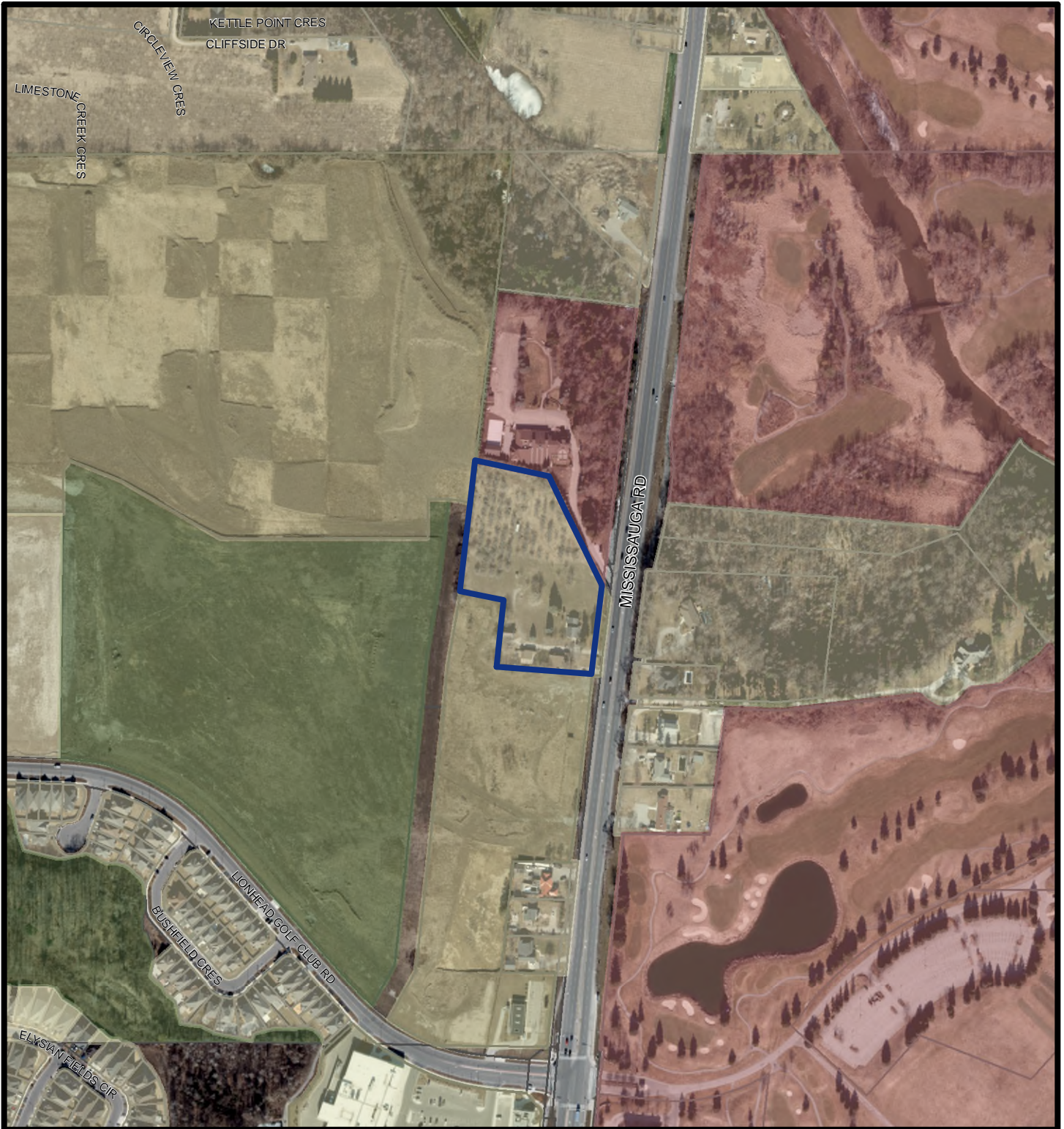


SUBJECT LANDS



EXTRACT FROM BLOCK PLAN 40-3 KNOWN AS THE RIVERVIEW HEGITHS BLOCK PLAN

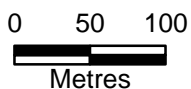
LEGEND					
EXECUTIVE RESIDENTIAL (36.3 ha)	SC SERVICE COMMERCIAL (8.9 ha)	VISTAS (1.5 ha)	MNR Mapped Wetlands (approx from air photography)	DEVELOPMENT LIMITS	
VILLAGE RESIDENTIAL (4.1 ha)	SOSOC SPECIALTY OFFICE AND SERVICE COMM'L. (7.7 ha)	INSTITUTIONAL & SCHOOLS (30.0 ha)	NON PARTICIPATING LANDS- FURTHER STUDY REQUIRED	Limit of Development	Approximate Limit of Development
LOW/MEDIUM DENSITY RESIDENTIAL (81.0 ha)	CC CONVENIENCE COMMERCIAL (8.2 ha)	OPEN SPACE/ WOODLOTS (126.8 ha)	DESIGNATED HERITAGE PROPERTY	Staked Dripline of Mature Forest	Staked Edge of Wetland (MNR July 2008)
MEDIUM DENSITY RESIDENTIAL (14.7 ha)	NC NEIGHBOURHOOD COMMERCIAL (7.8 ha)	SWM POND (21.6 ha)	LISTED HERITAGE PROPERTY	Staked Top of Bank	Stable Top of Slope
MEDIUM / HIGH DENSITY RESIDENTIAL (3.3 ha)	OC OFFICE CENTRE (4.2 ha)	ROADS/ WIDENINGS (76.7 ha)	PRIMARY GATEWAY	Surveyed Feature Limits prepared by: MMM Group	
MIXED USE (4.0 ha)	PRESTIGE INDUSTRIAL (10.7 ha)	TOTAL AREA 465 ha	MISSISSAUGA RD. STREETSCAPE ENHANCEMENT	10m buffer applied to dripline of mature forest top of bank & floodline	
	PARKS & PARKETTES (17.5 ha)			15m buffer applied to staked wetland & centreline of creek unless alternative approved in EIR.	
	* Access to ponds L2 and L5 to be determined at the subdivision stage of development.				
	< Limited turn movements				



AERIAL PHOTO DATE: SPRING 2021

Legend

- SUBJECT LAND
- AGRICULTURAL
- INSTITUTIONAL
- ROAD
- COMMERCIAL
- OPEN SPACE
- UTILITY
- INDUSTRIAL
- RESIDENTIAL





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2024

Attachment 7.docx

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:
 - (1) By changing Schedule 'A' thereto, the zoning designation of the lands as shown outlined on Schedule 'A' to this by-law:

FROM	TO
AGRICULTURAL (A)	RESIDENTIAL APARTMENT A(1)(Holding) – SECTION 3680 (R4A(1)(H)-3680)

- (2) By adding thereto, the following sections:
 - “3680 The lands designated R4A(1)(H)-3680 on Schedule A to this by-law:
 - 3680.1 Shall only be used for the purposes permitted in the R4A(1) zone, and:
 - a) a Townhouse Dwelling
 - b) a Stacked Townhouse Dwelling
 - c) a Back-to-Back Townhouse Dwelling
 - d) a Back-to-Back Stacked Townhouse Dwelling
 - e) purposes accessory to the other permitted purposes
 - 3680.2 Shall be subject to the following requirements and restrictions:
 - i) For a Townhouse Dwelling, Stacked Townhouse Dwelling, a Back-to-Back Townhouse Dwelling or a Back-to-Back Stacked Townhouse Dwelling:
 - a) Minimum Lot Area: No requirement
 - b) Minimum Lot Width: No requirement
 - c) Minimum Lot Depth: No requirement

- d) Minimum building setback from Mississauga Road: 4.0 metres
 - e) Minimum building setback from a private road:
 - i. From a front wall: 4.5 metres
 - ii. From a side wall: 3.0 metres
 - f) Minimum building setback from Misted Breeze Street and land zoned OS-2442: 6.0 meters.
 - g) Minimum building setback from all other lot lines abutting another zone: 4.0 metres
 - h) Minimum setback from another building on the same lot: 3.0 m.
 - i) Maximum building height: 13.5 metres
 - j) A porch, and/or balcony with or without foundation including eaves and cornices may encroach 1.8 metres into a required building setback.
 - k) A bay or boxed window with or without foundation including eaves and cornices may encroach 1.2 metres into a required building setback.
 - l) Minimum Private Amenity Area: 3.5 square metres for each unit and shall be provided either on a porch, balcony, uncovered terrace, or private rear yard.
- ii) For an Apartment Dwelling:
- a) Minimum Lot Area: No requirement
 - b) Minimum Lot Width: No requirement
 - c) Minimum Lot Depth: No requirement
 - d) Minimum Front Yard Depth from Mississauga Road: 4.5 metres
 - e) Maximum Front Yard Depth from Mississauga Road: 10.0 meters
 - f) Minimum building setback from a lot line abutting another zone: 6.0 metres
 - g) Minimum setback from another building on the same lot: 13.5 metres
 - h) A porch and/or balcony including eaves and cornices may encroach 1.8 metres into a required building setback
 - i) Minimum Private Amenity Area: 3.5 square metres for each unit and shall be provided either on a porch, balcony or uncovered terrace
 - j) Maximum Building Height: 6 Storeys
- iii) The following requirements and restrictions shall apply to all permitted uses:
- a) Maximum Lot Coverage: 35%
 - b) Minimum Landscaped Open Space: 40% of the lot area
 - c) Minimum Outdoor Amenity Area: 1,100 square metres;
 - d) Maximum Number of Dwelling Units: 255
 - e) Maximum Floor Space Index: 1.31
 - f) Minimum setback of an enclosed stairwell from the side lot line: 3.0 meters
 - g) Minimum setback of a hydro transformer from a lot line: 1.2 meters
 - h) The lands zoned R4A(1)(H)-3680 shall be considered one lot for zoning purposes.

3680.3 For the purposes of this By-law, the following definition shall apply:

A “Back-to-Back Stacked Townhouse Dwelling” shall mean a building containing four or more dwelling units where each unit is separated horizontally and vertically from another unit by a common wall, including a rear common wall, that do not have rear yards.

3680.4 Until such time as the Holding (H) symbol has been removed, the lands shall only be used in accordance with the Agricultural ‘A’ zone.

3680.5 The Holding (H) symbol shall not be removed until the following has been satisfied:

- a) Receipt of confirmation from the Riverview Heights Block Plan 40-3 Cost Sharing Agreement trustee that the property owner is a signatory to the agreement in good standing, and has satisfied his cost-sharing obligations;
- b) Arrangements to the satisfaction of the Commissioner of Planning, Building and Growth Management are completed to accommodate a private access easement for the purpose of ingress and egress in favour of the adjacent property to the north (8672 Mississauga Road);
- c) Arrangements to the satisfaction of the Commissioner of Planning, Building and Growth Management are completed to accommodate vehicular and pedestrian access to the site, which is to be achieved by any one or combination of the following:
 - i) a full turns signalized access at Mississauga Road to the satisfaction of the Region of Peel,
 - ii) a public road over the City-owned lands located to the west and south of the subject site connecting to Lionhead Golf Club Road,
 - iii) a private road/access on an easement over the City-owned lands located to the west and south of the subject site connecting to Lionhead Golf Club Road.
- d) Written confirmation from the Region of Peel Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report that includes acceptable plans for both water servicing and stormwater requirements has been received.”

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this _____ day of _____, 2024.

Approved as to
form.

PATRICK BROWN – MAYOR

Approved as to
content.

PETER FAY - CITY CLERK

(File: OZS-2022-0017; Report No. Planning, Bld. & Growth Mgt-2023-222)

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW _____

The purpose of By-law _____ is to amend the comprehensive Zoning By-law 270-2004 as amended pursuant to an application by 13514161 Canada Inc. (File: OZS-2022-0017).

EFFECT OF THE BY-LAW

The effect of By-law _____ is to permit the use of the subject lands for an apartment dwelling and back-to-back stacked townhouses. The development will yield 255 residential units.

LOCATION OF LANDS AFFECTED

The lands affected by By-law _____ are located on the west side of Mississauga Road, south of Embleton Road within the Bram West Secondary Plan (SPA 40d).

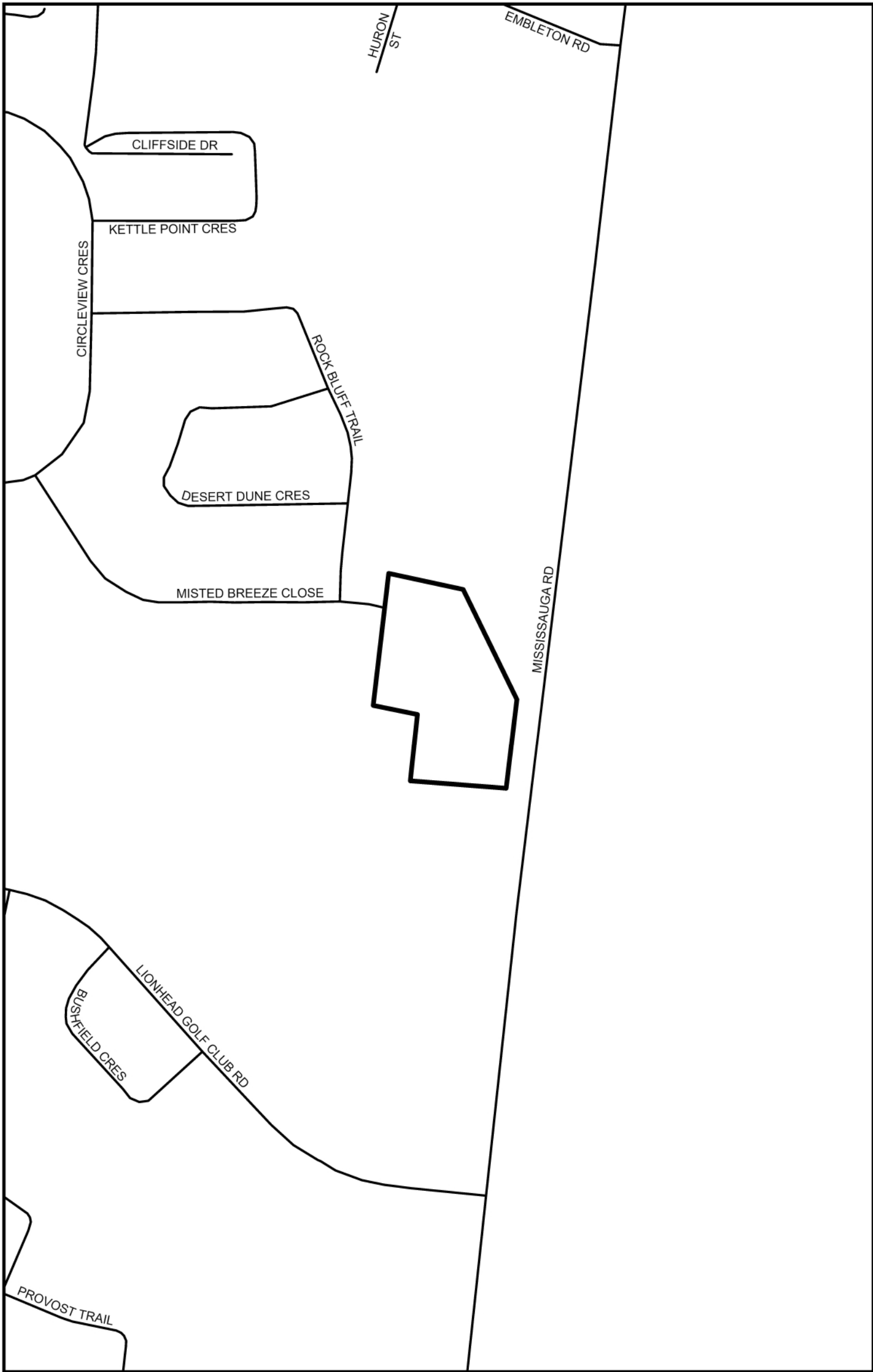
DESERT DUNE
CRES

ROCK BLUFF TRAIL

MISSISSAUGA RD

R4A(1)(H)-3680





 SUBJECT LANDS





Report
Staff Report
 The Corporation of the City of Brampton
 2024-04-08

Date: 2024-03-20

File Number: OZS-2022-0017

Subject: **RECOMMENDATION REPORT** Application to Amend the Official Plan and the Zoning By-law (*To permit a 6 storey apartment building, and six three-storey residential back-to-back stacked townhouse buildings, containing a total of 255 standard condominium units*)
Glen Schnarr & Associates Inc. - 13514161 Canada Inc.
 8654 Mississauga Road
Ward: 6

Contact: Nasir Mahmood, Development Planner, Development Services & Design, Planning, Building and Growth Management

Yin Xiao, Acting Manager, Development Services & Design, Planning, Building and Growth Management

Report Number: Planning, Bld & Growth Mgt-2023-006

Recommendations:

1. That the report from Nasir Mahmood, Development Planner, Development Services & Design Division to the Planning and Development Committee meeting of April 08, 2024, re: **RECOMMENDATION REPORT** - Application to Amend the Official Plan and Zoning By-law (To permit a 6 storey apartment building, and six three-storey residential back-to-back stacked townhouse buildings, containing a total of 255 standard condominium units) **Glen Schnarr & Associates Inc. - 13514161 Canada Inc. 8654 Mississauga Road, Ward 6**, be received;
2. That the application to amend the Official Plan and Zoning By-law submitted by Glen Schnarr & Associates Inc. on behalf of 13514161 Canada Inc., Ward: 6, File OZS-2022-0017, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to

the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan for the reasons set out in this report;

3. That the Official Plan Amendment, generally in accordance with the by-law attached as Attachment 10 of this report, be adopted;
4. That the Zoning By-law Amendment generally in accordance with by-law attached as Attachment 11 of this report, be adopted; and,
5. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendments pursuant to Section 34(17) of the *Planning Act*.

Overview:

- **This application to amend the Official Plan and Zoning By-law has been submitted to permit a residential development comprising of a six-storey apartment building, and six three-storey residential back-to-back stacked townhouse buildings, containing a total of 255 standard condominium tenure units.**
- **In the City of Brampton Official Plan, the property is designated:**
 - **'Communities', 'Designated Greenfield Areas', and 'Open Space' in Schedule 1 City Concept;**
 - **'Residential' and 'Open Space' in Schedule A General Land Use Designations; and,**
 - **'Upscale Executive Housing Special Policy Areas' in Schedule A1 Upscale Executive Housing Special Policy Areas in the City of Brampton Official Plan.**
- **The property is designated 'Executive Residential' in Bram West Secondary Plan (SPA 40d). An amendment to the Official Plan and the Secondary Plan is required to facilitate the proposed development.**
- **The subject lands are located within the approved Riverview Heights Block Plan 40-3. The Block Plan permits executive residential land use along a public road on the property. An amendment to the Block Plan is required to facilitate the proposed development.**
- **The property is zoned 'Agricultural (A)' in the City of Brampton Zoning By-law (270-2004) which does not permit the proposed development. An amendment to the Zoning By-law is required.**
- **A Statutory Public Meeting for this application was held on August 22, 2022. No members of the public attended the Statutory Public Meeting to**

speaking to the application. No correspondence was received for this application. Details of the Statutory Public Meeting are included in Appendix 8 of this report.

- This application represents good planning, is consistent with the Provincial Policy Statement, and conforms to the Provincial Growth Plan, the Region of Peel Official Plan, and the City of Brampton Official Plan.
- The proposed development has achieved an overall sustainability score of 49, which is the City's Bronze threshold. The proposal meets the City's required minimum sustainability standards.
- A Holding 'H' symbol will be included with the zoning amendment to ensure:
 - a private access easement for ingress/egress in favour of the northerly adjacent property (8672 Mississauga Road – Terrace on the Green restaurant) has been established to facilitate a future shared access, and
 - arrangements for a signalized pedestrian crossing at the Mississauga Road access have been completed to the satisfaction of the City and Region.
 - Water and Wastewater/Sanitary servicing infrastructure, as detailed within a revised Functional Services Report (FSR) is to the satisfaction of the Region of Peel staff.
- The proposal is consistent with the "2019-2022 Term of Council Direction: A Compass for our Community" and supports the "A City of Opportunities" theme. The proposal, which complements the surrounding residential subdivisions and benefits from the adjacent commercial, park, recreational, and open space opportunities, is consistent with the direction of building complete communities to accommodate growth for people and jobs.

BACKGROUND:

This application to amend the Official Plan and Zoning By-law amendment was received on March 03, 2022. It was deemed complete on May 19, 2022 in accordance with Section 22 (6.1) and Section 34 (10.4) of the *Planning Act*. Since the application was deemed complete, staff has been working with the applicant and the Region of Peel to resolve technical issues relating to accesses to Mississauga Road, which has necessitated a revised development configuration on the site.

CURRENT SITUATION:

Proposal (Refer to Attachments 1 and 1A)

The application proposes a residential development comprising 255 residential condominium units over a 1.729 hectare (4.27 acres) site. The proposed development contains the following features:

- A six-storey apartment building containing 150 residential units with the following unit mix:
 - One-bedroom units: 114
 - Two-bedroom units: 33
 - Three-bedroom units: 3
- Six blocks of three storey back-to-back stacked townhouses containing 105 units (all three-bedroom units)
- A total residential gross floor area of 22,720 square metres
- A density of 148 units per net residential hectare
- A Floor Space Index (FSI), being the ratio of building area to site area, of 1.31
- An outdoor amenity area (1,220 square metres)
- A total of 306 parking spaces: surface parking: 28 (visitor); underground parking: 278
- A total of 205 bicycle parking spaces: all underground
- Access from Mississauga Road

Attachment 1 reflects the general configuration of the road network and building locations in the proposed development which is subject to some changes occurring at the site plan approval stage.

Property Description and Surrounding Land-use (Refer to Attachment 2)

The site has the following characteristics:

- Has a municipal address of 8654 Mississauga Road
- Has a total area of approximately 1.729 hectares (4.27 acres)
- Has a frontage of approximately 80.78 metres along Mississauga Road
- Is currently occupied by three detached residential dwellings and one shed that are to be demolished to accommodate this development proposal.

The surrounding land uses are described as follows:

- North: Restaurant (Terrace on the Green)
- East: Mississauga Road, beyond are single detached residential dwellings
- West: Draft approved & partially registered Great Gulf / Scottish Heather Plan of subdivision (File: C05W04.005), which is not yet built
- South: Vacant lands/future storm water management pond/commercial plaza

Official Plan Amendment

The proposed amendment to the Official Plan will amend Schedule A1 Upscale Executive Housing Special Policy Areas of the Official Plan to remove the subject lands from the “Upscale Executive Housing Special Policy Areas” designation. It will also amend Schedule SP40a, Chapter 40d of the BramWest Secondary Plan being Part II of the Official Plan to change the land use designation of the subject lands from the current “Executive Residential” to “Medium/High Density Residential”.

The intent of the existing Executive Residential designation is to encourage executive and upscale housing adjacent to natural heritage systems, with appropriate vistas and visual and physical access to environmental lands. The key characteristics of the Executive Housing designation are not achieved on the lands proposed for re-designation in the current application. These lands are mostly flat tableland that are a significant distance from the Credit River without clear views or physical access into the valley lands. They have no other characteristics that would make them an attractive location for executive housing. However, their location near a major employment area and transportation corridor, existing commercial uses and existing/planned public transit make them appropriate for higher density residential use.

Policy 4.2.2.6 requires that a minimum of 5,100 upscale executive housing units be achieved City-wide. As this target has already been exceeded, the removal of this site from the “Executive Residential” designation will not affect the City’s ability to achieve it, or adversely affect the City’s Upscale Executive Housing objectives. An Official Plan Amendment (2006-198) was previously approved by Council in July 2021 for the Scottish Heather Development Inc./Brampton G&H Holdings Inc. Official Plan/Zoning By-law Amendment application (File: OZS-2020-0011) to re-designate the area within that application, situated immediately to the west of the subject lands, from the “Executive Residential” designation to “Low/Medium Density Residential” designation (Files: C05W04.005/21T-06024B and C05W05.004/21T-04008B). The subject lands are the only small remaining parcel of land within the Upscale Executive Housing Special Policy Area 1, situated between Scottish Heather Development Inc. & G&H Holdings Inc. subdivisions and Mississauga Road, which is still designated “Executive Residential”. The proposed deletion of the Executive Residential designation will result in a more efficient

development type and improve active and public transportation options. In addition, the subject lands are located near a major employment area and BRT transportation corridor, nearby commercial uses that is appropriate for higher density residential uses.

Staff is satisfied that the proposed amendment to the Official Plan captures the intent and vision of the Official Plan policy and will facilitate the development of the subject property with a medium/high density residential use that is well served by the municipal network of arterial roads, transit, and servicing.

Block Plan Amendment

The proposed amendment to the Riverview Heights Community Block Plan 40 - 3 will amend the Block Plan to change the land use for the subject lands from current "Executive Residential" to "Medium/High Density Residential" and change the road pattern to facilitate the proposed development.

Staff is satisfied that the application, including the proposed amendment to the Block Plan, conforms to the intent of the Riverview Heights Community Block Plan 40 - 3.

Zoning By-law Amendment

The proposed amendment to the Zoning By-law 270-2004 is required to rezone the subject lands from the current "Agricultural (A)" zone to "Residential Apartment A(1)(Holding)-Section 3680 (R4A(1)(H)-3680)" zone to facilitate the proposed development. Special zoning sections and zoning exceptions have been included to address the zoning requirements of the proposed medium/high density development.

The draft Zoning By-law that is appended to this report proposes that Holding 'H' symbols be used to provide City and Regional staff assurance that several technical issues will be fully resolved prior to the proposed land uses being permitted as of right. In this regard, prior to the H symbol being removed, the following are to occur:

- Arrangements for a private access easement for ingress/egress in favour of the northerly adjacent property (8672 Mississauga Road – Terrace on the Green restaurant) has been completed to the satisfaction of the Region of Peel. In this regard, staff advises that although that northerly abutting property currently has an independent access to Mississauga Road, it is anticipated that that access will not be able to accommodate any future redevelopment of that site.
- Arrangements for a signalized pedestrian crossing at the Mississauga Road is completed to the satisfaction of the City and Region of Peel. A pedestrian crossing in proximity to the proposed development is seen by staff to be an important feature that will provide convenience and safety to residents and visitors to the proposed development. It is also expected that some residents at this site will be reliant on transit service, and will need to cross Mississauga Rd to be able to access a bus stop located on the east side of the road for north-bound bus trips.

- A Functional Servicing Report (FSR) is approved to the satisfaction of the Region of Peel with respect to water and wastewater/sanitary services. In this respect, Regional staff have informed that the current Functional Servicing Report (FSR) submitted requires revisions with respect to proposed servicing details relating to both water and sanitary infrastructure. Regional staff are supportive of the approval of this application with the use of the noted H symbol.

Staff is satisfied that the proposed amendment to the Zoning By-law, with the H symbols incorporated, captures the intent of the Official Plan amendment, and will facilitate an appropriate development that will fit into the existing/planned residential and commercial development in the area.

Planning Analysis Summary

The proposed Official Plan and Zoning By-law amendments are consistent with the Provincial Policy Statement and in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region of Peel Official Plan. The proposal is also generally consistent with the City of Brampton's Official Plan, and appropriately considers matters of provincial interest as set out in Section 2 of the *Planning Act*.

The proposed development will constitute an efficient redevelopment of a well located yet underutilized property into a medium/high density development benefitting from the existing municipal services and public infrastructure. The proposed medium/high density residential development will complement the adjacent low/medium density development to the east/west, and will contribute to the housing options made available in the area. In association with the adjacent retail and employment opportunities, and its location along Mississauga Road South (Major Regional Arterial Road/Brampton Rapid Transit – BRT Corridor), the proposed development will be transit supportive, encourage active transportation and walkability through the community, and benefit from the recreational (golf club, community park) and open space opportunities in the area.

The proposed development is consistent with the intent of the Region of Peel and City of Brampton Official Plans, and also contributes to achieving the City of Brampton's minimum density target for the Designated Greenfield Areas in Brampton.

A detailed planning analysis can be found in Attachment 7.

Community Engagement

The application was circulated to City Departments, commenting agencies, and property owners within 240 metres of the subject lands in accordance with and exceeding the *Planning Act* requirement of 120 metres for such applications. A copy of all departmental/agency comments is attached as Attachment 9 to this report. Notice signs were placed on the subject lands to advise members of the public that an application for Official Plan and Zoning By-law amendments has been submitted.

A Statutory Public Meeting for this application was held on August 22, 2022. No members of the public attended the Statutory Public Meeting to speak to the application. No correspondence was received in relation to the application. Results of the Public Meeting can be seen at Attachment 8.

CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial implications associated with this application. Revenue that was collected through the development application fees is accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with this application.

STRATEGIC FOCUS AREA:

The proposed development aligns with the strategic focus areas of Health & Well-being and Transit & Connectivity by way of its key location along Mississauga Road (a BRT Corridor), which provides it with a high degree of connectivity and walkability. Additionally, the property is located generally in the proximity of Highways 401 and 407 which supports regional connectivity and contributes to the creation of complete communities. Furthermore, the site provides a sizable amenity area for the resident's use, and is connected to the existing municipal sidewalks, multi-use trail system, recreational facilities, parks and open space in the area, thereby promoting the health and well-being of the residents.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres. This report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic.' The proposed development supports Brampton 2040 Vision for a Complete Neighborhood as it maintains, in conjunction with the surrounding development, the principles of a complete neighborhood by accommodating a variety of housing types and commercial/recreational uses to cater to the needs of the community.

CONCLUSION:

Staff recommends approval of the Official Plan Amendment (as attached in Appendix 10), and the Zoning By-law Amendment (as attached in Appendix 11) as the following criteria have been satisfied:

- The subject application represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe and the Peel Region Official Plan. Further, the application is in conformity with the principles and overall policy direction of the City of Brampton Official Plan; and,
- The proposed residential development will efficiently utilize the lands for medium/high density residential purposes, and will facilitate the efficient utilization of the existing municipal services and public infrastructure. In combination with the surrounding residential, commercial/retail, and recreational uses, the proposed development will create a mix of housing options, commercial uses, and employment opportunities that will support growth, density, housing supply and will advance the City's vision of a complete community.

Authored by:

Reviewed by:

Nasir Mahmood MCIP, RPP
Development Planner
Development Services & Design
Division

Allan Parsons MCIP, RPP
Director, Development Services & Design
Planning, Building, and Growth
Management

Approved by:

Approved by:

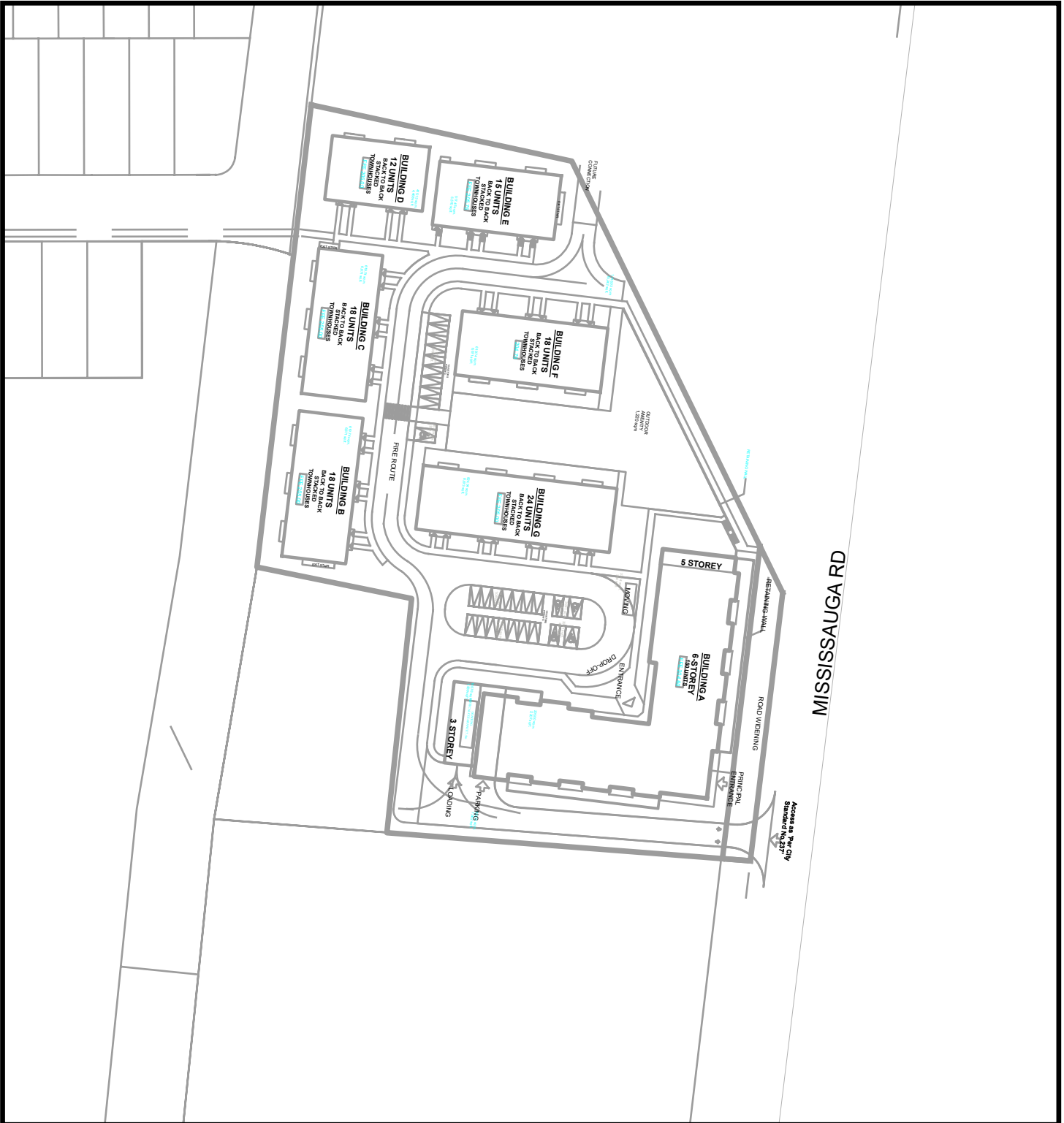
Steve Ganesh MCIP, RPP
Commissioner
Planning, Building & Growth
Management

Marlon Kallideen
Chief Administrative Officer

Attachments:

- Attachment 1: Concept Site Plan
- Attachment 1A: Rendering
- Attachment 2: Location Map
- Attachment 3: Official Plan Designations
- Attachment 4: Secondary Plan Designations
- Appendix 4A: Block Plan
- Attachment 5: Zoning Designations
- Attachment 6: Aerial and Existing Land Use
- Attachment 7: Planning Analysis

Attachment 8: Results of Public Meeting
Attachment 9: Results of Circulation
Attachment 10: Draft Official Plan Amendment
Attachment 10A: Schedules to Draft Official Plan Amendment
Attachment 11: Draft Zoning By-law Amendment
Attachment 11A: Schedule A to Draft Zoning By-law Amendment
Attachment 12: Sustainability Score Snapshot

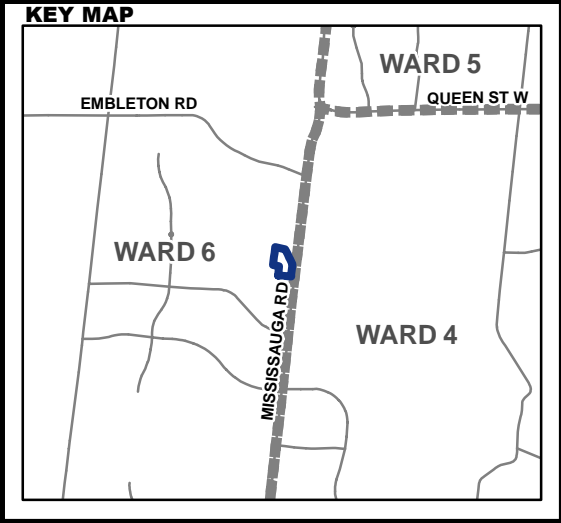
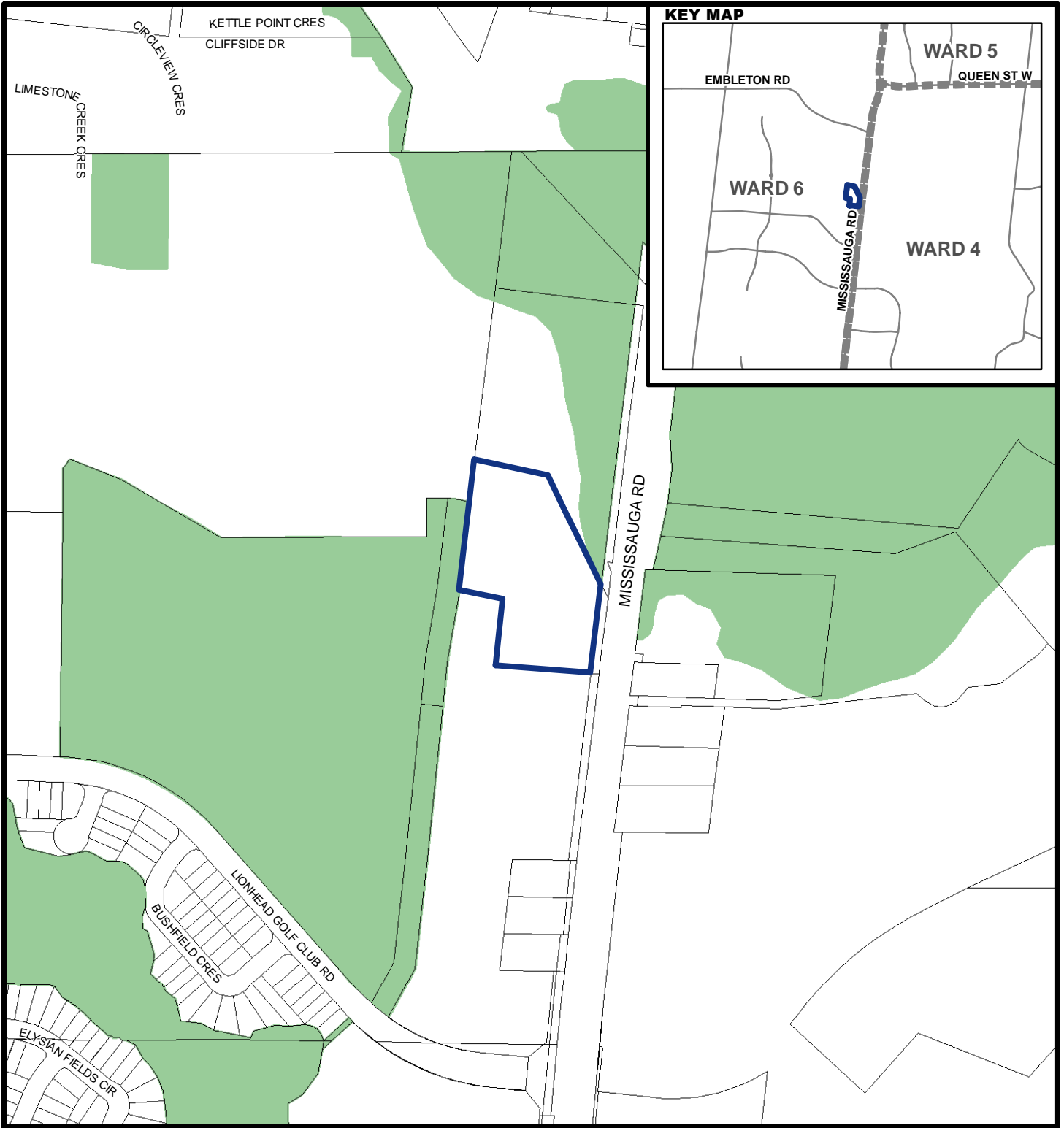





**ATTACHMENT 1
CONCEPT PLAN**

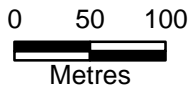
**Applicant: Glen Schnarr & Associates Inc.
Owner: 13514161 Canada Inc.**

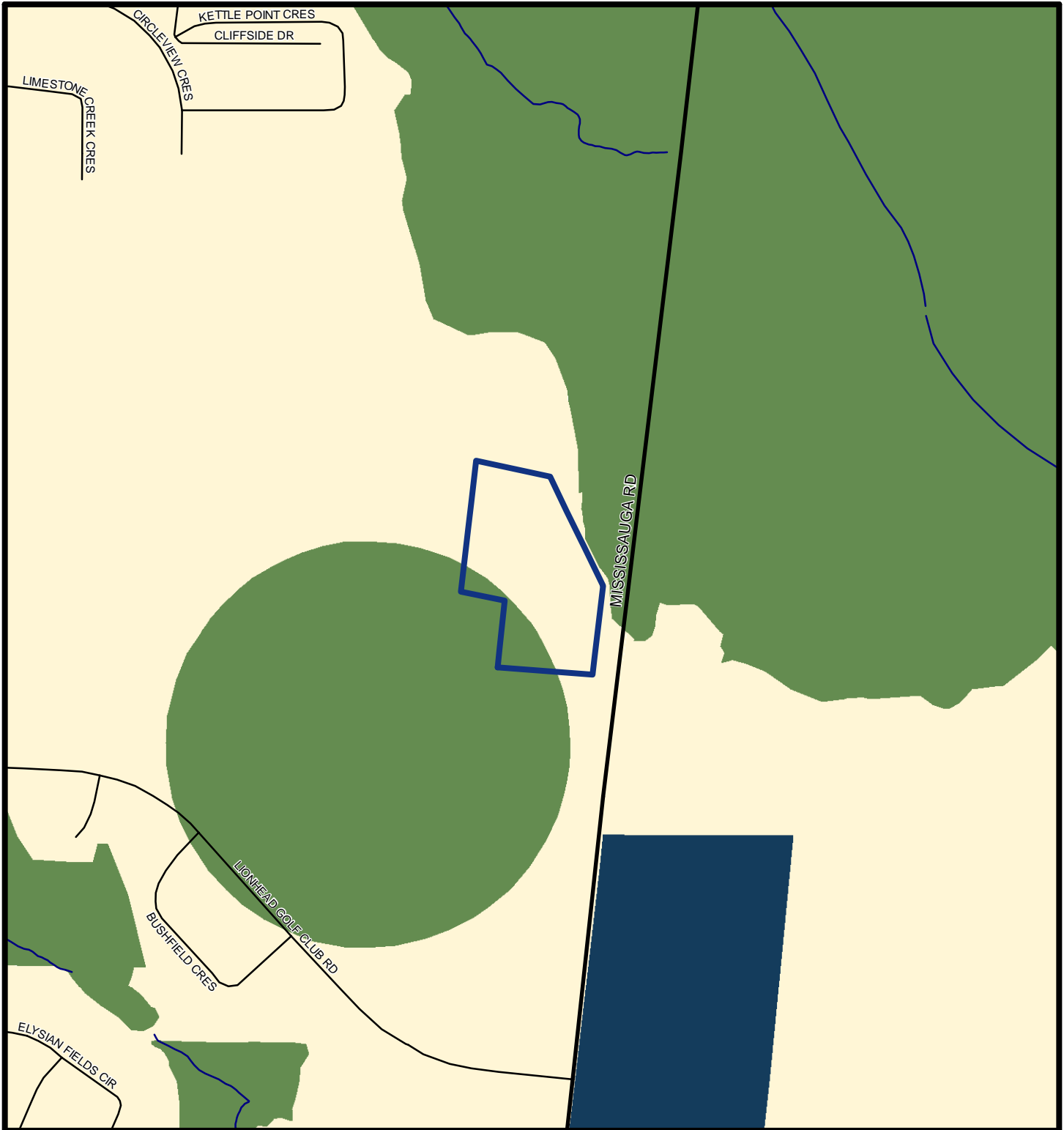
Project Rendering – North-easterly View





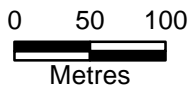
-  SUBJECT LAND
-  GREENSPACE
-  PROPERTY LINE



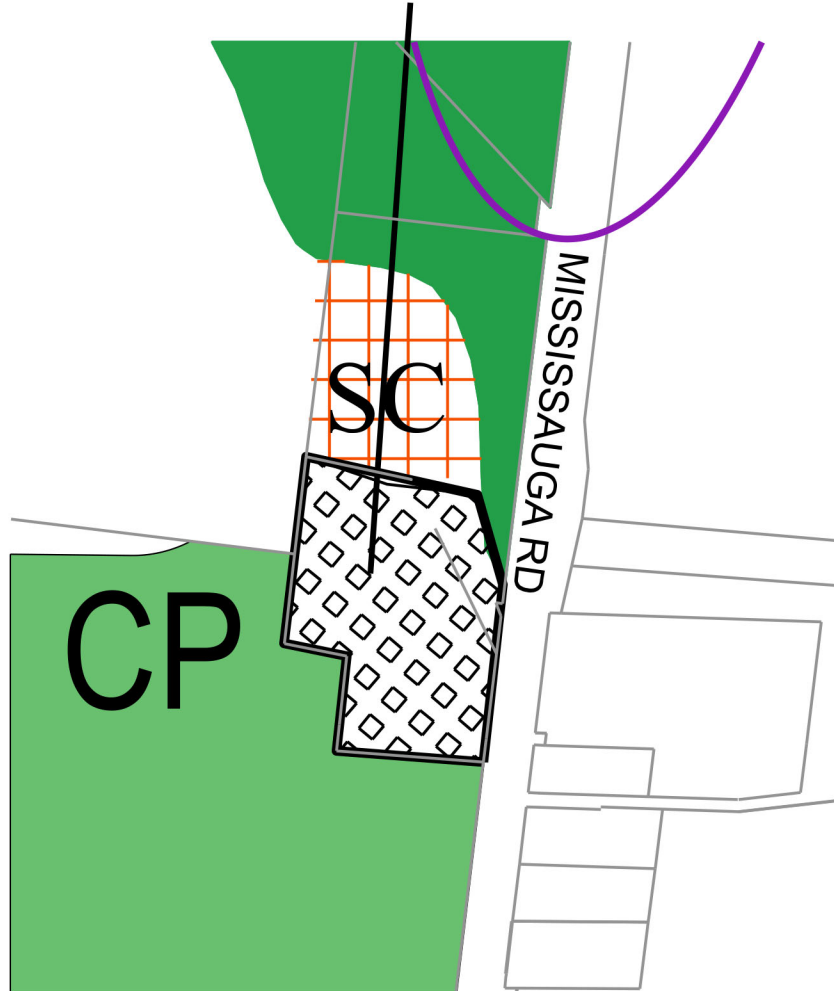


EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

- SUBJECT LAND
- OPENSAPCE
- VILLAGE RESIDENTIAL/OPENSAPCE
- BUSINESS CORRIDOR
- RESIDENTIAL

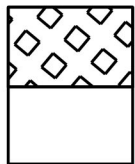


SUBJECT LANDS

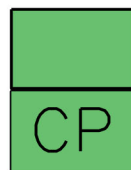


EXTRACT FROM SCHEDULE SP40(D) OF THE DOCUMENT KNOWN AS THE BRAM WEST SECONDARY PLAN

RESIDENTIAL:



Executive Residential
Low / Medium Density



OPEN SPACE:

Valleyland
Community Park

EMPLOYMENT:



Service Commercial



Primary Gateway

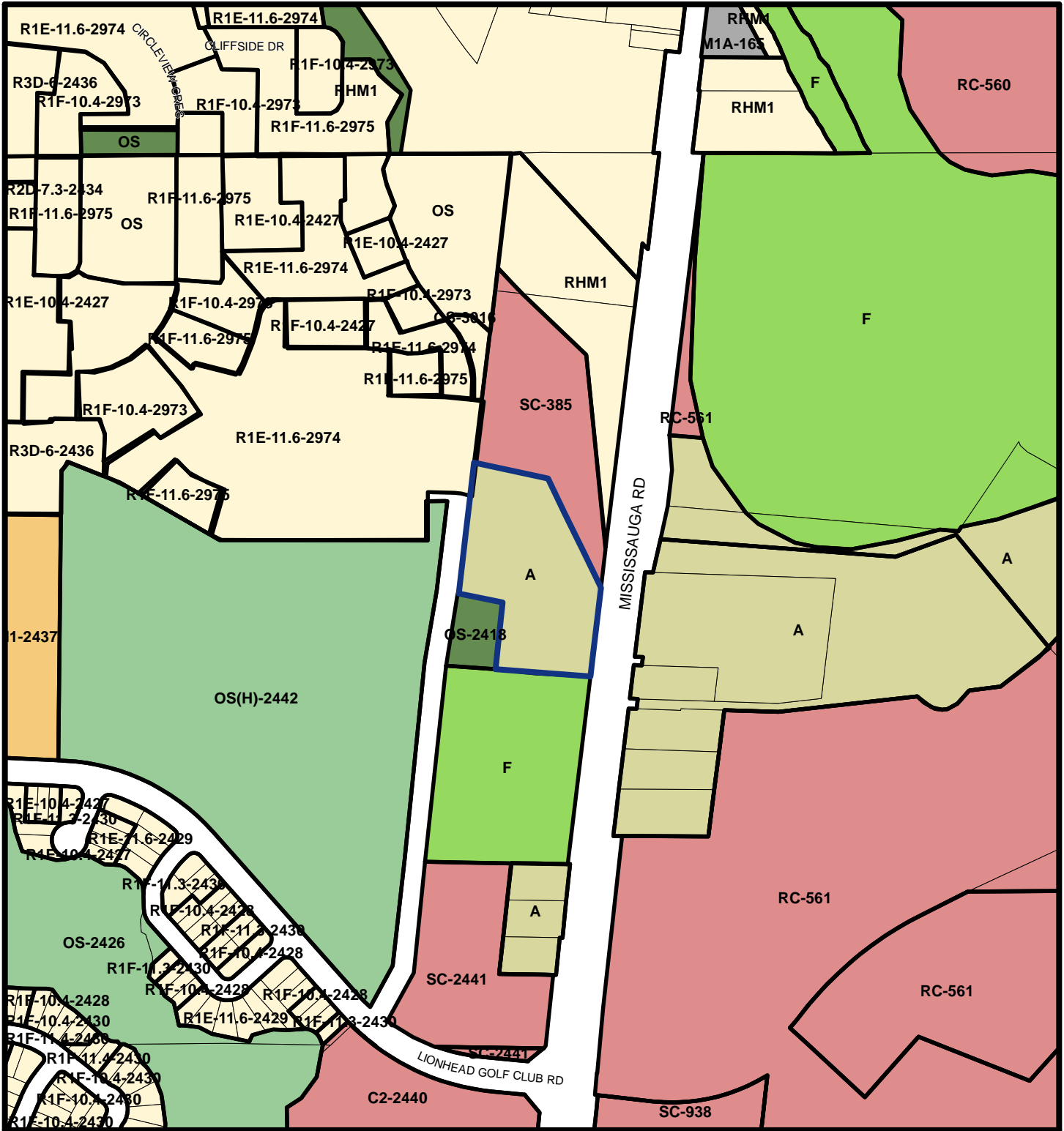


SUBJECT LANDS

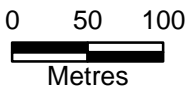


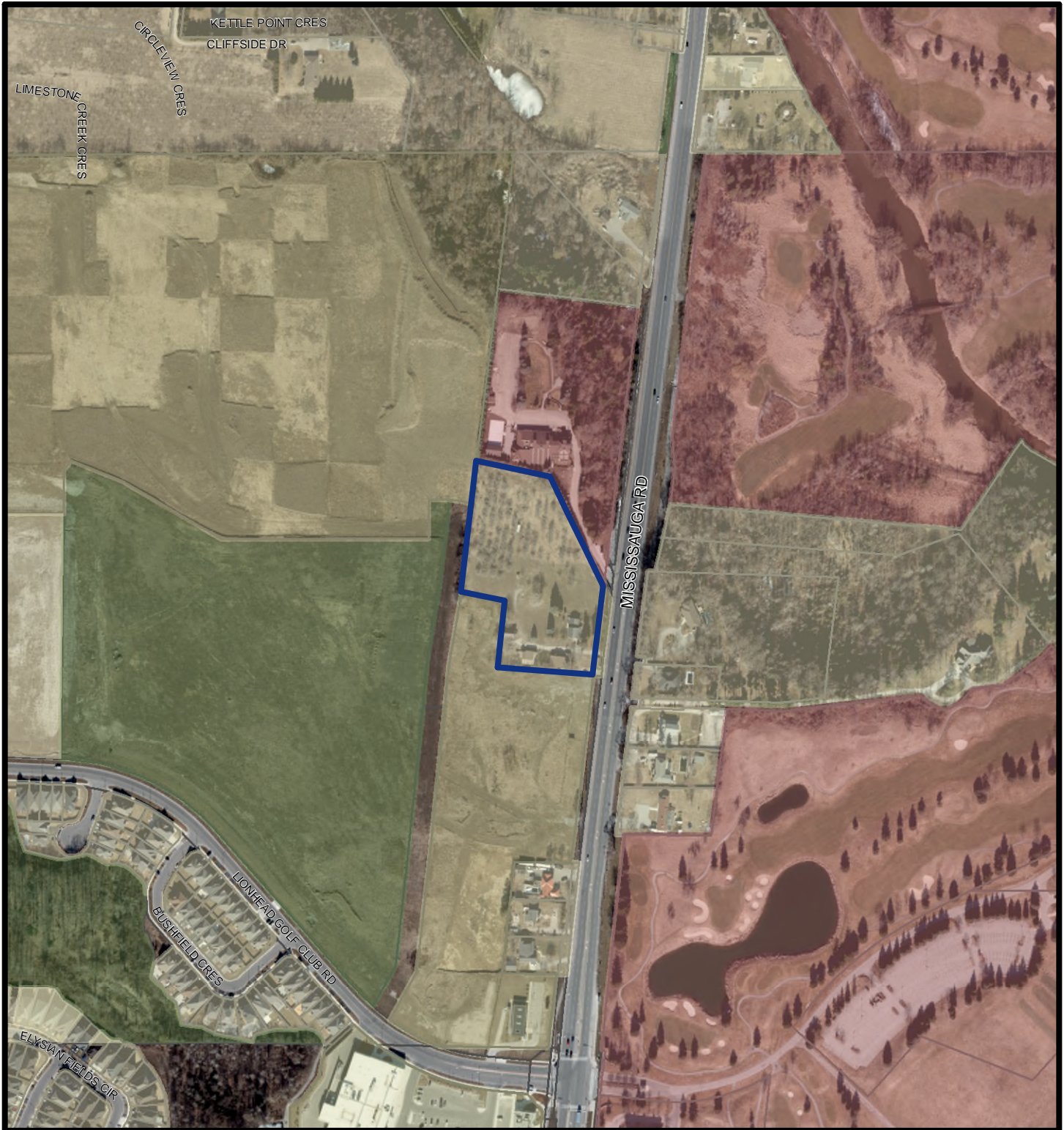
EXTRACT FROM BLOCK PLAN 40-3 KNOWN AS THE RIVERVIEW HEGITHS BLOCK PLAN

LEGEND					
EXECUTIVE RESIDENTIAL (36.3 ha)	SERVICE COMMERCIAL (8.9 ha)	VISTAS (1.5 ha)	MNR Mapped Wetlands (approx from air photography)	DEVELOPMENT LIMITS	
VILLAGE RESIDENTIAL (4.1 ha)	SPECIALTY OFFICE AND SERVICE COMM'L. (7.7 ha)	INSTITUTIONAL & SCHOOLS (30.0 ha)	NON PARTICIPATING LANDS- FURTHER STUDY REQUIRED	Limit of Development	Approximate Limit of Development
LOW/MEDIUM DENSITY RESIDENTIAL (81.0 ha)	CONVENIENCE COMMERCIAL (8.2 ha)	OPEN SPACE/ WOODLOTS (126.8 ha)	DESIGNATED HERITAGE PROPERTY	Staked Dripline of Mature Forest	Staked Edge of Wetland (MNR July 2008)
MEDIUM DENSITY RESIDENTIAL (14.7 ha)	NEIGHBOURHOOD COMMERCIAL (7.8 ha)	SWM POND (21.6 ha)	LISTED HERITAGE PROPERTY	Staked Top of Bank	Stable Top of Slope
MEDIUM / HIGH DENSITY RESIDENTIAL (3.3 ha)	OFFICE CENTRE (4.2 ha)	ROADS/ WIDENINGS (76.7 ha)	PRIMARY GATEWAY	Surveyed Feature Limits prepared by: MMM Group	
MIXED USE (4.0 ha)	PRESTIGE INDUSTRIAL (10.7 ha)	TOTAL AREA 465 ha	MISSISSAUGA RD. STREETSCAPE ENHANCEMENT	10m buffer applied to dripline of mature forest top of bank & floodline	
	PARKS & PARKETTES(17.5 ha)			15m buffer applied to staked wetland & centreline of creek unless alternative approved in EIR.	
		* Access to ponds L2 and L5 to be determined at the subdivision stage of development.			
		< Limited turn movements			



- SUBJECT LAND
- COMMERCIAL
- AGRICULTURAL
- FLOODPLAIN
- RESIDENTIAL
- INSTITUTIONAL
- OPEN SPACE

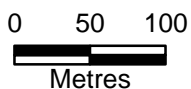




AERIAL PHOTO DATE: SPRING 2021

Legend

- SUBJECT LAND
- AGRICULTURAL
- INSTITUTIONAL
- ROAD
- COMMERCIAL
- OPEN SPACE
- UTILITY
- INDUSTRIAL
- RESIDENTIAL



Detailed Planning Analysis
City File No. OZS-2022-0017

Overview

The *Planning Act*, Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Region of Peel Official Plan, and the City's Official Plan provide direction that supports land use planning in a logical and well designed manner, and supports sustainable long term economic viability. An analysis of the subject proposal was completed against these documents, which determined that the proposal meets the intent of the policy framework.

Planning Act

The proposed development has regard for the following matters of Provincial interest as set out in Section 2 of the *Planning Act*.

Section 2(a) - the protection of ecological systems, including natural areas, features and functions;

Section 2(e) - the supply, efficient use and conservation of energy and water;

Section 2(f) - the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

Section 2(h) - the orderly development of safe and healthy communities;

Section 2(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;

Section 2(j) - the adequate provision of a full range of housing, including affordable housing;

Section 2(l) - the protection of the financial and economic well-being of the Province and its municipalities;

Section 2(o) - the protection of public health and safety;

Section 2(p) - the appropriate location of growth and development; and,

Section 2(q) - the promotion of development that is designed to be sustainable,

to support public transit, and to be oriented to pedestrians.

Regard for these sections is reflected in the proposed Official Plan and Zoning By-law Amendments for a residential development that:

- supports orderly development and appropriate growth in the area;
- relies on the existing water, sanitary, storm, and existing/planned transit services;
- provides a land use that is compatible with the surrounding land uses;
- relies on a road network that is walkable;
- efficiently uses and conserves the use of energy and water;
- constitutes orderly development of safe and healthy communities;
- benefits from the existing educational, health, social, cultural and recreational facilities;
- supports adequate provision of a full range of housing, including affordable housing; and,
- supports the financial and economic wellbeing of the City.

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) sets out fundamental planning principles and provides policy direction on matters of provincial interest related to land use planning and development. This application is consistent with matters of Provincial interest as identified in the Provincial Policy Statement.

1.1.1: healthy, livable and safe communities are sustained by:

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; and,*
- g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.*

The proposed development will add to the City's stock of housing supply and, in conjunction with the adjacent residential subdivisions and existing retail, institutional and recreation facilities in the area, help accommodate the long term residential, retail, recreational, park, and open space needs of the community. It will also rely on the existing municipal servicing and transit infrastructure. This development will contribute to a healthy, livable and safe community.

1.1.3.1: Settlement areas shall be the focus of growth and development;

1.1.3.2: Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- e) support active transportation;*
- f) are transit-supportive, where transit is planned, exists or may be developed;*

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.

1.1.3.6: New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

This proposal constitutes a compact form of development located in a generally residential neighbourhood within a settlement area that is defined in the provincial and municipal planning documents. The proposal is consistent with the goals and intent of the policy as it proposes to efficiently use land and infrastructure through an intensified use of land and reliance on the existing municipal and public services. The proposed development, which is situated in the Designated Greenfield Area, will add to the City's housing stock and help it achieve its intensification and redevelopment objectives. Furthermore, the proposed development supports active transportation, and will support the existing Brampton Rapid Transit (BRT) on Mississauga Road.

1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development;

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and,

e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations

The proposed high density residential development is consistent with the above-noted policies put forward by the PPS. The proposed development contributes to the range of housing options by introducing stacked townhouse and apartment housing forms including a mix of unit sizes which can be supported by existing municipal infrastructure including municipal services and transit. Therefore, the proposed development is consistent with PPS as it provides for housing which can be supported by existing public services and the use of available transit infrastructure.

1.5.1 *Healthy, active communities should be promoted by:*

- a) *planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) *planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*

The proposed development, in combination with the surrounding residential development, parks, golf course, and the multi-purpose walkways, will generate opportunities for active transportation, recreation and community connectivity by providing convenient access to existing/new recreational services, parks, and open space areas in the area.

1.6.6.2 *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.*

The proposed development will utilize existing public service facilities to minimize municipal servicing costs and optimize the use of services. The proposal conforms to the PPS by utilizing existing municipal services to accommodate the proposed development.

1.6.7.2 *Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.*

1.6.7.4 *A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.*

1.6.8.3 *Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.*

New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.

1.73.1 b) *Encouraging residential uses to respond to dynamic market-based needs*

and provide necessary housing supply and range of housing options for a diverse workforce.

2.1.1 Natural features and areas shall be protected for the long term.

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

The proposed development will utilize existing public roads and be serviced using existing infrastructure connections located on Mississauga Road. The subject property is located within walking distance to a bus stop located along Mississauga Road which connects to bus routes and higher order transit locations, including GO stations. Active transportation opportunities are available through the use of existing multi-use trails located in the area. The proposed development is designed to minimize private vehicle trips and to encourage the use of active transportation by creating accessible and efficient access to the existing sidewalks, and will provide convenient access to the existing BRT service on Mississauga Road. The proposed development conforms to the above-noted policies of the PPS as it promotes the creation of livable, complete communities, represents an efficient use of land and contributes to a mix of housing options for a diverse workforce within an appropriate built up area.

The proposed development is consistent with the Provincial Policy Statement 2020.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes.

The subject lands are situated within the 'Designated Greenfield Area' as per the 2020 Growth Plan. As such, the proposal conforms to the following policies of the plan:

2.2.1.2: Forecasted growth to the horizon of this Plan will be allocated based on the following:

- a) the vast majority of growth will be directed to settlement areas that:
 - i. have a delineated built boundary;*
 - ii. have existing or planned municipal water and wastewater systems; and,*
 - iii. can support the achievement of complete communities.**

- c) *within settlement areas, growth will be focused in:*
 - i. *delineated built-up areas;*
 - ii. *strategic growth areas;*
 - iii. *locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and,*
 - iv. *areas with existing or planned public service facilities.*

The proposed development is located in the 'Designated Greenfield Area' within an urban settlement area (the City of Brampton) that has a delineated built boundary, and will be served with existing municipal water, wastewater systems, transit (regular and higher order) and road infrastructure. In conjunction with the adjacent residential subdivisions, the proposed development will have convenient access to the commercial uses, amenities, recreational opportunities, and employment opportunities in the area, connectivity to road network, and opportunities for active transportation. These will provide this development with the necessary features to be a complete community.

2.2.1.4: Applying the policies of this Plan will support the achievement of complete communities that:

- a) *feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- b) *improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
- c) *provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
- d) *expand convenient access to:*
 - i. *a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
 - ii. *public service facilities, co-located and integrated in community hubs;*
 - iii. *an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
 - iv. *healthy, local, and affordable food options, including through urban agriculture;*
- e) *provide for a more compact built form and a vibrant public realm, including public open spaces;*

f) *mitigate and adapt to climate change impacts, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and,*

g) *integrate green infrastructure and appropriate low impact development.*

The proposed development meets these criteria by being located within a designated growth area in the City's Official Plan. The proposal will contribute towards a diverse range and mix of housing options in the area and generate new forms and tenures of housing stock, providing stacked townhouses and residential apartment units in an area that is predominantly surrounded by single detached dwellings. It will also provide housing on a site that is well connected to the local road network, is served by the existing BRT service, and takes advantage of the existing municipal infrastructure, and public services. In combination with the adjacent residential, commercial and institutional development, and park/golf course facilities, the proposal will also support the achievement of complete communities by providing medium/high density housing that is in close reach and proximity to a range of amenities. The site's connectivity to the area's road network and proximity to valleylands, community park, and a golf course will contribute to the publicly accessible open spaces, other recreational facilities, and encourage walking/active transportation.

2.2.6: Housing

1. *Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:*

a) *support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:*

i. *identifying a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents; and,*

ii. *establishing targets for affordable ownership housing and rental housing;*

The proposed development, which is an intensified use of an appropriately located property and well served by the existing/planned transit service, will add to the City's housing stock (mostly one to two-bedroom apartment units, and three-bedroom townhouses) and help meet the community's current and future housing needs.

2.2.7: Designated Greenfield Areas

1. *New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:*
 - a) *supports the achievement of complete communities;*
 - b) *supports active transportation; and,*
 - c) *encourages the integration and sustained viability of transit services.*

2. *The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:*
 - a) *The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare;*

In conjunction with the adjacent existing/draft approved residential subdivisions, the proposed development constitutes a complete community by way of offering housing on a site located on a BRT corridor, and is well served by the existing municipal infrastructure, public services, amenities, commercial/retail, and employment opportunities. It also offers publicly accessible open spaces and other recreational facilities in the area, and encourages opportunities for walking/active transportation. Additionally, the subject property is within short reach of highways 401 and 407 which support regional connectivity and contribute to the creation of complete communities. The combined people and jobs density per hectare proposed by this development will help the City meet the minimum density target for Brampton's 'Designated Greenfield Area' established in the Growth Plan.

The application conforms to the policies of the Growth Plan (2020).

Region of Peel Official Plan

The Region of Peel Official Plan provides a policy framework that facilitates decisions with respect to land use matters. It is intended to guide how the Region will grow and develop while protecting the environment, managing resources, and provides a basis for efficiently managing growth.

The Urban System Objectives

The subject lands are located within the *Urban System* designation on Schedule D – Regional Structure of the Region of Peel Official Plan. The *Urban System* is comprised of a variety of communities that contain diverse living, working and cultural opportunities. The following objectives are identified for the *Urban System*:

- 5.3.1.1: *To conserve environmental and resource attributes of the Region;*

- 5.3.1.2: *To achieve sustainable development within the Urban System;*
- 5.3.1.3: *To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities;*
- 5.3.1.4: *To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, infrastructure and public finances while taking into account the characteristics of existing communities and services;*
- 5.3.1.5: *To achieve an urban structure, form and densities which are pedestrian friendly and transit-supportive;*

The proposed development will contribute towards achieving the Urban System's objectives by way of developing an intensified and compact form of development on an appropriately located and serviced property that will lead to an efficient use of the land resources and existing/planned municipal infrastructure, correspond to the characteristics of the existing communities, and provide a transit supportive, pedestrian friendly environment.

5.3.2.6 *Direct the area municipalities, while taking into account the characteristics of existing communities, to include policies in their official plans that:*

- a) support the Urban System objectives and policies in this Plan;*
- b) support pedestrian-friendly and transit-supportive urban development;*
- c) provide transit-supportive opportunities for redevelopment, intensification and mixed land use.*
- d) support the design of communities to minimize crime by the use of such approaches as Crime Prevention Through Environmental Design (CPTED) principles.*

The proposed development conforms to the policies in the Region of Peel Official Plan as it contributes to the establishment of healthy complete urban communities through the provision of living spaces that provide an ease of access to existing services including but not limited to, public transit, recreation and employment opportunities. Moreover, the proposal offers a compact built form which efficiently utilizes the subject property and capitalizes on existing infrastructure, further promoting the efficient use of land. The proposal reinforces these policies by providing for an increase in residential density on a property which has immediate access to public transit opportunities. Moreover, consideration has been given to the Crime Prevention Through Environmental Design (CPTED) guidelines through building orientation. The provision of windows facing the streets provides for 'eyes on the street' concept and therefore an increase in perceived safety. Therefore, the proposed development conforms to the policies noted above.

Greenfield Density

The subject lands are located within the Designated Greenfield Area in the Peel Region Official Plan, to which the following objectives are applicable:

5.5.4.1.1: To plan and designate greenfields to contribute to complete communities;

5.5.4.1.2: To achieve compact urban forms within the designated greenfield area that support walking, cycling and the early integration and sustained viability of transit services;

5.5.4.1.3 To achieve a compatible and diverse mix of land uses to support vibrant neighbourhoods;

5.5.4.1.4: To optimize the use of designated greenfield area;

5.5.4.1.5: To enhance the natural environment and resources;

5.5.4.2.1: Plan to achieve a minimum greenfield density target of 50 people and jobs combined per hectare by 2031, to be measured over Peel's designated greenfield area excluding major environmental features as defined by the Growth Plan;

5.5.4.2.2: Development within the Designated Greenfield Areas shall be designed to meet or exceed the following minimum densities:

City of Brampton: 51 residents and jobs combined per hectare.

The proposed development, which will complement the adjacent existing/planned residential development (containing low density residential, commercial and institutional uses), will satisfy these goals by creating a pedestrian friendly development which has the potential to be transit supportive (Mississauga Road BRT). Additionally, the subject property is located generally in proximity to Highway 401 & 407 which support regional connectivity and contribute to the creation of complete communities. The proposal conforms to the above noted objectives and policies as it will contribute to a compatible land use to support a vibrant neighbourhood. The proposed development will have access to the existing recreational facilities, public services, amenities, retail/commercial & employment opportunities, open space, and a golf course in the area through the existing road network. The proposed jobs/people forecasted to occupy the subject lands, will play a role in contributing to the Region of Peel's population growth target, as well as achieving the regional density requirements.

Housing

5.8.1.1: To provide for an appropriate range and mix of housing types, densities, sizes and tenure to meet the projected requirements and housing needs of the current and future residents of peel.

The proposed medium/high density (stacked townhouse and apartment building) development will add to the range and mix of housing types, densities, sizes and tenures available in the City and contribute towards meeting the housing needs of current and future residents of the Region.

The Transportation System in Peel

5.9.1.4: To promote and encourage the increased use of public transit and other sustainable modes of transportation.

5.9.2.5: Optimize the use of existing and new Regional transportation infrastructure to support growth in an efficient, compact form, and encourage the area municipalities to do the same for infrastructure under their jurisdiction.

The proposed compact and intensified residential development which will be served with BRT on Mississauga Road and Highway 401/407, will promote and encourage increased use of public transit, and optimize the use of the municipal transportation infrastructure to support growth in an efficient manner.

Major Road Network

5.9.4.2.12 Control access to Regional roads so as to optimize traffic safety and carrying capacity, and control the number and location of intersection with Regional roads in consultation with the affected area municipality.

The proposed development will be served with one limited (right-in/right-out) interim access point on Mississauga Road located near the southerly property boundary. The interim limited access will be supported with pedestrian crossing signals to facilitate pedestrian crossing of Mississauga Road. This access will become a permanent full-moves shared access with 8672 Mississauga Road (currently occupied by the Terrace on the Green restaurant) when that property redevelops in the future. At that time, the technical feasibility of making the access a signalized intersection will be considered. This arrangement is intended to optimize traffic safety and carrying capacity.

A holding 'H' symbol will be attached to the zoning to make sure that prior to site plan approval, a private access easement for ingress/egress in favour of the adjacent property (8672 Mississauga Road) has been established to facilitate a future shared access, and pedestrian crossing signals at the Mississauga Road access have been installed to the satisfaction of the City and Region.

5.9.5.1.1 To support and encourage a higher use of public transit and an increase in transit modal share within the region.

5.9.5.1.4 To support and encourage transit – supportive development densities and patterns particularly along rapid transit corridors and at designated nodes such as transit terminals, urban growth centres, GO stations and mobility hubs.

5.9.5.2.10 Encourage the intensification of residential and non-residential development at nodes and mobility hubs and along corridors to support a higher level of transit service and other sustainable modes

The subject property fronts onto Mississauga Road, a Major Arterial Road (Regional) and a BRT corridor with higher-order movement of people and goods and opportunities for inter and intra regional connections. It is also located in general proximity to Highways 401 and 407. The proposal includes priority elements such as bicycle parking opportunities and immediate access to bus transit. Therefore, the proposed development will support the existing public transit system in Peel and encourage connectivity and coordination between transit services to provide an efficient and sustainable inter- and intra-regional transit network in Brampton.

The proposed development conforms to the Regional Plan's objectives and policies, through proposing a built form that is compact, complementary to the area, and contributes to the Region's density targets. The proposed development will introduce a residential built form and density that will assist in the creation of a complete community which has access to various existing community services.

City of Brampton Official Plan

The City of Brampton's Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the plan is to guide development and infrastructure decisions and to set the basis for addressing the challenges of growth in Brampton. The Plan incorporates upper level planning policies of the PPS, Growth Plan and Regional Plan.

The property is designated 'Communities', 'Designated Greenfield Areas', and 'Open Space' in Schedule 1 City Concept; 'Residential' and 'Open Space' in Schedule A General Land Use Designations; and 'Upscale Executive Housing Special Policy Areas' in Schedule A1 Upscale Executive Housing Special Policy Areas in the City of Brampton Official Plan. The 'Residential' designation permits predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. Furthermore, Mississauga Road is designated as a 'Major Arterial (Regional)' road on Schedule B - Road Hierarchy. Mississauga Road is also identified as a 'BRT Corridor' in Schedule C- Transit Network.

Built Boundary and Designated Greenfield Area

Schedule 1 - City Concept to the Brampton Official Plan depicts the delineated built boundary for the City, and places the subject site just outside of the Built Boundary and within the Communities area. It also shows the subject lands as located within the Designated Greenfield Area overlay.

3.2.2 *Brampton's Designated Greenfield Area is comprised of lands outside of the Built Boundary. New communities within the Designated Greenfield Area will contribute to the creation of complete communities by providing a diverse mix of land uses and creating an urban form that supports walking, cycling and transit.*

3.2.2.2 *Brampton's Designated Greenfield Area forms part of the Region of Peel's Designated Greenfield Area which is planned to achieve a density of 50 residents and jobs combined per hectare by 2031. Brampton shall contribute to this target by planning to achieve a density of 51 persons and jobs per hectare over its Designated Greenfield Area by 2031, in accordance with the Growth Plan policies for measuring density.*

The proposed development, which complements the adjacent existing/planned residential development (comprising low density residential, commercial and institutional development), envisages a complete community that provides a compatible form of development on a site that is situated on the Mississauga Road BRT corridor, and takes advantage of the existing/planned municipal infrastructure, public services, amenities, retail/commercial uses, and employment opportunities. Additionally, the subject property is located generally in proximity to Highways 401 & 407 which support regional connectivity and contribute to the creation of complete communities. The proposed development will also have access to the valleylands, a golf course, and other recreational and open space facilities in the area via existing road network. The proposed development will also help Brampton achieve its density target for the 'Designated Greenfield Area'.

Intensification Corridors

3.2.6 *Intensification Corridors are one of the City's key intensification areas, planned to accommodate significant growth through higher residential and employment densities supporting higher order transit service. Located mainly along major arterial roads, intensification corridors provide linkages across the City connecting mobility hubs, major transit station areas and the Central Area, including the Urban Growth Centre.*

To accomplish the intended vision for the City's intensification corridors, higher order uses which enhance the use of transit, and encourage walkability shall be promoted.

3.2.6.1 Primary Intensification Corridors are those which are primarily identified as higher order transit corridors linking major destinations within and beyond the City. These include Queen Street; Main Street/Hurontario Street (shown in the Region of Peel Official Plan as forming part of the Regional Intensification Corridor); Steeles Avenue; Bovaird Drive; Mississauga Road; Bramalea Road and, Airport Road. Primary Intensification Corridors shall be planned to accommodate intense mixed-use development at higher densities supported by the City's highest level of transit service.

3.2.6.2 Development within Primary Intensification Corridors shall generally be designed to achieve a floor space index of 1.5 over the entire Intensification Corridor, within buildings 2-10 storeys in height.

3.2.6.4 Opportunities to exceed the maximum height and/or density within the Secondary Plan or Zoning By-law within primary intensification corridors shall be considered subject to the provisions of section 5.12.

While the property is located along Mississauga Road, it is not situated on a portion of the road designated *Primary Intensification Corridor*. Nevertheless, it is located very close to the *Primary Intensification Corridor* designated portion of Mississauga Road, and based on its service with BRT and general proximity to Highways 401 & 407, has the attributes to accommodate intensified development. The property is situated just outside of the City's Built Boundary Line, and the BRT service provides it with linkages to Brampton's downtown/other mobility hubs. Additionally, its proximity to Highways 401 and 407 supports regional connectivity, and contributes to the creation of complete communities. In view of these attributes, the property has the potential to accommodate higher residential density and support higher order transit service. The proposed compact and medium/high density residential development is considered to be appropriate development which generally meets the intent of the Official Plan.

Communities

3.2.8.3 Residential development in areas outside of the Central Area, including the Urban Growth Centre, Mobility Hubs; Major Transit Station Areas or intensification corridors shall generally be limited to 50 units per net hectare. Furthermore, residential and non-residential development outside of these areas shall generally be limited to 4 stories in height.

3.2.8.4 It is acknowledged that some Secondary Plans in force prior to the approval of Official Plan Amendment 2006-043 allow densities or heights in excess of the provisions set out in policy 3.2.8.3. Until such time as all Secondary Plans are reviewed for conformity with the Growth Plan, existing provisions in Secondary Plan which permit greater densities or heights than those set out in policy 3.2.8.3 continue to apply.

3.2.8.5 *Where the City has deemed that the City Structure would not be compromised, as required by Section 3.2.4, development outside of the Central Area, including the Urban Growth Centres; Mobility Hubs; Major Transit Station Areas or intensification corridors which is seeking to exceed the limits established in Section 3.2.8.3 and 3.2.8.4 may only be considered subject to the submission of an amendment to this Plan. This amendment is required to demonstrate the following:*

- (i) The development is consistent with the general intent and vision of the applicable Secondary Plan;*
- (ii) The development contributes to the City's desired housing mix;*
- (iii) There is a need for the development to meet the population and employment forecasts set out in Section 2 of this Plan;*
- (iv) The development forms part of an existing or planned Complete Community with convenient access to uses which serve the day-to-day needs of residents such as commercial, recreational and institutional uses;*
- (v) There is sufficient existing or planned infrastructure to accommodate the development;*
- (vi) The development has vehicular access to an Arterial, Minor Arterial, or Collector Road;*
- (vii) The development is in close proximity to existing or planned higher order transit and maintains or improves pedestrian, bicycle and vehicular access;*
- (viii) The form of development is compatible and integrates with adjacent land use and planned land use, including lot size, configuration, frontages, height, massing, architecture, streetscapes, heritage features, setbacks, privacy, shadowing, the pedestrian environment and parking;*
- (ix) The development meets the required limits of development as established by the City and Conservation Authority and that appropriate buffers and sustainable management measures are applied, if necessary, in order to ensure the identification, protections, restoration and enhancement of the natural heritage system;*
- (x) The development site affords opportunities for enjoyment of natural open space by the site's adjacency to significant environmental or topographic features (e.g. river valleys, rehabilitated gravel pits, woodlots) subject to the policies of the Natural Heritage and Environmental Management section of this Plan and the City's Development Design Guidelines;*
- (xi) The development maintains transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking and open and amenity space;*
- (xii) Where possible, the development incorporates sustainable technologies and concepts of low impact development, including*

measures to mitigate the impacts of the development. This should include the submission of a storm water management plan acceptable to the City and Conservation Authority, which identifies the required storm drainage system and potential impacts on downstream watercourses.

The property is located along a portion of Mississauga Road which is not currently designated Primary Intensification Corridor. Yet, it is located very close to the Primary Intensification Corridor designated portion of Mississauga Road. Serviced with BRT, and located in general proximity to Highways 401 & 407, the property has the attributes to accommodate intensified development. The property is situated just outside of the City's Built Boundary Line, and the BRT service provides it with linkages to Brampton's downtown/other mobility hubs. Additionally, its proximity to Highways 401 and 407 supports regional connectivity, and contributes to the creation of complete communities.

The proposed development is consistent with the general intent and vision of the Official Plan, and is to contribute to the City's desired housing mix. It will help the City achieve its population and employment forecasts set out in the Official Plan. In conjunction with the adjacent subdivisions, the proposed development will form part of a planned complete community with convenient access to uses that serve the day-to-day needs of the residents. There is also sufficient existing and planned infrastructure to accommodate this development. The development will have vehicular access to Mississauga Road, a Major Arterial (Regional) road, served with the existing BRT service on Mississauga Road, and maintain pedestrian, bicycle and vehicular access. Through strategic siting and height of the townhouses and apartment building, massing, setbacks, and architectural design, the proposed development will maintain appropriate transition in built form with the adjacent low/medium density residential and commercial (restaurant) uses.

In view of the above attributes, the property has the potential to accommodate higher residential density and support higher order transit service. The proposed compact and medium/high density residential development is considered to be appropriate development which generally meets the intent of the Official Plan.

Residential

4.2: Housing in Brampton is to be developed on municipal serviced lands in a sustainable manner where residents have a strong sense of belonging and take pride in their communities. Brampton's residential policy will focus on the following:

(i) Promoting vibrant, sustainable and accessible residential communities which accommodate a variety of housing forms, tenure, a mix of uses, attractive streetscapes, walkable/pedestrian environment, and accessible open space to create an overall high quality public realm;

(iii) Ensuring economic efficiency in providing housing on serviced or

serviceable lands within a ten (10) year time frame to meet projected requirements of the regional market area in accordance with the Provincial Policy Statement, and following a growth management program which ensures that all the required services and infrastructure are available as residential areas develop;

- (iv) Safeguarding the environmental integrity of particular development areas by ensuring that the design and development of residential areas protect, enhance and restore the features, functions and linkages of the natural heritage system including rivers, streams, valleys, wetlands and woodlands. The natural heritage system is integral to the health of the City, its neighbourhoods and its residents, and should be protected, as identified in these policies, sub-watershed studies and block plans.*
- (vi) Promoting well planned, well designed and well built residential areas that will enhance the sense of place for residents as well as visitors.*
- (vii) Encouraging the development of an appropriate proportion of affordable housing as well as special needs and supportive housing, and ensuring adequate housing distribution and integration in the community.*

The proposed development, in conjunction with the adjacent existing residential subdivisions, conforms to these policies by introducing new residential growth that comprises a variety of housing forms and tenure, and is well planned in the form of a complete community. It proposes an intensified and compact form of development to be added to the City's supply of housing that is well served by the existing municipal infrastructure/services, supports transit, encourages walkability, and protects the open space.

Upscale Executive Housing

The property is currently designated 'Upscale Executive Housing Special Policy Areas' in Schedule A1 Upscale Executive Housing Special Policy Areas in the City of Brampton Official Plan. The proposed Official Plan amendment seeks to amend Schedule A1 of the Official Plan to remove the property from the designation 'Upscale Executive Housing Policy Areas' on Schedule A1 Upscale Executive Housing Special Policy Areas.

The intent of the existing Executive Residential designation is to encourage executive and upscale housing adjacent to natural heritage systems, with appropriate vistas and visual and physical access to environmental lands. The key characteristics of the Executive Housing designation are not achieved on the lands proposed for re-designation in the current application. These lands are mostly flat tableland that are a significant distance from the Credit River without clear views or physical access into the valley lands. They have no other characteristics that would make them an attractive location for executive housing. Their location near a major employment area and transportation

corridor, existing commercial uses and existing and planned public transit make them more appropriate for higher density residential use.

Policy 4.2.2.6 requires that a minimum of 5,100 upscale executive housing units be achieved City-wide. As this target has already been exceeded, the removal of this site from the “Executive Residential” designation will not affect the City’s ability to achieve it, or adversely affect the City’s Upscale Executive Housing objectives. This change will reduce land consumption and improve active and public transportation options. In addition, the subject lands are located near a major employment area and BRT transportation corridor, nearby commercial uses that is appropriate for higher density residential uses. Details of the proposed Official Plan amendment are discussed in the later part of this report.

Multi-Storey Buildings/Mid Rise Buildings

4.11.3.1 The use of height to create a specific urban form is appropriate at certain locations within the City. Multi-storey buildings, specifically tall buildings, contribute to the image of a city and its skyline. Their design must therefore address issues including, but not limited to, their location, massing, use, and services. Sufficient on-site amenities and facilities should accommodate the anticipated use of the building.

Mid-rise buildings are generally considered to range between 4 and 9 storeys in height. They are encouraged to frame the street they are fronting while allowing access to sunlight to adjacent properties.

Mid-rise buildings are appropriate along the City’s corridors and within its nodes particularly as part of the larger-scale mixed-use and transit-oriented development areas.

4.11.3.1.1 Mid-rise buildings shall address the following design issues:

- Building articulation and efficiencies;*
- Sufficient on-site indoor and outdoor amenities such as gardens, and terraces to meet the anticipated use of the occupants;*
- Servicing (i.e. loading, garbage, parking);*
- Separation between commercial and residential;*
- Access to transit;*
- The manner in which the building addresses the street and neighbouring land uses (i.e. adjacent to low-rise residential);*
- Build along the streetline and maintain common setback; and,*
- Ground floor uses.*

The proposed development has been designed and oriented to address certain design/built form principles intended to create a vibrant, street focused development that pays special attention to the interface between the public and private realms. Massing will be provided to build out the street walls of the apartment building along Mississauga Road

in order to provide a visually appealing streetscape along the road. It will be a compact form of development which will offer appropriate intensification and effectively support public sector infrastructure investments in servicing and transit. The built form will be an attractive mid-rise building that encourages visual interest through the use of high quality architectural detailing on the building's facade. A centrally located amenity area and an appropriate landscape strategy will be adopted that integrates the building into its surroundings.

Transit Oriented Development

4.11.3.3.3 A mix of higher density uses are encouraged along intensification corridors and other arterial roads to encourage transit use and reduce travelling distances. The policies in Section 4.11.3.4 shall apply if mixed uses are proposed.

The property is located close to the Primary Intensification Corridor designated portion of Mississauga Road. It is served with BRT and is located in general proximity to Highways 401 & 407. Therefore, it has the necessary features to accommodate intensified development. In view of its key location, the proposed development will be connected to the transportation network, civic amenities, and retail/employment opportunities in the City, and encourage the use of transit.

Staff is satisfied that the broader intent of the Official Plan is maintained by permitting the proposed medium/mid-rise development, and density that would help the City achieve its minimum density target for the Designated Greenfield Area.

Bram West Secondary Plan

The property is designated "Executive Residential" on Schedule SP40 (a) of the Bram West Secondary Plan Area 40(d) which permits primarily single detached structural units. A restricted number of high-end, semi-detached and townhouses may be considered subject to appropriate location and superior site design, architecture and streetscape. A limited development of the complementary uses including private education facilities, libraries, day care centres, health centres, and, public recreation facilities shall also be permitted. The proposed Secondary Plan amendment seeks to re-designate the property from current "Executive Residential" designation to "Medium/High Density" designation to facilitate back-to-back stacked executive townhouses and a low-rise (six-storey) apartment building.

The intent of the existing Executive Residential designation is to encourage executive and upscale housing adjacent to natural heritage systems, with appropriate vistas and visual and physical access to environmental lands. The key characteristics of the Executive Housing designation are not achieved on the lands proposed for re-designation in the current application. These lands are mostly flat tableland that are a significant distance from the Credit River without clear views or physical access into the valley lands. They have no other characteristics that would make them an attractive location for

executive housing. Their location near a major employment area and transportation corridor, existing commercial uses and existing and planned public transit make them more appropriate for higher density residential use.

Policy 4.2.2.6 of the Official Plan requires that a minimum of 5,100 upscale executive housing units be achieved City-wide. As this target has already been exceeded, the removal of this site from the “Executive Residential” designation will not affect the City’s ability to achieve it, or adversely affect the City’s Upscale Executive Housing objectives.

An Official Plan Amendment (2006-198) was previously approved by Council in July 2021 for the Scottish Heather Development Inc./Brampton G&H Holdings Inc. Official Plan/Zoning By-law Amendment application (OZS-2020-0011) to re-designate the area within this application, situated immediately to the west of the subject lands, from the “Executive Residential” designation to “Low/Medium Density Residential” designation to change the housing types in the previously draft approved subdivisions (C05W04.005/21T-06024B and C05W05.004/21T-04008B). The subject lands are the only small left-over parcel of land within the Upscale Executive Housing Special Policy Area 1, situated between Scottish Heather Development Inc. & G&H Holdings Inc. subdivisions and Mississauga Road, which is still designated “Executive Residential”, and is now proposed to be redesignated from “Executive Residential” to “Medium/High Density Residential” designation to facilitate the proposed stacked townhouse/mid-rise apartment building. This change will reduce land consumption and improve active and public transportation options. In addition, the subject lands are located near a major employment area, BRT transportation corridor, and commercial uses that is appropriate for higher density residential uses.

Subject to the proposed Official Plan amendment, the proposed development aligns with the goals of the Bram West Secondary Plan by creating a well-balanced residential community that provides a range and mix of residential units in an area which prominently consists of low density housing. The proposed development promotes civic design in the public and private realm by providing enhanced landscaping features along the Mississauga Road frontage. The proposal will provide interconnectedness to the open and recreational space adjacent to the property by providing internal pedestrian pathways throughout the site which connect to the existing municipal sidewalk network and the recreational fields to the east and west. Moreover, the proposed development will include an outdoor amenity area which will be used by the residents of the development and will transition into the neighbouring community park.

The proposed development will be integrated into the existing community by utilizing the existing municipal road system. The proposed development will have an appropriate built form as the building’s height, massing, siting and architectural treatment will establish the building as a landmark. Lastly, the subject property’s close proximity to public transit will support the accessible road and transit links within Brampton and contribute to healthy and complete communities.

The proposed development conforms to the Secondary Plan.

Proposed Amendment:

The purpose of the proposed Official Plan amendment (Attachment 10) is to remove the subject lands from the 'Upscale Executive Housing Special Policy Areas' designation on Schedule A1 Upscale Executive Housing Special Policy Areas of the Official Plan, and to redesignate them from "Executive Residential" to "Medium/High Density" designation in the Bram West Secondary Plan to permit back to back stacked townhouses and a mid-rise apartment building. The proposed amendment will reflect the current Provincial policies while adding to the City's housing stock for its current and future needs.

The following amendment to the Official Plan is proposed:

- a) by amending Schedule A1 Upscale Executive Housing Special Policy Areas to the Brampton Official Plan to remove the subject lands from the 'Upscale Executive Housing Special Policy Areas' designation as shown on Schedule A to this amendment.

The following amendments to the Bram West Secondary Plan Area 40(a) are proposed:

- a) by changing on Schedule SP40(a) of Chapter 40(d) of Part II: Secondary Plans, the land use designation of the lands shown outlined on Schedule B to this amendment from 'Executive Residential' to 'Medium/High Density Residential'; and,
- b) by adding to Section 3.4.7 Medium/High Density Residential, as follows:

"3.4.7.1 On lands designated Medium/High Density Residential, located west of Mississauga Road, east of Rock Bluff Trail, between Embleton Road and Lionhead Golf Club Road, the following shall apply:

- i. A maximum density of 148 units per net residential hectare.
- ii. A maximum height of 6 storeys.
- iii. A maximum floor space index of 1.31."

Staff is satisfied that with the proposed Official Plan amendment, the proposed development conforms to the 'Residential' policies of the Official Plan. In conjunction with the adjacent residential subdivisions, it conforms to the intent of the Secondary Plan by

creating a well-balanced residential community, accommodating an appropriate variety of housing types, retail/commercial uses and community facilities.

Riverview Heights Community Block Plan - Sub Area 40 - 3

The subject lands are situated within the approved Riverview Heights Community Block Plan - Sub Area 40 - 3. The Block Plan determines the developable area of the site and the location and size of the infrastructure and community facilities required to support development. The Community Block Plan - Sub Area 40 - 3 contemplates 'Executive Residential' use along a public road ending in a cul-de-sac on the subject lands. The purpose of the Block Plan Amendment (Attachment 10) is to facilitate the development of the property for medium/high density residential (townhouse and apartment building) uses.

Proposed Amendment:

The following amendment to the Block Plan is proposed:

- a) by amending the land use designation of the lands shown outlined on Riverview Heights Community Block Plan - Sub Area 40 – 3 from “Executive Residential” to “Medium/High Density Residential” as shown on Schedule C to this amendment; and,
- b) by amending Riverview Heights Community Block Plan - Sub Area 40 – 3 to revise the parcel fabric, lotting and internal street network of the development as shown on Schedule C to this amendment.

Staff is satisfied that the application, including the proposed amendment to the Block Plan, conforms to the intent of the Community Block Plan - Sub Area 40 - 3.

Zoning By-law

The property is currently zoned 'Agricultural (A)' by By-Law 270-2004, as amended which does not permit the proposed low/medium density residential development. The proposed amendment to the Zoning By-law (Attachment 11) is required to rezone the subject lands from the current 'Agricultural (A)' zone to a 'Residential Apartment A(1)(Holding) - Section 3680 (R4A(1)(H)-3680)' zone to facilitate the redevelopment of the property with back to back stacked townhouses and a six storey apartment building. Special zoning sections and zoning exceptions have been included to address the zoning requirements of the proposed medium/high density development.

A holding 'H' symbol will be attached to the proposed zoning to ensure that three technical issues are satisfied, being:

- arrangements for a private access easement for ingress/egress in favour of the adjacent property (8672 Mississauga Road) has been established,

- arrangements for a signalized pedestrian crossing at the Mississauga Road access has been completed to the satisfaction of the City and Region.
- Water and wastewater/sanitary servicing infrastructure is proposed as per a revised Functional Servicing Report (FSR) to the satisfaction of the Region of Peel.

Staff is satisfied that the proposed amendment to the Zoning By-law, with the Holding provisions noted above, captures the intent of the Official Plan amendment, and will facilitate an appropriate development that fit into the existing/planned residential, retail and institutional development in the area.

Land Use

This application to amend the Official Plan and Zoning By-law, proposes a residential development containing executive back-to-back stacked townhouses and a six storey apartment building (with a total 255 residential units) in accordance with the intent of the amended Official Plan and Bram West Secondary Plan Area 40(a) policies for medium/high density residential development. While 114 apartment units (76 percent of the total apartment units) are planned to be one-bedroom units, there will be 33 two-bedroom apartment units, and 3 three-bedroom apartment units provided in the apartment building. All 105 townhouse units will be three-bedroom units. In other words, more than half (58 percent) of the total proposed residential units in the development will be smaller (one/two bedroom) units which will be more affordable in nature. A total of 306 parking spaces (mostly underground), including 51 visitor parking spaces (28 surface and 23 underground spaces), and ten accessible parking spaces will be provided. A total of 205 bicycle parking spaces (all underground) will also be provided.

The access to the site in the interim will be a limited (right-in/right-out) access on Mississauga Road located near the southern property line which will be supported with pedestrian crossing signals to ensure pedestrian safety. The access will become a permanent full moves access shared with 8672 Mississauga Road (currently, Terrace on the Green restaurant) when that property redevelops into a more intensive type of development. Based on the technical feasibility to be determined at that stage, the shared full moves access may be signalized for vehicular traffic.

The site falls just outside of Brampton's 'Built Boundary' and therefore forms part of the City's Designated Greenfield Area, where new communities will contribute to the creation of complete communities by providing a diverse mix of land uses and creating an urban form that supports walking, cycling and transit.

The property is located along Mississauga Road, a BRT Corridor, which provides it with a high degree of connectivity and walkability. Additionally, the property is located generally in the proximity of Highways 401 and 407 which supports regional connectivity and contributes to the creation of complete communities. Furthermore, the site is connected to the existing recreational facilities, park and open space in the area via existing road network.

The proposal will result in a compact and intensified development of a property which is served by the existing municipal infrastructure, supports transit, and is pedestrian friendly. It will also add to the City's stock of housing to meet the current and future needs of the community. In association with the surrounding existing/planned residential subdivisions, retail opportunities, and the current/future recreational and institutional facilities, the proposed development will constitute a complete community in accordance with the requirements of the policy framework for the Designated Greenfield Area. While the proposed Block Plan amendment will change the land use designation on the property from 'Executive Residential' to 'Medium/High Density Residential', the spirit of the Plan will be maintained as the proposed stacked townhouses and apartment building will be designed as an executive residential development.

From a density and intensification perspective, the proposal is a good fit for the key location of the property at the boundary of the built-up area, close to the Primary Intensification Corridor segment of Mississauga Road, and served with BRT. Architecturally, it is intended that the proposed townhouses and apartment building will be developed with an attractive architectural design to make them a landmark in the area. The development will be subject to a professionally prepared and City approved Urban Design Brief to ensure that appropriate and compatible building materials, colours and details are applied. Detail design matters will be addressed through future Site Plan approval process.

The proposed land uses described above are acceptable from a land-use perspective.

Urban Design

The proposed development comprises six blocks of back-to-back executive stacked townhouses and a six storey condominium apartment building (altogether 255 residential units). While all townhouses will comprise three-bedroom units (105 units), the apartment building will contain 114 one-bedroom units, 33 two-bedroom units, and 3 three-bedroom units. An outdoor amenity area will be provided in the middle of the townhouse blocks with a walkway connection to the apartment building. A total of 306 parking spaces (mostly underground), including 51 visitor parking spaces (28 surface and 23 underground spaces), and ten accessible parking spaces will be provided. A total of 205 bicycle parking spaces (all underground) will also be provided. The proposed development will also include a vehicular drop off area located within the interior of the proposed development, and various landscaped features which will be provided within the site and along the perimeter of the proposed development.

One vehicular access point is being proposed from Mississauga Road to provide access and internal circulation to the proposed development. The internal road network also includes a future road connection to facilitate a shared access for the adjacent property (8672 Mississauga Road) to Mississauga Road. Pedestrian walkways are also being proposed at various locations throughout the site which will connect the proposed townhouses and the apartment building to the existing municipal sidewalk, Multi-use trail systems, and the subdivision to the west.

A Mississauga Road BRT stop is located at the north-west corner of Mississauga Road/Lionhead Golf Club road (roughly 350 metres from the property). Transit service on Embleton Road (Secondary Transit Corridor), is also available. BRT that runs along Mississauga Road, provides access to the Mt. Pleasant GO Station and connections to Züm Bus Rapid Transit Lines. These connections provide broader City-wide bus service and inter-regional connections. Future bus stops/routes are anticipated on Mississauga Road and the surrounding area once this portion of the Riverview Heights Community is further developed and transit demand increases. The main building entrance is located at the resident drop off area situated on the interior side of the apartment building. A concrete walkway from the main entrance provides convenient and direct pedestrian access to the side walk.

The Urban Design Brief (UDB) and Addendum to the Block Plan 40 – 3 Community Design Guidelines dated February 16, 2022 and the revision dated November 04, 2022 prepared by Williams & Stewart Associates Limited and Strybos Barron King Ltd. were submitted in support of this application. According to the UDB, the design vision for the subject lands is to create a dynamic residential neighbourhood that will have a distinct upscale character derived from high quality landscape features and a range of intensified housing forms (i.e. back-to-back stacked townhouses and a mid-rise apartment building) with upscale architectural elements and which will maintain a high standard of design quality to complement and enhance the Riverview Heights Community, and contribute to the creation of a complete community. The vision for the proposed development will be aligned with the vision established in the City’s current policy framework and urban design principles in Bram West Secondary Plan and Riverview Heights CDG.

Built form will have a distinct, upscale, classical-inspired architectural character to ensure superior quality housing. This themed architectural approach will provide visual cohesiveness across the spectrum of housing types to foster a well-defined identity that supports a recognizable sense of place within the community. An array of high quality landscape treatments will complement the built form to create a vibrant public realm.

A key component of the upscale development vision is the site’s open space setting adjacent to future stormwater management facility and community park to the south and west, and close access and views into the Credit River valleylands to the north and east. These features, in conjunction with central outdoor amenity area, will provide attractive views and a range of passive and active recreational opportunities that support a healthy and safe community.

The following principles will be employed to reinforce the upscale nature of the proposed development:

- Provide a mix of complementary executive housing forms, including six back-to-back stacked townhouse buildings containing 105 units and a 6-storey mid-rise apartment building containing 150 units, that contribute to a pedestrian-scaled, attractive neighbourhood;

- Provide a high standard of architectural design quality and materials to ensure buildings present a strong public face;
- Ensure buildings in priority locations are given design emphasis;
- Remove garages, driveways and servicing areas from the public realm through the use of underground parking, limiting surface parking and integrating service elements within the building design;
- Locating the highest density housing forms along Mississauga Road and creating a gradual transition in massing and density with future low-rise residential to the west;
- Provide upscale urban design and landscape features that will unify the development, enhance the public realm and foster place-making;
- Provide a range of outdoor amenity options for residents, including common amenity areas, balconies and rooftop terraces; and,
- Provide a strong connection with open space features through building design, placement of amenity areas and active transportation linkages.

Staff has reviewed the proposal in conjunction with the Urban Design Brief and Addendum to CDG and found it to be satisfactory.

Environmental Site Assessment

A Phase One Environmental Site Assessment (ESA) prepared by Terraprobe Inc., dated January 30, 2022 was submitted for the site to determine the potential for on- and off-site contaminating activities that could cause areas of potential environmental concern. The Phase One ESA conducted on the subject property identified Potentially Contaminating Activities (PCA) on and in the vicinity of the site, contributing to three Areas of Potential Environmental Concern (APEC) on the site. Subsequently, a Phase Two ESA was conducted on the subject property, to investigate the APECs identified on site. The Phase Two investigation concluded that no exceedances of the applicable standards were found for select parameters in the soil and groundwater samples analyzed.

Staff has reviewed the studies' findings and found them to be acceptable. Staff have required that a Record of Site Condition be filed for staff's review prior to issuance of a building permit.

Noises Feasibility Study

A Noise Feasibility Study dated January 30, 2022 prepared by HGC Engineering was submitted in support of the proposed development. According to the Study, the primary source of noise for this development is the road traffic on Mississauga Road. The latest noise contours for the Lester B. Pearson International Airport were obtained and reviewed. These data were used to predict future traffic sound levels at the proposed building façades and outdoor living areas. The predicted sound levels were compared to the guidelines of the Ministry of Environment, Conservation and Parks (MECP), the Region of Peel and the City of Brampton to develop noise control recommendations.

The Study concluded that:

- The future daytime and nighttime sound levels at the proposed residential dwellings with direct exposure to Mississauga Road will exceed the MECP guideline's sound levels and will require noise control measures.
- Central air conditioning is required for the 6-storey building and the three closest townhouse blocks.
- The remaining townhouse blocks further from Mississauga Road require forced air ventilation systems with ductwork sized for the future installation of central air conditioning by the occupant.
- Upgraded building construction will also be required for the 6-storey building and the three townhouse blocks closest to Mississauga Road.
- The 1.8 m high retaining wall will sufficiently shield the proposed outdoor amenity area.
- Noise warning clauses will be required for the affected units to inform future occupants of the traffic noise impacts to address potential sound level excesses and the proximity to existing commercial uses.
- When detailed floor plans and building elevations are available for the 6-storey building and the three townhouse blocks closest to Mississauga, refined building constructions should be provided.

Staff has reviewed the findings of the Noise Feasibility Study and concluded that the Study was found capable of supporting the proposed development.

Traffic Impact Study/Access

A Traffic Impact Study dated February 2022, revised in December 2022 and January 2024 prepared by C.F Crozier & Associates Inc. was submitted in support of the proposed development. The purpose of the study was to assess the impacts of the proposed development on the boundary road network and to recommend required mitigation measures, if warranted.

According to the Study, the proposed residential development is projected to generate a total of 106 and 120 two-way auto-trips during the weekday a.m. and p.m. peak hours, respectively. There are many existing and planned future transportation demand management (TDM) opportunities near the site, including Brampton Transit, connections to Go Transit, cycling facilities and pedestrian facilities. These opportunities are expected to reduce single-occupancy vehicle site trips. The proposed development includes site specific TDM measures such as internal pedestrian sidewalks that connect to municipal sidewalks, as well as bicycle parking which will promote the use of transit and active transportation.

The vehicle parking supply of 306 spaces satisfies the City of Brampton's by-law parking requirements. The proposed bicycle parking supply of 205 spaces satisfies the City of Brampton's Sustainable Community Development Guidelines (SCDG) and the Transportation Master Plan Guidelines.

The Study has concluded that the traffic generated from the proposed residential development will not materially impact the operations of the boundary road network. The Official Plan and Zoning By-Law Amendment Applications can be supported from a traffic operations perspective as the boundary road system can accommodate the increase in traffic volumes attributable to the proposed development.

Originally, the site was proposed to be serviced with a single full moves access connection to Mississauga Road located side by side with the existing access for the adjacent 8672 Mississauga Road (currently, Terrace on the Green restaurant). Staff identified certain potential traffic safety and sightline issues related to the elevations at the proposed access location. Based on the City and Regional staff's consultation with the applicant, it has been agreed that the access to the site will be an interim restricted (right-in/right-out) access on Mississauga Road located near the southerly property line which will be supported with pedestrian signals (to be installed solely at the owner's expense) to facilitate pedestrian crossing to access the future transit stop across Mississauga Road. When the adjacent property (8672 Mississauga Road) redevelops in the future as a more intensive type of development, the Mississauga Road access will become a permanent shared full moves access for both properties. Based on the determination of its technical feasibility, the access may be signalized for vehicular traffic, solely at the expense of the two property owners. Appropriate conditions will be included as part of the future site plan approval to make sure that the traffic signals costs are shared between the property owners.

A Holding 'H' symbol will be attached to the proposed zoning to ensure that arrangements for a private access easement for ingress/egress in favour of the adjacent property (8672 Mississauga Road) has been established, and pedestrian crossing signals at the Mississauga Road access have been installed to the satisfaction of the City and Region.

Subject to the access strategy indicated above, the City and Regional staff have concluded that the submitted Traffic Impact Study can support the proposed development.

Servicing

A Functional Servicing and Storm Water Management Report (FSR) dated January 2023 (revised December 2023) prepared by Skira & Associates Ltd was submitted in support of the application which staff at the City and Region have reviewed.

Stormwater Management:

Based on existing drainage maps from City of Brampton records and Site-Specific Scottish Heather Block 40-3 Developments Drainage Report (RJ Burnside, April 2021), the site runoff currently discharges into the stormwater quality and quantity pond C3 located just south of the subject lands and Credit River tributary through Mississauga Road storm. Based on the original design, the total site area of 1.78 Ha will be contributing to the proposed storm sewer on Rock Bluff Trail and municipal easement located just

west of subject site. A small area, approx. 0.15 Ha, of the site along private driveway connecting to Mississauga Road is not able to contribute to C3 stormwater drainage due to existing elevations. A 300mm separate storm connection directly to Mississauga Road storm is proposed to capture and convey storm runoff from this area. Quality control will be provided through the existing stormwater management facility C3.

The underground parking foundation drains require long term discharge. The ground water will be collected through the internal weeping tile system and connected to the FDC storm sewer located on the west side within the Scottish Heather Subdivision. All site drainage area runoff will be connected and conveyed through underground garage pipes to the storage tank, where first 5mm of every rainfall will be used for irrigation. Any additional runoff will have final treatment through OGS. The roof water from the building areas will be collected and utilized for irrigation of the landscape park and condo side yard areas.

Sanitary Servicing

According to the Functional Servicing Report (FSR), the proposed development will be serviced to the proposed 300mm sanitary sewer on municipal easement through the Scottish Heather Subdivision. The proposed 250mm diameter sanitary sewer connection will be constructed to the property limit from the sanitary sewer on Rock Bluff Trail. Regional staff have informed that revisions to the FSR are required and that a Holding (H) symbol is to be included with the zoning by-law to ensure that Regional staff provide written clearance for an approved FSR prior to the H being removed.

Water Supply Servicing

The proposed development is proposed to be serviced to the existing 200mm watermain on Mississauga Road. Looping of the watermain is to be provided through Scottish Heather subdivision. An additional 200mm fire main is proposed to be provided to property limit from the proposed watermain on Rock Bluff Trail.

The FSR containing the above servicing scheme has been reviewed by staff at the City and the Region of Peel. The City staff has found the updated FSR to be satisfactory subject to the following condition:

1. The owner acknowledges and agrees that this concept site plan is dependent on the plan of subdivision to the south for servicing. Prior to site plan approval, the plan of subdivision to the south shall be registered and the outlet constructed and made operational.
2. The overland flow route appears to be directed through the SWM pond sediment drying area. At detailed design stage, please redirect the overland flow route away from this area;

Based on their review of the December 2023 revision to the FSR, the City staff are satisfied that the site can achieve the grading, storm servicing, and stormwater

management proposed therein subject to the following site plan condition that, in view of the fact that this plan is dependent on the plan to the south for servicing, prior to site plan approval, the plan of subdivision to the south (Scottish Heather subdivision) shall be registered and the outlet constructed/ operationalized.

Regional staff have reviewed the report and have determined that it does not satisfactorily address their technical issues, and that a revision is required. The Region has recommended that a Holding (H) provision be used with the zoning by-law amendment to specify that the H will not be removed until the Region provides written confirmation that the FSR is approved to their satisfaction.

Arborist Report

Strybos Barron King Ltd. was retained by the developer to prepare an Arborist Report dated February 18, 2020 for the subject property in accordance with the City of Brampton's requirements. The Arborist Report assesses the composition, character and health of existing trees on site and evaluates opportunities for preservation in relation to the proposed development. Based on the proposed Site Plan, twenty nine (29) healthy table land trees (omitting the orchard trees) will require removal. Compensation planting of sixty-eight (68) new trees will be required.

Staff has reviewed the Arborist Report and deem its findings to be acceptable.

Archaeological Assessment

A Stage 1 & 2 Archaeological Assessment dated January 2020 prepared by Amick Consultants Limited was conducted for the subject property in order to identify and assess any archaeological features. The study concluded that no archaeological sites or resources were found on the subject lands and as such no further archaeological assessment was required.

Staff confirm that the Archaeological Assessment requirement for the property has been satisfied.

Sustainability

Sustainability score and summary documents are required to be submitted as part of an initiative to gauge how a development proposal satisfies the City's environmental sustainability requirements. In this respect, a development proposal is scored on a set of established criteria (i.e. walkability, and low impact development engineering practices).

As this development application was deemed complete on May 19, 2022 (prior to the Sustainable New Communities Program - Version 2.0 launched on July 01, 2022), the original Sustainability Score Tool/criteria apply to it. Staff have assessed the proposed development on City's sustainability criteria and have concluded that it has achieved an overall sustainability score of 49, achieving the City's Bronze threshold. The proposal

meets City's required minimum sustainability standards. Please see the attached Sustainability Score Snapshot at Attachment 12.

Results of Public Meeting and Correspondence Received

City File: OZS-2022-0017

Monday, August 22, 2022

Members Present:

Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10
Mayor Patrick Brown (ex officio)

Staff Present:

Allan Parsons, Director, Development Services, Planning, Building and Economic Development
Steve Ganesh, Manager, Planning Building and Economic Development
Nasir Mahmood, Development Planner, Planning, Building and Economic Development
Kelly Henderson, Development Planner, Planning, Building and Economic Development
Emma De Melo, Development Planner, Planning, Building and Economic Development
Angelo Ambrico, Development Planner, Planning, Building and Economic Development
Peter Fay, City Clerk
Tammi Jackson, Legislative Coordinator
Clara Vani, Legislative Coordinator

Members of the Public:

No member of the public attended.

Results of the Public Meeting:

A meeting of the Planning and Development Committee was held on August 22, 2022, commencing at 7:00 p.m. with respect to the subject application. Notices of this meeting were sent to property owners within 240 metres of the subject lands in accordance with City Council procedures and which exceed the *Planning Act* notice requirements of 120 metres. No member of the public attended the meeting, and no correspondence was received for this application.

Results of Circulation



**Credit Valley
Conservation**
inspired by nature

February 3, 2023

VIA EMAIL

City of Brampton
Planning & Development Services Dept.
2 Wellington Street West
Brampton, Ontario L6Y 4R2

Attention: Nasir Mahmood

**Re: Official Plan and Zoning By-law Amendment
City File: OZS-2022-0017 (CVC File: OPA 22/017)
13514161 Canada Inc.
8654 Mississauga Road
Part of Lot 4, Concession 5 WHS
City of Brampton**

Credit Valley Conservation (CVC) staff have received the City's request for comments on the proposed Official Plan and Zoning By-law Amendment to permit a condominium building and stacked townhouse residential development.

CVC REGULATED AREA

Based on our mapping, there is wetland (Provincially Significant Churchville-Norval Wetland Complex) located in proximity to the property, as well as the valley slope associated with the Credit River and its tributaries. As such, the site is regulated by CVC and subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

COMMENTS

CVC staff have reviewed the Functional Servicing and Stormwater Management Report prepared by SKIRA & Associates Ltd. (last revised January 2023), and find it to be generally acceptable. Further, the regulated features are located off property, with setbacks from the regulated features to the property limits. In this regard, we have no concerns and **no objection** to the proposed Official Plan and Zoning By-law Amendment.

Please be advised that we will continue to review the detailed design of the proposed development and a permit from CVC will be required prior to any development within the regulated area.

I trust this is satisfactory, however if you need further assistance, please do not hesitate to contact the undersigned at 905-670-1615 ext. 325 or trisha.hughes@cvc.ca.

Sincerely,


Trisha Hughes
Planner

cc: 13514161 Canada Inc. (owner)
Glen Schnarr and Associates Inc. (agent)

May 27, 2022

Nasir Mahmood
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Nasir:

**Re: Notice of Application and Request for Comments
Application to Amend the Official Plan and Zoning By-law
Glen Schnarr & Associates Inc. –1351416 Canada Inc.
8654 Mississauga Road
West side of Mississauga Rd, south of Embleton Rd
File: OZS 2022-0017
City of Brampton – Ward 6**

The Dufferin-Peel Catholic District School Board has reviewed the above noted application based on its School Accommodation Criteria and provides the following comments:

The applicant proposes the development of a 105 townhouse and 138 apartment units which are anticipated to yield:

- 18 Junior Kindergarten to Grade 8 Students; and
- 10 Grade 9 to Grade 12 Students

The proposed development is located within the following school catchment areas which currently operate under the following student accommodation conditions:

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Alphonsa	390	553	0
Secondary School	St. Augustine	994	1320	3

The Board requests that the following condition be incorporated in the development agreement:

1. That the applicant shall agree to include the following warning clauses in all offers of purchase and sale of residential lots.
 - (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or

bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

- (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

The Board will be reviewing the accommodation conditions in each elementary and secondary planning area on a regular basis and will provide updated comments if necessary.

Yours sincerely,



Krystina Koops, MCIP, RPP
Planner
Dufferin-Peel Catholic District School Board
(905) 890-0708, ext. 24407
krystina.koops@dpacdsb.org

c: N. Hanson, Peel District School Board (via email)

Mahmood, Nasir

From: planninganddevelopment <planninganddevelopment@bell.ca>
Sent: 2022/05/24 10:16 AM
To: Mahmood, Nasir
Subject: [EXTERNAL]RE: [OZS-2022-0017] Notice of Application and Request for Comments: DUE JUN 3/2022

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Good morning Nasir,

Bell Canada has no comments or concerns with this OZS. We will provide comment at the Draft Plan/Site Plan stage.

Ryan Courville

Access Network Provisioning Manager | Planning and Development
C: 416-570-6726
100 Borough Dr. Fl. 5 Toronto, Ontario



From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Thursday, May 19, 2022 1:34 PM
To: planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca; Homagain, Abiral <abiral.homagain@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Poon, Hayden <Hayden.Poon@peelregion.ca>; Hughes, Trisha <trisha.hughes@cvc.ca>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csviamonde.ca>; christopher.fearon@canadapost.ca; circulations@wsp.com; planninganddevelopment <planninganddevelopment@bell.ca>; gtaw.newarea@rci.rogers.com; Municipal Planning <municipalplanning@enbridge.com>
Cc: Mahmood, Nasir <Nasir.Mahmood@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>
Subject: [EXT][OZS-2022-0017] Notice of Application and Request for Comments: DUE JUN 3/2022

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments** and Applicant Submitted Documents for **OZS-2022-0017** for **8654 Mississauga Road**. The applicant submitted materials are made public on [BramPlan Online](#) for review.

Please review and provide your comments to the assigned planner, **Nasir Mahmood** by **June 3,**

2022

If you have any concerns please [contact the assigned planner, Nasir at Nasir.Mahmood@brampton.ca](#)

Please note: It will be assumed that if comments are not received by the due date, it will be interpreted that your organization has no comments.

How to Access Applicant Submitted Documents

<https://www.youtube.com/watch?v=2KLexaEefpM>

Thanks and have a great afternoon!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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

shawntelle.trdoslavic@brampton.ca

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External Email: Please use caution when opening links and attachments / **Courriel externe:** Soyez prudent avec les liens et documents joints

Mahmood, Nasir

From: planification <planification@csviamonde.ca>
Sent: 2022/08/10 12:10 PM
To: Mahmood, Nasir
Subject: [EXTERNAL]RE: [EXTERNE] - RE: [OZS-2022-0017] Notice of Application and Request for Comments: DUE JUN 3/2022

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Good afternoon,

The Conseil scolaire Viamonde has no comment.

Best regards,

Service de la planification | Planning department

Planification@csviamonde.ca

116 Cornelius Parkway | Toronto, On. | M6L 2K5

Visitez notre site web à www.csviamonde.ca



De : Mahmood, Nasir <Nasir.Mahmood@brampton.ca>

Envoyé : 8 août 2022 15:52

À : planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca; Homagain, Abiral <abiral.homagain@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Poon, Hayden <Hayden.Poon@peelregion.ca>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification@csviamonde.ca; christopher.fearon@canadapost.ca; gtaw.newarea@rci.rogers.com

Cc : BramPlanOnline_Automated@SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca; Patrick Pearson <PatrickP@gsai.ca>

Objet : [EXTERNE] - RE: [OZS-2022-0017] Notice of Application and Request for Comments: DUE JUN 3/2022

Hello Folks,

Please refer to our below circulation dated May 19 of the R0_Submission of the subject Official Plan and Zoning By-law amendment application for the development of a six storey apartment building and townhouse blocks. Your comments were requested by June 03 which have not yet been received here. You are requested to kindly expedite your review and provide us with your comments latest by Thursday/Aug 11 to facilitate review of the application.

Thanks.

Nasir Mahmood MCIP, RPP

Planner III, Planning, Building & Economic Development Services

City of Brampton, 2 Wellington St. W., ON L6Y 4R2

T: 905-874-2094 | TTY 905-874-2130

nasir.mahmood@brampton.ca | www.brampton.ca

The City of Brampton is updating the current Official Plan to guide land use and development to 2051, this new Official Plan will be called the *Brampton Plan*. If you would like to receive information regarding the Official Plan review please email us at opreview@brampton.ca.



From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

Sent: 2022/05/19 1:34 PM

To: planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>;

Megan.Meldrum@peelregion.ca; Homagain, Abiral <abiral.homagain@peelregion.ca>; Olive-Thomas, Cathy-Ann

<cathynn.olivethomas@peelregion.ca>; Poon, Hayden <Hayden.Poon@peelregion.ca>; Hughes, Trisha

<trisha.hughes@cvc.ca>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Cox, Stephanie

<stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification

<planification@csviamonde.ca>; christopher.fearon@canadapost.ca; circulations@wsp.com; planninganddevelopment

<planninganddevelopment@bell.ca>; gtaw.newarea@rci.rogers.com; Municipal Planning

<municipalplanning@enbridge.com>

Cc: Mahmood, Nasir <Nasir.Mahmood@brampton.ca>; BramPlanOnline_Automated

<SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>

Subject: [OZS-2022-0017] Notice of Application and Request for Comments: DUE JUN 3/2022

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments** and Applicant Submitted Documents for **OZS-2022-0017** for **8654 Mississauga Road**. The applicant submitted materials are made public on [BramPlan Online](#) for review.

Please review and provide your comments to the assigned planner, **Nasir Mahmood** by **June 3, 2022**

If you have any concerns please [contact the assigned planner, Nasir at \[Nasir.Mahmood@brampton.ca\]\(mailto:Nasir.Mahmood@brampton.ca\)](#)

Please note: It will be assumed that if comments are not received by the due date, it will be interpreted that your organization has no comments.

How to Access Applicant Submitted Documents

<https://www.youtube.com/watch?v=2KLexaEefpM>

Thanks and have a great afternoon!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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

shawntelle.trdoslavic@brampton.ca

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Mahmood, Nasir

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2022/05/27 12:16 PM
To: Mahmood, Nasir
Subject: [EXTERNAL]RE: [OZS-2022-0017] Notice of Application and Request for Comments: DUE JUN 3/2022

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Casey O'Neil (she/her)

Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-5180
500 Consumers Rd, North York, ON M2J1P8
enbridge.com

Safety. Integrity. Respect. Inclusion.

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Thursday, May 19, 2022 1:34 PM
To: planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca; Homagain, Abiral <abiral.homagain@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathynn.olivethomas@peelregion.ca>; Poon, Hayden <Hayden.Poon@peelregion.ca>; Hughes, Trisha <trisha.hughes@cvc.ca>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csviamonde.ca>; christopher.fearon@canadapost.ca; circulations@wsp.com; planninganddevelopment <planninganddevelopment@bell.ca>; gtaw.newarea@rci.rogers.com; Municipal Planning <MunicipalPlanning@enbridge.com>
Cc: Mahmood, Nasir <Nasir.Mahmood@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>
Subject: [External] [OZS-2022-0017] Notice of Application and Request for Comments: DUE JUN 3/2022

CAUTION! EXTERNAL SENDER

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?

DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments** and Applicant Submitted Documents for **OZS-2022-0017** for **8654 Mississauga Road**. The applicant submitted materials are made public on [BramPlan Online](#) for review.

Please review and provide your comments to the assigned planner, **Nasir Mahmood** by **June 3, 2022**

If you have any concerns please [contact the assigned planner, Nasir at Nasir.Mahmood@brampton.ca](#)

Please note: It will be assumed that if comments are not received by the due date, it will be interpreted that your organization has no comments.

How to Access Applicant Submitted Documents

<https://www.youtube.com/watch?v=2KLexaEefpM>

Thanks and have a great afternoon!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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

shawntelle.trdoslavic@brampton.ca

Our Focus Is People 



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May 31, 2022

Nasir Mahmood
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Nasir:

**RE: Application to Amend the Official Plan and the Zoning By-law
OZS-2022-0017
Glen Schnarr & Associates Inc. (Patrick Pearson) – 13514161 Canada Inc.
8654 Mississauga Road
Intersection of Embelton Road, west side of Mississauga Road
City of Brampton (Ward 6)**

The Peel District School Board has reviewed the above-noted application (138 apartment units, 105 townhouse units, totalling 243 residential units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

Kindergarten to Grade 8	Grade 9 to Grade 12
57	15

The students generated from this development will attend the following schools:

Public School	School Enrolment	School Capacity	Number of Occupied Portables
Huttonville P.S. (Kindergarten to Grade 8)	403	701	0
Jean Augustine S.S. (Grade 9 to Grade 12)	1,178	1,533	0

The Board requires the inclusion of the following conditions in the Conditions of Draft Approval as well as the Development Agreement:

1. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.
2. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, from the date of registration of the development agreement:
 - a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy #39. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."
 - b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region's Bus Stop Assessment procedure and process (STOPR012)."
3. The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchases that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools, according to the Peel District Board's Transportation Policy. These signs shall be to the School Board's specifications and at locations determined by the Board.

The Board wishes to be notified of the decision of Council with respect to this proposed application. If you require any further information, please contact me at nicole.hanson@peelsb.com or 905-890-1010, ext. 2217.

Yours truly,

Nicole N. Hanson, B.A(Hons.), MES(Pl.), RPP, MCIP
Planner - Development
Planning and Accommodation Dept.

- c. S. Blakeman, Peel District School Board
K. Koop, Dufferin-Peel Catholic District School Board (email only)

OZS-2022-0017 comment.doc



August 16, 2022

Ms/Mr. Nasir Mahmood
Planning Department
City of Brampton,
Ontario

Dear : Nasir Mahmood

Re: 8654 Mississauga Road

Rogers Reference Number: M224152

Rogers Communications Canada Inc. ("**Rogers**") has reviewed the application for the above Subdivision and has determined that it intends to offer its communications services to residents of the Subdivision. Accordingly, we request that municipal approval for the Subdivision be granted subject to the following conditions:

- (1) The Owner shall agree in the Subdivision Agreement to (a) permit all CRTC-licensed telecommunications companies intending to serve the Subdivision (the "**Communications Service Providers**") to install their facilities within the Subdivision, and (b) provide joint trenches for such purpose.
- (2) The Owner shall agree in the Subdivision Agreement to grant, at its own cost, all easements required by the Communications Service Providers to serve the Subdivision, and will cause the registration of all such easements on title to the property.
- (3) The Owner shall agree in the Subdivision Agreement to coordinate construction activities with the Communications Service Providers and other utilities, and prepare an overall composite utility plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.
- (4) The Owner shall agree in the Subdivision Agreement that, if the Owner requires any existing Rogers facilities to be relocated, the Owner shall be responsible for the relocation of such facilities and provide where applicable, an easement to Rogers to accommodate the relocated facilities.

In addition, we kindly request to, where possible, receive copies of the following documents:

- (1) the comments received from any of the Communications Service Providers during circulation;
- (2) the proposed conditions of draft approval as prepared by municipal planners prior to their consideration by Council or any of its committees; and
- (3) the municipal planners' report recommending draft approval before it goes to Council or any of its committees.

Should you require further information or have any questions, please do not hesitate to contact me at gtaw.newarea@rci.rogers.com

Sincerely,

(Anisha George)

Coordinator
gtaw.newarea@rci.rogers.com
Rogers Communications Canada Inc.
3573 Wolfedale Rd, Mississauga Ontario

Public Works

10 Peel Centre Dr.
Suite B
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

March 20, 2024

Nasir Mahmood, MCIP, RPP
Planner III, Development Services
Planning, Building and Growth Management
Corporation of the City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Nasir.Mahmood@brampton.ca

**RE: Peel Region Comments – Consolidated Comments
Official Plan and Zoning By-law Amendment
13514161 Canada Inc
8654 Mississauga Road
Region File: OZ-22-017B
City File: OZS-2022-0017**

Dear Mr. Mahmood,

Please find Region of Peel consolidated comments updated to reflect recent discussions with City staff on the functional servicing report and signalized crosswalk plans for the proposed development of 8654 Mississauga Road to accommodate a 6-storey apartment building with 138 units and seven buildings with a total of 105 back-to-back stacked townhouses for a total of 243 dwelling units.

This letter follows first submission comments of August 25, 2022, second submission comments of February 8, 2023, and updated Transportation comments of September 1, 2023. Comments on the Functional Servicing Report (FSR), functional access design, and interim crosswalk plans (reviewed by all parties at a February 29 meeting) are provided below:

It is our understanding that the intent of City staff is to bring the OPA and Rezoning before Planning and Development Committee of City Council on April 8, 2024. Because the servicing scenario is still not an approved one, Peel staff respectfully request that an 'H' holding provision be recommended to ensure that a satisfactory FSR is submitted for Region of Peel approval with regard to both water and stormwater along Mississauga Road. Suggested language for such a condition to lift this particulate holding provision is provided below:

'Written confirmation from the Region of Peel Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report that includes acceptable plans for both water servicing and stormwater requirements has been received.'

Technical comments are provided below.

Sanitary Servicing

Conclusions have been based on the estimated population yield of 647 people (105 Row Dwellings with a PPU of 3.5 = 368 people; 102 One Bedroom Condo with a PPU of 1.68 = 171 people; and 36 Two Bedroom Condo with a PPU of 3.0 = 108 people). The consultant should update their values to adhere to the Region's standards.

Public Works

10 Peel Centre Dr.
Suite B
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

The proposed residential condominium development will be serviced by the proposed 300mm sanitary sewer on a municipal easement through the Scottish Heather development to the west. The proposed sanitary sewer has sufficient capacity and depth to accept the proposed developments via gravity flow. **There is no capacity constraint in sanitary servicing for this site.**

Water Servicing

There is a water servicing issue to be addressed. Section 6.0 of the Functional Servicing Report (FSR) states that 'looping of the watermain will be provided through Scottish Heather subdivision. An additional 200mm fire main will be provided to the property limit from the proposed watermain on Rock Bluff Trail'; however, looping of the watermain through the adjacent development would create a connection between Pressure Zone 5 and Pressure Zone 5D. **The proposal to connect between Pressure Zones 5 and 5D is not acceptable and an alternative will have to be pursued.**

Two options are identified:

1. The site 8654 Mississauga Road is part of pressure zone 5D which is a separate system in *which no interconnection to pressure 5 is allowed*. The servicing option for this development will be to connect to the 200mm watermain fronting their site with no interconnection to the subdivision west of the site (Scottish Heather subdivision).
2. Alternatively, the site can be considered as the bigger subdivision and be serviced only by Pressure Zone 5 and the 400mm watermain along Rivermont Road.

The 200mm watermain (PZ 5D) along Mississauga Road has enough capacity to service this development. Modelling has been based on the figures provided below:

Requested population: 647

MDD L/S: 4.18

Requested Fire flow L/S: 177

Please provide the servicing plan including the proposed internal network with the connection to the 200 mm watermain (PZ 5D) on Mississauga Road. (The provided servicing plan (Appendix A) does not show the proposed development subdivision of 8654 Mississauga Road (noted only as 'Future Development'), but rather only Phase 5, of the adjacent Scottish Heather Subdivision (likely along Misted Breeze Street). Also, the site from the Key Plan in the FSR does not match the proposed site in Appendix A. The looping statement is not shown on any of the servicing drawings. Program Planning has requested that these items be addressed.

Stormwater

Please note that SWM comments cited below from the prior submission have yet to be addressed. Also, please ensure that drawings are addressed as 8654 and not 8646 Mississauga Road.

Existing Drainage Area Boundary – Figure STM

- Show existing overland flow arrows.
- Show existing drainage area bubbles with area in hectares and runoff coefficient.
- Freeze proposed STM Ctrl MH at the south-west corner of the site boundary.
- Existing grades along the south-west boundary of the site is higher than proposed grades. Please show any valid external drainage areas being picked up.

Public Works

10 Peel Centre Dr.
Suite B
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

Drawing No. 221-B115 – Site Grading Plan

- Provide additional grades and slopes along the sidewalk connection to adjacent subdivision. From the grading plan provided, it looks like there is ponding along the site boundary – please provide rationale behind this or revise grading.
- Show 100 YR ponding elevations and surface areas.
- Provide a proposed storm drainage area figure which includes bubbles with area in hectares and runoff coefficient.
- At one location, in front of proposed Building B, road flag is 55m @ 80.0% - correct this.
- In front of Building B (east far end), direction of surface flow arrow does not comply with proposed grades. Please check all LPs and flow arrows.
- Label all CBs and MHs with numbers and T/G elevations.
- **There are significant impacts of the proposed site entrance on Mississauga Road which should be co-ordinated with the Region's Capital Projects team. CAD drawings have been provided to the applicant's engineering consultant to aid in this coordination.**

Functional Servicing and Stormwater Management Report

- Provide details of the IDF curve utilized and SWM criteria – Quality, Quantity, Balance & Erosion.
- Please demonstrate that 100 YR overland flows are not directed towards Regional road. Any drainage to Regional Road should use the Region's IDF curves.
- Fix typo C# to C3 on Page 9 of report.
- Provide the complete Geotech Report in Appendix C to verify soil classification and recommendation for infiltration. Report includes borehole logs and location plan only.
- Fix typo Appendix B to Appendix C on Page 9 of report.
- Provide Erosion and Sediment Control Plan.
- Provide inspection and maintenance plan for the site. Letter signed by Property Owner with commitment to follow inspection and maintenance.

Transportation Development

As of this date, the sketch for the signalized crosswalk has been updated by the applicant, and deemed acceptable by the Region subject to future details through a future site plan agreement.

Comments on the submitted access functional sketch are summarized below:

- Transportation Development will support this access as a right-in, right-out access onto Mississauga Road, physically restricted by a directional island.
- The Region has received a functional design for the required auxiliary right turn lane. At the rezoning stage, we are satisfied with the functional design sketch. Additional details and requirements may be required at the site plan stage.
- The Region requires that provisions be put in place by way of easements for interconnectivity with the neighbouring property to the north (Terrace on the Green).
- At such time as the Terrace on the Green property (property to the north) develops:
 - The existing access at Terrace on the Green (8672 Mississauga Road) will be removed.
 - The right-in/right-out access at 8654 Mississauga Road will become a full moves access with three lanes.
 - Signals will be installed when it is warranted or when directed by Council.
- **Additional detailed comments and requirements will be provided at site plan.**

Public Works

10 Peel Centre Dr.
Suite B
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

As to the Crozier inquiry on same, the TIS should be updated to show the signal warrants. This update can be provided at the future site plan application stage.

Should you have any questions or concerns, please contact me (dana.jenkins@peelregion.ca) or 905-791-7800 ext. 4027 at your earliest convenience. Thank you, Nasir.

Regards,

Dana Jenkins

Dana Jenkins
Development Services

cc: John Hardcastle, Region of Peel
Yinzhou Xiao, City of Brampton
Jason Afonso, Glen Schnarr & Associates Inc.
Patrick Pearson, Glen Schnarr & Associates Inc.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2023

To adopt Amendment Number OP2006-
to the Official Plan of the
City of Brampton Planning Area

The Council of the Corporation of the City of Brampton in accordance with the provisions of the Planning Act R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

- 1. Amendment Number OP 2006-_____ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

ENACTED and PASSED, this _____ day of _____, 2023.

PATRICK BROWN - MAYOR

PETER FAY - CITY CLERK

AMENDMENT NUMBER OP 2006-
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this Amendment is to change the land use designation of the lands shown outlined on Schedule 'A' to permit the development of townhouses and a residential apartment dwelling.

2.0 Location:

The lands subject to this amendment are located on the west side of Mississauga Road, north of Lionhead Golf Club Road, and south of Embleton Road. The lands have a frontage of approximately 80 meters on Mississauga Road, and an area of approximately 1.73 hectares, and are legally described as Part of Lot 4, Concession 5, WHS, Chinguacousy DES Parts 1, 2, and 3 of 43R17833.

3.0 Amendments and Policies Relevant Thereto:

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

a) by amending Schedule A1 'Upscale Executive Housing Special Policy Areas' to the Brampton Official Plan to remove the subject lands from the 'Upscale Executive Housing Special Policy Areas' designation as shown on Schedule A to this amendment.

b) by adding to the list of amendments pertaining to Secondary Plan Area Number 40(a) Chapter 40(d): The Bram West Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006-_____.

3.2 The portions of the document known as Bram West Secondary Plan Area 40(a), Chapter 40(d) being Part II of the City of Brampton Official Plan, as amended, are hereby further amended:

a) by changing on Schedule SP40(a) of Chapter 40(d) of Part II: Secondary Plans, the land use designation of the lands shown outlined on Schedule B to this amendment from 'Executive Residential' to 'Medium/High Density Residential'.

b) by adding to Section 3.4.7 Medium/High Density Residential, as follows:

“3.4.7.1 On lands designated Medium/High Density Residential, located west of Mississauga Road, east of Rock Bluff Trail, between Embleton Road and Lionhead Golf Club Road, the following shall apply:

i. A maximum density of 145 units per net residential hectare.

ii. A maximum height of 6 storeys.

iii. A maximum floor space index of 1.35.”

3.3 The portions of the document known as Riverview Heights Community Block Plan - Sub Area 40 – 3 of Part III of the City of Brampton Official Plan, as amended, are hereby further amended:

a) by amending the land use designation of the lands shown outlined on Riverview Heights Community Block Plan - Sub Area 40 – 3 from “Executive Residential” to “Medium/High Density Residential” as shown on Schedule C to this amendment; and,

b) by amending Riverview Heights Community Block Plan - Sub Area 40 – 3 to revise the parcel fabric, lotting and internal street network of the development as shown on Schedule C to this amendment.

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW _____

The purpose of By-law _____ is to amend the Official Plan pursuant to an application by 13514161 Canada Inc. (File: OZS-2022-0017).

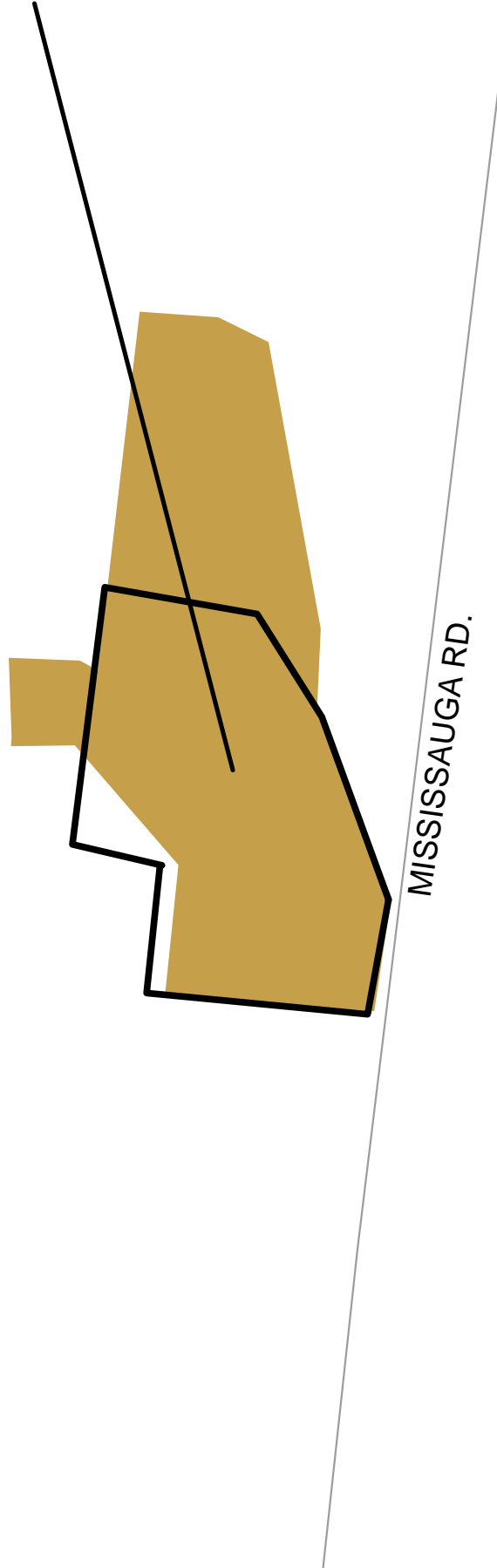
EFFECT OF THE BY-LAW

The effect of By-law _____ is to change the land use designation of the lands shown outlined on Schedule 'A', 'B', and 'C' to permit the development of townhouses and a residential apartment dwelling.

LOCATION OF LANDS AFFECTED

The lands affected by By-law _____ are located on the west side of Mississauga Road, north of Lionhead Golf Club Road, and south of Embleton Road within the Bram West Secondary Plan Area 40(a).

LANDS TO BE REMOVED FROM THE "UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS"

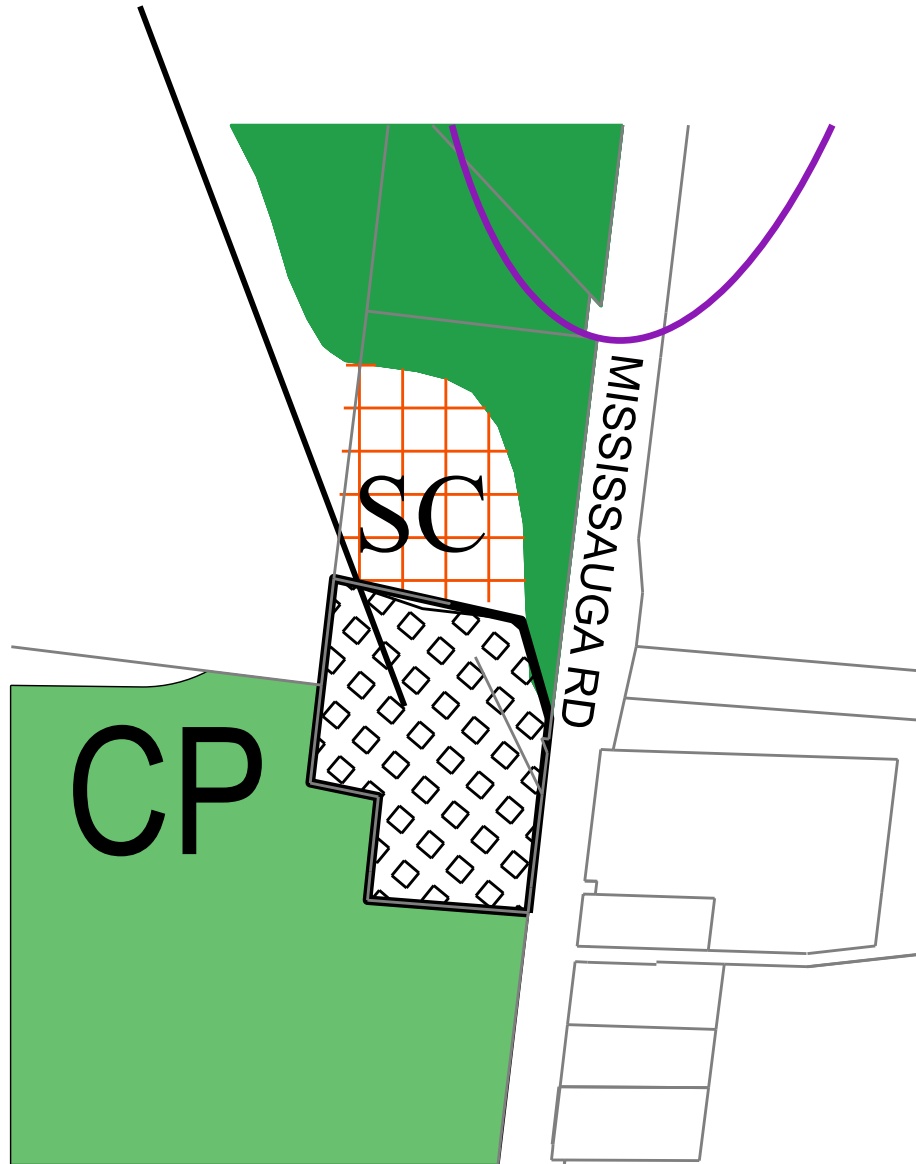


EXTRACT FROM SCHEDULE A1 (UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREA) FROM THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

 UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS

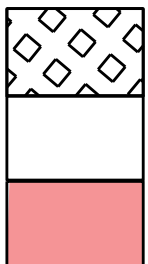


LANDS TO BE REDESIGNATED FROM "EXECUTIVE RESIDENTIAL" TO "MEDIUM/HIGH DENSITY RESIDENTIAL"



EXTRACT FROM SCHEDULE SP40(D) OF THE DOCUMENT KNOWN AS THE BRAM WEST SECONDARY PLAN

RESIDENTIAL:



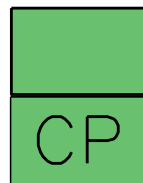
Executive Residential
 Low / Medium Density
 Medium/High Density Residential

EMPLOYMENT:



Service Commercial

OPEN SPACE:



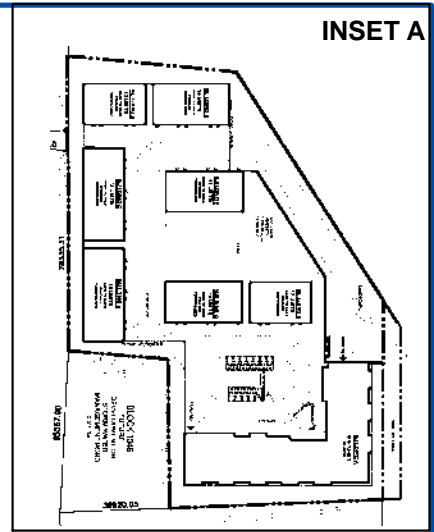
Valleyland
 Community Park



Primary Gateway



LANDS TO BE REDESIGNATED FROM "EXECUTIVE RESIDENTIAL" TO "MEDIUM/HIGH DENSITY RESIDENTIAL" AND LANDS TO CONFORM TO THE PROPOSED LOTTING FOR THIS APPLICATION AS SHOWN IN INSET A



EXTRACT FROM BLOCK PLAN 40-3 KNOWN AS THE RIVERVIEW HEGITHS BLOCK PLAN

<p>LEGEND</p> <ul style="list-style-type: none"> EXECUTIVE RESIDENTIAL (36.3 ha) VILLAGE RESIDENTIAL (4.1 ha) LOW/MEDIUM DENSITY RESIDENTIAL (81.0 ha) MEDIUM DENSITY RESIDENTIAL (14.7 ha) MEDIUM / HIGH DENSITY RESIDENTIAL (3.3 ha) MIXED USE (4.0 ha) 	<ul style="list-style-type: none"> SC SERVICE COMMERCIAL (8.9 ha) SOSOC SPECIALTY OFFICE AND SERVICE COMM'L (7.7 ha) CC CONVENIENCE COMMERCIAL (8.2 ha) NC NEIGHBOURHOOD COMMERCIAL (7.8 ha) OC OFFICE CENTRE (4.2 ha) PRESTIGE INDUSTRIAL (10.7 ha) PARKS & PARKETTES (17.5 ha) 	<ul style="list-style-type: none"> VISTAS (1.5 ha) INSTITUTIONAL & SCHOOLS (30.0 ha) OPEN SPACE/ WOODLOTS (126.8 ha) SWM POND (21.6 ha) ROADS/ WIDENINGS (76.7 ha) TOTAL AREA 465 ha * Access to ponds L2 and L5 to be determined at the subdivision stage of development. < Limited turn movements 	<ul style="list-style-type: none"> MNR Mapped Wetlands (approx. from air photography) NON PARTICIPATING LANDS- FURTHER STUDY REQUIRED DESIGNATED HERITAGE PROPERTY LISTED HERITAGE PROPERTY PRIMARY GATEWAY MISSISSAUGA RD. STREETSCAPE ENHANCEMENT 	<p>DEVELOPMENT LIMITS</p> <ul style="list-style-type: none"> Limit of Development Approximate Limit of Development Staked Dripline of Mature Forest Staked Edge of Wetland (MNR July 2008) Staked Top of Bank Stable Top of Slope <p>Surveyed Feature Limits prepared by: MMM Group 10m buffer applied to dripline of mature forest top of bank & flooding 15m buffer applied to staked wetland & centreline of creek unless alternative approved in EIR.</p> <p>Date: July 20, 2011 Revised: September 19, 2011 MALONE GIVEN PARSONS LTD.</p>
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THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

NUMBER _____, 2024

To amend By-law 270-2004 (known as “Zoning By-law 2004”), as amended

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:
 - (1) By changing Schedule ‘A’ thereto, the zoning designation of the lands as shown outlined on Schedule ‘A’ to this by-law:

FROM	TO
AGRICULTURAL (A)	RESIDENTIAL APARTMENT A(1)(Holding) – SECTION 3680 (R4A(1)(H)-3680)

- (2) By adding thereto, the following sections:
 - “3680 The lands designated R4A(1)(H)-3680 on Schedule A to this by-law:
 - 3680.1 Shall only be used for the purposes permitted in the R4A(1) zone, and:
 - a) a Townhouse Dwelling
 - b) a Stacked Townhouse Dwelling
 - c) a Back-to-Back Townhouse Dwelling
 - d) a Back-to-Back Stacked Townhouse Dwelling
 - e) purposes accessory to the other permitted purposes
 - 3680.2 Shall be subject to the following requirements and restrictions:

- i) For a Townhouse Dwelling, Stacked Townhouse Dwelling, a Back-to-Back Townhouse Dwelling or a Back-to-Back Stacked Townhouse Dwelling:
 - a) Minimum Lot Area: No requirement
 - b) Minimum Lot Width: No requirement
 - c) Minimum Lot Depth: No requirement
 - d) Minimum building setback to Mississauga Road: 4.0 metres
 - e) Minimum building setback to a private road:
 - i. From a front wall: 4.5 metres
 - ii. From a side wall: 3.0 metres
 - f) Minimum building setback to Misted Breeze Street and land zoned OS-2442: 6.0 meters.
 - g) Minimum building setback to all other lot lines abutting another zone: 4.0 metres
 - h) Minimum setback to another building on the same lot: 3.0 m.
 - i) Maximum building height: 13.5 metres
 - j) A porch, and/or balcony with or without foundation including eaves and cornices may encroach 1.8 metres into a required building setback.
 - k) A bay or boxed window with or without foundation including eaves and cornices may encroach 1.2 metres into a required building setback.
 - l) Minimum Private Amenity Area: 3.5 square metres for each unit and shall be provided either on a porch, balcony, uncovered terrace, or private rear yard.
- ii) For an Apartment Dwelling:
 - a) Minimum Lot Area: No requirement
 - b) Minimum Lot Width: No requirement
 - c) Minimum Lot Depth: No requirement
 - d) Minimum Front Yard Depth from Mississauga Road: 4.5 metres
 - e) Maximum Front Yard Depth from Mississauga Road: 10.0 meters
 - f) Minimum building setback to a lot line abutting another zone: 6.0 metres
 - g) Minimum setback to another building on the same lot: 13.5 metres

- h) A porch and/or balcony including eaves and cornices may encroach 1.8 metres into a required building setback
 - i) Minimum Private Amenity Area: 3.5 square metres for each unit and shall be provided either on a porch, balcony or uncovered terrace
 - j) Maximum Building Height: 6 Storeys
- iii) The following requirements and restrictions shall apply to all permitted uses:
- a) Maximum Lot Coverage: 35%
 - b) Minimum Landscaped Open Space: 40% of the lot area
 - c) Minimum Outdoor Amenity Area: 1,100 square metres;
 - d) Maximum Number of Dwelling Units: 255
 - e) Maximum Floor Space Index: 1.31
 - f) Minimum setback of an enclosed stairwell to the southerly lot line: 3.0 meters
 - g) Minimum setback of a hydro transformer to a lot line: 1.2 meters
 - h) The lands zoned R4A(1)(H)-3680 shall be considered one lot for zoning purposes.

3680.3 For the purposes of this By-law, the following definition shall apply:

A “Back-to-Back Stacked Townhouse Dwelling” shall mean a building containing four or more dwelling units where each unit is separated horizontally and vertically from another unit by a common wall, including a rear common wall, that do not have rear yards.”

3680.4 Until such time as the Holding (H) symbol has been removed, the lands shall only be used in accordance with the Agricultural ‘A’ zone.

3680.5 The Holding (H) symbol shall not be removed until the following has been satisfied:

- a) A private access easement for the purpose of ingress and egress in favour of the adjacent property (8672 Mississauga Road) has been established;
- b) Pedestrian crossing signals at the access on Mississauga Road have been installed to the satisfaction of the Region of Peel; and,
- c) Written confirmation from the Region of Peel Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report that includes acceptable plans for both water servicing and stormwater requirements has been received.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this _____ day of _____, 2024.

Approved as to
content.
____/____/____

[Approver's Name]

PATRICK BROWN - MAYOR

Approved as to
form.
____/____/____

[Approver's Name]

PETER FAY - CITY CLERK

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW _____

The purpose of By-law _____ is to amend the comprehensive Zoning By-law 270-2004 as amended pursuant to an application by 13514161 Canada Inc. (File: OZS-2022-0017).

EFFECT OF THE BY-LAW

The effect of By-law _____ is to permit the use of the subject lands for an apartment dwelling and back-to-back stacked townhouses. The development will yield 255 residential units.

LOCATION OF LANDS AFFECTED

The lands affected by By-law _____ are located on the west side of Mississauga Road, south of Embleton Road within the Bram West Secondary Plan (SPA 40d).

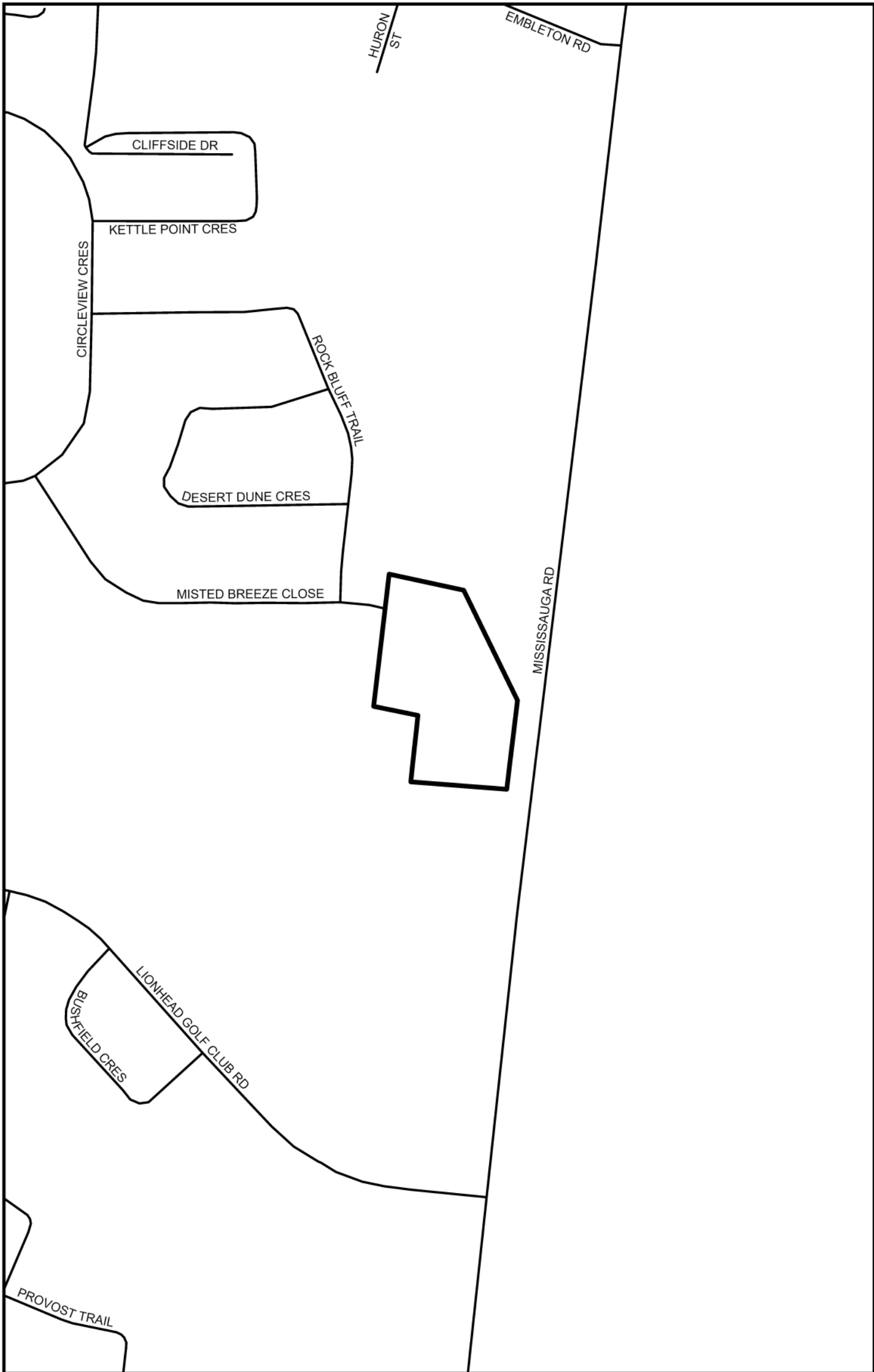
DESERT DUNE
CRES

ROCK BLUFF TRAIL

MISSISSAUGA RD

R4A(1)(H)-3680





 SUBJECT LANDS



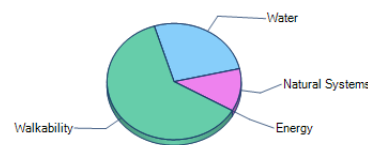
SUSTAINABILITY SCORE SNAPSHOT

APPLICATION DETAILS:

Project Name: 8654 Mississauga Road

City File Number: PRE-2021-0144

Plan Type: Site Plan



SUSTAINABILITY SCORE: **49**

THRESHOLD ACHIEVED: **BRONZE**

Land use Diversity Mix: Proximity to Lifestyle Amenities

- [Minimum] Select amenities are within 800 m walking distance of 50% or more of the Dwelling Units (DU) and/or jobs.
- [Aspirational] Select amenities are within 400 m walking distance of 75% or more of the Dwelling Units (DU) and/or jobs.

Landscape and Street Tree Planting/Preservation - Maintain Existing Healthy Trees

- [Minimum] When healthy tableland trees are proposed for removal, enhanced compensation is provided based on basal area.
- [Aspirational] 75% or more of the healthy mature trees greater than 20 cm DBH have been preserved in-situ.

Site Accessibility - Universal Design

- [Minimum] 20% of buildings are designed in accordance with Universal Design and Accessibility guidelines (i.e. ICC/ANSI A117.1 or equivalent).

Landscape and Street Tree Planting/Preservation - % Tree Canopy Within Proximity to Building/Pedestrian Infrastructure

- [Minimum] 50% of sidewalks will have shade provided by trees within 10 years of development. If spacing is not feasible, street trees have been placed elsewhere on the site to maintain the proposed tree canopy (e.g. additional park trees, front or backyard trees).

Parking - Bicycle Parking - Multi-Family Buildings

- [Minimum] A minimum of 0.6 biking stalls per unit have been provided. Additionally, a minimum of 5% of the bike parking been provided at grade.

Parking - Off-Street Parking

- [Minimum] All new off-street parking has been located beside or behind a building.
- [Aspirational] Less than 20% of the total developmental area has been dedicated to new off-street surface parking facilities.
- [Aspirational] Structure parking has been consolidated for 85% or more of the surface parking.

Parking - Surface Parking

- [Minimum] A strategy has been developed to minimize surface parking for permanent employees and residents.

Site Permeability - Connectivity

- [Aspirational] Amenities and street furniture (benches, additional bike parking, landscaping) have been provided along connections on the site and between the site and adjacent destinations.

Transit Supportive - Distance to Public Transit - Site Plans

- [Minimum] The site is within 800 m walking distance to an existing or planned commuter rail, light rail, bus rapid transit or subway with stops; or the site is within 400 m walking distance to 1 or more bus stops with frequent service.
- [Aspirational] The site is within 400 m walking distance to an existing or planned commuter rail, light rail, bus rapid transit or subway with stops; or, the site within 200 m walking distance to 1 or more bus stops with frequent service

Active Transportation - Proximity to Cycle Network

- [Minimum] 75% of residents/jobs are within 400 m of existing or approved by council path/network.
- [Aspirational] 100% of residents/jobs are within 400 m of existing or approved by council path/network.

Walkability - Promote Walkable Streets

- [Aspirational] 100% of streets have continuous sidewalks, or equivalent provisions, provided on both sides of streets where not required by Municipal standards.
- [Aspirational] Pedestrian amenities have been provided to further encourage walkable streets.

Stormwater - Stormwater Management Quality and Quantity

- [Minimum] The most intense rainwater event that the site can retain runoff from (in mm) is 5mm.

Stormwater - Rainwater Re-Use

- [Aspirational] Rainwater is collected on site and used for low-grade functions.

Stormwater - Stormwater Architecture/Features

- [Minimum] Stormwater amenities which provide functional and aesthetic benefits to the site have been included in the development plan.

Energy Conservation - Building Energy Efficiency - Single Family

- [Minimum] Single family homes and multi-unit residential buildings have been built to EnerGuide 83 or equivalent.

Energy Conservation - Building Energy Efficiency - Multi Family, Commercial, Residential, Institutional

- [Aspirational] There is expected energy savings of more than 55% for the proposed building relative to MNECB compliance.

Bird Friendly Design

- [Minimum] Glass has been treated with Bird Friendly Design strategies on the 12m above the green roof surface for green roofs with adjacent glass surfaces.

Materials and Solid Waste Management - Solid Waste

- [Minimum] For Multi-Unit, Commercial, Retail and Institutional buildings, storage and collection areas for recycling and organic waste are within or attached to the building. Alternatively, deep collection recycling and organic waste storage facilities are provided

Heat Island - Reduce Heat Island Effect From the Built Form - Roof

- [Minimum] 25% of the roof has been designed with a "cool" roof surface.

- [Minimum] 10% of the roof is vegetated with a green roof.

Private Road/Access Easement Option (Overlay on Scottish Heather Subdivision)





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2024

To amend By-law 270-2004 (known as “Zoning By-law 2004”), as amended

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) By changing Schedule ‘A’ thereto, the zoning designation of the lands as shown outlined on Schedule ‘A’ to this by-law:

FROM	TO
AGRICULTURAL (A)	RESIDENTIAL APARTMENT A(1)(Holding) – SECTION 3680 (R4A(1)(H)-3680)

(2) By adding thereto, the following sections:

“3680 The lands designated R4A(1)(H)-3680 on Schedule A to this by-law:

3680.1 Shall only be used for the purposes permitted in the R4A(1) zone, and:

- a) a Townhouse Dwelling
- b) a Stacked Townhouse Dwelling
- c) a Back-to-Back Townhouse Dwelling
- d) a Back-to-Back Stacked Townhouse Dwelling
- e) purposes accessory to the other permitted purposes

3680.2 Shall be subject to the following requirements and restrictions:

- i) For a Townhouse Dwelling, Stacked Townhouse Dwelling, a Back-to-Back Townhouse Dwelling or a Back-to-Back Stacked Townhouse Dwelling:
 - a) Minimum Lot Area: No requirement

- b) Minimum Lot Width: No requirement
 - c) Minimum Lot Depth: No requirement
 - d) Minimum building setback from Mississauga Road: 4.0 metres
 - e) Minimum building setback from a private road:
 - i. From a front wall: 4.5 metres
 - ii. From a side wall: 3.0 metres
 - f) Minimum building setback from Misted Breeze Street and land zoned OS-2442: 6.0 meters.
 - g) Minimum building setback from all other lot lines abutting another zone: 4.0 metres
 - h) Minimum setback from another building on the same lot: 3.0 m.
 - i) Maximum building height: 13.5 metres
 - j) A porch, and/or balcony with or without foundation including eaves and cornices may encroach 1.8 metres into a required building setback.
 - k) A bay or boxed window with or without foundation including eaves and cornices may encroach 1.2 metres into a required building setback.
 - l) Minimum Private Amenity Area: 3.5 square metres for each unit and shall be provided either on a porch, balcony, uncovered terrace, or private rear yard.
- ii) For an Apartment Dwelling:
- a) Minimum Lot Area: No requirement
 - b) Minimum Lot Width: No requirement
 - c) Minimum Lot Depth: No requirement
 - d) Minimum Front Yard Depth from Mississauga Road: 4.5 metres
 - e) Maximum Front Yard Depth from Mississauga Road: 10.0 meters
 - f) Minimum building setback from a lot line abutting another zone: 6.0 metres
 - g) Minimum setback from another building on the same lot: 13.5 metres
 - h) A porch and/or balcony including eaves and cornices may encroach 1.8 metres into a required building setback
 - i) Minimum Private Amenity Area: 3.5 square metres for each unit and shall be provided either on a porch, balcony or uncovered terrace
 - j) Maximum Building Height: 6 Storeys
- iii) The following requirements and restrictions shall apply to all permitted uses:
- a) Maximum Lot Coverage: 35%
 - b) Minimum Landscaped Open Space: 40% of the lot area
 - c) Minimum Outdoor Amenity Area: 1,100 square metres;
 - d) Maximum Number of Dwelling Units: 255
 - e) Maximum Floor Space Index: 1.31
 - f) Minimum setback of an enclosed stairwell from the side lot line: 3.0 meters
 - g) Minimum setback of a hydro transformer from a lot line: 1.2 meters
 - h) The lands zoned R4A(1)(H)-3680 shall be considered one lot for zoning purposes.

3680.3 For the purposes of this By-law, the following definition shall apply:

A “Back-to-Back Stacked Townhouse Dwelling” shall mean a building containing four or more dwelling units where each unit is separated horizontally and vertically from another unit by a common wall, including a rear common wall, that do not have rear yards.

3680.4 Until such time as the Holding (H) symbol has been removed, the lands shall only be used in accordance with the Agricultural ‘A’ zone.

3680.5 The Holding (H) symbol shall not be removed until the following has been satisfied:

- a) Receipt of confirmation from the Riverview Heights Block Plan 40-3 Cost Sharing Agreement trustee that the property owner is a signatory to the agreement in good standing, and has satisfied the cost-sharing obligations;
- b) Arrangements to the satisfaction of the Commissioner of Planning, Building and Growth Management are completed to accommodate a private access easement for the purpose of ingress and egress in favour of the adjacent property to the north (8672 Mississauga Road);
- c) Arrangements to the satisfaction of the Commissioner of Planning, Building and Growth Management are completed to accommodate vehicular and pedestrian access to the site, which is to be achieved by one of the following:
 - i) a public road over the City-owned lands located to the west and south of the subject site connecting to Lionhead Golf Club Road,
 - ii) a private road/access on an easement over the City-owned lands located to the west and south of the subject site connecting to Lionhead Golf Club Road.
- d) Written confirmation from the Region of Peel Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report that includes acceptable plans for both water servicing and stormwater requirements has been received.”

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 15th day of May, 2024.

Approved as to
content.

2024/05/09

MR

PATRICK BROWN – MAYOR

Approved as to
form.

2024/05/08

AAP

JANICE ADSHEAD, ACTING CITY CLERK

(File: OZS-2022-0017; Report No. Planning, Bld. & Growth Mgt-2024-358)

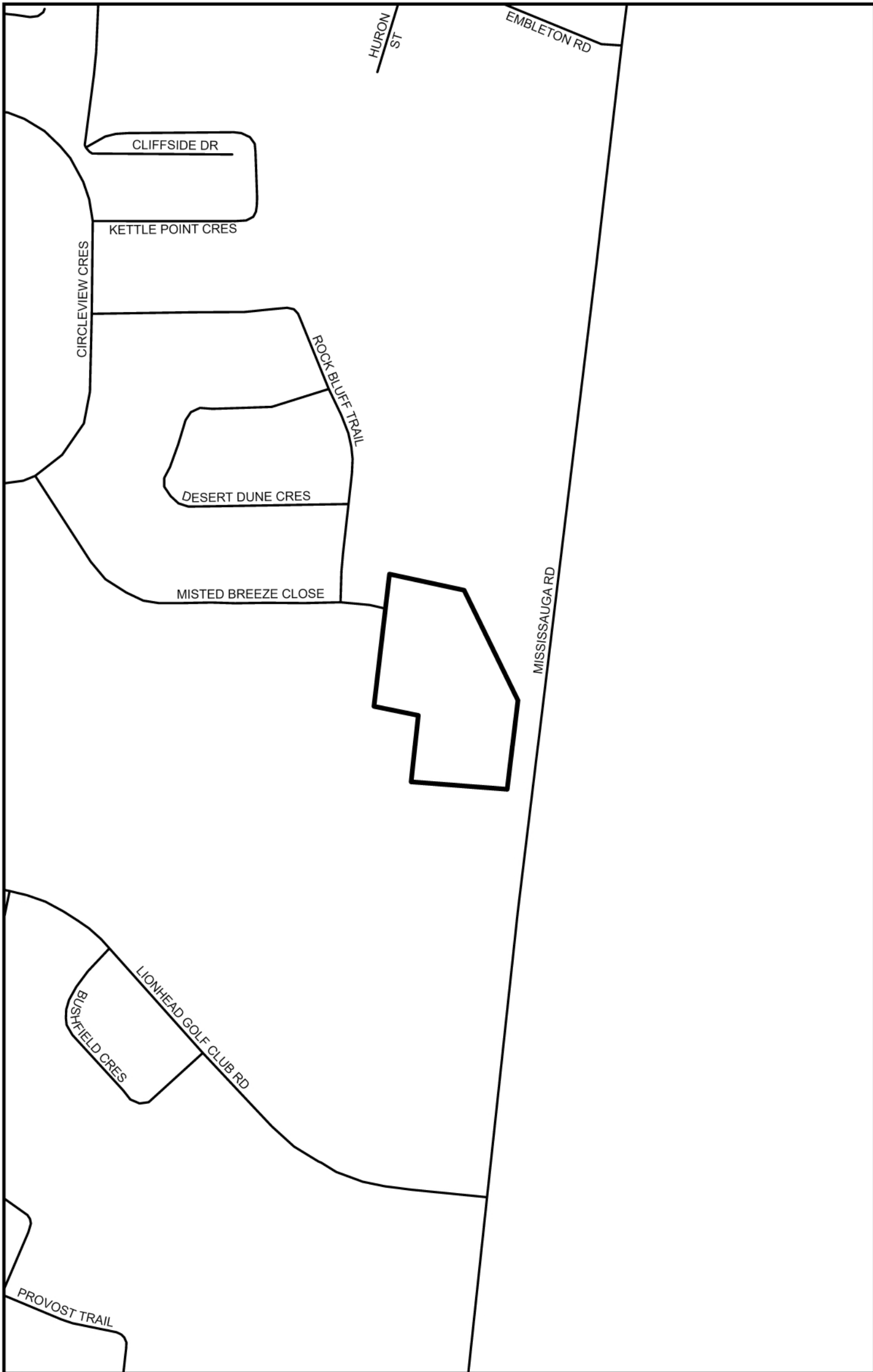
DESERT DUNE
CRES

ROCK BLUFF TRAIL

MISSISSAUGA RD

R4A(1)(H)-3680





 SUBJECT LANDS





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2024

To provide for the Levy and Collection of Property Taxes for the Year 2024

WHEREAS section 3 of the Assessment Act, R.S.O. 1990, c. A.31, as amended, provides that all real property, with specific exceptions, is subject to assessment and taxation;

AND WHEREAS the property classes have been prescribed by the Minister of Finance under the *Assessment Act*, R.S.O. 1990, c. A.31, as amended, and the regulations thereto;

AND WHEREAS it is necessary for the Council of The Corporation of the City of Brampton, pursuant to the *Municipal Act, 2001* to levy upon the whole of the assessment for real property for the property classes according to the last revised assessment roll for The Corporation of the City of Brampton the sums set forth for the purposes in Schedule "A" hereto attached for the current year;

AND WHEREAS, the Regional Municipality of Peel has adopted estimates of all sums required by The Regional Municipality of Peel during the year 2024 for the purposes of the Regional Corporation and has provided for a general levy and special levies on Area Municipalities;

AND WHEREAS the tax rates for school purposes are prescribed by Ontario Regulation;

AND WHEREAS the Regional Municipality of Peel delegated to the Council of each area municipality the authority to pass a By-law establishing tax ratios and setting out a method by which the portion of Regional levies will be raised in each area municipality for the 2024 taxation year;

AND WHEREAS the City of Brampton Tax Ratios By-law established the relative amount of taxation to be borne by each property class;

AND WHEREAS it is expedient to provide for the levy and collection of taxes by instalments and to impose penalties on all overdue current levies and interest on all arrears of taxes pursuant to the *Municipal Act, 2001*;

AND WHEREAS an Interim levy was made by The Corporation of the City of Brampton before the adoption of the estimates for the current year;

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. For the year 2024, the tax rates shown on Schedule “A” to this By-law shall be levied upon the whole of the assessment in each property class shown on Schedule “A” to this By-law.

2. Any amounts levied by the interim levy for 2024 shall be deducted from the amounts levied by this By-law.

3. (1a) Every property within the tax classes of Residential, Farm, Managed Forest & Pipelines shall be taxed according to the tax rates shown on Schedule A to this By-law, and the taxes levied shall be collected in three (3) instalments, (due July 24th, August 21st, and September 18th 2024 respectively) provided that the first instalment shall be due not earlier than 21 days from the date of the mailing of the tax notice.

(1b) Every property within the tax classes of Commercial, Industrial and Multi-Residential shall be taxed according to the tax rates shown on Schedule A to this By-law, and the taxes levied shall be collected in three (3) instalments, (due August 21st, September 18th and October 23rd respectively) provided that the first instalment shall be due not earlier than 21 days from the date of the mailing of the tax notice.

(2) Notwithstanding subsection 3 (1a) & (1b), the final levy for real property taxes including local improvement assessments, for those properties subject to an agreement for monthly payments under the City of Brampton Pre-Authorized Tax Payment Program shall be due and payable to the Corporation of the City of Brampton in six (6) instalments where practicable based on the withdrawal day consisting of the option of payment dates on the 1st or the 15th, or the next subsequent business day in the event of a weekend or a statutory holiday, during the months of:

- July 2024
- August 2024
- September 2024
- October 2024
- November 2024
- December 2024

(3) For the year 2024, pursuant to Sections 208(2) of the *Municipal Act, 2001*, a special charge or tax rate of 0.259920% shall be levied against the ratable property in the improvement area as defined in By-law 276-88, that belongs to a class of property prescribed under the Assessment Act as a business property class for the purposes of Sections 204 to 215 of the *Municipal Act, 2001*, sufficient to provide the sum of \$383,386 for the purposes of the Brampton Downtown Business Improvement Area, together with interest on the sum at such rate as is required to repay any interest payable by the City on the whole or any part of that sum.

(4) For Payments-in-Lieu (P.I.L.'s) of taxes due to the City, the actual amount due to the City shall be based on the Assessment Roll and the tax rates for 2024, unless otherwise required by regulation.

(5) That property taxes to be levied as a result of additions to the Tax Roll pursuant to the *Assessment Act*, shall be due and payable in three (3) instalments, provided that the first instalment shall be due not earlier than 21 days from the date of the mailing of the tax notice.

(6) Notwithstanding subsection (5) where property taxes are levied as a result of additions to the Tax Roll pursuant to the *Assessment Act*, at such points during the year that it is impractical or otherwise not feasible for such taxes to be payable in three instalments then these taxes shall be due and payable on such dates as may be determined by the Treasurer of the Corporation of the City of Brampton.

4. Notwithstanding section 1 and 3, where the total final levy taxes to be imposed on a property would be less than twenty-five (25) dollars, the amount of actual taxes shall be zero.
5. There shall be added to the Collector's Roll all or any Local Improvement or Special Charges, arrears of charges, fees, costs or other expenses as may be permitted by applicable Provincial legislation and such Local Improvement or Special Charges, arrears of charges, fees, costs or other expenses shall be deemed to be taxes, collected as taxes, or collected in the same manner as municipal taxes, as may be specifically authorized by the applicable statute.
6. (1) Pursuant to Section 345(2) of the *Municipal Act, 2001* the Treasurer shall add a late payment charge as a penalty for non-payment of the instalment(s) of taxes on the respective due date(s) of one and one quarter percent (1 ¼ %) of the amount of taxes due and unpaid for the first day of default in the year in which the taxes were levied.

(2) Pursuant to Section 345(3) of the *Municipal Act, 2001* the Treasurer shall add an interest charge of one and one-quarter percent (1 ¼%) for the non-payment of taxes due and unpaid on the first day of each calendar month
7. The Treasurer is hereby authorized to accept part payment from time to time on account of any taxes due and to give a receipt for such part payment, provided that acceptance of any such part payment does not affect the collection of any late payment charges imposed and collectable under the provisions of subsection 6(1) and 6(2) of this By-law, in respect of non-payment of any taxes or any class of taxes or of any instalment thereof.

8. (1) That the following institutions are hereby authorized to collect instalments of taxes to be credited to the Treasurer:
- (1a) All Schedule I and Schedule II banks pursuant to the *Bank Act*;
 - (1b) Trust Companies incorporated under the laws of the Province of Ontario;
 - (1c) Credit Union and Caisses Populaires.
- (2) The institutions shall provide a receipt to the taxpayer and the City shall credit the taxpayer's account for the amount paid effective on the date of the institution's receipt to the taxpayer.
9. (1) That the Treasurer is hereby authorized to mail every tax notice or cause the same to be mailed to the address of the residence or place of business of the person taxed unless directed otherwise by the taxpayer or agent of the taxpayer, as provided by the *Municipal Act, 2001* as amended.
- (2) Immediately after sending a tax bill, the Treasurer shall create a record of the date on which it was sent and this record is, in the absence of evidence to the contrary, proof that the tax bill was sent on that date.
10. If any section or portion of this By-law is found by a court of competent jurisdiction to be invalid, it is the intent of Council for the Corporation of the City of Brampton that all remaining sections and portions of this By-law continue in force and effect.

ENACTED and PASSED this 15th day of May, 2024.

Approved as to
form.
2024/April/11
S. Akhtar

Patrick Brown, Mayor

Approved as to
content.
2024/March/28
Nash Damer

Janice Adshead, Acting City Clerk

Schedule "A"
 Corporation of the City of Brampton
 2024 Tax Rates and Levy

(\$000s)										
Property Class	Tax Class	CVA	Lower Tier Tax Rate	Upper Tier Tax Rate	Education Tax Rate	Total Tax Rate	City of Brampton Levy	Region of Peel Levy	Education Levy	Total Levy
Residential	RT	90,633,094,720	0.489946%	0.463905%	0.153000%	1.106851%	444,053	420,451	138,669	1,003,173
Residential (Education Only)	RD	0	0.000000%	0.000000%	0.153000%	0.153000%	-	-	-	-
Residential Taxable (full rate, shared PIL)	RH	0	0.489946%	0.463905%	0.153000%	1.106851%	-	-	-	-
Res. Farmland Awaiting Dev. Ph. I	R1	3,876,100	0.146984%	0.139172%	0.045900%	0.332056%	6	5	2	13
Res. Farmland Awaiting Dev. Ph. II	R4	0	0.489946%	0.463905%	0.153000%	1.106851%	-	-	-	-
Multi-Residential	MT	1,782,165,140	0.835358%	0.790958%	0.153000%	1.779316%	14,887	14,096	2,727	31,710
New Multi-Residential	NT	3,342,000	0.489946%	0.463905%	0.153000%	1.106851%	16	16	5	37
MR Farmland Awaiting Dev. Ph. I	M1	0	0.146984%	0.139172%	0.045900%	0.332056%	-	-	-	-
MR Farmland Awaiting Dev. Ph II	M4	0	0.835358%	0.790958%	0.153000%	1.779316%	-	-	-	-
Commercial Taxable Full Rate	CT	10,095,709,209	0.635509%	0.601731%	0.880000%	2.117240%	64,159	60,749	88,842	213,750
Office Building New Construction: Full	YT	0	0.635509%	0.601731%	0.880000%	2.117240%	-	-	-	-
Office Building New Construction: Excess Land	YU	0	0.635509%	0.601731%	0.880000%	2.117240%	-	-	-	-
Shopping Centre New Construction: Full	ZT	0	0.635509%	0.601731%	0.880000%	2.117240%	-	-	-	-
Shopping Centre New Construction: Excess Land	ZU	0	0.635509%	0.601731%	0.880000%	2.117240%	-	-	-	-
Commercial Taxable (full rate, shared PIL)	CH	16,870,000	0.635509%	0.601731%	0.944727%	2.181967%	107	102	159	368
Commercial Taxable - (no school taxes)	CM	0	0.635509%	0.601731%	0.000000%	1.237240%	-	-	-	-
C.Farmland Awaiting Dev. Ph I	C1	17,273,300	0.146984%	0.139172%	0.045900%	0.332056%	25	24	8	57
C.Farmland Awaiting Dev. Ph II	C4	0	0.635509%	0.601731%	0.880000%	2.117240%	-	-	-	-
Commercial Small Scale On-Farm Business	C7	25,600	0.158877%	0.150433%	0.220000%	0.529310%	0	0	0	0
Commercial Small Scale On-Farm Business 2	C0	0	0.158877%	0.150433%	0.220000%	0.529310%	-	-	-	-
Commercial Excess Land	CU	156,450,888	0.635509%	0.601731%	0.880000%	2.117240%	994	941	1,377	3,312
Commercial Taxable (vacant land, shared PIL)	CJ	0	0.635509%	0.601731%	0.944727%	2.181967%	-	-	-	-
Office Building	DT	429,436,564	0.635509%	0.601731%	0.880000%	2.117240%	2,729	2,584	3,779	9,092
Office Building Taxable (full rate, shared PIL)	DH	0	0.635509%	0.601731%	0.944727%	2.181967%	-	-	-	-
Office Building Excess Land	DU	4,534,567	0.635509%	0.601731%	0.880000%	2.117240%	29	27	40	96
Shopping Centres	ST	2,940,316,614	0.635509%	0.601731%	0.880000%	2.117240%	18,686	17,693	25,875	62,254
Shopping Centres Excess Land	SU	12,553,300	0.635509%	0.601731%	0.880000%	2.117240%	80	76	110	266
Parking Lot	GT	54,738,206	0.635509%	0.601731%	0.880000%	2.117240%	348	329	482	1,159
Commercial Vacant Land	CX	291,793,909	0.635509%	0.601731%	0.880000%	2.117240%	1,854	1,756	2,568	6,178
Commercial New Construction : Full	XT	0	0.635509%	0.601731%	0.880000%	2.117240%	-	-	-	-
Commercial New Construction : Excess Land	XU	0	0.635509%	0.601731%	0.880000%	2.117240%	-	-	-	-
Commercial New Construction : Vacant Land	XX	0	0.635509%	0.601731%	0.880000%	2.117240%	-	-	-	-
Industrial Taxable Full Rate	IT	1,809,961,224	0.720221%	0.681940%	0.880000%	2.282161%	13,036	12,343	15,928	41,306
Industrial New Construction : Full	JT	0	0.720221%	0.681940%	0.880000%	2.282161%	-	-	-	-
Industrial New Construction Vacant Land	JX	0	0.720221%	0.681940%	0.880000%	2.282161%	-	-	-	-
Industrial Taxable (full rate, shared PIL)	IH	31,751,900	0.720221%	0.681940%	1.066032%	2.468193%	229	217	338	784
Large Industrial New Construction : Full	KT	0	0.720221%	0.681940%	0.880000%	2.282161%	-	-	-	-
I. Farmland Awaiting Dev. Ph I	I1	7,760,200	0.146984%	0.139172%	0.045900%	0.332056%	11	11	4	26
I. Farmland Awaiting Dev. Ph II	I4	0	0.720221%	0.681940%	0.880000%	2.282161%	-	-	-	-
Industrial Small Scale On-Farm Business	I7	0	0.180055%	0.170485%	0.220000%	0.570540%	-	-	-	-
Industrial Small Scale On-Farm Business 2	I0	0	0.180055%	0.170485%	0.220000%	0.570540%	-	-	-	-
Industrial Excess Land	IU	43,705,876	0.720221%	0.681940%	0.880000%	2.282161%	315	298	385	997
Industrial Vacant Land	IX	352,466,500	0.720221%	0.681940%	0.880000%	2.282161%	2,539	2,404	3,102	8,044
Industrial Vacant land, Shared PIL	IJ	771,000	0.720221%	0.681940%	1.066032%	2.468193%	6	5	8	19
Industrial Excess Land Shared PIL	IK	9,439,000	0.720221%	0.681940%	1.066032%	2.468193%	68	64	101	233
Large Industrial Taxable	LT	1,028,833,802	0.720221%	0.681940%	0.880000%	2.282161%	7,410	7,016	9,054	23,480
Large Industrial Excess Land	LU	43,996,727	0.720221%	0.681940%	0.880000%	2.282161%	317	300	387	1,004
Pipelines	PT	219,592,500	0.452661%	0.428602%	0.880000%	1.761263%	994	941	1,932	3,868
Farmland	FT	109,179,300	0.122487%	0.115976%	0.038250%	0.276713%	134	127	42	302
Managed Forests	TT	969,400	0.122487%	0.115976%	0.038250%	0.276713%	1	1	0	3
TOTAL		110,100,607,546					573,033	542,576	295,923	1,411,532



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2024

To amend the Schedules of Traffic By-law 93-93, relating to RATE OF SPEED (Schedule X) and BARRIER CONTROLLED TYPES OF LOTS (Schedule XXVII)

WHEREAS the Council for The Corporation of the City of Brampton has adopted and the Traffic and Parking By-law No. 93-93, (“By-law 93-93”) as amended to regulate the use of highways and parking in the City of Brampton;

AND WHEREAS pursuant to subsection 11(3) 1 of the *Municipal Act, 2001*, a by-law may be passed by a council of a municipality relating to the regulation of highways and parking within the municipality;

AND WHEREAS the Council of The Corporation of the City of Brampton is desirous of adopting a by-law to further amend By-law 93-93 by amending RATE OF SPEED (Schedule X) and BARRIER CONTROLLED (TYPES OF PARKING LOTS) (Scheule XXVII);

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. By-law 93-93 as amended, is hereby further amended by DELETING the following item from Schedule X:

RATE OF SPEED

COLUMN 1 HIGHWAY	COLUMN 2 RATE OF SPEED	COLUMN 3 BETWEEN	COLUMN 4 TIMES OR DAYS
Chapparral Drive	40	Sunny Meadow Boulevard and a point 104 south of Ivory Tusk Court/Honeybee Court	Anytime

2. By-law 93-93 as amended, is hereby further amended by ADDING the following items to Schedule X:

RATE OF SPEED

COLUMN 1 HIGHWAY	COLUMN 2 RATE OF SPEED	COLUMN 3 BETWEEN	COLUMN 4 TIMES OR DAYS
Chapparal Drive	40	Sunny Meadow Boulevard and a point 104 south of Ivory Tusk Court/Honeybee Drive	Anytime
Glenvale Boulevard	40	Central Park Drive and Gailwood Court	Anytime

3. By-law 93-93 as amended, is hereby further amended by DELETING the following items from Schedule XXVII:

BARRIER CONTROLLED (Types of Parking Lots)

COLUMN 1 PARKING LOT NAME	COLUMN 2 PARKING LOT LOCATIONS	COLUMN 3 HOURLY FEE	COLUMN 4 PERMIT FEE	COLUMN 5 HOUR OF OPERATION
John Street	On John Street east of Main Street South	First one (1) hour free and thereafter \$1 per half hour or part thereof up to a daily maximum of \$9 (includes H.S.T)	\$44 per permit for each calendar month or part thereof (includes H.S.T)	9:00 am to 7:00 pm Monday to Friday Except holidays
Market Square	In the northeast quadrant of the intersection of Main Street and Queen Street	First one (1) hour free and thereafter \$1 per half hour or part thereof up to a daily maximum of \$9 (includes H.S.T)	\$44 per permit for each calendar month or part thereof (includes H.S.T)	9:00 am to 7:00 pm Monday to Friday Except holidays
Nelson Square	On Diplock Lane east of George Street and south of Nelson Street West (See Plan A - Lot No. 2)	First one (1) hour free and thereafter \$1 per half hour or part thereof up to a daily maximum of \$9 (includes H.S.T)	\$44 per permit for each calendar month or part thereof (includes H.S.T)	9:00 am to 7:00 pm Monday to Friday Except holidays
City Hall	On George Street South, south of Queen Street West (See Plan A - Lot No. 4)	First one (1) hour free and thereafter \$1 per half hour or part thereof up to a daily maximum of \$9 (includes H.S.T)	\$44 per permit for each calendar month or part thereof (includes H.S.T)	9:00 am to 7:00 pm Monday to Friday Except holidays

West Tower	On George Street South, south of Queen Street West (See Plan A - Lot No. 5)	First one (1) hour free and thereafter \$1 per half hour or part thereof up to a daily maximum of \$9 (includes H.S.T)	\$44 per permit for each calendar month or part thereof (includes H.S.T)	9:00 am to 7:00 pm Monday to Friday Except holidays
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4. By-law 93-93 as amended, is hereby further amended by ADDING the following items to Schedule XXVII:

BARRIER CONTROLLED (Types of Parking Lots)

COLUMN 1 PARKING LOT NAME	COLUMN 2 PARKING LOT LOCATIONS	COLUMN 3 HOURLY FEE	COLUMN 4 PERMIT FEE	COLUMN 5 HOUR OF OPERATION
John Street	On John Street east of Main Street South	First two (2) hour free and thereafter \$1 per half hour or part thereof up to a daily maximum of \$9 (includes H.S.T)	\$44 per permit for each calendar month or part thereof (includes H.S.T)	9:00 am to 7:00 pm Monday to Friday Except holidays
Market Square	In the northeast quadrant of the intersection of Main Street and Queen Street	First two (2) hour free and thereafter \$1 per half hour or part thereof up to a daily maximum of \$9 (includes H.S.T)	\$44 per permit for each calendar month or part thereof (includes H.S.T)	9:00 am to 7:00 pm Monday to Friday Except holidays
Nelson Square	On Diplock Lane east of George Street and south of Nelson Street West (See Plan A - Lot No. 2)	First two (2) hour free and thereafter \$1 per half hour or part thereof up to a daily maximum of \$9 (includes H.S.T)	\$44 per permit for each calendar month or part thereof (includes H.S.T)	9:00 am to 7:00 pm Monday to Friday Except holidays
City Hall	On George Street South, south of Queen Street West (See Plan A - Lot No. 4)	First two (2) hour free and thereafter \$1 per half hour or part thereof up to a daily maximum of \$9 (includes H.S.T)	\$44 per permit for each calendar month or part thereof (includes H.S.T)	9:00 am to 7:00 pm Monday to Friday Except holidays
West Tower	On George Street South, south of Queen Street West (See Plan A - Lot No. 5)	First two (2) hour free and thereafter \$1 per half hour or part thereof up to a daily maximum of \$9 (includes H.S.T)	\$44 per permit for each calendar month or part thereof (includes H.S.T)	9:00 am to 7:00 pm Monday to Friday Except holidays

ENACTED and PASSED this 15th day of May, 2024.

Approved as to
form.
2024/04/18
Colleen Grant

Patrick Brown, Mayor

Approved as to
content.
2024/04/17
Kevin Minaker

Janice Adshead, Acting City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2024

To amend Statutory Officials By-law 264-2021 to appoint a City Clerk

WHEREAS By-law 264-2021 provides for the appointment of specific Statutory Officials of The Corporation of the City of Brampton;

WHEREAS Council, by approval of Resolution C070-2024, has approved the appointment of a new City Clerk;

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. That Section 4(a) be deleted and replaced with the following:
4 (a) Genevieve Scharback be appointed as City Clerk.

ENACTED and PASSED this 15th day of May, 2024.

Approved as to
form.
2024/04/16
S. Akhtar

Patrick Brown, Mayor

Approved as to
content.
2024/04/16
Laura Johnston

Janice Adshead, Acting City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2024

To accept and assume works in
Registered Plan 43M-2052

WHEREAS the Council of the Corporation of the City of Brampton has, by resolution, directed that all works constructed and installed in accordance with the subdivision agreement for Registered Plan 43M-2052 be accepted and assumed;

AND WHEREAS Council has authorized the City Treasurer to release all the securities held by the City;

AND WHEREAS it is deemed expedient to accept and assume the streets as shown on Registered Plan 43M-2052 as part of the public highway system.

NOW THEREFORE the Council of The Corporation of the City of Brampton hereby **ENACTS** as follows:

1. All of the works constructed and installed in accordance with the subdivision agreement for Registered Plan 43M-2052 are hereby accepted and assumed.
2. The lands described in Schedule A to this by-law are hereby accepted and assumed as part of the public highway system of the City of Brampton.

ENACTED and PASSED THIS 15th day of May 2024.

Approved as to form.
2024/04/04
SDSR

Patrick Brown, Mayor

Approved as to content.
2024/04/02
L. Totino

Janice Adshead, Acting City Clerk

SCHEDULE A TO BY-LAW NO. _____

Registered Plan 43M-2052

Rivermont Road, Lionhead Golf Club Road, Hubbell Road, Hammerslea Court,
Lollard Way, Ferdinand Drive, Clute Springs Court, Elysian Fields Circle,
Vineyard Way

City of Brampton
Regional Municipality of Peel



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2024

To confirm the proceedings of Council
at its Regular Meeting held on May 15, 2024

The Council of The Corporation of the City of Brampton ENACTS as follows:

1. THAT the action of the Council at its Regular Meeting of May 15, 2024 in respect to each report, motion, resolution or other action passed and taken by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by its separate by-law; and
2. THAT the Mayor and the proper officers of the city are hereby authorized and directed to do all things necessary to give effect to the said action, or to obtain approvals where required, and except where otherwise provided, the Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the corporate seal of the City to all such documents. Where the subject matter of any such action is within a sphere or jurisdiction assigned to The Corporation of the City of Brampton pursuant to section 11 of the Municipal Act, 2001, the authority granted by this section includes the use of natural person powers under section 8 of the Municipal Act, 2001; and
3. THAT this by-law, to the extent to which it provides authority for or constitutes the exercise by the Council of its powers to proceed with, or to provide any money for, any undertaking, work, project, scheme, act, matter or thing which requires an approval in addition to the approval of the Council, shall not take effect until the additional approval has been obtained.

Dated at the City of Brampton this 15th day of May, 2024.

Patrick Brown, Mayor

Charlotte Gravlev, Acting City Clerk