



Post-Meeting Agenda  
Planning & Development Committee  
The Corporation of the City of Brampton

**Date:** Monday, February 22, 2021  
**Time:** 1:00 p.m.  
**Location:** Council Chambers - 4th Floor, City Hall - Webex Electronic Meeting  
**Members:** 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 C. Williams - Wards 7 and 8  
City Councillor H. Singh - Wards 9 and 10  
Regional Councillor G. Dhillon - Wards 9 and 10  
Mayor Patrick Brown (ex officio)

NOTICE: In consideration of the current COVID-19 public health orders prohibiting large public gatherings and requiring physical distancing, in-person attendance at Council and Committee meetings will be limited to Members of Council and essential City staff only. Public attendance at meetings is currently restricted. It is strongly recommended that all persons continue to observe meetings online or participate remotely.

For inquiries about this agenda, please contact: Shauna Danton, Legislative Coordinator, Telephone 905.874.2116, TTY 905.874.2130, or email [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca)

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1. Call to Order

2. Approval of Agenda

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

4. Consent Motion

In keeping with Council Resolution C019-2021, agenda items will no longer be pre-marked for Consent Motion approval. 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.

5. Statutory Public Meeting Reports

6. Public Delegations (5 minutes maximum)

- \*6.1. Delegation from Sylvia Menezes-Roberts, Brampton resident, re: Age-Friendly Strategy and Action Plan - Year 1 Progress Report

See Items 7.1 and 7.2

7. Staff Presentations and Planning Reports

- 7.1. Staff presentation re: Age-Friendly Strategy and Action Plan – Year 1

See Items 6.1 and 7.2

- 7.2. Staff report re: Age-Friendly Strategy and Action Plan – Year 1 Progress Report

*Recommendation*

See Items 6.1 and 7.1

- 7.3. \*Staff report re: Application to Amend the Official Plan - TACC Holborn Corporation - Malone Given Parsons Ltd. - File C10E04.005

Location: 8863 The Gore Road - Ward 8

*Recommendation*

Note: February 16, 2021 - This report is withdrawn from the meeting agenda at the request of the Planning, Building and Economic Development Department on behalf of the owner and will be presented to a future meeting.

- 7.4. Staff report re: Application to Amend the Zoning By-law (temporary use) - Candevcon Ltd. - 2565361 Ontario Inc. - File OZS-2020-0001

Location: 10209 Bramalea Road - Ward 9

*Recommendation*

- 7.5. Staff report re: Application for Temporary Use By-law to permit an additional retail use - 2644083 Ontario Inc. - Astenik International Corp. - File OZS-2020-0016

Location: 18 Corporation Drive - Ward 8

*Recommendation*

**8. Committee Minutes**

- 8.1. Minutes - Age-Friendly Brampton Advisory Committee - January 26, 2021

*To be approved*

**9. Other Business/New Business**

- \*9.1. Discussion at the request of Councillor Fortini re: AirBnB

**10. Referred/Deferred Matters**

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.

**11. Correspondence**

- 11.1. Correspondence from Angie Melo, Legislative Coordinator, City of Mississauga, dated February 5, 2020, re: Confirmation of Consultant to Conduct Peer Review of Inclusionary Zoning Municipal Assessment Report

*To be received*

12. **Councillor Question Period**

13. **Public Question Period**

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

During the meeting, the public may submit questions regarding recommendations made at the meeting via email to the City Clerk at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca), to be introduced during the Public Question Period section of the meeting.

14. **Closed Session**

15. **Adjournment**

Next Meeting: Monday, March 8, 2021, at 7:00 p.m.





## Delegation Request

For Office Use Only:

Meeting Name:

Meeting Date:

Please complete this form for your request to delegate to Council or Committee on a matter where a decision of the Council may be required. Delegations at Council meetings are generally limited to agenda business published with the meeting agenda. Delegations at Committee meetings can relate to new business within the jurisdiction and authority of the City and/or Committee or agenda business published with the meeting agenda. **All delegations are limited to five (5) minutes.**

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

Email: [cityclerksoffice@brampton.ca](mailto: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: 2021 February 22 Agenda Item (if applicable): 7.2

Name of Individual(s): Sylvia Roberts

Position/Title: Resident

Organization/Person  
being represented:

Full Address for Contact:

Telephone:

Email:

Subject Matter  
to be Discussed:

Age-Friendly Strategy and Action Plan – Year 1 Progress Report

Action  
Requested:

Give staff the resources to do their job, and hire a statistician

A formal presentation will accompany my delegation: ☒ 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 delegation: ☐ Yes ☐ No ☐ Attached

**Note:** Delegates 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.

Personal information on this form is collected under authority of the Municipal Act, SO 2001, c.25 and/or the Planning Act, R.S.O. 1990, c.P.13 and will be used in the preparation of the applicable council/committee agenda and will be attached to the agenda and publicly available at the meeting and on the City's website. Questions about the collection of personal information should be directed to the Deputy City Clerk, Council and Administrative Services, 2 Wellington Street West, Brampton, Ontario, L6Y 4R2, tel. 905-874-2115.

# Age Friendly Strategy

## Year 1 Progress Report

## Age Friendly Challenges & Transportation

- Transportation
  - Metrics & Lack of Data
  - Contradictory orders to staff.

The Age Friendly Strategy has no metrics related to youth and transit, but why? The answer is there is no actual data about the number of youth who take transit; the Planning Department can't create a metric based on data they don't have. The lack of service hours decided by city council means that there isn't service, Brampton Transit needs service hours to cover the continued sprawl, but that is very expensive to operate. It also needs service hours to fix dire overcrowding, which coincidentally heavily affects youth. Brampton Transit is now put in the situation that it has to cannibalize service hours from the community service bus routes which are heavily used by seniors, or it can harm significantly more youth. Furthermore, because Council is deciding to make transit free for seniors, when combined with council's decision to raise the target farebox recovery rate, Brampton Transit is financially incentivized to slash the community service bus routes, because offering service to seniors is literally worthless to Brampton Transit.

## Age Friendly Challenges & Housing

- Housing
  - Missing the point
  - Dire Shortages

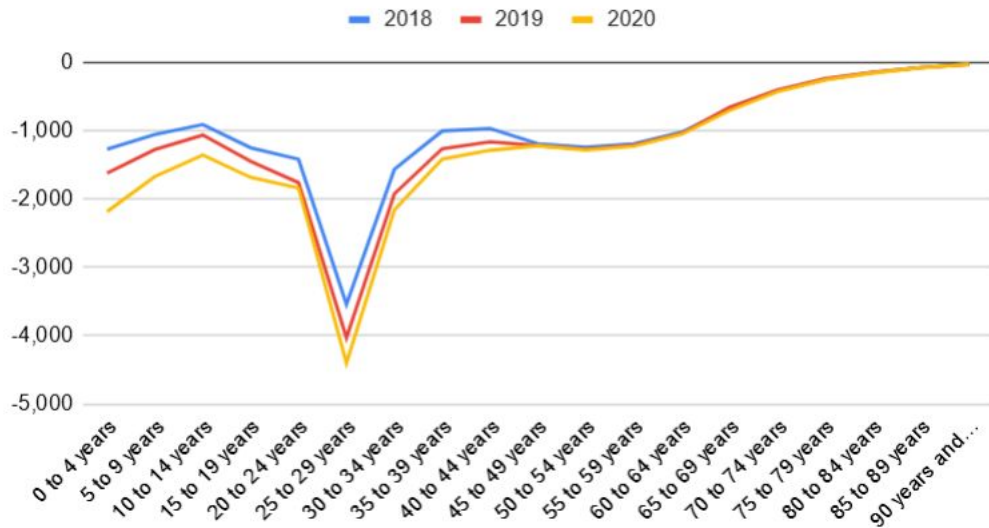
Because of how long the City's housing plans have taken, the goals are so outdated as to be irrelevant. The current metrics focus on affordable housing and choices, when the situation is that there is literally not enough housing. Assuming 6 people per single and semi, 5 for a town, and 3 for an apartment, the City of Brampton in just the last 2 years add 30k people it doesn't have housing for.\* Brampton needs a plan on how to rapidly ramp up housing starts, and it needs it very quickly, or you can explain in the 2026 how under your watch, Brampton got slums that are rapidly spreading across the City

\*Based on Statistics Canada estimates of population, and CMHC data on housing completions by quarter, to align with estimate calendars

<https://www150.statcan.gc.ca/t1/tbl1/en/cv.action?pid=1710014201>

<https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/1/1/Canada>

## Peel Intraprovincial Migration



Statistics Canada estimates for Peel Intraprovincial data showing significant numbers of people in their late 20s flooding out of Peel, this is about when young people are finishing post secondary education and have realized there is nothing here for them. Housing is expensive, cars are expensive, transit is inadequate, and it is mind-numbingly boring.

\*Based on StatsCan's Peel Intraprovincial migration estimates  
<https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1710014001>

## What you should do

- Hire a statistician
- Conduct annual surveys of the city

Brampton needs a statistician to deal with the vast volume of data the city needs to handle every year, which it needs done quickly, and to identify serious data gaps. Incidentally, Mississauga hired 2 in the past couple months

Brampton is rapidly changing, and it needs the data to figure out what is changing every year. An extensive annual survey can be done for less than one hundredth of one per cent of the City budget.

# Brampton's Age-Friendly Strategy & Action Plan: Year 1 Progress Report

Planning and Development Committee

February 22, 2021

# City of Brampton Age-Friendly Strategy and Action Plan: YEAR 1 PROGRESS REPORT

December 2020



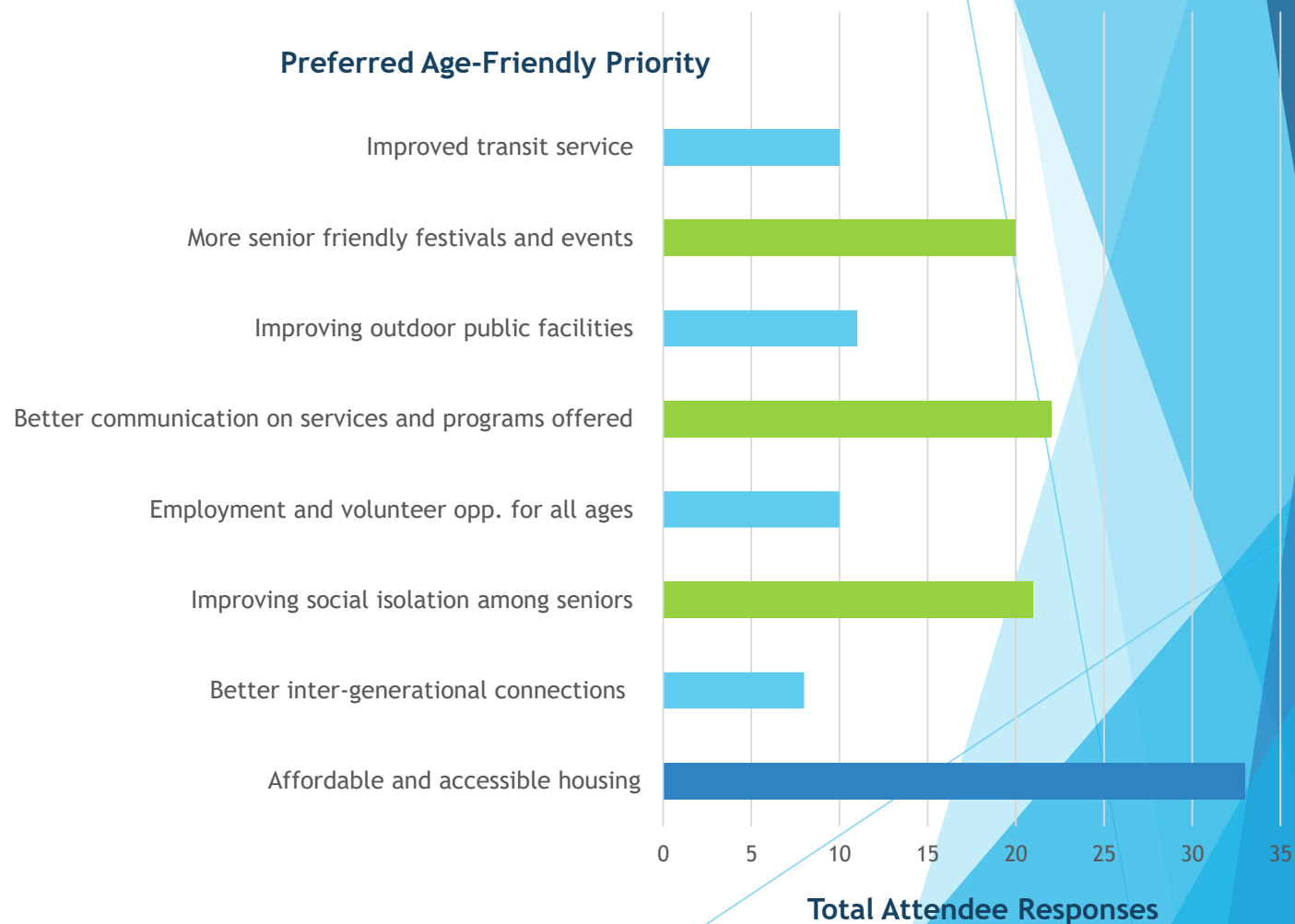
The report is prepared by the City of Brampton,  
Planning, Building, and Economic Development

 [brampton.ca](https://www.brampton.ca)



## Oct 6th, 2019 CARP Seniors Fair

### Preferred Age-Friendly Priority





## APPENDIX A: PROGRESS REPORTING CHART - YEAR 1 REPORT

### OUTDOOR SPACES AND BUILDINGS

Action Item	Timing/Priority	Activity	Initial Performance Indicator(s)	Updated Performance Indicator(s)	Progress
Seek opportunities to provide more outdoor seating at transit stops and on streets, particularly on Queen Street, Main Street, Rosepac Avenue; in parks and along trails: behind Shoppers World, Norton Place Park, White Spruce Park, Kiwanis Park, along the Etobicoke Creek Trail (especially between Bovaird Drive and south of Vodden Street), north of Williams Parkway and on Centre Street, Terry Fox School, Scared Heart and Lagerquist ball diamonds, Loafers Lake Park, Donald M Gordon Chinguacousy Park; and along Highway 10.	Short Term to Medium Term	<p>Nurturing Neighbourhoods assesses needs based on the perception of residents. Resident survey provides opportunity to obtain input on outdoors seating at neighbourhood level.</p> <p>Urban Design provides recommendations including seating options for review of public (i.e. LRT transit stops) and private development proposals.</p> <p>For Uptown, Urban Design to consider design of public realm including shade structures, walkability, etc.</p>	<p>Number of new benches installed.</p> <p>Number of rest places (i.e. doesn't need to be a "bench") and distance between rest places.</p> <p>Environmental Audit Tool – assesses neighbourhood walkability and community safety. Example: <a href="https://depts.washington.edu/hprc/resources/products-tools/healthy-agingresearch-network-archives/">https://depts.washington.edu/hprc/resources/products-tools/healthy-agingresearch-network-archives/</a></p> <p>Successful implementation of Brampton's neighbourhood audit tool (being developed by the 2040 Vision) or Peel's Public Health neighbourhood assessment tool.</p>	Successful implementation of Brampton's Neighbourhood audit tool - Nurturing Neighbourhoods Program - in 2019 and 2020.	Completed
<p>Develop a Bench/Outdoor Seating Area Dedication Area Program to increase the number of benches and/or outdoor seating areas in City-owned facilities, City-owned parks, trails and sidewalks. Explore funding opportunities for implementation.</p> <p>A memorial bench program is offered through the Brampton Cemetery and more information is available at <a href="http://brampton.ca/EN/residents/Cemeteries/Pages/welcome.aspx">http://brampton.ca/EN/residents/Cemeteries/Pages/welcome.aspx</a></p>	Medium Term	Limited number of benches installed through the Memorial Bench Program.	<p>Number of new benches installed.</p> <p>Number of rest places (i.e. doesn't need to be a "bench") and distance between rest places (e.g. planter boxes / landscape furniture).</p>	9 benches ordered through the program in 2020	Ongoing

# Status of Action Items

Majority of the 55 Action Items are underway, with 17 already completed

Greatest gains in the following focus areas:

- Social Participation (4.1, 4.4)
- Respect & Social Inclusion (5.1, 5.3, 5.5)
- Communication & Information (6.1, 6.3, 6.5 & 8.5)



# 2019 Age-Friendly Activities

- ▶ **Community Outreach and Education**  
(e.g. Farmers' Market, CARP Seniors Fair)
- ▶ **We the Future Youth Symposium**
- ▶ **Written submission to Minister Steven Clark: *The Impact of Bill 108 and Proposed Regulations on the Residents of the City of Brampton, An Age-Friendly Community***
- ▶ **Consultation with the City of Brampton's Urban Design Review Panel** on opportunities of incorporating Age-Friendly practices in the review of development proposals



# 2020 Age-Friendly Activities

- ▶ Youth and Seniors Citizen Awards
- ▶ Inaugural Seniors Appreciation Day Event
- ▶ Distribution of PPE Seniors Kits
- ▶ Tile Painting Initiative
- ▶ Launch of Seniors Digital Café (weekly community calls facilitated by City staff)
- ▶ Development of Mayor's Youth Council
- ▶ Youth Hubs (currently at design and engagement phase)
- ▶ Age-Friendly Strategy Implementation Plan
- ▶ Submission of a New Horizon's Seniors Program Funding Application - "Staying Connected" resource video



## Seniors Appreciation Day Tele Town Hall

Music, Motivation, Q&A

**Friday, June 19 at 11 am**

Join **Mayor Patrick Brown** and **Councillors** to celebrate the special day and for a Q&A.

**Call 311 or sign up online at [brampton.ca/covid19](https://brampton.ca/covid19)**

**Call-in details:**  
On June 19, Dial-in Number: 1-877-229-8493 and enter Pin: 115626  
Live audio stream will be available on the City webpage.

 **BRAMPTON**



# COVID 19 Seniors Support Task Force


## Mandate:

- ▶ Assisting seniors experiencing social isolation
- ▶ Mental health and well-being support
- ▶ Grocery deliveries and supply distribution
- ▶ Referrals
- ▶ “Help Your Neighbour” Campaign




# Social Isolation Programs & Supports








ResidentsBusinessArts, Culture, TourismCity HallOnline Services


3-1-1



COVID-19 UPDATE

FALL REGISTERED PROGRAM UPDATE

Recreation




SENIOR'S DIGITAL CAFÉ:  
CONNECTING BEYOND WALLS

COVID-19 UPDATE


Appointments are mandatory for visiting City corporate facilities, and walk-ins are not permitted. Only specific services are available in-person at our facilities. Many services can be accessed online and through other options.


[Click here for COVID-19 related updates](#)



ResidentsBusinessArts, Culture, TourismCity HallOnline Services

3-1-1



News

Media Release

City to recognize first ever Seniors Appreciation Day during June is Seniors Month in Brampton

Tuesday, Jun 16 2020

BRAMPTON, ON (June 16, 2020) – On May 27, Brampton City Council passed a motion to recognize the many contributions of Brampton's seniors through a dedicated day. This year, with guidance from the Brampton Senior Citizens Council, June 19 is proclaimed as Seniors Appreciation Day in Brampton, as part of Seniors Month celebrations in June.

A special Seniors Appreciation Day Tele Town Hall will be held on June 19, from 11 am to noon. The program will feature welcome remarks from Mayor Patrick Brown, a pre-recorded performance from the Chinguacousy Concert Band, and a motivational presentation from Paralympian and World Champion Jeff Adams. As we continue to navigate through the challenges of the COVID-19 pandemic, this will also be an opportunity for seniors to speak with Peel Public Health and

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# Communication & Engagement

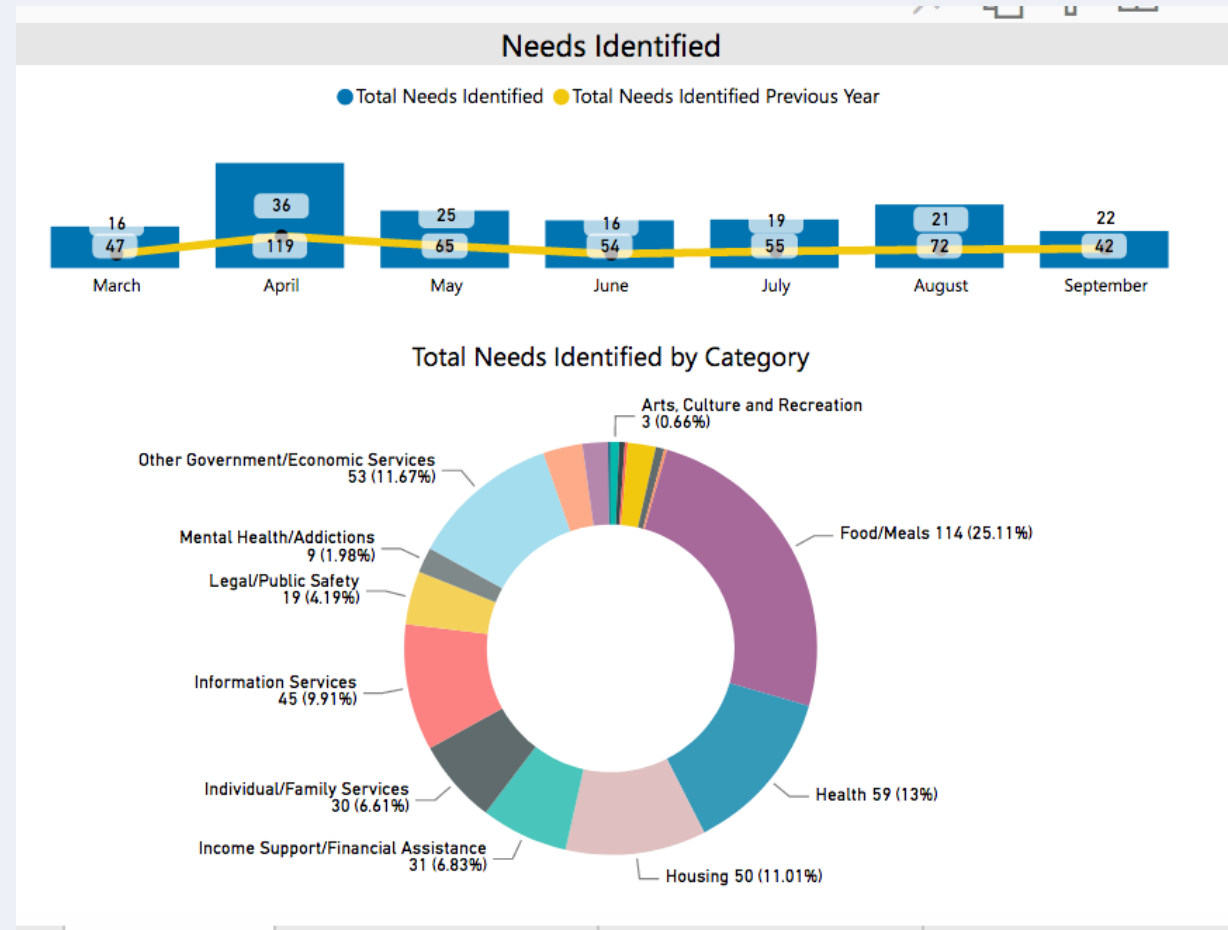
- Dedicated COVID-19 Response and Recovery Webpage
- TF websites (Youth, Seniors, Social, Economic Development Support)
- Easy-to-read program and event posters
- Accessibility considerations
- Email blasts to stakeholders and community groups



# 211 – Brampton Needs (Mar 13 to Sept 30, 2020)

## Top Seniors Needs

- Housing
- Government Services
- Health
- Food
- Community Information





# Innovation

- ▶ **Launch of municipal grocery delivery and referral program**
  - ▶ Partnership with Longo's, Fortino's and India Fresh Pix Bazaar
- ▶ **Synergy Among Community Organizations and Orders of Government**
  - ▶ New partnerships and collaboration with community organizations
  - ▶ Municipal representation on Peel's Community Response Table & Seniors Subgroup
- ▶ **Capacity Building**
  - ▶ Wrap-around supports through collaboration with community organizations and service providers
  - ▶ Innovative service delivery model



# Moving Forward...

- ▶ Ongoing implementation **monitoring** of the 55 Age-Friendly strategy **action items** and objectives via **performance indicators**, including **annual progress reporting** to Council
- ▶ Finalize requirements for Brampton's '**Age-Friendly Communities**' designation by the World Health Organization
- ▶ Development of **official plan Age-Friendly policies** within the emerging Brampton Plan (i.e. accessible housing, active transportation, downtown planning, place-making policy themes)
- ▶ Continue to **apply an Age-Friendly lens to City projects** and service delivery, including opportunities for place-making projects
- ▶ Advance Brampton Fund applications supporting AF objectives through sub-priority '**Inclusive and Flexible Community Spaces**'



## Barrier-Free Entries - Creditview Activity Hub





# Universal Design Considerations - Creditview Activity Hub





## Passive Seating for On-lookers - Chinguacousy Park



# Conclusion

- ▶ Brampton is working towards its desire of becoming a leading Age-Friendly Community that reflects resiliency, inclusivity, and belonging.

*“Brampton will be a welcoming, Age-Friendly community meeting the needs of all ages and abilities”.*



**Date:** 2021-01-11

**Subject:** **Age-Friendly Strategy and Action Plan – Year 1 Progress Report**

**Contact:** Daniella Balasal, Policy Planner, Planning, Building and Economic Development, daniella.balasal@brampton.ca

**Report Number:** Planning, Building and Economic Development-2021-039

**Recommendations:**

1. That the report from Daniella Balasal, Policy Planner, Planning, Building, and Economic Development, dated January 11, 2021, to the Planning And Development Services Committee Meeting of February 22, 2021, re : **Age-Friendly Strategy and Action Plan Year 1 Progress Report (File J.BD. AFBS)**, be received; and,
2. That the City of Brampton continue to pursue and subsequently maintain the World Health Organization's Age-Friendly Communities Designation through the ongoing advancement and implementation of the Brampton Age-Friendly Strategy and Action Plan ("the Plan").

**Overview:**

- **On June 19, 2020, Brampton's first ever Age-Friendly Strategy and Action Plan ("the Plan") was unanimously endorsed by City Council.**
- **This report brings forward the Plan's Year 1 Progress Report and associated progress reporting chart with performance indicators presenting the City's implementation efforts to date and the status of the Plan's 55 action items.**
- **The submission of the Year 1 Progress Report to Council will satisfy the last stage in the World Health Organization's (WHO) requirements for Brampton achieving the global Age-Friendly Communities Designation.**

- **It is recommended staff, on behalf of the corporation, pursue the WHO's age-friendly communities designation and continue implementation of Brampton's Age-Friendly Strategy and Action Plan.**

## **Background:**

In November 2016, City Council formalized its commitment for Brampton to become a leading age-friendly community by directing staff to develop its first ever age-friendly strategy. To further this objective, City Council unanimously signed a commitment letter to pursue the World Health Organization's (WHO) Age-Friendly Communities designation and to join the global network of age-friendly communities and cities.

In 2017, the City's Age-Friendly Brampton Advisory Committee was formed, and in 2018 the City retained the consulting services of WSP to lead the development of a comprehensive strategy and action plan framed around the 8 dimensions of an age-friendly city as defined by the WHO. Project phases included completion of a baseline needs assessment report, resident survey, and extensive community consultation and engagement. Completion of the various project phases were captured in update reports to Council throughout the development of Brampton's age-friendly strategy.

On June 19, 2019, City Council unanimously endorsed Brampton's first Age-Friendly Strategy and Action Plan ("the Plan"). The Plan positions the City to fulfill its desire to be an inclusive, accessible, and affordable community that meets the needs of all residents. The Plan is framed by a vision statement, overarching goals, and 55 action items across the age-friendly community dimensions as identified by the World Health Organization. The 8 dimensions/focus areas of Brampton's age-friendly plan are:

- Outdoor Spaces & Buildings
- Transportation
- Housing
- Social Participation
- Respect and Social Inclusion
- Civic Participation & Employment
- Communication & Information
- Community Support & Health Services

Through Council Resolution C222-2019, staff have been directed to report to Council annually on the achievement and implementation of the Plan's action items, and to also update the City's Official Plan Policies and Urban Design Guidelines to reflect age-friendly objectives.



## **Current Situation:**

The City of Brampton is a diverse, young, and growing community. In 2016, youth (residents ages 0-19) comprised 27% of the population, whereas the proportion of seniors (65+) during the same time was approximately 11% of the population. It is anticipated that the seniors population will grow to 27% by 2051 (Watson & Associates Economists Ltd, 2020).

To meet the needs of its residents, by being inclusive and accessible, and promoting aging-in place, the City has developed an Age-Friendly Strategy & Action Plan (“the Plan”).

## **Implementation**

The City is currently focused on implementing its Age-Friendly Strategy and Action Plan, including the advancement of the Plan’s 55 action items, in collaboration with internal business partners, members of the citizen-based Advisory Committee, and community stakeholders.

Since Council’s endorsement of the Plan in June 2019, staff efforts have focused on applying an age-friendly lens to city-wide initiatives, the planning and design of communities, city-owned buildings and construction projects, and tailoring the delivery of services and programs to address the specific needs of youth and older-adults within the community. Age-friendly community planning ranges from aging-in-place and housing considerations, to combating isolation and fostering opportunities for intergenerational connections.

The driving vision statement of Brampton’s Age-Friendly Strategy and Action Plan is, “Brampton will be an age-friendly community that meets the needs of all ages and abilities”, which will continue to guide Brampton’s city-building activities.

Advancement of the Plan’s action items will support Brampton’s intentions to further legitimize its involvement with the World Health Organization’s network of Age-Friendly Communities through a formal designation, and to continue its ongoing participation and contribution as a member of Ontario’s network of Age-Friendly Communities.

Brampton has satisfied the first 3 of the 4 steps in becoming a designated age-friendly community. The formal steps to becoming a designated community are listed below:

- ✓ Commitment Letter
- ✓ Baseline Assessment
- ✓ Strategy and Action Plan
- Evaluation

This recommendation report brings forward a Year 1 Progress Report, attached hereto as Appendix 1, which supports the fulfilment of the City's final step, *Evaluation*, in becoming a designated an age-friendly community by the World Health Organization.

## Progress Report

This Progress Report identifies the work completed to date relating to the action items within Brampton's age-friendly plan, covering the period from September 2019 to December 2020. An extensive summary of activities undertaken in support of the action items is captured within a progress reporting chart. Performance indicators within the progress report serves as metrics to demonstrate fulfilment of the Plan's overarching goals and mandate.

The reporting chart and progress report collectively present a community "report card" to measure the success and achievement of Brampton's aspirations in becoming an age-friendly community leader.

The majority of the 55 action items are either underway or have been completed through the advancement of city-wide initiatives. The City of Brampton continues to take a comprehensive approach in its age-friendly activities through the active involvement of staff from 15+ teams across the corporation supporting age-friendly implementation efforts.

In addition, an Implementation Plan has been prepared to guide and focus the City's age-friendly work over the short term (2-3 years), including key activities and outputs. The implementation plan will be reviewed periodically to ensure corporate activities and reflect Brampton's objective to be a leading age-friendly community.

## Corporate Implications:

### Financial Implications:

The City has submitted application for funding under the province's new Inclusive Community Grant program for the redevelopment of an aging clubhouse which will include accessibility improvements. The improvements seek to enhance the social and physical participation of older adults and individuals with disabilities.

An application has also been submitted for funding under the federal government's New Horizon's Grant program for the development of a tutorial video to connect Brampton seniors to community resources and programs available to them. Funding announcements for both programs is anticipated to occur in early 2021.

At a local level, the **Advance Brampton Fund** is the City's community granting program that supports non-profit sector development and provides municipal funding to eligible Brampton-based non-profit or charitable organizations for strong project proposals that

align with and advance the City's Term of Council Priorities. As the Council-approved Age Friendly Strategy and Action Plan supports the "Brampton is a Mosaic" Term of Council Priority, the City encourages funding applications for projects that support the objectives of the age-friendly Plan as part of the Advance Brampton Fund 2021 program. Projects relating to the age-friendly focus area will be required to demonstrate how they support intergenerational connects and the social inclusion of isolated older adults or youth.

#### Other Implications:

It is noted that many of the corporate age-friendly activities in 2020 related to the City's COVID 19 Pandemic response and recovery work. The establishment of the Mayor's COVID 19 Seniors Support, Youth Support, Social Support and Economic Development Task Forces, and the Reopening and Recovery Working Group have led many public and stakeholder engagement activities, including ongoing communication to residents and businesses throughout the pandemic.

#### **Term of Council Priorities:**

Implementation of the Age-Friendly Strategy and Action Plan aligns with the **Term of Council Priority 2: Brampton is a Mosaic, Sub-Priority: 2.4 Inclusive and Flexible Community Spaces**, with a focus on improving accessibility, affordability and encouraging greater civic participation among people of all ages and abilities.

#### **Conclusion:**

This report brings forward the Age-Friendly Strategy and Action Plan Year 1 Progress Report, and summarizes the City's implementation efforts including the status of the Plan's 55 action items from the period of September 2019 to December 2020. The progress report, together with the reporting chart and performance indicators serves as a community "report card" on the City's progress in becoming a leading age-friendly community.

It is recommended that the City continue implementation of the age-friendly Plan with annual progress reporting to Council, and that the City pursue and maintain the World Health Organization's Age-Friendly Communities Designation as a demonstration of Brampton's commitment to being a leading age-friendly community.

Authored by:

Reviewed by:

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Daniella Balasal, MCIP, RPP, PMP  
Policy Planner III, Policy, Programs and  
Implementation

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Jeff Humble, Manager, Policy and  
Strategic Initiatives

Approved by:

Submitted by:

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Richard Forward, MBA, M.Sc. P.Eng, MBA  
Commissioner,  
Planning, Building and Economic  
Development

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David Barrick  
Chief Administrative Officer  
City of Brampton

**Attachments:**

Appendix 1: Age-Friendly Strategy and Action Plan Year 1 Progress Report

# City of Brampton Age-Friendly Strategy and Action Plan: YEAR 1 PROGRESS REPORT

December 2020



The report is prepared by the City of Brampton,  
Planning, Building, and Economic Development

## Introduction

To meet the needs of its residents by being inclusive and accessible, and promoting aging-in place, the City has developed an Age-Friendly Brampton Strategy & Action Plan (“the Plan”). The Plan was endorsed by City Council on June 19, 2019 and seeks to guide community planning activities and the delivery and coordination of services, particularly to Brampton’s older adult population and youth.

The Plan is framed around the World Health Organization’s 8 Dimensions of an Age-Friendly Community, which include:

- Outdoor Spaces & Buildings
- Transportation
- Housing
- Social Participation
- Respect & Social Inclusion
- Civic Participation & Employment
- Communication & Information
- Community Support & Health Services



Implementation of the Age-Friendly Strategy and Action Plan is focused on encouraging civic participation, and ensuring opportunities to participate in leisure, social, and cultural activities for people of all ages and cultures. The City of Brampton is an active partner in efforts to provide and advance community supports. A crucial element of this focus is ongoing outreach to engage more youth, seniors, caregivers, and community organizations to ensure awareness of services and opportunities available to Brampton residents at every stage of life.

To support accountability and transparency, this document serves as the 1 Year Progress Report on the implementation of the City’s Age-Friendly Strategy and Action Plan, covering the period of September 2019 to December 2020.

An extensive summary of age-friendly activities is captured within a progress reporting chart, attached hereto as Appendix A. Performance indicators within the chart serve as metrics to demonstrate fulfilment of the Plan’s overarching goals and mandate, and communicate the status of the Plan’s 55 action items. The performance indicators will allow for year-over-year monitoring of the City’s achievement of its age-friendly targets over time.

The reporting chart and progress report are to collectively represent the community “report card” to measure the success and achievement of Brampton’s aspirations in becoming an age-friendly community leader. Timelines have been determined for each of the action items within the Plan as either short, medium or long-term priorities.

## Summary of Activities

The first year of the Plan’s implementation prioritized applying an age-friendly lens to city-wide initiatives, such as the planning and design of communities, city-owned buildings and construction projects, and tailoring the delivery of services and programs to address the specific needs of youth and older-adults within the community.

The majority of the 55 action items are either underway or have been completed through the advancement of various city-wide initiatives. The greatest gains were seen within the *Community and Information*, *Respect and Social Inclusion*, and the *Social Participation* domains defined by the World Health Organization. There has also been significant focus on meeting the needs of youth. The City is working towards the launch of two youth hubs, and a Mayor’s Youth Council was established in 2020 to provide opportunities for civic engagement and the input of youth in Council considerations.

In 2019, the City’s high-level accomplishments included the following:

- We the Future Youth Symposium
- Written submission to Minister Steven Clark: *The Impact of Bill 108 and Proposed Regulations on the Residents of the City of Brampton, An Age-Friendly Community*
- Consultation with the City of Brampton’s Urban Design Review Panel on opportunities of incorporating age-friendly practices in the review of development proposals

In 2020, accomplishments reflected the realities of the COVID 19 Pandemic and the impacts on service delivery, and community planning and development activities, including gaps in funding and supports. The list of 2020 accomplishments is provided below:

- Youth and Seniors Citizen Awards
- Inaugural Seniors Appreciation Day Event
- Grocery Delivery and Referral Program
- Distribution of PPE Seniors Kits
- Tile Painting Initiative
- Launch of Seniors Digital Café (weekly community calls facilitated by City staff)
- Development of Mayor’s Youth Council
- Age-Friendly Strategy Implementation Plan
- Submission of a New Horizon’s Seniors Program Funding Application – “Staying Connected” resource video



- Submission of an Ontario Inclusive Community Grant Application – Rosalea Tennis Club Redevelopment and Accessibility Improvements

Overall, a comprehensive approach to advancing age-friendly initiatives was utilized which included the active involvement of staff representing 15+ teams across the corporation, and collaboration with community partners.

### Synergies Between COVID 19 Task Forces and Age-Friendly Strategy

COVID 19 has served to highlight gaps in service delivery and funding, forcing governments and service providers to be resilient and adaptive to evolving environments, such as virtual programming provisions. With the formation of 4 COVID 19 task forces and a recovery working group, the City was able to quickly transition its delivery model and supports to address the needs of the community that emerged as a result of the COVID 19 pandemic.

Provided below is a high-level summary of city-led activities between March and December 2020 that were undertaken in response to the pandemic, having direct alignment with the City's age-friendly plan and its mandate:

<b>Social Participation</b>
<ul style="list-style-type: none"> <li>• Seniors Appreciation Day Town Hall Event</li> <li>• Tile painting initiative</li> <li>• Ethnic Radio Seniors Tele Town Halls</li> <li>• COVID 19 Safety Recommendations in multiple languages (prepared by Indus Community Services)</li> </ul>
<b>Respect &amp; Social Inclusion</b>
<ul style="list-style-type: none"> <li>• Launch of Seniors Digital Café (Recreation) under Seniors Centres Without Walls Model</li> <li>• Representation on Peel Region's CRT Seniors Subgroup focused on social isolation</li> <li>• Mental health resources for youth shared with community (Youth Support TF)</li> </ul>
<b>Communication &amp; Information</b>
<ul style="list-style-type: none"> <li>• Dedicated COVID 19 Webpage</li> <li>• TF websites (Youth, Seniors, Social, Economic Development)</li> <li>• Easy to read program and event posters</li> <li>• Accessibility considerations</li> <li>• Email blasts to stakeholders and community groups</li> <li>• Frequent updates to TF websites</li> </ul>



## Civic Participation & Employment

- City launched volunteer campaign for assistance with Social/Seniors Support TFs and Backyard Gardening Program
- Drive-through Volunteer Appreciation Event (Social Support TF)

The above activities demonstrate the City's ongoing commitment to meeting the needs of all residents, including those most vulnerable.

### Next Steps

Provided below are the city-wide priority projects for the next two years with strategic alignment to the age-friendly initiative:

#### 2021-2022

- Nurturing Neighbourhoods Program
- Community Hubs Framework (Uptown, Queen Street Precinct Plan)
- Advance Brampton Fund (community grant program)
- Downtown Planning (Innovation District, etc)
- Affordable Housing Strategy
- Official Plan Review (Brampton 2040 Plan)
- Region of Peel Age Friendly Projects (neighbourhood audit, Seniors Strategy)

#### *Outputs/Activities:*

- Support development of an Age-Friendly Committee Work Plan – Q1 2021
- Annual Age-Friendly Forum (tbd)
- Quarterly inter-departmental working group meetings
- Ongoing public and stakeholder outreach and engagement activities

Advancement of the Plan's action items will support Brampton's intentions to further legitimize its involvement with the World Health Organization's network of Age-Friendly Communities through a formal designation, and to continue its ongoing participation and contribution as a member of Ontario's network of Age-Friendly Communities.

Brampton has satisfied the first 3 of the 4 steps in becoming a designated age-friendly community. The formal steps to becoming a designated community are listed below:

- ✓ Commitment Letter
- ✓ Baseline Assessment
- ✓ Strategy and Action Plan
- Evaluation

The endorsement of the Year 1 Progress Report and reporting chart by Council supports the fulfilment of the City's final step, *Evaluation*, in becoming a designated an age-friendly community by the World Health Organization. The City is now positioned to obtain the global age-friendly communities designation.

#### Term of Council Priorities

Implementation of the Age-Friendly Strategy and Action Plan, including this Year 1 Progress Report, aligns with the **Term of Council Priority 2: Brampton is a Mosaic, Sub-Priority: 2.4 Inclusive and Flexible Community Spaces**, through city programming and services that improve accessibility, affordability, and encouraging greater civic participation among residents of all ages and abilities.

The City's age-friendly initiative supports **Vision #5 of the Brampton 2040 Vision, Social Matters and Housing**, through social development and well-being objectives responding to the needs of residents, with consideration to unique needs at every stage of life.

#### Conclusion:

This Year 1 Progress Report and attached reporting chart serves as a community "report card" to monitor the City's achievement of its age-friendly objectives found within Brampton's Age-Friendly Strategy and Action Plan ("Plan"). The progress report also supports the intent for Brampton to obtain the global designation of an age-friendly community by the World Health Organization.

Implementation of the Plan will occur over the next several years to reflect ongoing action items. An update to the Plan may be required at a future time.

In summary, most of the 55 age-friendly action items contained within the "Plan" are underway, with 17 that have been completed. This success is reflective of extensive partnerships with community agencies and other levels of government.

The City would like to thank the contributions of its partners over the past year, particularly the members of the Age-Friendly Brampton Advisory Committee, in moving the City forward in its desire to be a leading age-friendly, inclusive, and resilient community.

#### Attachments:

Appendix A: Progress Reporting Chart

Appendix B: Age-Friendly Innovation through Outreach and Engagement

	APPENDIX A: PROGRESS REPORTING CHART - YEAR 1 REPORT					
	OUTDOOR SPACES AND BUILDINGS					
	Action Item	Timing/Priority	Activity	Initial Performance Indicator(s)	Updated Performance Indicator(s)	Progress
1.1	Seek opportunities to provide more outdoor seating at transit stops and on streets, particularly on Queen Street, Main Street, Rosepac Avenue; in parks and along trails: behind Shoppers World, Norton Place Park, White Spruce Park, Kiwanis Park, along the Etobicoke Creek Trail (especially between Bovaird Drive and south of Vodden Street), north of Williams Parkway and onCentre Street, Terry Fox School, Scared Heart and Lagerquist ball diamonds, Loafers Lake Park, Donald M Gordon Chinguacousy Park; and along Highway 10.	Short Term to Medium Term	<p>Nurturing Neighbourhoods assesses needs based on the perception of residents. Resident survey provides opportunity to obtain input on outdoors seating at neighbourhood level.</p> <p>Urban Design provides recommendations including seating options for review of public (i.e. LRT transit stops) and private development proposals.</p> <p>For Uptown, Urban Design to consider design of public realm including shade structures, walkability, etc.</p>	<p>Number of new benches installed.</p> <p>Number of rest places (i.e. doesn't need to be a "bench") and distance between rest places.</p> <p>Environmental Audit Tool – assesses neighbourhood walkability and community safety. Example: <a href="https://depts.washington.edu/hprc/resources/products-tools/healthy-agingresearch-network-archives/">https://depts.washington.edu/hprc/resources/products-tools/healthy-agingresearch-network-archives/</a></p> <p>Successful implementation of Brampton's neighbourhood audit tool (being developed by the 2040 Vision) or Peel's Public Health neighbourhood assessment tool.</p>	<p>Successful implementation of Brampton's Neighbourhood audit tool - Nurturing Neighbourhoods Program - in 2019 and 2020.</p> <p>Ongoing advancement of Peel Region's Age-Friendly Planning Built Environment Assessment Project.</p>	Completed
1.2	<p>Develop a Bench/Outdoor Seating Area Dedication Area Program to increase the number of benches and/or outdoor seating areas in City-owned facilities, City-owned parks, trails and sidewalks. Explore funding opportunities for implementation.</p> <p>A memorial bench program is offered through the Brampton Cemetery and more information is available at <a href="http://brampton.ca/EN/residents/Cemeteries/Pages/welcome.aspx">http://brampton.ca/EN/residents/Cemeteries/Pages/welcome.aspx</a></p>	Medium Term	Limited number of benches installed through the Memorial Bench Program.	<p>Number of new benches installed.</p> <p>Number of rest places (i.e. doesn't need to be a "bench") and distance between rest places (e.g. planter boxes / landscape furniture).</p>	9 benches ordered through the program in 2020	Ongoing
1.3	Update and Implement Brampton's Community Design Guidelines to ensure seating place and shade structures locations and number are considered in development applications, parks and open space plans, and streetscape plans.	Short Term to Long Term	<p>10-year DC forecast identifies additional funding for shade structures, based on community needs across the City.</p> <p>Urban Design considering opportunities through POP spaces (privately owned public spaces). Future updates to UD guidelines to incorporate weather protection of shade structures and a placemaking strategy.</p>	<p>Ratio of number of public requests for new shade structures to number of approved shade structures.</p> <p><a href="http://www.brampton.ca/EN/Business/planning-development/Pages/ShadeStructures.aspx">http://www.brampton.ca/EN/Business/planning-development/Pages/ShadeStructures.aspx</a></p>	<p>5 approved and erected shade-structures in 2019, 1 approved shade-structure request in 2020 (construction planned for 2021).</p> <p><a href="https://www.brampton.ca/EN/Business/planning-development/Pages/Shade-Structure-Requests.aspx">https://www.brampton.ca/EN/Business/planning-development/Pages/Shade-Structure-Requests.aspx</a></p>	Ongoing
1.4	Consider colour contrast on outdoor infrastructure, such as trash bins within City's Community Design Guidelines.	Short Term to Long Term	<p>Ideas include playful garbage receptables (ie ladybug or basketball hoop over garbage) in areas with children or along cycling trails. Bins can be wrapped in colour, or painted by residents as part of community initiative.</p> <p>Opportunity for pneumatic aid for the elderly and those with impaired memory functions in the community, in addition to bins, sidewalk patterns, furniture, lighting etc.</p>	Number of coloured trash bins.	Work with ESRI Canada has begun to map local street furniture.	Ongoing

1.5	Support businesses that wish to retrofit buildings to provide accessibility features and accessible public washrooms through funding assistance. This funding assistance could be provided by informing and marketing the City's Central Area Community Improvement Plan (CIP, 2010) and the existing opportunity under the Downtown Brampton Building Improvement Program. Consideration could also be given to expand/or develop a new CIP Project Area to other parts of the City.	Short Term	<p>Rick Hansen Foundation offers funding for accessibility improvements.</p> <p>Creditview/Sandalwood Activity Hub is a notable project which showcases an integrated design approach and features accessible elements for varying ages and abilities.</p>	<p>Number of approved CIP applications.</p> <p>Value of CIP grants given.</p> <p>Number of new new accessible washrooms provided.</p>	<p>10 applications submitted by the City and approved for funding through the Rick Hansen Foundation in 2020</p> <p>Completed construction of Creditview/Sandalwood Activity Hub</p>	Ongoing
1.6	Explore opportunities for additional public washrooms at City-owned buildings, City-owned Parks, particularly the community garden in McMurchy Park in the Loafer's Lake Area, Gage Park, Etobicoke Trail, Tennis Court at Queen St and Center St (SW), and at transit terminals.	Short Term to Medium Term	City considering opportunities for accessible public washrooms within public areas and POPs (privately owned public spaces) as part of placemaking strategy	<p>City to develop an online request form for the public washrooms (similar to the shade structure request website).</p> <p>Number of new washrooms installed by the City.</p> <p>Use of a mobile app for washroom locations.</p>	Gage Park public restroom retrofitted to be more accessible.	Ongoing
1.7	Review maintenance practices/schedule to improve the year-round maintenance of parks, refuse areas, trails and sidewalks.	Short Term	Residents participating in Nurturing Neighbourhood Program can provide input for winter and year-round maintenance of public facilities through survey.	<p>Reduction in number of complaints and injury reports.</p> <p>Tool: Age-Friendly Winter Walkability and Pedestrian Safety Audit.</p> <p>Example: <a href="https://coaottawa.ca/snowmoles/">https:// coaottawa.ca/snowmoles/</a></p>	47 requests for improvements to outdoor amenities (i.e. trails, parks, waste recepticals, sidewalks) through Nurturing Neighbourhood Program in 2019.	Ongoing

	TRANSPORTATION					
	Action Items	Timing & Priority	Activity	Initial Performance Indicator(s)	Updated Performance Indicator (s)	Progress
2.1	Improve local Brampton transit system in terms of routes and frequency (e.g. locations where Seniors frequent).	Short Term to Medium Term	Planned 2020 service improvements have been deferred to 2021 due to the impacts of COVID.	Increase in number of services hours.	To be updated in 2021	Ongoing
2.2	Improve information and communication regarding the transit system and transit delays	Medium Term	Updated digital signs have been installed at Brampton Transit Terminals.	Number and frequency of communication methods used to provide information on the transit system.	Installation of updated signs at all 4 Brampton terminals: Bramalea, Brampton Gateway, Downtown Brampton, Trinity Commons	Completed
2.3	Explore fare options that may improve transit affordability to seniors and students.	Short Term	Planned 2020 free Senior Transit Pass has been deferred to 2021 due to the impacts of COVID.	Increase in number of trips taken by seniors and students	To be updated in 2021	Ongoing
2.4	Explore the feasibility of a community ride-share bulletin board and/or website.	Short Term	Smart Commute Peel is a community rideshare program, however consideration is being given to another community ride-share program through the Region of Peel.  City considering a strategy to encourage corporate biking among employees through various events.	Number of visits on a new Ride-Share page; Kijiji; survey of park n'ride locations. Number of ride share spaces	10 community rides in 2019 and 5 Bike Friday employee work-lunch rides.  City of Brampton Cycling webpage updated to reflect status of projects and announcements.  City of Brampton's Geohub data updated to reflect new cycling infrastructure installed in 2019-2020.	Completed
2.5	Improve door to door services (ie. drop off and pick up) for seniors and persons with disabilities.	Medium Term	Launch of City of Brampton's Active Transportation Fix-It Program  Region of Peel offers door-to-door services through TransHelp for those with limited mobility.	Number of trips provided by TransHelp.  Number of cross-boundary trips from Peel Region to Toronto and surrounding municipalities for Peel residents and CANES clients through the Ontario Community Transportation Pilot Program funding	Fix-It Program (\$2 million) to include new signalized pedestrian crossings to improve connectivity.	Ongoing
2.6	Increase the number of transit stops within 300 metres (5 minutes) walking distance of residential areas	Medium Term	Planned 2020 service improvements and associated additional bus stops have been deferred to 2021 due to the impacts of COVID.	Number of additional transit stops within 300 m (5 minutes walking) in existing neighbourhoods.  Number of new transit stops in new site plan developments and subdivisions. Further discussion to be held amongst City departments regarding bus shelter standards (e.g. location, distance).	Over 40 new transit shelters will be installed in 2021.	Ongoing
2.7	Review maintenance practices/schedule to improve the year-round maintenance of transit stations, bus shelters, and sidewalks.	Short Term	Representative on Age-Friendly Brampton Advisory Committee designated to serve as member of the recently formed Brampton Transit Advisory Committee (2019) and to provide guidance through an age-friendly lens. To provide perspective on customer experience, etc.	Reduction in number of complaints and injury reports.  Example Tool: Age-Friendly Winter Walkability and Pedestrian Safety Audit. Example: <a href="https://coaottawa.ca/snowmoles/">https:// coaottawa.ca/snowmoles/</a>	Formation of citizen-based Brampton Transit Advisory Committee (Committee of Council)	Completed
2.8	Implementation of Active Transportation Master Plan - make streets easier and safer for walking/cycling.	Short Term to Long Term	City of Brampton's Active Transportation Master Plan endorsed by Council on September 25, 2019. The plan also includes an implementation strategy with prioritized recommendations.	Policies and guidelines to be incorporated into City's Complete Streets Study, which is underway at the time that this Strategy was prepared.  Increased enforcement on traffic/pedestrian safety crossings. Number of new sidewalks installed, cycle tracks, cycling routes and transit routes	7 kilometers of permanent bike lanes installed along Vodden Street in 2020 to encourage active transportation during COVID 19 pandemic and beyond. This road diet is part of the east-west connector cycling route to total 23 kilometers.	Ongoing
2.9	Complete Streets Guidelines - a complete, City-wide approach to addressing streetscape design. This should be done with an Age-Friendly lens.	Short Term	City of Brampton's Complete Streets Guidelines currently being developed.	Number of kilometres redesigned in accordance with the Guidelines.	Implementation of the guidelines to include initiatives associated with pedestrian-friendly design.	Ongoing

	<b>HOUSING</b>					
	<b>Action Items</b>	<b>Timing &amp; Priority</b>	<b>Activity</b>	<b>Initial Performance Indicator(s)</b>	<b>Updated Performance Indicator(s)</b>	<b>Progress</b>
3.1	Create affordable home modifications to improve accessibility.	Short Term to Long Term	Region of Peel's My Home Second Units Renovation Assistance Program CMHC-funded Solutions Lab: Igniting Housing Possibilities for Older Adults in Peel	Reductions of persons/families in Brampton on the centralized waitlist. Number of units updated through retrofits.	Launch of both Region of Peel initiatives in 2020 (Renovation Assistance Program on-hold due to COVID 19). Recommended solutions resulting from Solutions Lab will provide more affordable housing options for seniors.	Ongoing
3.2	Provide more diverse housing options and sizes throughout the City.	Short Term to Long Term	Finalize Supportive Housing Policy Review to expand group homes permissions. Updates to Official Plan Policies and Urban Design Guidelines to promote housing diversity. External programs available to assist seniors with aging in place through home retrofits to improve accessibility.	Potential for Inclusionary Zoning Policies in the City's Official Plan Review/Housing Strategy. If policies are approved and adopted, monitor number of development applications for units. Monitor number of building permits and registrations for second units. Development of new hospices in the city. City to review opportunities for land (e.g. City-owned surplus lands and surface parking lots) acquisition/purchase to increase opportunities for affordable housing. City to review/amend existing Community Improvement Plan, 2010 (CIP), or develop a new CIP to include incentives for affordable housing developments. Implementation of the recommendations of the "Housing Brampton: Seniors Housing Study - City Wide," (2018). Consider policies for complete communities in City's Urban Design Guidelines.	Total of 1818 Second Units registered under the Two-Units Registration Program (Jan-Nov 2020) Central Area CIP requirements revised to prioritize affordable housing developments and retrofits to improve accessibility. <a href="https://www.marchofdimes.ca/en-ca/programs/am/hvmp/Pages/Home-and-Vehicle-Modifications.aspx">https://www.marchofdimes.ca/en-ca/programs/am/hvmp/Pages/Home-and-Vehicle-Modifications.aspx</a>	Ongoing
3.3	Increase supply of affordable housing.	Short Term to Long Term	Finalize City of Brampton's housing strategy (Q1 2021). To to be followed by the development of affordable housing policies, tools, and incentives.	Achievement of Brampton's affordable housing targets.	Launch of the Region of Peel's Incentive Pilot Program for Rental Housing Developments	Ongoing
3.4	Encourage housing to be located near amenities to avoid social isolation and loss of independence.	Short Term to Medium Term	City of Brampton Seniors Housing Study endorsed by Council in 2019	Include policies for complete communities that support live-work-play mix of uses in City's OP Review and Urban Design Guidelines. Implementation of the recommendations of the "Housing Brampton: Seniors Housing Study - City Wide," (2018). Department of Community Hubs (Ontario).	Recommendations of Brampton's Seniors Housing Study (2018) applied to assessment of applications for seniors housing developments.	Completed
3.5	Increase funding sources for affordable housing.	Short Term to Medium Term	Research undertaken to identify funding opportunities for affordable housing developers as part of Brampton's developing Housing Strategy, including the Federal Government's Rapid Housing Initiative and the Region of Peel's Rental Housing Incentive Program	City to work with the Region on advocacy efforts for funding opportunities for affordable housing from the Federal government (e.g. CMHC, FCM and BILD) to secure funding.	New funding programs to incentivize affordable housing developments in 2020 include: Region of Peel's My Home Second Units Renovation Assistance Program and Rental Housing Incentives Program, Government of Canada Rapid Housing Program	Ongoing

3.6	Develop Age-Friendly Official Plan policies.	Short Term	Development of Age-Friendly Official Plan Policies to occur through ongoing Official Plan Review	<p>Develop a new Age-Friendly Section and objectives in the City's Official Plan to:</p> <ul style="list-style-type: none"> <li>• Introduce the concept of age-friendly communities and that the City must apply an age-friendly lens in planning for its future in conformity with ROPA 27, specifically policies 6.2.2.9, 6.3.2.1, 6.3.2.3, 6.3.2.4 which refer to providing policy direction for area municipalities, such as Brampton.</li> <li>• Recognize demographic changes will result in new priorities and challenges in the areas of affordable housing, accessible transportation, public spaces and infrastructure, recreation, and community health.</li> <li>• Emphasize the City recognizes the importance of adapting its infrastructure and service delivery to meet these challenges, and will support the development of age-friendly communities that promote active aging and a high quality of life among residents at all stages of life.</li> </ul> <p>Develop policies in the City's Official Plan to meet the objectives listed in the new Age-Friendly Section in the OP related to, but not limited to housing, active transportation, Healthy Development Framework, ethnicity, seniors, design guidelines, parks, pre-consultation and community engagement.</p> <p>Housing</p>	To be updated in 2021.	Not started
3.7	Support the achievement of the 2040 Vision objectives that relate to age-friendly communities, such as the development of community hubs, and a social planning department	Short Term	Community Hubs Framework currently under development for Uptown (Shoppers World) and Queen Street Precinct Plan Area	<p>Number of community hubs created.</p> <p>Measure residents' sense of community and belonging through Brampton's Citizen Satisfaction Survey.</p>	<p>Sustainable Community Design Guidelines framework updated to include age-friendly goals as evaluation criteria.</p> <p>Environmental Master Plan update to include social equity lens.</p>	Ongoing

	Social Participation					
	Action Items	Timing & Priority	Activity	Initial Performance Indicator(s)	Updated Performance Indicator(s)	Progress
4.1	Explore the feasibility of providing social activities and events with no cost to seniors.	Short Term	City offering a range of free virtual and outdoor programming for all ages (Winter Wonderland, Youth and Seniors Day events, tele town halls, instagram live chats, Seniors Digital Cafe).	Number of free recreation program offerings for 1 week in June, which is Seniors Month.  Monitor participation rate.  Development of an application process to monitor requests and participation rate.	5 Instagram Live Chats held with youth in 2020, with 530+ participants.	Completed
4.2	Enhance programming of community centres, libraries and places of worship for social events.	Short Term to Medium Term	For future consideration.	Monitor number of events per facility.  Monitor participation rate.	To be revisited in 2021.	Not started
4.3	Provide events (e.g. musical performances, recreational programming) in parks, including special events like the kite festival across the city, not solely at Gage Park.	Medium Term	Rec@Home and outdoor recreation programming (ie Fitness in the Park and Winter Wonderland) offered during COVID.	Number of new events held by park location.  Monitor participation rate.	In 2020, Fitness in the Park held at 8 locations, with 1734 participants (970 in Zumba, 374 in boot camp, 327 in Yoga/ Family Yoga)	Ongoing
4.4	Improve communication and provide information in various languages for newcomers so that they are made aware of social events.	Short Term	Event information available via ethnic media outlets (print, radio, online), including translated content.	Monitor participation rate at events.	Existing roster of 10+ ethnic media outlets.	Ongoing
4.5	Explore the opportunity to join the Third Age Network. <a href="https://thirdagenetwork.ca/">https://thirdagenetwork.ca/</a> Third Age Network is a volunteer led organization representing groups who lead lecture based programs for retirees.	Medium Term	For future consideration.	Creation of a Third Age Learning (TAL) organization in the Brampton community.  Number of members.  Number of lectures and participation rate.	To be revisited in 2021.	Not started



	<b>Respect &amp; Social Inclusion</b>					
	<b>Action Items</b>	<b>Timing &amp; Priority</b>	<b>Activity</b>	<b>Initial Performance Indicator(s)</b>	<b>Updated Performance Indicator(s)</b>	<b>Progress</b>
5.1	Explore opportunities for intergenerational activities from different cultural backgrounds to impart knowledge and experience, including visiting programs, buddy programs and reading programs, skills programs, between local schools, seniors residences, and cultural organizations. These opportunities could include programmed events in parks throughout the City and in other public spaces.	Short Term to Medium Term	<p>Chatting to Wellness, a local volunteer organization, offering free friendly calls between youth and seniors. Service offered in multiple languages.</p> <p>Nurturing Neighbourhood Program provides opportunities for intergenerational connections at neighbourhood level. Need for additional community programs relating to intergenerational activities.</p>	<p>Number of intergenerational events implemented. Monitor participation rate.</p> <p>Number of winter programmed events. Monitor participation rate.</p> <p>See action items in the Communication and Information Action ItemTable.</p>	Approximately 500 residents participated in the NNP in 2019, with youth (0-24) representing 7% of participant, and seniors (65+) representing 27% of participants.	Completed
5.2	City to adopt a “Co-design” approach which helps stakeholders and end users get involved in the design process as partners. Design with and for people.	Short Term	Use of co-design engagement approach for development of City's Community Hubs framework. Ongoing consideration for additional co-design applications, including planning projects.	<p>Number of City projects that implemented this approach.</p> <p>Monitor success of approach and participation feedback and design results.</p>	Uptown Community Hub Pilot Project underway (Shopper's World).	Completed
5.3	Develop programs and services to integrate seniors from different cultural backgrounds.	Short Term to Long Term	2021 Advance Brampton Fund to provide funding opportunities for community organizations to offer services and programs integrating the diverse cultural needs of Brampton residents, including seniors, with a focus on intergenerational connections and projects addressing social isolation.	See action items in the Communication and Information Action Table.	To be updated in 2021	Ongoing
5.4	Engage the community early in the planning and preparation of City-led studies, including land development projects.	Short Term to long Term	City to explore opportunities to meaningfully engage citizen committees, community groups, and advocates in early planning phases of planning projects (ie Official Plan and Zoning By-Law Reviews)	City to amend Official Plan policies to ensure that pre-application consultation meetings include the requirement for representatives from the Youth Council/Committee, Seniors Council, Age-Friendly Advisory Committee, and community associations.	Recommendation Report to planning committee explored the feasibility of establishing a planning advisory committee, including list of current engagement tools and existing citizen-based advisory committees of council (December 2019).	Completed
5.5	Identify community ambassadors to combat social isolation.	Medium Term	City exploring ways to further encourage the development of programs combating social isolation, and also promotion of its existing Seniors Digital Cafe.	<p>Identify potential partners and number of community ambassadors.</p> <p>Monitor requests for community ambassadors and participation rate.</p>	Weekly Seniors Digital Café calls since May 2020.	Ongoing
5.6	Educate and promote public awareness of vehicular driving behaviour and with pedestrians and cyclists.	Short Term	2018, Region of Peel's Vision Zero Road Safety Strategic Plan 2018-2022 was formally approved by Regional Council in 2018.	<p>Develop a Driver Behaviour Campaign.</p> <p>Number of traffic enforcement tickets.</p>	Peel Vision Zero Taskforce is a network of 15 stakeholders and partners.	Completed

	<b>Communication &amp; Information</b>					
	<b>Action Items</b>	<b>Timing &amp; Priority</b>	<b>Activity</b>	<b>Initial Performance Indicator(s)</b>	<b>Updated Performance Indicator(s)</b>	<b>Progress</b>
6.1	Improve information on the City's website with easy to find tabs.	Short Term	City currently seeking federal grant funding to develop a video tutorial to improve access and ability to navigate City's website. To include age-friendly directory. Funding announcements anticipated by March 2021.	Development of 4 new Tabs under 'Residents' or on the side bar to read 'Youth Services', 'Family Services', 'Seniors Services', 'Newcomers Services'.  Monitor website traffic under each new Tab created.	To be updated in 2021	Ongoing
6.2	Increase access and ability to navigate the City's website.	Short Term	City currently seeking federal grant funding to develop a video tutorial to improve access and ability to navigate City's website. Funding announcements anticipated by March 2021.	Develop an online tutorial with voice override in different languages.  Monitor number of visits from City's website to external agencies websites	To be updated in 2021	Ongoing
6.3	Provide information in easily accessible fonts (i.e. no italics), large printed materials, in various languages and integrate visuals.	Short Term	Information available in accessible formats. Alternate engagement options made available through Accessibility team.	Development of a City Accessibility Standards Guide for documents, signage both hard copy and digital.  Monitor locations of print information (e.g. transit hubs, Shoppers World, Bramalea), and duration of notification.	COVID 19 Community Telephone Town Halls transcribed; audio recordings uploaded to City's website.	Completed
6.4	Develop and distribute a fridge magnet listing key emergency phone numbers in large print (e.g. City, 211, 911). Phone numbers for health services and what each provide should be included (e.g. Telehealth, Civic Hospital, William Osler Health System).	Medium Term	For future consideration.	Number of enquiries	To be updated in 2021	Not started
6.5	Improve communication messages and how information is provided for meetings, events, general information for example, for all ages (includes phone and in-person interactions).	Short Term	Communication and engagement plans developed for strategic city-wide projects and programs with consideration to social media channels. Service delivery through online, phone (Service Brampton), in-person.	Ensure all City projects have a communication plan that seeks to engage people of all backgrounds/ages/abilities and identifies methods (e.g. ethnic papers, Brampton Guardian, mailouts, schools announcements, school emails, Sheridan Insider, pop up spaces, short video advertisements) of communicating meetings, events, general information and frequency of communication. The communications plan should set out a strategy for commonly used terms that are easily understood.  Development of a Social Media Strategy that engages people of all backgrounds/ages/ abilities and identifies methods.	Launch of Let's Connect web platform: <a href="http://www.letsconnect.brampton.ca">www.letsconnect.brampton.ca</a>	Completed
6.6	Increase the number of computers and Wi-Fi options at local libraries to provide accessibility to the Internet and promote computer literacy.	support	Devices and wifi provided to low income families through local school boards to support online learning. Telecommunication companies providing reduced fees for internet services and devices for low-income families.	Monitor the number of additional numbers in libraries and library location.  Monitor participation rate and time of day.	To be updated in 2021.	Completed

	<b>CIVIC PARTICIPATION &amp; EMPLOYMENT</b>					
	<b>Action Items</b>	<b>Timing &amp; Priority</b>	<b>Activity</b>	<b>Initial Performance Indicator(s)</b>	<b>Updated Performance Indicator(s)</b>	<b>Progress</b>
7.1	Create an age positive culture by equipping managers with knowledge and skills to manage age-friendly practices; ensure an open and supportive framework including the management of health at work through employee access to health services.	Medium Term	Implementation of the corporate Workplace Inclusion and Diversity Strategy, and staff training (HR)	<p>Monitor and distribute workforce data by age.</p> <p>Number of networking opportunities among staff of all ages and monitor participation rate.</p> <p>Review employee health and benefits packages and policies on an annual basis to ensure they meet employees needs through an implementation of an employer health survey</p>	In 2020, Employee and Family Assistance Program expanded to accommodate service requests based on unique demographic needs of employees (ie ethnicity, religion, geography).	Completed
7.2	Ensure career development at all ages to ensure that development, training and progression is available equally to all ages. Provide career guidance at mid-life and beyond, including retirement plans.	Medium Term	<p>Implementation of the corporate Workplace Inclusion and Diversity Strategy, and staff training (HR)</p> <p>Economic Developing leading soft skills leadership workshops for students with Algoma University</p>	<p>Monitor and distribute workforce data by age.</p> <p>Development of a City Staff Mentorship Program</p>	To be updated in 2021	Ongoing
7.3	Connect residents looking for full or part-time employment and/or volunteer opportunities through social media to employers and to each other.	Short Term to Medium Term	<p>During COVID 19, community volunteer campaign launched via social media to encourage volunteerism.</p> <p>City's Youth Engagement Strategy identifies opportunities for civic engagement.</p> <p>Economic Development monitoring hiring approaches and needs of key employers, and recently started a new program with Brampton Library called Newcomer Success Stories</p>	<p>Development of an Employment/Volunteer Social Media Strategy that identifies methods (e.g. City Matters email blasts, Instagram, Facebook) for connecting opportunities.</p> <p>Development of a City Youth Employment Strategy</p>	Volunteer recognition event held in July 2020 to thank 100+ volunteers for their contributions and work on the City's various COVID 19 support task forces.	Completed
7.4	Coordinate and implement Employment Fairs for youth, adults, and seniors. Fairs could be sectors-pecific (e.g. IT, Trades, food, health-care).	Short Term	Economic Development past particatiopn in Sheridan's Employment Fairs for student population.	<p>Monitor number of annual Employment Fairs.</p> <p>Number of full time jobs created.</p> <p>Number of part-time jobs created.</p> <p>Annual employment rate.</p> <p>Number of volunteer positions created and filled.</p>	To be revisited in 2021	Not started
7.5	Hire age-positively by conducting an "Age-Positive" Recruitment Campaign.	Short Term to Medium Term	Specific "age-positive" recruitment campaign not being advanced. However, objective of action item being achieved through other corporate initiatives.	Monitor number of re-entry programmes	To be revisited in 2021	Not started
7.6	Create a central Directory of information regarding employment and volunteer opportunities within the City	Short Term to Medium Term	<p>Recreation development a hiring and volunteer recruitment program.</p> <p>Fire department's new diversity recruitment strategy encourages applicants from diverse backgrounds.</p>	<p>Number of employment inquiries resulting from the Directory.</p> <p>Number of volunteer inquiries resulting from the Directory.</p>	<p>Mayor's Youth Council provides opportunities for civic participation among youth.</p> <p>Peel Halton Workforce Development Group launches new workforce hub (Dec 2020)  <a href="https://www.peelhaltonworkforce.com/jobs/">https://www.peelhaltonworkforce.com/jobs/</a></p>	Ongoing
7.7	Value entrepreneurs by supporting the advancement of the social enterprise sector.	Short Term	George Street Innovation District to become a one-stop shop for entrepreneurs. Curent partnership with Ryerson Venture Zone.	<p>Number of new social enterprises created.</p> <p>Number of additional jobs created by existing social enterprises.</p>	To be revisited in 2021	Not started

7.8	Recognize the value of volunteer work and build public awareness about the benefits of being active in the community.	Short Term to Long Term	<p>Volunteer appreciation event held for for COVID 19 task force volunteers (July 2020)</p> <p>Annual Volunteer of the Year Awards including seniors and youth categories.</p> <p>Economic Development creating a Brampton Ambassador program. To engage prominent individuals from Brampton or are champions of the City.</p>	<p>Maintain the existing Brampton Citizens Awards and increase the number of award recipients in the following categories: Long Term Service Award; Senior of the Year Award; and Volunteer of the Year Award. While the existing "Volunteer of the Year Award" is for a citizen and a youth, a recommendation is to create a separate "Youth Volunteer of the Year Award" as its own category.</p> <p>Number of applications submitted for awards: both local and the Ministry of Seniors and Accessibility Seniors Award. Civic</p>	Citizen of the Year Award in 202 for Youth (up to 18 years) and Seniors (65+)	Completed
7.9	Review Official Plan policy to ensure that live-work opportunities are permitted broadly across the City.	Short Term to Medium Term	Official Plan Review currently underway (Brampton 2040 Plan)	City to review employment projections and employment land analysis, and the opportunities for integrating employment and residential policies in its Official Plan Review and implementing Zoning By-law.	To be updated in 2021	Ongoing
7.10	Develop and market an Age-Friendly Employer designation to recognize employers that accommodate youth job creation and older employees through flexible work arrangements, job sharing, physical accommodations and other features of a supportive work environment.	Medium Term	For future consideration. Opportunity to expand through the Brampton Entrepreneur Centre	Number of Employers recognized.	To be revisited in 2021	Not Started

	COMMUNITY SUPPORT & HEALTH SERVICES					
	Action Items	Timing & Priority	Activity	Initial Performance Indicator(s)	Updated Performance Indicator(s)	Progress
8.1	Work with other municipalities and the provincial government to explore travel grant and support programs.	Short Term to Medium Term	For future considerations. Opportunities to explore funding opportunities available through other orders of government.	Region, City and transit operations to develop a resident education campaign about available services and programs.	To be revisited in 2021.	Not started
8.2	Work with local health agencies to identify health care system gaps and the hiring of medical professionals and specialists to provide quality care to Brampton residents.	Short Term to Long Term	City involved in ongoing discussions with health unit to identify locations for COVID 19 testing sites and isolation centre.	Number of grant requests. Number of grants approved	Province of Ontario to provide immediate funding for 87 additional hospital beds across Brampton Civic Hospital and Etobicoke General Hospital (October 2020).  Federal Government announces \$6.5 million in funding for a COVID 19 isolation centre in Peel Region over 18 months (November 2020)	Ongoing
8.3	Encourage the development of residential care facilities that appeal to local needs and cultures (ie. respite care facilities, hospices).	Short Term to Long Term	Updating Supportive Housing Policies within Brampton's Official Plan		Statutory Public Meeting held on December 7, 2020 to present draft amendments to the City's supportive housing policies. To be updated in 2021.	Ongoing
8.4	Advocate for funding to support more affordable home care including personal support workers, affordable devices (e.g. hearing aids, mobile devices, medications, dental).	Medium Term	For future consideration.	Number of new programs, new jobs, service hours funded.  Decrease in the number of persons on waiting lists for personal care and home support services.	On December 1, 2020, Province of Ontario announced funding of \$115 million to expand innovative home and community care services as part of its fall 2020 COVID 19 preparedness plan to support 850 patients.  <a href="https://news.ontario.ca/en/release/59437/ontario-expanding-innovative-home-and-community-care-services">https://news.ontario.ca/en/release/59437/ontario-expanding-innovative-home-and-community-care-services</a>	Not started
8.5	Improve communication methods to promote awareness of age-friendly services, programs and information offered through a variety of communication methods.	Short Term	In 2020, a range of engagement approaches used to promote age-friendly services and programs during the COVID 19 Pandemic (ie tele town halls, ethnic radio ads, print media, flyers, brochures).	Number of visits from the City's website.  Number of applications submitted and approved for the Brampton's Snow Removal Financial Assistance for Seniors and Physically Challenged Citizens. <a href="http://www.brampton.ca/EN/residents/Roads/snow-removal/Documents/Snow-Removal-Financial-AssistanceApplication.pdf">http://www.brampton.ca/EN/residents/Roads/snow-removal/Documents/Snow-Removal-Financial-AssistanceApplication.pdf</a>	Seniors Support Task Force Council Co-Leads Participated in 2 Ethnic Radio Tele Town Halls for seniors.  Seniors Support Task Force hosted 3 Seniors Telephone Town Halls in 2020 with average of 750 participants.	Completed



## Appendix B: Age-Friendly Innovation through Outreach and Engagement

### Recent Quick Wins:

- ▶ New municipal grocery delivery program launched in 2020 (has been transitioned into a referral program). City Well Positioned as a Top Municipal Leader
- ▶ Synergy among community partners, including new partnerships and collaboration with community organizations
- ▶ Capacity building including wrap-around service provision
- ▶ Communication & Engagement, such as information sharing in accessible and convenient formats

COVID 19 SENIORS SUPPORT TASK  
FORCE POSTER OF SERVICES



MEMBERS OF SENIORS SUPPORT TASK  
FORCE DELIVERING PPE KITS TO  
RESIDENTS OF A SENIORS BUILDING



RESIDENTS ATTENDING A VOLUNTEER  
APPRECIATION DAY EVENT (JULY 2020)



KIDNETIX, JOINED BY REGIONAL COUNCILLORS MARTIN MEDEIROS AND PAT FORTINI TO DELIVER FOOD HAMPERS AND PPE KITS TO SENIORS



COVID 19 SENIORS SUPPORT TASK FORCE SOCIAL MEDIA POSTER



SENIORS DIGITAL CAFÉ PROGRAM WEB POSTER

**Date:** 2021-01-29

**File:** OZS-2020-0001

**Subject: Recommendation Report**  
Application to Amend the Zoning By-law (Temporary Use)  
(To permit a medical office and pharmacy with residence above for  
a temporary period of three years)  
**Candevcon Limited – 2565361 Ontario Inc.**  
10209 Bramalea Road  
East side of Bramalea Road and north of Peter Robertson  
Boulevard  
Ward: 9

**Contact:** Kelly Henderson, Development Planner, Development Services,  
905-874-2619, [Kelly.Henderson@brampton.ca](mailto:Kelly.Henderson@brampton.ca)  
David VanderBerg, Manager, Development Services, 905-874-  
2325, [David.Vanderberg@brampton.ca](mailto:David.Vanderberg@brampton.ca)

**Report Number:** Planning, Bld & Ec Dev-2021-134

**Recommendations:**

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Zoning By-law (Temporary Use), **Candevcon Limited – 2565361 Ontario Inc.**, 10209 Bramalea Road, east side of Bramalea Road and north of Peter Robertson Boulevard, Ward 9 (File OZS-2020-0001), to the Planning and Development Committee Meeting of February 22<sup>nd</sup>, 2021, be received;
2. **THAT** Zoning By-law Amendment (Temporary Use) application submitted by Candevcon Limited on behalf of 2565361 Ontario Inc., Ward 9, File: OZS-2020-0001, be approved, on the basis that the application represents good planning, including that it is consistent with the Provincial Policy Statement, 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 Planning Recommendation Report, and,
3. **THAT** the amendments to the Zoning By-law, generally in accordance with the attached Appendix 10 to this report be adopted;

**Overview:**

- The application is proposing to permit the conversion of the existing two-story building at 10209 Bramalea Road into a medical office and pharmacy on the main floor with an apartment unit on the second floor for a temporary period.
- This report recommends the proposed application be approved and the amending Zoning By-law be enacted for a temporary period of three years.
- The lands are designated 'Residential' in the Official Plan. An Amendment is not required as the proposal is for a temporary use.
- The lands are designated 'Low Density Residential 1' in the Springdale Secondary Plan (SPA 2). An Amendment to this Plan is not required as the proposal is for a temporary period of time.
- The subject property is split zoned 'Agricultural (A)' and a site specific residential zone by By-law 270-2004, as amended. An Amendment to the Zoning By-law is required in order to permit the proposed use. The applicant is proposing a temporary re-zoning for a three year period.
- A Statutory Public Meeting was held on March 9<sup>th</sup>, 2020. There were no members of the public in attendance who spoke at the meeting and no written submissions were received. Details of the Statutory Public Meeting are included in Appendix 8 of this report.
- The application is consistent with the Provincial Policy Statement (2020), and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), the Region of Peel Official Plan and the City of Brampton Official Plan.
- The proposal is consistent with the "2019-2022" Term of Council Priorities by supporting "A City of Opportunities" theme. The proposal is consistent with the direction of revitalizing existing neighbourhoods, and building complete and sustainable communities to accommodate growth for people and jobs.

**Background:**

The property is located on the east side of Bramalea Road, north of Peter Robertson Boulevard. The site is approximately 0.19 hectares (0.47 acres) in area and has

frontage along Bramalea Road. The property currently contains a two-storey building with surface parking.

This application was submitted by Candevcon Limited on behalf of 2565361 Ontario Inc., December 6<sup>th</sup>, 2019. It has been reviewed for completeness and found to be complete in accordance with the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on January 22<sup>nd</sup>, 2020.

A Statutory Public Meeting was held on March 9<sup>th</sup>, 2020. There were no members of the public in attendance who spoke at the meeting and no written submissions were received. Details of the Statutory Public Meeting are included in Appendix 8 of this report.

### **Current Situation:**

#### Proposal (Refer to Appendix 1)

The applicant is proposing to amend the Zoning By-law temporarily to permit a medical office and pharmacy use on the main floor with an apartment unit on the second floor within the existing building at 10209 Bramalea Road. The amendment is proposed for a temporary period of three years. The applicants have indicated that they intend to come forward with a proposal for a more comprehensive redevelopment of the property in the future, which is expected to propose a seniors care/residence facility.

The current proposal includes the following features:

- Retaining the existing two-storey building
- Medical clinic and pharmacy on the first level
- One apartment unit on the second level; and,
- 24 parking spaces

The applicant has filed a site plan application (SPA-2020-0173), which will look at the design of the parking area and landscaping between the surrounding land uses.

#### Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands have the following characteristics:

- has a total site area of approximately 0.19 hectares (0.47 acres);
- currently has access to Bramalea Road; and,
- has a two-storey building located on site.



The surrounding land uses are described as follows:

North: Single detached dwellings.

South: Single detached dwellings. Beyond the single detached residential dwellings are commercial plazas and Brampton Civic Hospital.

East: Single detached dwellings.

West: Beyond Bramalea Road to the west are single detached dwellings, townhouse dwellings, and an open space/woodlot.

### Summary of Recommendations

This report recommends that Council approve the proposal for the additional uses within the existing building and adopt the Temporary Zoning By-law Amendment attached to this report as Appendix 10.

### Planning Analysis Summary

The proposal has regard for matters of provincial interest that are set out in the Planning Act. The application proposes to repurpose an existing building for a period of three years. The proposal and implementing Temporary Zoning By-law represent good planning, are 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.

A detailed planning analysis can be found in Appendix 7.

### Planning Act

This development proposal has regard for the following matters of Provincial interest as set out in Section 2 of the Planning Act.

The proposed development is in an appropriate location (Section 2(h)) for the proposed mixed-use development. It provides for another form of housing in the neighbourhood as well as employment opportunities (Section 2(j) and (k)).

The proposal has regard for matters of provincial interest that are set out in the Planning Act and represents orderly development in a location that is suitable for growth and development. Staff has undertaken a thorough review of this proposal, relative to the provisions prescribed within Section 39(1) of the Planning Act, and advises that the application satisfies these criteria.

## Provincial Policy Statement

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development.

The PPS includes policies related to land uses being compatible, complete and efficient land use patterns that are an appropriate range and mix of uses. The proposed development is consistent with the PPS, in terms of the following sections:

- Section 1.1.1 – Healthy Liveable communities
- Section 1.1.3 – Settlement Areas
- Section 1.3 – Employment

Staff is satisfied that the proposed development is consistent with the applicable sections of the Provincial Policy Statement.

## A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

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 Growth Plan for the Greater Golden Horseshoe (Growth Plan) supports the achievement of complete communities. The proposal meets the intent of the Growth Plan as it provides for a mixed use building within an already built up area.

## The Region of Peel Official Plan

The Region of Peel Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject lands are located within the “Urban System” designation in the Region of Peel Official Plan and conforms to the related policies with respect to healthy communities efficiently using resources.

## The City of Brampton Official Plan

The City of Brampton Official Plan provides guidance and policies for the future of the City. The subject property is designated ‘Residential’ on Schedule A of the Official Plan. Although the subject proposal does not meet the general intent of the Official Plan designation, it does meet the Temporary Use policies of section 5.10.2 of the Official

Plan. There are no anticipated undue negative impacts on the neighboring properties, and the site plan application is intended to mitigate any potential impacts on surrounding properties. Therefore, since the subject application is for a temporary period of 3 years (maximum as permitted by the Official Plan) the proposal does meet the intent of the Official Plan.

Staff are satisfied that the objectives of the Official Plan have been met.

#### Springdale Secondary Plan (SPA2)

The subject property is designated 'Medium Density Residential' within the Springdale Secondary Plan. Although the subject use does not meet the intent of the Secondary Plan, the proposal is temporary in nature and therefore an Amendment to this plan is not required. Furthermore, the proposed uses are complementary to the existing residential neighborhood.

#### Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands February 13<sup>th</sup>, 2020, in accordance with and exceeding the Planning Act requirement of 120 metres for such applications. A copy of all department/agency comments are attached as Appendix 9 to this report. Notice signs were placed on the subject lands to advise members of the public that an application to amend the Zoning By-law had been filed with the City. This report along with the complete application requirements, including studies have been posted to the City's website.

A Statutory Public Meeting for this application was held on March 9<sup>th</sup>, 2020. There were no members of the public in attendance at the public meeting. Details of the Statutory Public Meeting are included in Appendix 8 of this report.

#### **Corporate Implications:**

##### Financial Implications:

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

##### Other Implications:

There are no other corporate implications associated with this application.

## Living the Mosaic – 2040 Vision

This report has been prepared in full consideration of the overall vision that the people of Brampton will “Live the Mosaic”. This report aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs.

### **Term of Council Priorities:**

The application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs. The proposal satisfies this by providing opportunity for efficient growth within an existing community.

### **Conclusion:**

The Development Services Division undertook a circulation of the application to ensure all technical and financial matters have been satisfactorily addressed. Staff is satisfied with the proposed Temporary Zoning By-law Amendment application. The proposal represents good planning, including that it is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, Region of Peel Official Plan and City of Brampton Official Plan.

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Appendix 10 for a temporary period of three years. The temporary Zoning By-law Amendment is appropriate considering that the proposed temporary use is an efficient use of land resources, is appropriate for the area, and not expected to create undue adverse impacts on the adjacent uses.

In summary, the application is appropriate for the orderly development of the lands and represents good planning.

Authored by:

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Kelly Henderson, MCIP, RPP  
Development Planner, Development  
Services

Approved by:

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Richard Forward, MBA, M.Sc., P.Eng  
Commission, Planning and Development  
Services Department

Reviewed by:

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Allan Parsons, MCIP, RPP  
Director, Development Services

Submitted by:

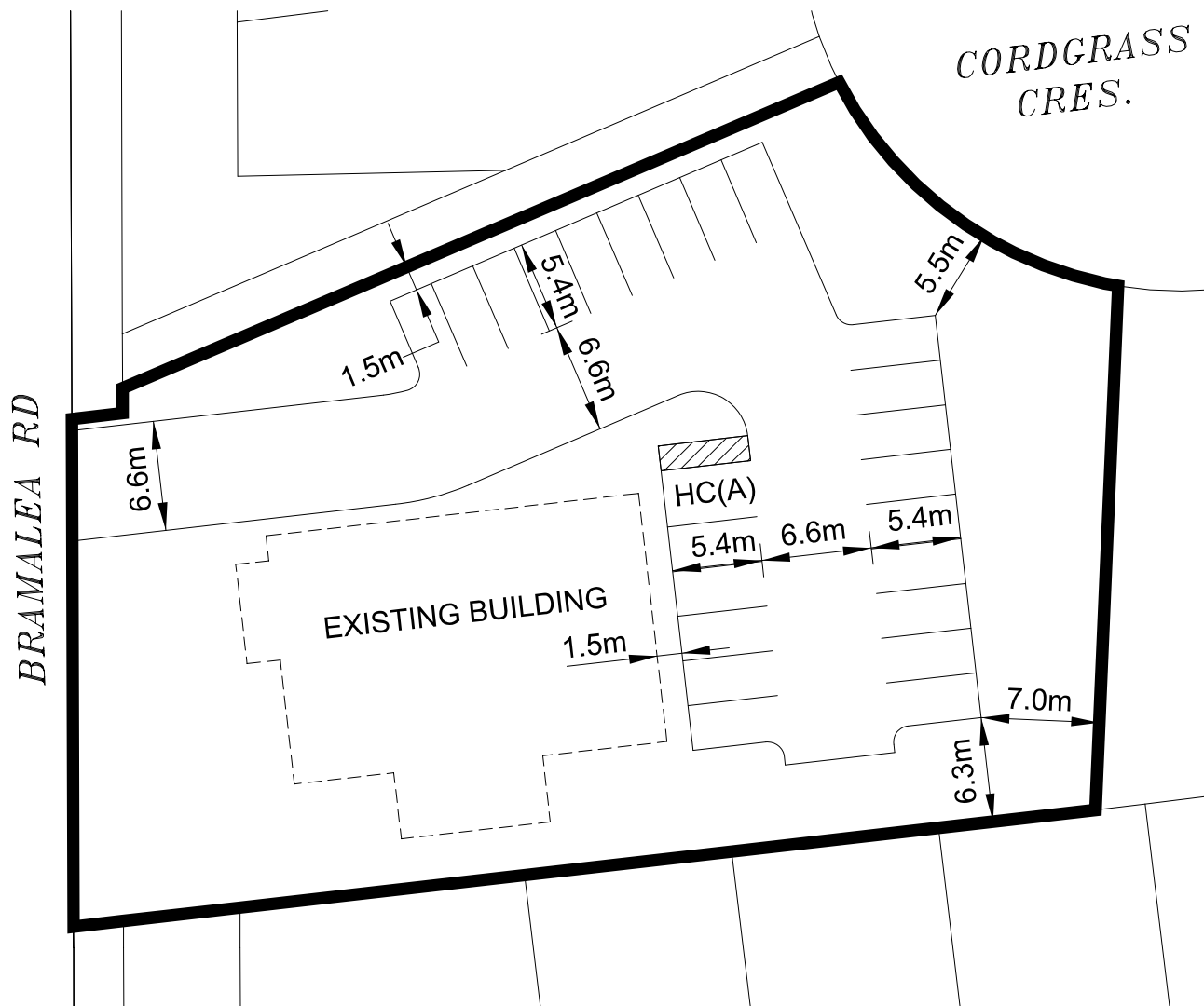
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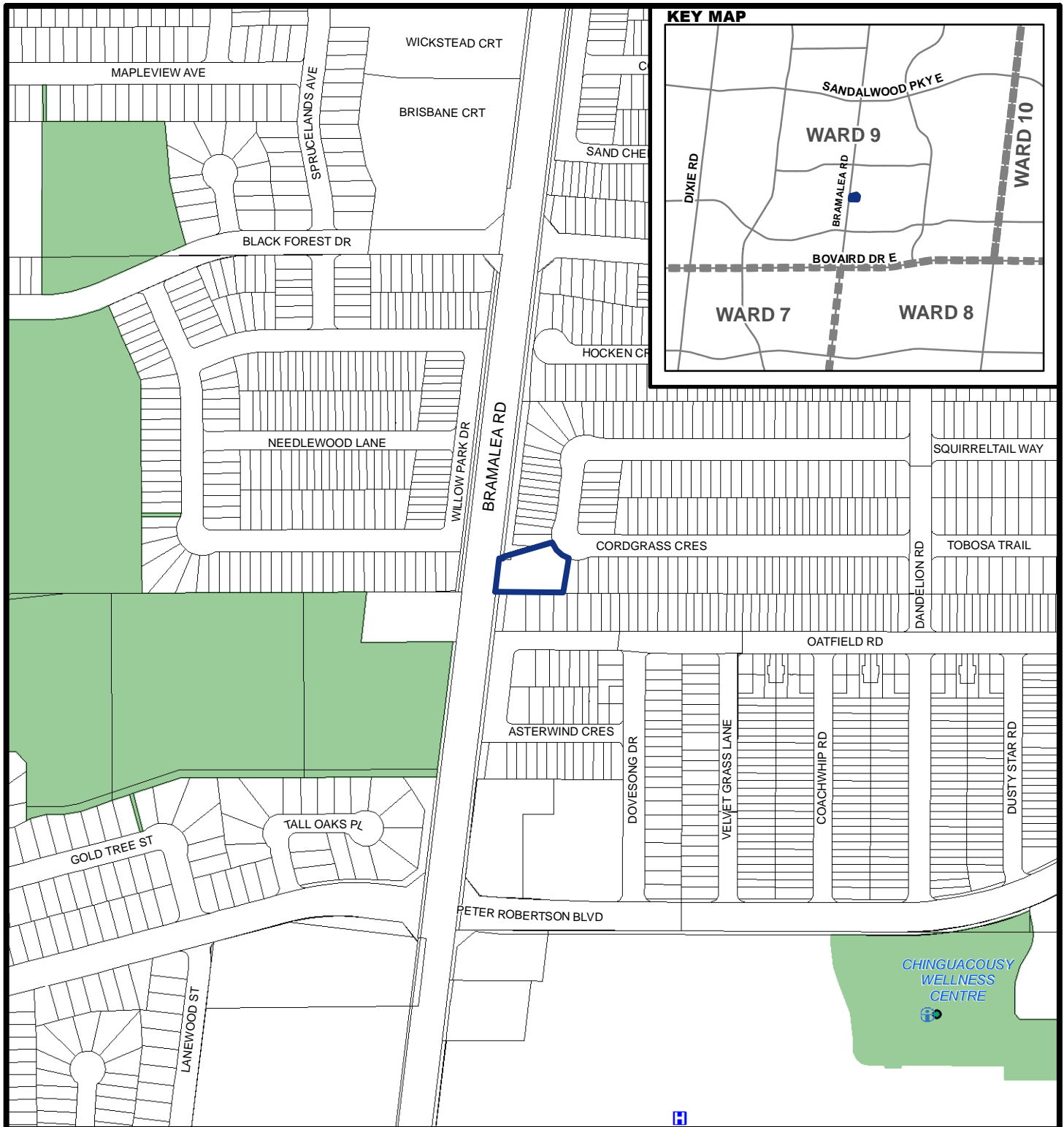
David Barrick  
Chief Administrative Officer  
City of Brampton

**Attachments:**

Appendix 1: Concept Plan  
Appendix 2: Location Map  
Appendix 3: Official Plan Designations  
Appendix 4: Secondary Plan Designations  
Appendix 5: Zoning Designations  
Appendix 6: Aerial & Existing Land Use  
Appendix 7: Detailed Planning Analysis  
Appendix 8: Results of the Public Meeting  
Appendix 9: Results of the Application Circulation  
Appendix 10: Zoning By-law Amendment

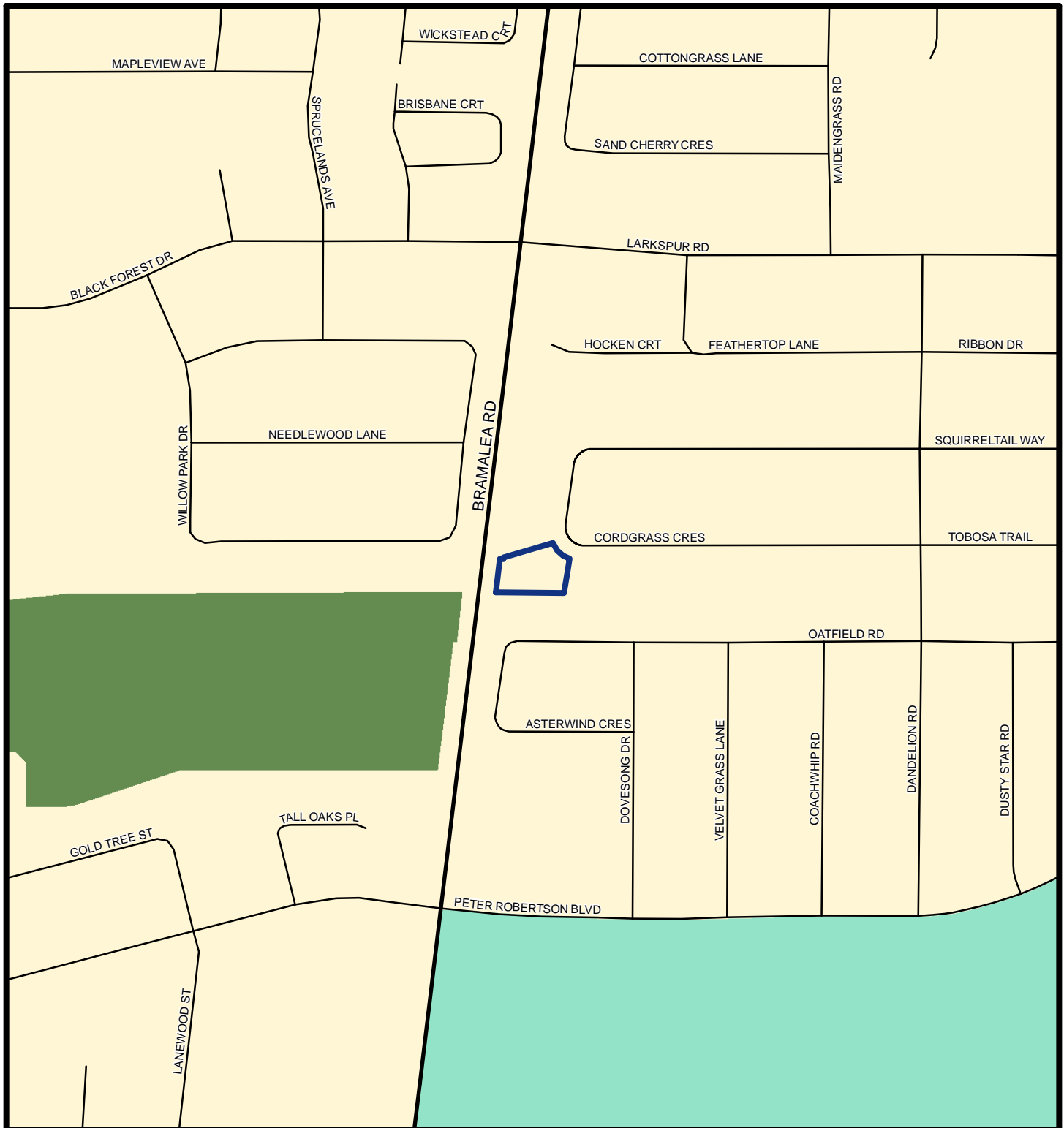






- SUBJECT LAND
- GREENSPACE
- HOSPITAL
- PROPERTY LINE
- RECREATIONAL FACILITY



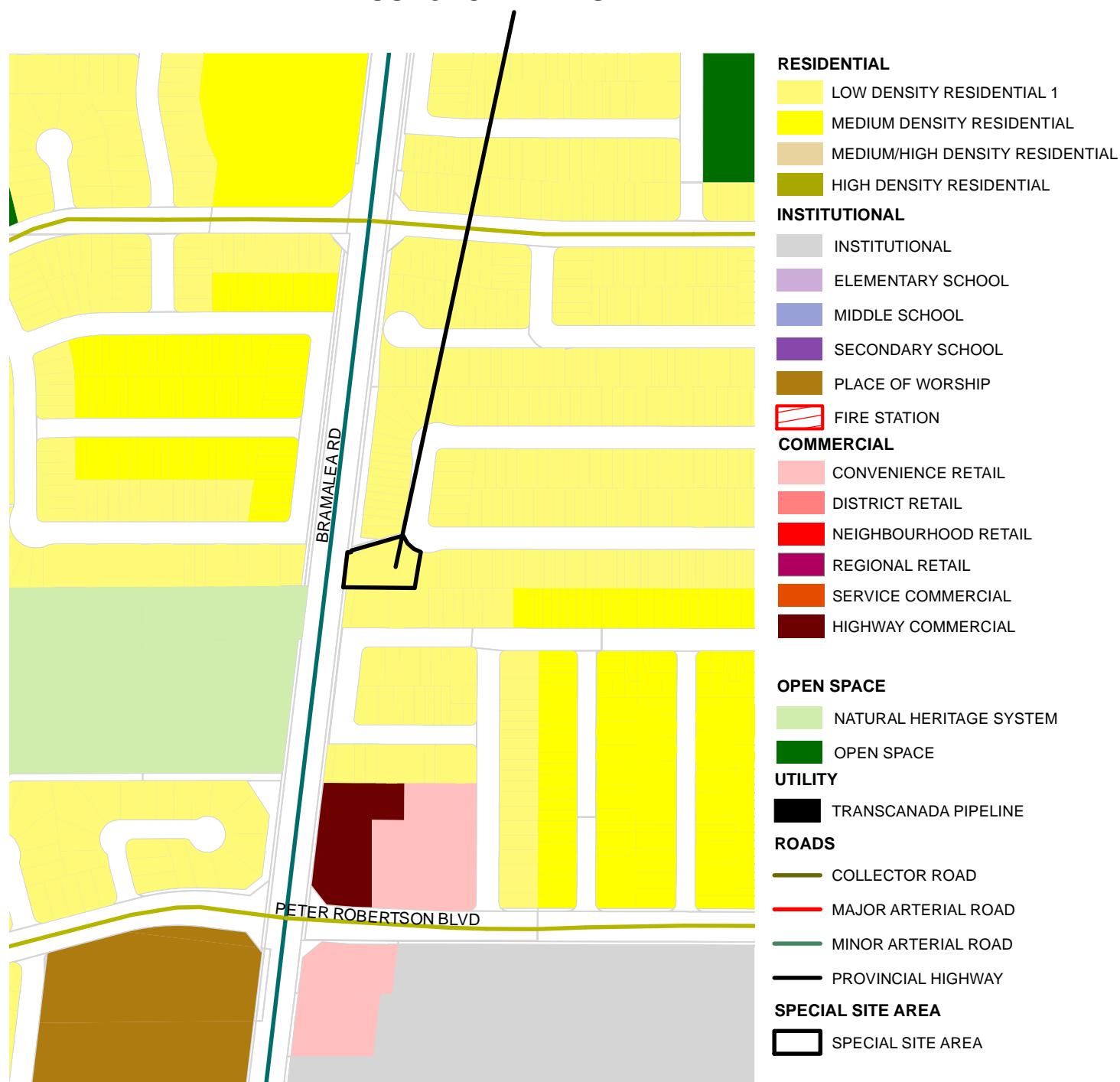


EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

- SUBJECT LAND
- OPENSOURCE
- RESIDENTIAL
- MAJOR INSTITUTIONAL

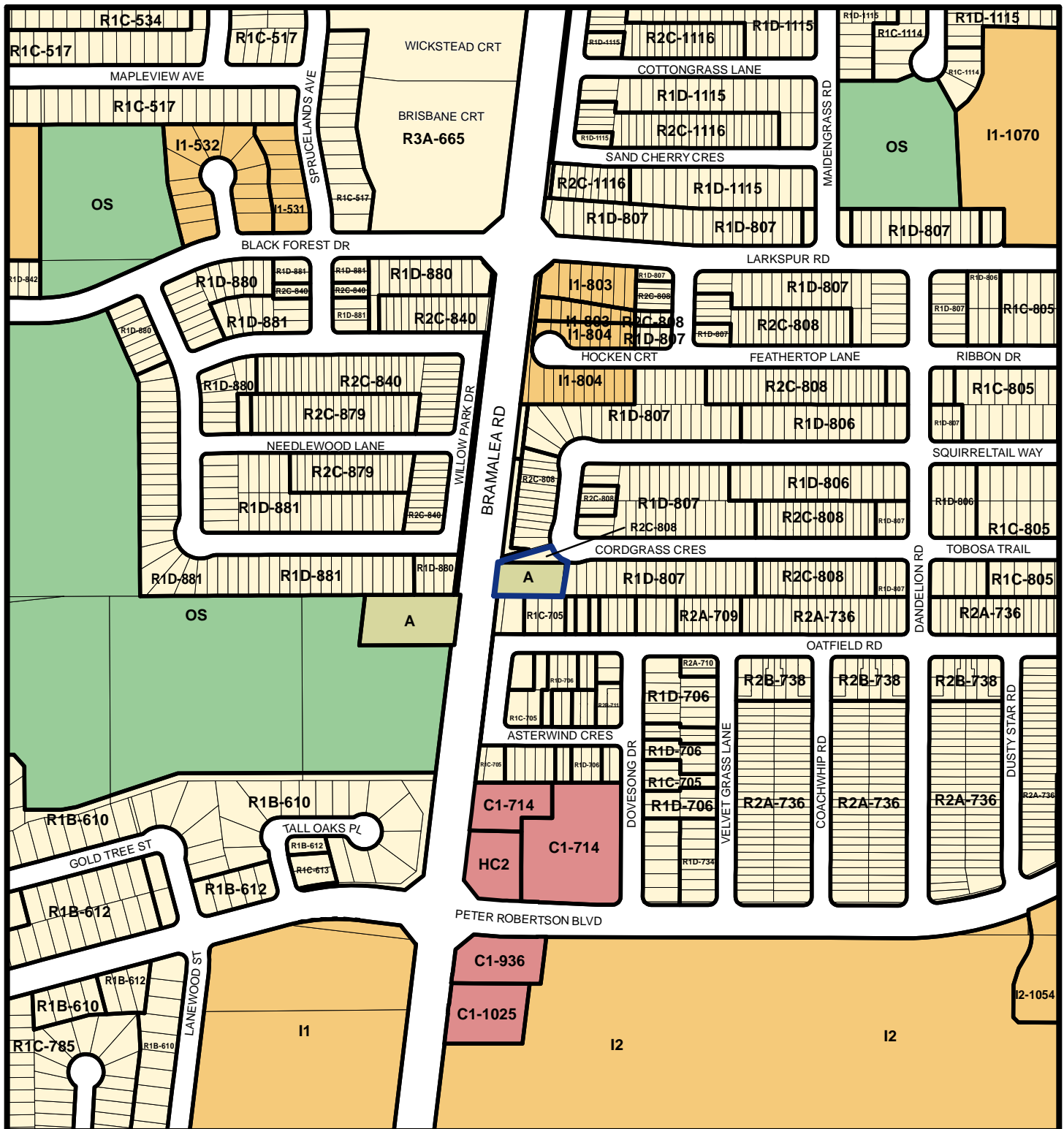





# SUBJECT LANDS



EXTRACT FROM SCHEDULE SP2(A) OF THE DOCUMENT KNOWN AS THE SPRINGDALE SECONDARY PLAN

## APPENDIX 5

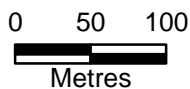


-  SUBJECT LAND
  COMMERCIAL
  AGRICULTURAL  
 RESIDENTIAL
  INSTITUTIONAL
  OPEN SPACE



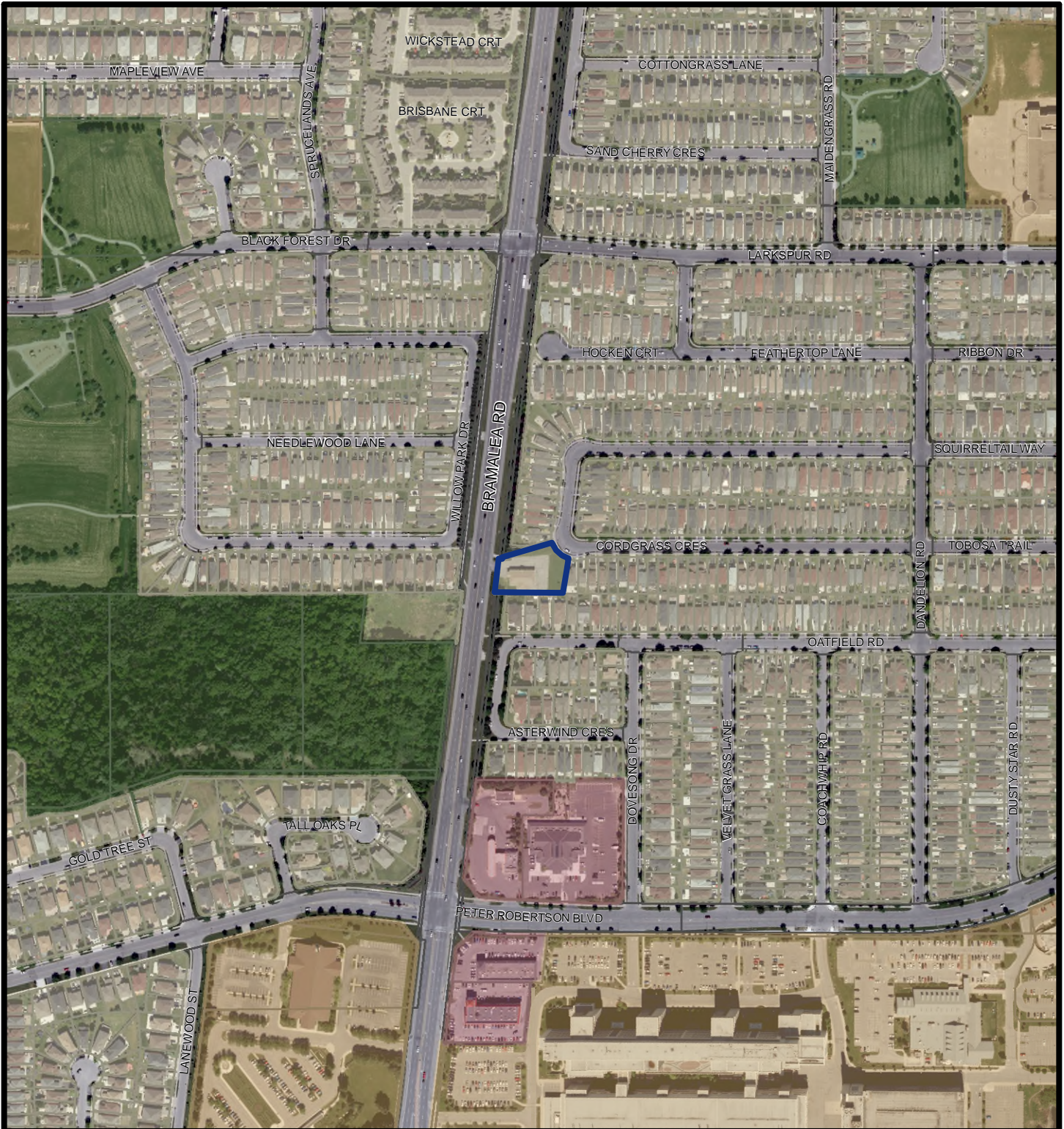
**APPENDIX 5  
ZONING DESIGNATIONS  
CANDEVCON LIMITED  
2565361 ONTARIO INC**

Page 64 of 131  
CITY FILE: OZS-2020-0001












Author: ckovac  
Date: 2020/01/21





AERIAL PHOTO DATE: SPRING 2019

Legend

	SUBJECT LAND		AGRICULTURAL		INSTITUTIONAL		ROAD
			COMMERCIAL		OPEN SPACE		UTILITY
			INDUSTRIAL		RESIDENTIAL		





**Detailed Planning Analysis**  
City File Number: OZS-2020-0001

**Overview**

The proposal has been reviewed and evaluated against the Planning Act, the Provincial Policy Statement and the Growth Plan. The proposal has also been reviewed and evaluated against the Region of Peel Official Plan and the City of Brampton's Official Plan and other applicable City of Brampton guidelines and priorities.

**Planning Act**

The application is in compliance with matters of provincial interest as identified in the Planning Act R.S.O 1990 in terms of the following:

- *Section 2(h) the orderly development of safe and healthy communities*
- *Section 2(k) the adequate provision of employment opportunities*

The application has appropriate regard for provincial matters and provides for a mixed use building and provides for employment opportunities.

Staff has undertaken a thorough review of this proposal, relative to the provisions prescribed within Section 39(1) of the Planning Act, and advise that the application satisfies these criteria. Section 39(1) states:

*Section 39 (1) - The Council of a local municipality may, in a by-law passed under section 34, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the by-law.*

*Section 39(2) a By-law authorizing a temporary use under subsection (1) shall define the area to which it applies and specify the period of time for which the authorization shall be in effect, which shall not exceed three years from the day of the passing of the by-law.*

The application fulfills the requirements of this section. It is noted that the proposal is for a temporary period of three years and does not significantly deviate from the overall intent of the lands.

**Provincial Policy Statement**

Section 3 of the Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Planning Act. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use

planning and development. The applications are consistent with the PPS, including the following policies:

*Section 1.1.1 – Healthy liveable 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;*

The proposed temporary land uses do not significantly change or impact the surrounding area, but provide an additional form of housing and employment opportunities.

*Section 1.1.3 Settlement Areas*

*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;*
- e) Support active transportation;*
- f) Are transit-supportive, where transit is planned, exists or may be developed;*

The proposal is for a mixed use development within an underutilized building, located within a settlement area.

*Section 1.3 Employment*

*1.3.1 Planning authorities shall promote economic development and competitiveness by:*

- a) Providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4;*

The subject application meets the above noted policies as the proposal provides for a temporary use of the underutilized building to be used as a medical office and pharmacy to serve the surrounding community.

Based on the above, staff is satisfied that the proposed development is consistent with the policies in the Provincial Policy Statement.

## **Growth Plan for the Greater Golden Horseshoe**

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 convenience access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing options to accommodate a range of incomes and household sizes.

The relevant policies contained within the Growth Plan that are implemented by this particular development proposal are included in Section 2.2.1 Managing Growth. According to Section 2.2.1, within settlement areas, growth is to be focused in:

- Delineate built-up areas;
- Areas with existing or planned public service facilities.

The proposal conforms to Section 2.2.1 of the Growth Plan by contributing towards creating complete communities that feature a diverse mix of land uses and convenient access to local stores, services, and public service facilities.

Based on the above, staff is satisfied that the proposed development is consistent with the policies of the Growth Plan.

## **Region of Peel Official Plan**

The Region of Peel Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject lands are located within the 'Urban System' designation in the Region of Peel Official Plan and the following policies apply:

*Section 5.3.1.3 – To establish healthy urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of the community.*

Staff is of the opinion that the temporary land use should not have a negative effect on the surrounding land uses.

*Section 5.3.1.4 – To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services*

The proposal is to redevelop an existing building for a mixed use development that will support the surrounding community in a compatible manner.

The proposed development is consistent with the above noted policies since it comprises a compact form of development within the Regional Urban Boundary that will efficiently use existing services and infrastructure. Based on the above, staff is satisfied that the proposal conforms to the Region of Peel Official Plan.

### **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 City of Brampton's Official Plan is to give clear direction as to how physical development and land use decisions should plan to meet the current and future needs of its residents.

The subject property is designated 'Residential' according to Schedule A – General Land Use Designations of the City of Brampton Official Plan. The Residential designation permits predominately residential land uses including a full range of dwelling types and other complementary uses.

Section 5.10 of the Official Plan speaks to Temporary Use By-laws, and notes that Temporary Use by-laws are zoning by-laws which permit the use of land, buildings or structures for a limited period of time. Where appropriate, the City shall use temporary use provisions in a zoning by-law to recognize short term uses of land, buildings or structures.

The following policies from Section 5.10 are applicable:

*5.10.1 – The City may enact temporary use by-laws for renewable periods of not more than 3 years, permitting the use of land, buildings or structures on a temporary basis. The provisions of Section 39 of the Planning Act, 1990, regarding enactment and subsequent extensions to such by-laws shall apply.*

*5.10.2 – The City shall, in considering the enactment of a temporary use by-law, be satisfied that:*

- i. The proposed temporary use does not create or aggravate any situation detrimental to adjacent complying uses;*

The property is designated 'Residential' on Schedule A of the Official Plan, which permits a full range of dwelling types ranging from single detached units to high-rise apartments. Complementary uses are permitted subject to specific Secondary Plan policies or designations such as convenience retail and service commercial uses. The property is designated 'Medium Density Residential' in the Springdale Secondary Plan (Area 2).

The proposed medical office and pharmacy use is not permitted in the residential designation of the Secondary Plan, however the proposed uses are complementary to the existing surrounding residential neighbourhood and would not create or aggravate

any situation detrimental to them. The temporary uses are compatible to the Official Plan and Secondary Plan designations.

- ii. The temporary use does not adversely affect surrounding uses in terms of air pollution, odour, noise, light or traffic generation;*

Staff do not foresee the temporary use posing a negative impact on the surrounding land uses. It is noted that no residents provided comments at the public meeting. Matters such as landscaping and design of the parking area will be addressed through a site plan application to ensure any potential impacts are mitigated.

- iii. The temporary use does not interfere with the development of adjacent areas that are developing in accordance with this Plan;*

The surrounding lands are developed and are predominately residential uses. The proposal does not require significant site alternations, building construction or additions. If the application is approved the applicant will be required to go through site plan approval in order to adjust the parking lot and ensure there is a landscape buffer between land uses.

- iv. Adequate provision will be made for off-street parking and loading facilities; and*

The proposal demonstrates that parking is contained within the site and the Traffic Impact Study which was submitted in support of the application concluded that there will be little to no impact on local traffic.

- v. The temporary use does not create a service demand that the City and other relevant public authorities cannot fulfill.*

There does not appear to be any servicing constraints for the proposed development.

*5.10.3 – Temporary Use By-laws may be passed without the necessity of amending this Plan provided the use is a temporary one which utilizes largely existing or temporary buildings and structures and does not require the extensive construction of permanent buildings or structures or, the significant alteration of the land to accommodate the temporary use.*

*5.10.4 – Upon the expiry of the time period(s) authorized by a temporary use by-law, the use of and, buildings or structures that were permitted under such a by-law shall cease to exist and shall not be considered non-conforming within the context of the Planning Act or this Plan.*

The subject proposal meets the intent of the above noted policies as the proposal is for a temporary period of three years. The proposed temporary use of a medical office and pharmacy is contained within the existing building on the subject property and only

minor alternations are proposed to the parking lot and landscape features in order to ensure there is a buffer between the land uses, therefore the subject application does not appear to have a detrimental impact on the surrounding land uses. Furthermore, a traffic impact study was submitted as part of the subject application and there does not appear to be any traffic concerns related to the subject proposal.

### **Springdale Secondary Plan (SPA 2)**

The subject property is located within the Springdale Secondary Plan (SPA 2) and is designated as 'Medium Density Residential'. The proposed medical office and pharmacy use is not permitted in the residential designation of the Secondary Plan, however the proposed uses are complementary to the existing residential neighbourhood and is proposed for a temporary three year period. An amendment to the Secondary Plan is not required.

### **City of Brampton Zoning By-law**

The subject property is split zoned 'Agricultural' (A) and 'Residential' (R1D-807) by By-law 270-2004, as amended. An Amendment to the Zoning By-law is required in order to permit the proposed use. The applicant is proposing a temporary re-zoning for a three year period. The recommended By-law proposes to permit the medical office, pharmacy and residential uses for a period of three years.

### **Land Use**

Staff is of the opinion that this development application complies with the applicable sections of the Planning Act. The proposed land uses are supportable in terms of the technical requirements, and also in terms of established planning principles. The proposed development is supportable from a land use perspective based on the following:

- It is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe (2019) and the Peel Region Official Plan;
- It promotes appropriate development and supports a complete community;
- It introduces a compatible redevelopment of the subject property; and,
- Is it supportable from a technical perspective with respect to the various approved studies submitted by the applicant.

### **Technical Requirements**

The following are brief synopses of the documents that were provided in support of the development application.

### **Planning Justification Report (PJR)**

A PJR was submitted to the City to provide a rationale for the development and the associated policies within the Planning Act, Provincial Policy Statement, the Region of



Peel Official Plan, the City's Official Plan and Zoning By-law. Staff reviewed the report and are satisfied with the justification provided by the applicant.

### **Traffic Impact Study**

A Traffic Impact Study was submitted in support of the subject application. The proposed Mixed-use development is expected to generate a total of 16 trips during the PM peak hours. The access to the proposed mixed-use development will be un-signalized with a stop-control at the access approach. The proposed medical use is not expected to have a significant impact on traffic in the area.

The proposed development provides for 24 parking spaces, which meets the intent of the By-law.

The Traffic Study has been reviewed by staff and staff is satisfied with the report.

### **Conclusion**

The proposed application is consistent with the Provincial Policy and meets the general intent of the Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City of Brampton Official Plan. The proposed development if approved is temporary in nature, after which the applicant intends to file formal development applications for a seniors care/residential facility.

**RESULTS OF PUBLIC MEETING AND CORRESPONDENCE RECEIVED**

Planning and Development Committee  
Regular Meeting – March 9<sup>th</sup>, 2020  
City File Number – OZS-2020-0001

**Members Present**

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)  
Regional Councillor P. Fortini – Wards 7 and 8 (Vice Chair)  
Regional Councillor R. Santos – Wards 1 and 5  
Regional Councillor P. Vicente – Wards 1 and 5  
Regional Councillor G. Dhillon – Wards 9 and 10 (arrived at 7:06)  
City Councillor D. Whillans – Wards 2 and 6  
City Councillor J. Bowman – Wards 3 and 4  
City Councillor C. Williams – Wards 7 and 8  
City Councillor H. Singh – Wards 9 and 10

**Members Absent**

Regional Councillor M. Palleschi – Wards 2 and 6

**Staff Present**

D. Barrick, Chief Administrative Officer

**Planning and Development Services:**

R. Forward, Commissioner  
A. Parsons, Director, Development Services  
D. VanderBerg, Manager, Development Services  
C. Caruso, Central Area Planner  
C. Jasinski, Heritage Planner

**Corporate Services:**

J. Zingaro, Deputy City Solicitor

**City Clerk's Office:**

P. Fay, City Clerk  
S. Danton, Legislative Coordinator

**Members of the Public**

Erik Mirtsou, Candevcon Limited

No members of the public were present for this item and a presentation was not requested.

The following motion was considered:

1. That the staff report re: Application to Amend the Zoning By-law (Temporary Use) to permit re-zoning for a medical office and pharmacy with residence above – Candevcon Ltd. – 10209 Bramalea Road – East side of Bramalea Road and North of Peter Robinson Boulevard – Ward 9 ( I 3/2020 and File OZS-2020-0001) to the Planning and Development Committee Meeting of March 9, 2020, be received; and
2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal. Carried

OZS-2020-0001 – RESULTS OF APPLICATION CIRCULATION

February 4, 2020

City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
Att'n: Kelly Henderson

Re: Application to Zoning By-law Amendment  
10209 Bramalea Road  
Ward: 1  
COB File: OZS-2020-0001

Dear Kelly,

We are in receipt of your request for comments regarding the above noted application. We respond as follows.

A/ Please include as a condition of approval the following:

- Applicant shall grant all necessary aerial or underground easements, as may be required.
- Applicant shall observe all aerial and underground clearances as may be required.
- We supply one point of connection per legally severed lot. The designer will need to design this and any future additions from a single distribution point.
- The maximum transformation capacity supplied by Alectra Utilities (formerly Brampton Hydro) is 1,500 kVA if connected to 27.6kV and 500kVA if connected to 13.8kV distribution circuit.

B/ The above comments are preliminary and do not guarantee a supply to the proposed new buildings. If their application is approved, and this Customer wishes to proceed with their Hydro servicing, please advise the applicant to contact Alectra Utilities (formerly Brampton Hydro) regarding permanent electrical supply to the proposed new buildings as soon as possible. Equipment delivery times may take up to 20 weeks.

C/ The Developer/Customer/Engineering Firm is strongly advised to consult Alectra Utilities (formerly Brampton Hydro) Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at <https://www.bramptonhydro.com/>

I can be reached at 905-452-5541 if there are any questions.

Yours Truly,

Gaurav Rao, P.Eng  
Supervisor, Distribution Design – ICI & Layouts  
Alectra Utilities Corporation

## Henderson, Kelly

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**From:** Koops, Krystina <Krystina.Koops@dpcdsb.org>  
**Sent:** 2020/01/24 10:41 AM  
**To:** Henderson, Kelly  
**Cc:** Hanson, Nicole  
**Subject:** [EXTERNAL]Comments OZS 2020-0001

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**RE: Notice of Application and Request for Comments**  
**10209 Bramalea Road**  
**East side of Bramalea Rd, north of Bovaird Dr E**  
**OZS 2020-0001**

The Dufferin-Peel Catholic District School Board has reviewed the above-noted application and since the proposed development is for a medical office and pharmacy, no students are anticipated from this development.

The Board has no comments or objection to the further processing of this application.

Regards,

---

### **Krystina Koops, MCIP, RPP**

Planner - Planning Department  
Dufferin-Peel Catholic District School Board  
40 Matheson Boulevard West, Mississauga ON L5R 1C5  
Tel: 905-890-0708 ext. 24407 | Email: krystina.koops@dpcdsb.org  
Website: [www.dpcdsb.org](http://www.dpcdsb.org) | Twitter: @DPCDSBSchools | YouTube: DPCDSBVideos

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## Henderson, Kelly

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**From:** Hanson, Nicole <nicole.hanson@peelsb.com>  
**Sent:** 2020/01/24 4:14 PM  
**To:** Henderson, Kelly  
**Cc:** Vidovic, Branko; Koops, Krystina  
**Subject:** [EXTERNAL]OZS-2020-0001 Notice of Application and Request for Comments - DUE FEB 4, 2020

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Kelly,

The Peel District School Board has reviewed the above noted application and has no conditions to be included or amended as the application is for non-residential development, which will not impact schools and no students are anticipated.

Respectfully,

**Nicole Natalie Hanson, MES (Pl.)** |  
Planning Officer - Development  
Planning and Accommodation Support Services  
Peel District School Board  
a 5650 Hurontario Street, Mississauga  
t 905-890-1010 ext. 2217 | e [nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com)

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## Henderson, Kelly

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**From:** GTAW New Area <gtaw.newarea@rci.rogers.com>  
**Sent:** 2020/04/08 9:24 AM  
**To:** Henderson, Kelly  
**Cc:** GTAW New Area  
**Subject:** [EXTERNAL]FW: OZS-2020-0001 Notice of Application and Request for Comments - DUE FEB 4, 2020  
**Attachments:** OZS-2020-0001 Notice of Application and Request for Comments - External.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Morning Kelly

Rogers has no objections and further interest in the application.

Thank you

**Debbie Purves**  
**System Planner**

Outside Plant Engineering  
3573 Wolfedale Rd  
Mississauga, ON L5C 3T6

[Debbie.purves@rci.rogers.com](mailto:Debbie.purves@rci.rogers.com)  
416-305-0466



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**From:** Trdoslavic, Shawntelle [mailto:Shawntelle.Trdoslavic@brampton.ca]  
**Sent:** Monday, January 20, 2020 4:11 PM  
**To:** FarouqueAlthaf <althaf.farouque@peelregion.ca>; Amaral, Patrick <patrick.amaral@peelregion.ca>; alex.martino@peelregion.ca; circulations@mmm.ca; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa <henry.gamboa@alectrautilities.com>; GTAW New Area <gtaw.newarea@rci.rogers.com>; christopher.fearon@canadapost.ca; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Vidovic, Branko <branko.vidovic@peelsb.com>  
**Cc:** Henderson, Kelly <Kelly.Henderson@brampton.ca>  
**Subject:** OZS-2020-0001 Notice of Application and Request for Comments - DUE FEB 4, 2020

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments** for the above noted file.

If you have any concerns please **contact the assigned Planner,** Kelly Henderson at [Kelly.Henderson@brampton.ca](mailto:Kelly.Henderson@brampton.ca)

**Please note comments are due by February 4, 2020.**  
**Hard copies have been sent to Region.**

Thank you and have a great evening!

**Shawntelle Trdoslavic**

*Development Services Clerk*

*Planning & Development Services Dept.*

*905.874.3453*

*[shawntelle.trdoslavic@brampton.ca](mailto:shawntelle.trdoslavic@brampton.ca)*

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THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2021

Temporary Use Zoning By-law to amend Comprehensive Zoning By-law 270-2004, as amended

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The Council of the Corporation of the City of Brampton ENACTS as follows:

**WHEREAS** Candevcon Limited, on behalf of 2565361 Ontario Inc., has submitted an application to amend the Zoning By-law to permit a temporary medical office and pharmacy to operate within the existing single detached dwelling located at 10209 Bramalea Road for a period of not more than three years;

**WHEREAS** upon review of the foregoing, the Council of The Corporation of the City of Brampton has determined that the proposed amendment is desirable and appropriate for the temporary use of the subject property and will not negatively impact the underlying use permissions of the Agricultural and R1D – Section 807 zones; and,

**WHEREAS** pursuant to Section 39 of the *Planning Act*, R.S.O 1990, c.P.13, as amended, the council of a local municipality may, in a by-law passed under Section 34 of the *Planning Act*, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the by-law.

**NOW THEREFORE** the Council of The Corporation of the City of Brampton ENACTS as follows:

1. Notwithstanding the requirements and restrictions of the Agricultural (A) Zone (Section 46.1) and R1D-Section 807 of Zoning By-law 270-2004, as amended, the lands shown on Schedule 'A' hereto, may be used for the following purposes:
  - a. A medical office, only in conjunction with a single detached dwelling;
  - b. A pharmacy, only in conjunction with a medical office and a single detached dwelling;
2. The requirements and restrictions of the Agricultural (A) and R1D-Section 807 zone shall apply except as follows:
  - a. Minimum Landscaped Open Space: 3 metres abutting all lot lines, except at approved driveway locations;
  - b. Minimum Parking Requirement:
    - i. 2 spaces for a single detached dwelling.
    - ii. 1 space for each 16 square metres of gross commercial for area for a medical office.
    - iii. 1 space for each 19 square meters of gross commercial floor area for a pharmacy.

c. Paving of the rear yard for the purpose of parking shall be permitted for a temporary period of three years.

3. This Temporary Use Zoning By-Law expires on March 29<sup>th</sup>, 2024, unless extended by further resolution of Council.

ENACTED and PASSED this [enter date] day of [enter month], 2021.

Approved as to  
form.

20\_\_/month/day

[insert name]

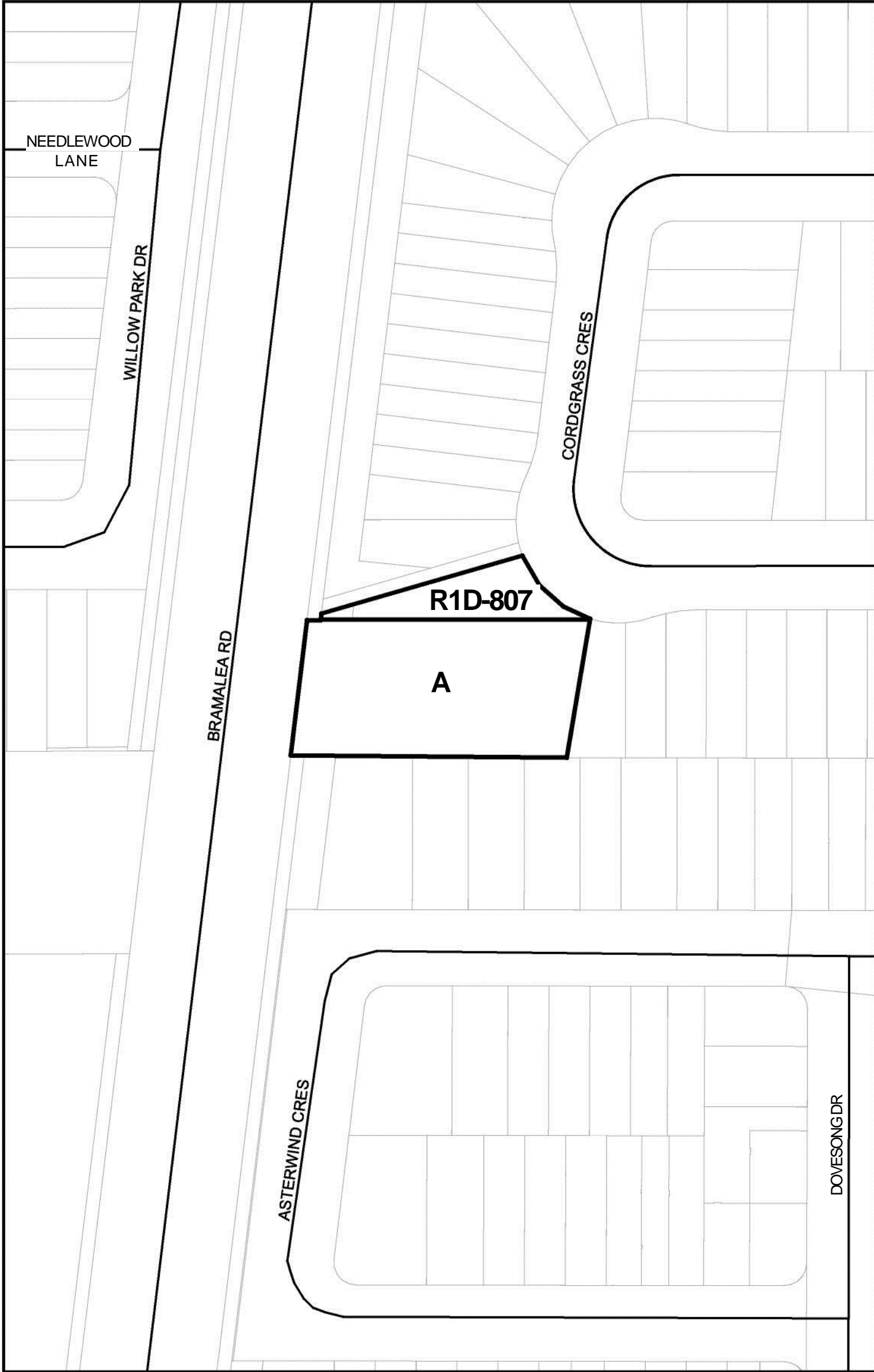
\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.

20\_\_/month/day

[insert name]

\_\_\_\_\_  
Peter Fay, City Clerk





**Date:** 2021-01-29

**Subject:** **Recommendation Report**  
Application for Temporary Use By-law (3 year Temporary Use Zoning By-law)  
(To permit an additional retail uses)  
2644083 Ontario Inc. – Asternik International Corp.  
18 Corporation Drive  
Ward: 8

**Contact:** Stephen Dykstra, Development Planner III  
Planning and Development Services, 905-874-3841,  
[stephen.dykstra@brampton.ca](mailto:stephen.dykstra@brampton.ca)  
  
Steve Ganesh, Manager  
Planning and Development Services, 905-874-2089  
[steve.ganesh@brampton.ca](mailto:steve.ganesh@brampton.ca)

**Report Number:** Planning, Bld & Ec Dev-2021-1012021-100

**Recommendations:**

1. **THAT** the report titled: **Recommendation Report**, Application for Temporary Use By-law (3 year Temporary Use Zoning By-law) To permit an additional retail use, 2644083 Ontario Inc. – Asternik International Corp., 18 Corporation, Ward 8 (OZS-2020-0016), dated January 29, 2021 to the Planning and Development Committee meeting of February 22, 2021, be received;
2. **THAT** the Temporary Zoning By-law application submitted by 2644083 Ontario Inc. – Asternik International Corp. be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report; and,
3. **THAT** the Temporary Use Zoning By-law generally in accordance with the attached Appendix 9 to this report be adopted.
4. **THAT** no further notice or public meeting be required for the attached Temporary Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

**Overview:**

- This report recommends approval of the Temporary Zoning By-law application to permit additional commercial uses within an existing industrial building.
- The property is designated “Industrial” in the Official Plan and “Prestige Industrial” as well as “General Industrial” in the Bramalea North Secondary Plan.
- The subject lands are zoned ‘Industrial Three A – Section 363 (M3A-363)’ which permits industrial as well as limited commercial uses. A temporary Zoning By-law is required for the proposed development.
- The proposed Temporary Zoning By-law represents good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe.
- The proposed commercial uses are not consistent with the Regional Official Plan and the City of Brampton Official Plan, which require industrial uses. A permanent permission for the commercial uses would require a Municipal Comprehensive Review. For the purpose of a temporary use by-law (temporary permissions in the Zoning By-law) the policies regarding land use designation compliance of the Official Plan and Secondary Plan can be suspended.
- A statutory Public Meeting for this application was held on November 16, 2020. A written submission was received. Details of the results of the Public Meeting, correspondence received and response are included in Appendix 8 of this report.

**Background:**

The property is located on the northeast corner of Corporation Drive and Torbram Road. The property has an existing building with a mix of industrial and commercial uses within it. The lands are zoned for industrial uses.

In association with a previous Local Planning Appeal Tribunal (LPAT) matter for the subject property, relating to a minor variance application for land use permissions, a Memorandum of Understanding was agreed upon by the City of Brampton, the Region of Peel and the Applicant, on September 23, 2019. It generally states the applicant will proceed with a request for Municipal Comprehensive Review (MCR) and an application

for Official Plan and Zoning By-law amendment to change the designation and the zone for the property to reflect the intended uses; changing from industrial to commercial/retail. It also states that the applicant will apply for a Temporary Use By-law (subject application) which the City and Peel Planning Staff will support. It is understood that the applicant submitted a MCR application on December 2, 2019. It is the intent of the applicant to submit a rezoning application after the MCR process has been completed.

This application has been reviewed for completeness and found to be complete in accordance with the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on September 29, 2020. The statutory Public Meeting was held at the November 16, 2020 Planning and Development Committee meeting.

### **Current Situation:**

#### Proposal (Refer to Appendix 1):

The applicant is not proposing any exterior changes to the building or the property. The Plan included as Appendix 1 illustrates the current condition of the site. The proposal is to temporarily (3 years) convert some of the existing uses to facilitate additional restaurant uses. As per the Temporary Use By-law policies of the Official Plan, the temporary use permissions are to be granted for a maximum of 3 years. If the owner intends to have the temporary uses for a greater duration, they will need to submit a new Temporary Use By-law application to accommodate the additional period.

Details of the proposal include:

- Increase the amount of retail use by 136 square metres; and,
- Increase the amount of dining and take-out areas to 368 square metres.

#### Property Description and Surrounding Land Use:

The subject property has the following characteristics:

- has a total site area of approximately 1.2 hectares (2.96 acres),
- has frontage onto Corporation Drive and Torbram Road,
- is currently occupied by a building with a GFA of 2,626.60 m<sup>2</sup> (28,272 ft<sup>2</sup>) and with 166 parking spaces.

The surrounding land uses are described as follows:

North:	Industrial lands;
South:	Corporation Drive, beyond is St. Thomas Aquinas Secondary School;
East:	Industrial lands;
West:	Torbram Road, beyond are single detached dwellings;

### Summary of Recommendations:

This report recommends that Council approve the proposal for the additional uses within the existing building and adopt the Temporary Zoning By-law attached to this report as Appendix 9. The proposal and implementing Temporary Zoning By-law represent good planning, are 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.

### Planning Analysis Summary:

This proposal has regard for matters of provincial interest that are set out in the Planning Act. The application proposes a minor alteration to an existing zone for a limited amount of time.

The proposed Temporary Zoning By-law Amendment represents good planning.

### Planning Act:

The proposal has regard for matters of provincial interest that are set out in the Planning Act. The proposed temporary use is in conformity with Section 2 (k) and (r) specifically. The temporary use will provide an employment opportunity in the interim (Section 2 (k)), and also utilizes an existing building that will not require further alterations (Section 2 (r)). The applicant is not required to submit a Site Plan application as a result of this alteration. In this regard, the application is in conformity with the Planning Act and satisfies the requirements of section 39, which authorizes Temporary Use Zoning By-laws.

### Provincial Policy Statement:

Section 3 of the Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development.

The PPS includes policies related to land uses being consistent with the surrounding land uses as well as ensuring that employment lands are not being eroded. The proposed temporary land use is a minor change to an existing industrial building that is bounded by industrial uses to the north and east and then to a Secondary School and residential uses to the west and south.

The proposed Zoning By-law Amendment is consistent with the PPS.

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

The Growth Plan for the Greater Golden Horseshoe (the Growth Plan) supports the achievement of complete communities through providing a mix of housing, a mix of uses. The site is located within a transition area. The application proposes to add additional retail uses into a building with existing retail/commercial as well as industrial uses.

This development proposal conforms to the applicable sections of the Growth Plan.

#### Region of Peel Official Plan:

The Region of Peel Official Plan provides a long-term policy framework that is used to manage Peel's growth and development. The intent of the Regional Official Plan is to manage resources, direct growth and establish a basis for providing Regional services in an efficient and effective manner. The proposal conforms to many of the objectives of the Plan. However, with the additional retail uses proposed with this application, the amount of retail/commercial uses exceeds the amount permitted within this building, prompting a requirement for a MCR. Until a MCR is completed and approved, the proposed use will not be permanent.

#### City of Brampton Official Plan:

The subject lands are designated as "Industrial" on Schedule A of the Official Plan. This designation permits a range of industrial uses as well as a limited amount of commercial and retail uses. The proposed use is not in conformity with the allowances within the Secondary Plan and therefore exceeds the permitted threshold of retail within an industrial area.

The proposed commercial use does not conform to the policies within the Official Plan, but does fit in with the existing use, albeit on a temporary basis. However, as noted, this is a Temporary Use By-law and the associated policies in the Official Plan specify that the temporary uses permitted are not required to meet the other land use policies. In the event that the applicant wishes to permanently rezone the lands for the use all relevant land use policies will need to be reviewed for compliance.

#### Bramalea North Secondary Plan (Area 13):

The property is designated "Prestige Industrial" and "General Industrial" in the Bramalea North Secondary Plan (Area 13). The "Prestige Industrial" and "General Industrial" designations permit primarily manufacturing and office uses. An amendment to the Secondary Plan will be required for the proposed land uses if they are to become permanent, following a municipal comprehensive review. At this time, an amendment is not required as the proposed zoning by-law is temporary in nature. The staff recommendation to approve the Temporary Use By-law is not an indication that staff

would necessarily recommend approval of the use on a permanent basis, a complete development application would be required to assess that.

## **Corporate Implications:**

### Financial Implications

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

### Other Implications

There are no other Corporate implications associated with this application.

## **2019-2022 Term of Council Direction: A Compass for our Community:**

The application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs. The proposal satisfies this by:

- efficiently using land and resources;
- providing opportunity for efficient growth within an existing community.

### Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs. This report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic’.

## **Conclusion:**

The Development Services Division undertook a circulation of the application to ensure all technical and financial matters have been satisfactorily addressed. Staff is satisfied with the proposed Temporary Use Zoning By-law application. The proposal represents good planning, including that it is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe (2020). While the proposed use is not consistent with the policies within the Peel Region Official Plan, the Brampton Official Plan and Secondary Plan, it is noted that in order for the use to be permanent the applicant will have to file a MCR and a Zoning By-law Amendment that will request that the use be permanent.

This report recommends that Council enact the Temporary Zoning By-law attached hereto as Appendix 9. The temporary zoning by-law is appropriate considering the following:



- that the proposed temporary commercial use is an efficient use of land resources and is appropriate for this area;
- the application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe. While not consistent with the City and Region's Official Plans, the temporary nature of the application will ensure that the use has a limited lifespan or will be reviewed comprehensively prior to a permanent zone being established; and,
- as confirmed through the circulation of the applications, there are no financial and technical issues at this time.

In summary, the application is appropriate for the orderly development of the lands, and represent good planning.

Authored by:

Reviewed and Recommended by:

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Stephen Dykstra, MCIP, RPP  
Development Planner III  
Planning, Building and Economic  
Development Services

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Allan Parsons, MCIP, RPP  
Director, Development Services  
Planning, Building and Economic  
Development Services

Approved by:

Submitted by:

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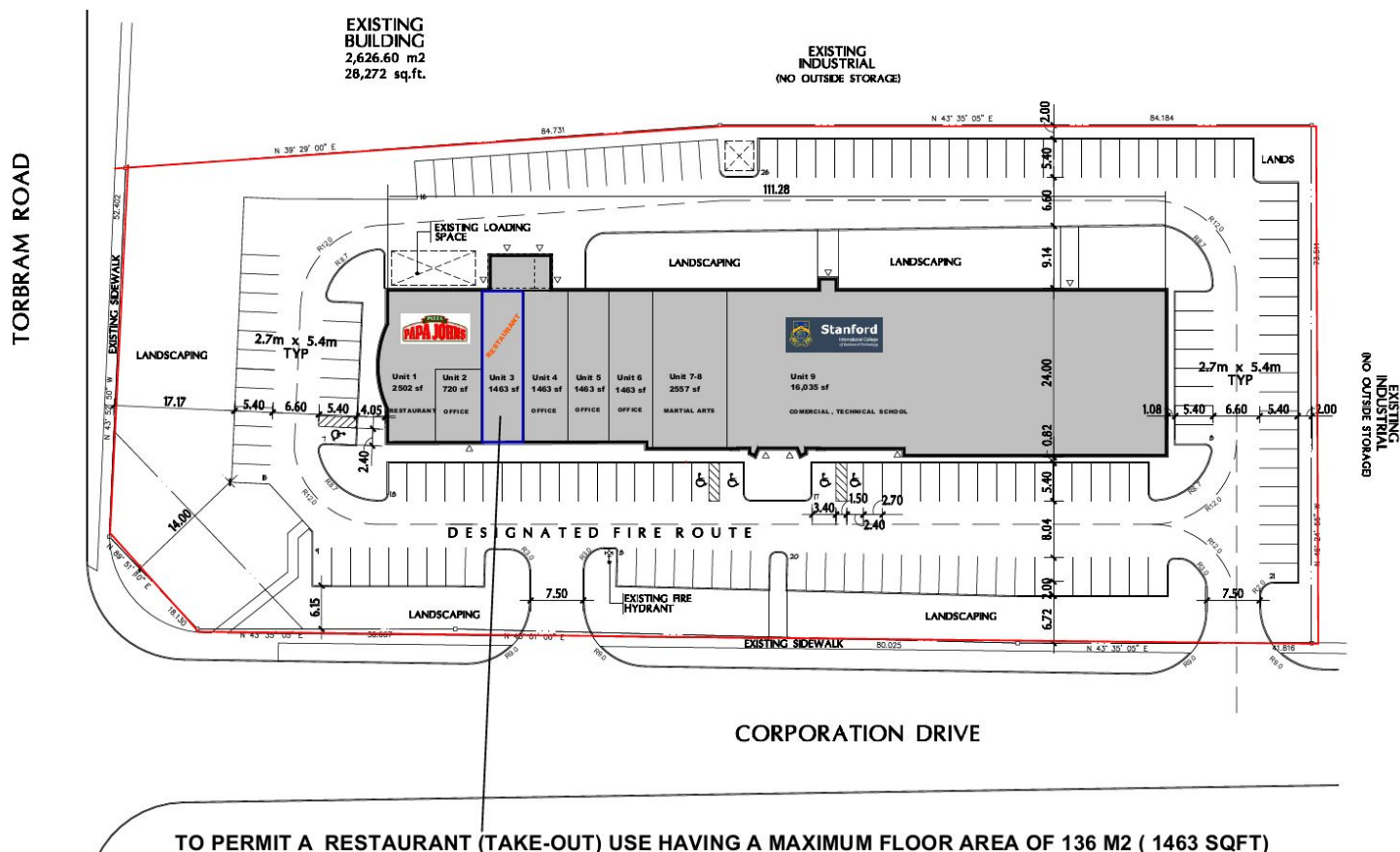
Richard Forward, MBA, M.Sc., P.Eng.  
Commissioner  
Planning, Building and Economic  
Development Services

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David Barrick  
Chief Administrative Officer

### ***Appendices:***

- Appendix 1: Site Plan
- Appendix 2: Location Map
- Appendix 3: Official Plan Designations
- Appendix 4: Secondary Plan Designations
- Appendix 5: Zoning Designations
- Appendix 6: Aerial & Existing Land Use
- Appendix 7: Detailed Planning Analysis
- Appendix 8: Public Meeting, Public Correspondence Received and Response
- Appendix 9: Draft Zoning By-law Amendment

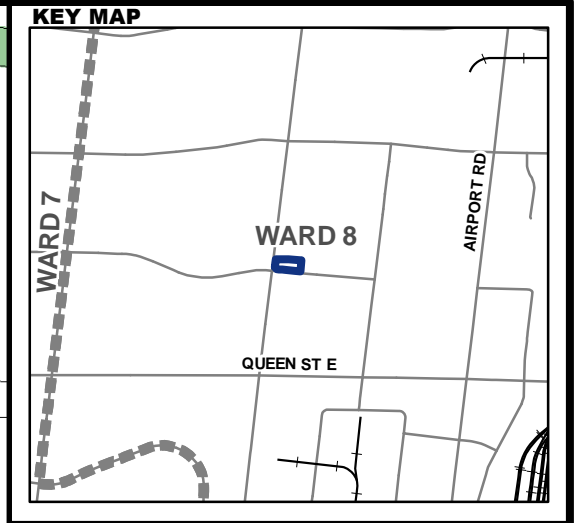
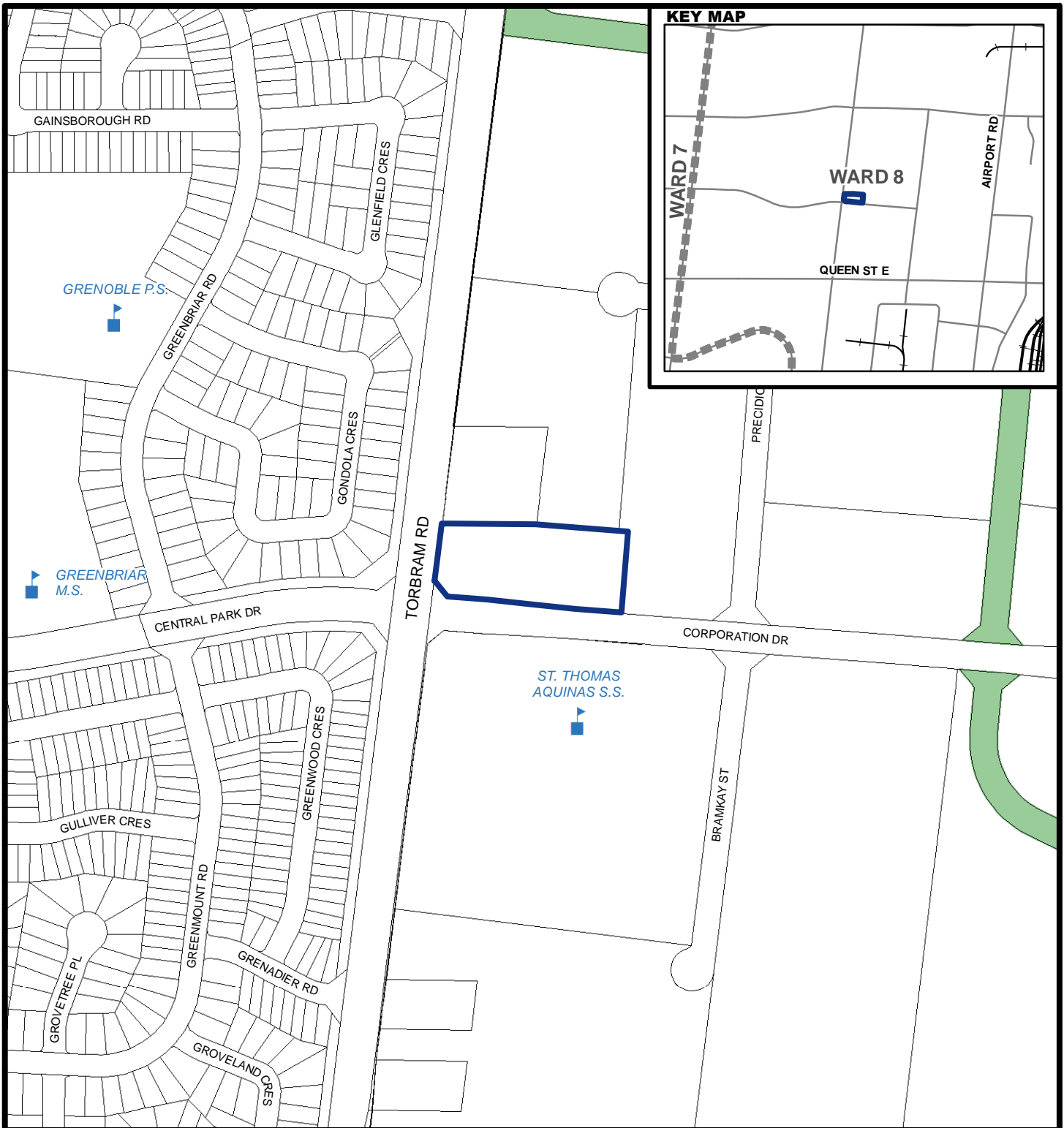


**BRAMPTON**  
Flower City  
brampton.ca  
PLANNING AND DEVELOPMENT SERVICES

Author: ckovac  
Date: 2020/08/17

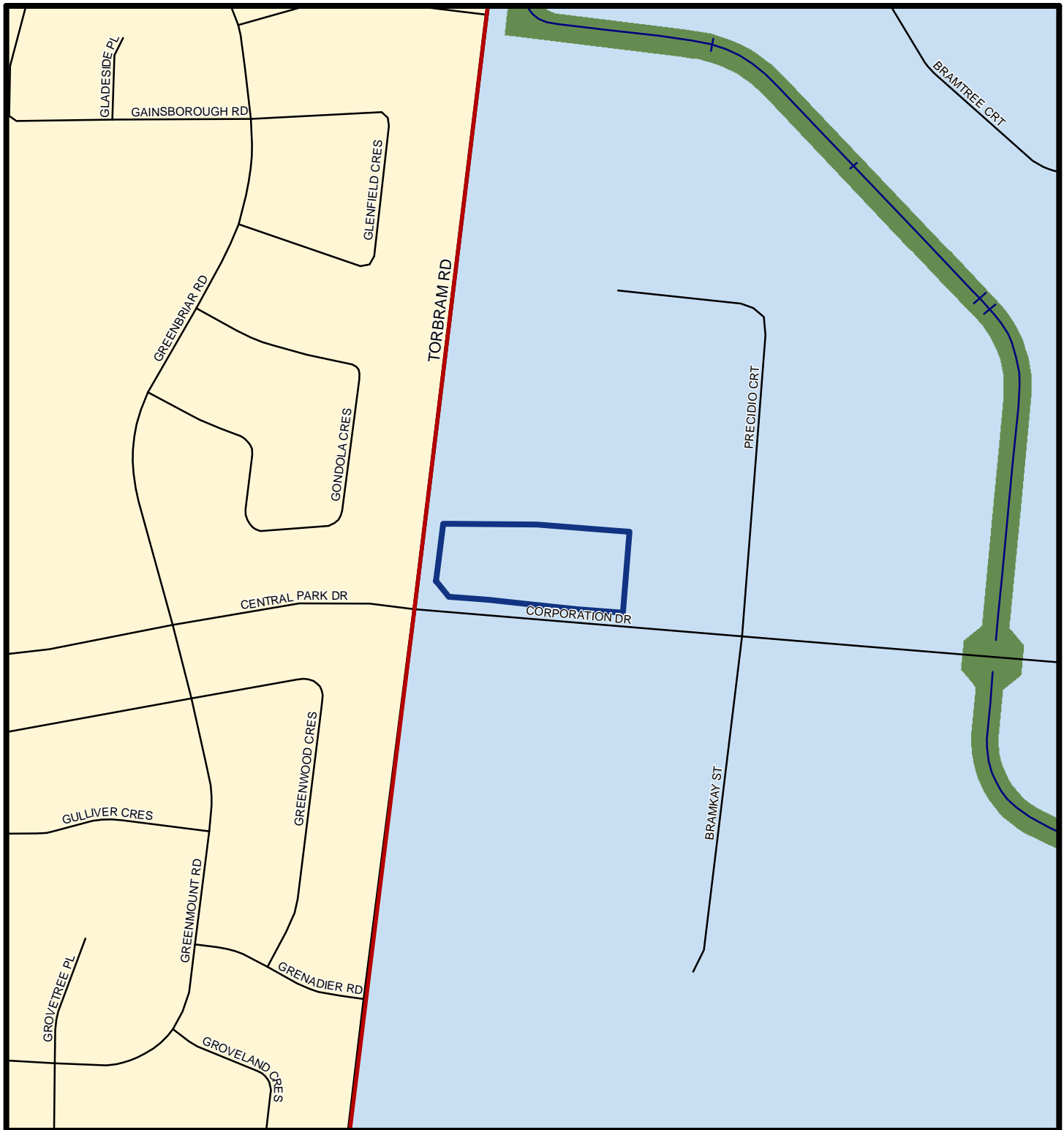
**APPENDIX 1**  
**CONCEPT SITE PLAN**  
ASTERNIK INTERNATIONAL CORP  
2644083 ONTARIO LIMITED

Page 91 of 131  
CITY FILE: OZS-2020-0016



- SUBJECT LAND
- GREENSPACE
- PROPERTY LINE
- SCHOOLS



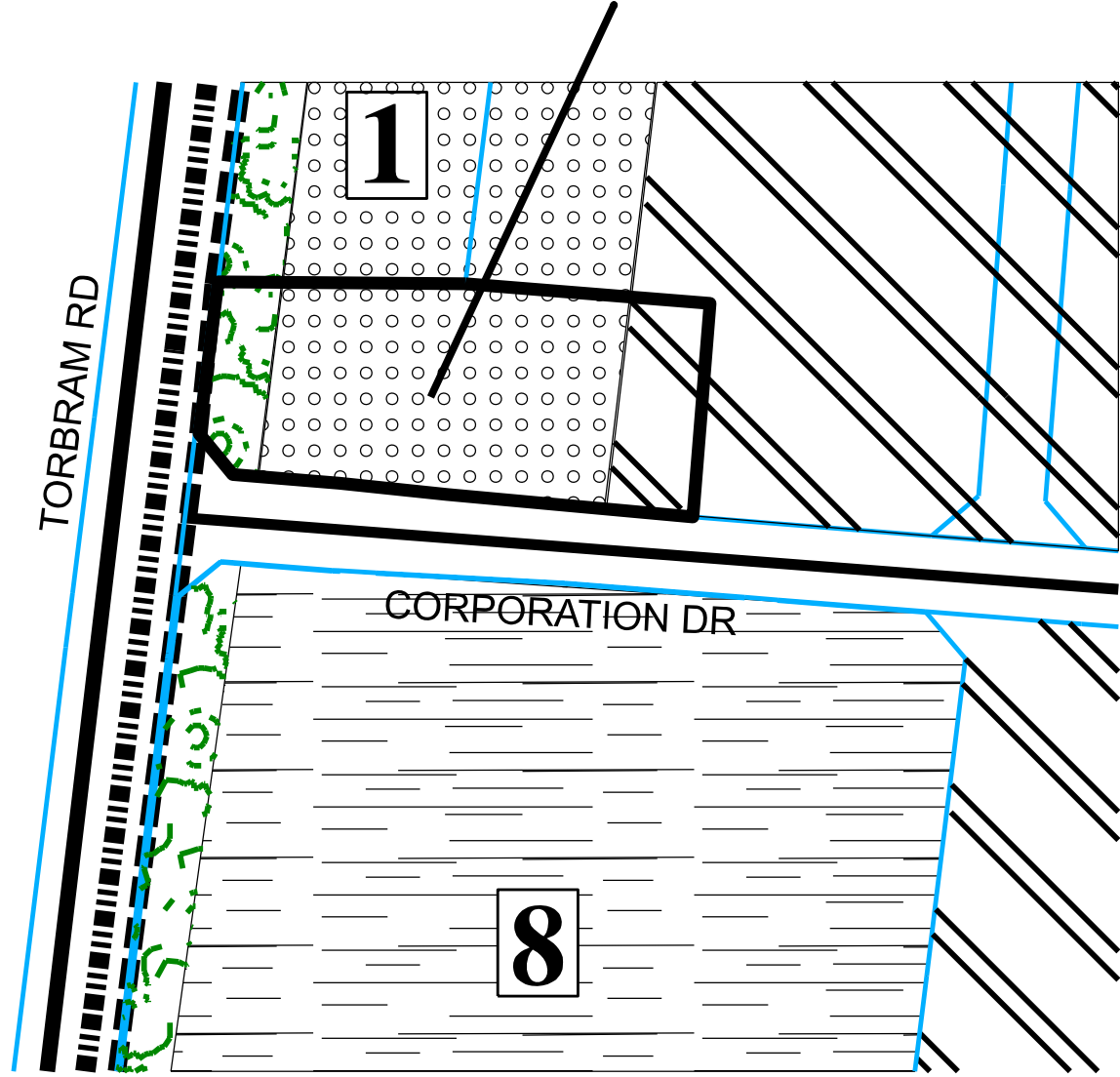


EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN


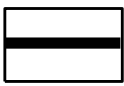



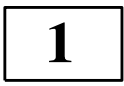
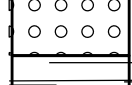
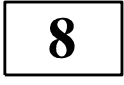
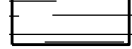
- SUBJECT LAND
- OPENSOURCE
- RESIDENTIAL
- INDUSTRIAL



# SUBJECT LANDS









EXTRACT FROM SCHEDULE SP13(A) OF THE DOCUMENT KNOWN AS THE BRAMALEA SOUTH INDUSTRIAL SECONDARY PLAN

	<b>Lands Subject To This Amendment</b>		<b>Collector roads</b>
	<b>Open Space</b>		<b>Area Affected By This Amendment</b>
	<b>General Industrial</b>		<b>Special Policy Area 1</b> (Refer To Policy 3.4.1)
	<b>Prestige Industrial</b>		<b>Special Policy Area 8</b> (Refer To Policy 3.4.8)
	<b>Institutional</b>		














- |   |              |   |               |   |            |
|---|--------------|---|---------------|---|------------|
|  | SUBJECT LAND |  | INDUSTRIAL    |  | OPEN SPACE |
|  | RESIDENTIAL  |  | INSTITUTIONAL |  | FLOODPLAIN |







Legend

	SUBJECT LAND		AGRICULTURAL		INSTITUTIONAL		ROAD
			COMMERCIAL		OPEN SPACE		UTILITY
			INDUSTRIAL		RESIDENTIAL		

AERIAL PHOTO DATE: SPRING 2019





## DETAILED PLANNING ANALYSIS

City File Number: OZS-2020-0016

The information provided within this analysis are in support of the proposed temporary use by-law for the restaurant and take-out area within the existing structure at 18 Corporation Drive. The rationale provided indicates that provincial, regional and municipal planning documents support this temporary use. This does not necessarily mean that the use would be appropriate as a permanent use, but there is sufficient evidence to indicate that it is supportable as a temporary use.

### Planning Act

Development applications must meet the criteria as set out in the *Planning Act*. For this development application, it must meet the criteria as set out in Section 2. The following provides a discussion to these sections.

#### Section 2:

In terms of the following matters, the application satisfies the requirement to have regard to the Matters of Provincial Interest set out in Section 2 of the *Planning Act*.

- (k) the adequate provision of employment opportunities
- (r) the promotion of built form that,
  - (i) is well-designed

As set out in more detail below, the application has appropriate regard to these matters. The applicant will not have to complete a Site Plan process as the building already exist and there are no changes to the building.

#### Section 39:

The application also have regards to Section 39 of the *Planning Act*, specifically sections:

39 (1) That council of a local municipality may, in a by-law passed under section 34, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the by-law; and,

39 (2) A by-law authorizing a temporary use under subsection (1) shall define the area to which it applies and specify the period of time for which the authorization shall be in effect, which shall not exceed three years from the day of the passing of the by-law.

The application is of a temporary nature and will not, with this application, change the employment capabilities of the area. The proposed by-law is only for a three year

period. The by-law also specifies that the use is only for a specific use (restaurant and take-out).

The application fulfills the requirements as identified within the *Planning Act*, specifically Sections 2 and 39. It is acknowledged that the proposed plan is temporary in nature and does not significantly deviate from the overall intent of the lands or building.

### **Provincial Policy Statement (2020)**

Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the *Planning Act*. The applications are consistent with the Provincial Policy Statement, specifically the following policies:

Section 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;
  - the proposed land use change will not significantly impact the area or the demise of the employment in the area. The use of the leasable area within the building provides an employment opportunity.
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
  - the proposed land use change does not propose any changes to the building.
- d) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.
  - The proposed land use change is located within an existing building that will capitalize on the surrounding land uses.

The proposed temporary land use change is appropriate and avoids risks to public health and safety in respecting the adjacent existing land uses.

### **2020 Growth Plan for the Greater Golden Horseshoe**

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 applications conform to the policies of the Growth Plan for the Greater Golden Horseshoe.

The relevant policies contained within the Growth Plan that are implemented by this particular development proposal are included in Section 2.2.1 Managing Growth. According to Section 2.2.1, within settlement areas, growth is to be focused in:

- delineated built-up areas;
- areas with existing or planned public service facilities.

The proposal conforms to Section 2.2.1 of the Growth Plan by contributing towards creating complete communities that feature a diverse mix of land uses and convenient access to local stores, services, and public service facilities.

## **Regional Official Plan**

The property is located within the “Urban Systems” designation in the Regional Official Plan. The subject applications conform to the Region of Peel Official Plan, including the policies set out below.

Section 5.3.1.3 - “To establish healthy urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities”.

Staff is of the opinion that the temporary land use will not destabilize the Industrial character of the area. The inclusion of some temporary additional restaurant uses within the building will not significantly impact the overall character of the area.

Section 5.3.1.4 - “To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services”.

Staff recognizes that the proposed temporary land use does not comply with the policies regarding the conversion of the lands at this time, staff is supportive of the temporary land use change as the lands are located in a transition area. The lands are located north of a secondary school and east of a residential community. The inclusion of restaurant related uses within this building can be supported, the total amount of building dedicated to the use is the limiting factor for this particular use.

5.6.2.6 – “Protect and support employment areas for employment uses, as a defined and designated in area municipal official plans.”

The proposed temporary land use does not fully protect and support employment uses. A Municipal Comprehensive Review (MCR) would be required for this use to be permanent. The MCR requirements which are outlined further in Section 5.6.2.8 would be applied to this application if it were to be applied as a permanent use.

The proposed temporary land use change will not have a negative impact on the character of the area or significantly change the use of the building from what is currently permitted. While it is understood that the temporary use is not in compliance with the Region’s Official Plan policies, it is also recognized that for the use to be permanent a MCR would have to be approved.

## Official Plan

The property is designated as “Industrial” on Schedule A – General Land Use in the Official Plan. The “Industrial” designation permits predominantly industrial land uses, but does also permit a range of other accessory uses including office, retail and commercial.

The first policy with respect to the Industrial designation (Section 4.4.2.1) provides the framework for the Industrial designation. The proposed temporary use is not industrial in nature, but does have the possibility of fitting in.

4.4.2.1 The Industrial designations identified on Schedule "A" of this Plan shall provide for the development of industrial, manufacturing, distribution, mixed industrial/commercial, commercial self-storage warehouses, data processing and related uses and limited office uses, and may also permit limited service and retail uses, open space, public and institutional use as practical and appropriate subject to the appropriate sub-designations and policies in the relevant Secondary Plan. Within the Industrial designation, areas intended for open storage and truck trailer parking shall be identified in the relevant Secondary Plan. Places of Worship shall be permitted in limited locations subject to Section 4.9.8 of this Plan.

The Official Plan provides further information as to what extent, and in which plans the commercial and retail uses can be integrated into the industrial lands. The Bramalea North Industrial Secondary Plan primarily permits industrial uses.

4.4.2.5 It is intended that, through Secondary Planning, the Industrial designation will be further refined into various sub-designations and that specific policies will be set out with respect to office, retail and service uses, and restaurant uses, along with the appropriate requirements and restrictions as follows:

(i) Sub-Designations in Secondary Plans that Permit Primarily Industrial Uses:

(b) Retail Uses: Ancillary and limited retail and business serving uses within industrial malls. The retail uses shall be limited to those which are not engaged in the selling of food and which by their function are not accommodated within the retail hierarchy for non-industrial areas as set out in Section 4.3.2 of this Plan;

(d) Restaurant Uses: Restaurant uses may be permitted on lands designated Industrial in Secondary Plans subject to the following criteria:

- One restaurant per industrial mall with restrictions on the maximum Gross Leasable Area of the restaurant use to be set out in the respective Secondary Plan and/ or Zoning By-law.

The policy provided above provides limitations as to the retail, and specifically restaurant, uses that are permitted within the Industrial zone. The intent is that the Industrial lands are not inundated with a significant amount of food related uses. It is

intended that the restaurants provide only to the employees in the area. The proposed temporary land use is located at the edge of an industrial area. Since the property already has one restaurant use, this designation as well as the Zoning By-law do not permit the proposed additional restaurant use.

Finally, the Official Plan does provide an opportunity for the applicant to pursue a conversion of the lands so that the proposed use could be considered permanent. The applicant will have to complete additional work to proposed the use as permanent, but there is a method by which this can occur. The policies below, provide a basic outline for the criteria by which the lands could be redesignated.

4.4.2.18 An Official Plan Amendment to permit a non-employment use on lands designated Industrial shall only be considered based on a municipal comprehensive review which shall demonstrate that: i) There is a need for the conversion; ii) The City will meet the employment forecasts as set out in Section 2 of this Plan; iii) The conversion will not adversely affect the overall viability of the employment area and achievement of the intensification target, density targets and other policies of this Plan; iv) There is existing or planned infrastructure to accommodate the proposed conversion; v) The lands are not required over the long term for the employment purposes for which they are designated; and, vi) Cross-jurisdictional issues have been considered. For the purposes of this policy, residential, retail in excess of 1,000 square metres (individual store or cluster of stores) and non-ancillary uses are considered non-employment uses.

An amendment to the Official Plan "Industrial" land use designation is required if the applicant seeks out a permanent Zoning By-law Amendment. However, at this time the amendment is temporary and will be required to meet the intent of the Official Plan.

With respect to the temporary nature of the zoning by-law the Official Plan provides criteria for determining if it is appropriate. The following sections of the Official Plan are in reference to Section 5.10 Temporary Use By-laws.

5.10.1 The City may enact temporary use by-laws for renewable periods of not more than 3 years, permitting the use of land, buildings or structures on a temporary basis. The provisions of Section 39 of the Planning Act, 1990, regarding the enactment and subsequent extensions to such by-laws shall apply.

The applicant is requesting a 3 year by-law. This is in accordance with this policy.

5.10.2 The City shall, in considering the enactment of a temporary use by-law, be satisfied that: (i) The proposed temporary use does not create or aggravate any situation detrimental to adjacent complying uses;

Staff is of the opinion that the temporary restaurant use will not aggravate the area.

(ii) The temporary use does not adversely affect surrounding uses in terms of air pollution, odour, noise, light or traffic generation;

Staff are of the opinion that the temporary restaurant use will not significantly affect the surrounding uses in terms of air pollution, odour, noise, light or traffic generation.

(iii) The temporary use does not interfere with the development of adjacent areas that are developing in accordance with this Plan;

Staff are of the opinion that the temporary use will not interfere with the adjacent areas.

(iv) Adequate provision will be made for off-street parking and loading facilities; and,

Staff are of the opinion that there is adequate parking and loading facilities.

(v) The temporary use does not create a service demand that the City and other relevant public authorities cannot fulfill.

Staff are of the opinion that the temporary use will not create a service demand that could not be fulfilled elsewhere.

5.10.3 Temporary Use by-laws may be passed without the necessity of amending this Plan provided the use is a temporary one which utilizes largely existing or temporary buildings and structures and does not require the extensive construction of permanent buildings or structures or, the significant alteration of the land to accommodate the temporary use.

This last policy is critical in that enables the Zoning By-law to be temporarily amended without meeting all of the criteria within the Official Plan. This means, while the additional restaurant use is not in keeping with the Official Plan policies of retaining a certain amount of industrial uses within the building, that the use can be temporarily permitted.

Staff is of the opinion that the temporary Zoning By-law does meet the intent of the Official Plan.

### **Secondary Plan – Bramalea North Secondary Plan Area 13**

The proposed development is located within the Bramalea North Secondary Plan Area 13 (SP13). Provided below are some of the highlighted policies that the development adheres to and that it does adhere to.

The lands are designated “Open Space”, “Prestige Industrial” and “General Industrial”. Part the lands are designated as “General Industrial”, this covers only a portion of the lands. As the lands are developed as a whole, the overwhelming majority of the lands

are designated as “Prestige Industrial”. As such, for the purposes of this application, only the Prestige Industrial designation will be applied for the Industrial lands.

#### Open Space

The lands on the easterly side of Torbram Road are designated as Open Space. These lands were designated as such to ensure that there was a buffer along the edge of the road. The lands on the west side of Torbram Road are residential. This Open Space designation provides a buffering. The following excerpt from SP13 states the following:

3.3.2 The lands designated Open Space abutting the easterly limits of Torbram Road, the southerly limits of Williams Parkway and the westerly limits of Airport Road are intended to provide a land use buffer between potentially incompatible residential uses, and to achieve a high degree of visual amenity from abutting arterial roads. Accordingly, landscape and buffering treatments will be required, as deemed appropriate by the City.

The application does not propose to change this designation and the proposed by-law will not have an impact on this designation. Staff are of the opinion that the intent of the Open Space designation is met.

#### Prestige Industrial

The lands are located within the Prestige Industrial designation. The designation is intended to include essentially clean manufacturing and larger format businesses that would not interfere with the uses that are permitted within the adjacent General Industrial. The Secondary Plan provides the following framework for the permissions within this designation as follows:

3.1.2 The uses permitted on lands designated Prestige Industrial on Schedule SP13(a) shall be: (i) manufacturing, processing assembling, packaging, fabricating, warehousing and storage within wholly enclosed buildings; (ii) office space directly associated with an industrial activity, within the same structure; (iii) business and administrative office buildings; (iv) government service buildings; (v) research and development facilities; and (vi) product showroom and display facilities

3.1.3 The permitted uses within the Prestige Industrial designation shall be established on landscaped lots in a park like surrounding. A high standard of conceptual building design shall be required, and undeveloped portions of lots shall be landscaped to achieve the intended prestige image. In this regard, no outside storage shall be permitted.

The size and constraints of the building limit the amount of manufacturing that can be accommodated. The applicant has indicated that the height of the roof is a limiting factor as well for industrial uses. This limits the amount of uses that can operate within the building, which is located within an Industrial designation.

The designation does identify business and administrative office buildings as well as product showroom and display facilities as uses that are compatible. While these uses



are different than the proposed restaurant uses, there is some relatability to these uses. The SP13 does not permit a prevalence of retail uses, but the City does have the ability to permit some additional uses temporarily.

The uses within the building are primarily commercial in nature. Due to the amount of commercial uses within the building it is now primarily used for commercial uses and is not considered to be industrial. With the temporary zoning by-law this will allow the applicant to temporarily use an additional unit within the building for retail (restaurant) uses. This will also provide the applicant time to complete a MCR to redesignate the lands. If, in the event that the applicant does not complete an MCR, this use will not be permitted.

## **Zoning**

The properties are currently zoned “Industrial Three Section 363 (M3A-363)” by By-law 270-2004, as amended. A Temporary use to the Zoning By-law is required to permit the proposed retail (restaurant) uses. This Recommendation Report includes a copy of the proposed temporary Zoning By-law required to be passed by Council in the event that the application is approved.

The proposed temporary Zoning By-law includes an additional use and two specific requirements and restrictions that will allow for the temporary use of the restaurant. The current by-law (M3A-363) permissions will still apply to the property.

Below is the text from the proposed By-law. This temporary by-law does not replace the existing by-law, but is another layer within the permissions – a temporary use. There is not a new by-law which creates a new zone, but rather a temporary permission within the existing by-law.

1. Notwithstanding Sections M3A-363.1 and M3A-363.2 of By-law 270-2004, for the lands shown on Schedule A hereto:
  - (1) One take-out restaurant shall be permitted, and
  - (2) The following requirements and restrictions shall apply:
    - a) The maximum gross commercial floor area for a temporary take-out restaurant shall be 136 square metres;
    - b) The combined gross commercial floor area for a dining room restaurant and a temporary take-out restaurant shall be 369 square metres.
2. This Temporary Use Zoning By-Law expires on January 27, 2024, unless extended by further resolution of Council.

## **Land Use**

The proposed temporary restaurant uses are appropriate for the subject lands given that the subject lands are located at the edge of an industrial area, are north of a secondary school and west of an existing residential setting. The proposed restaurant use does have more retail and commercial uses, but is still fitting with the character of the area. The building will not be changing and the location of the proposed temporary use is fitting for the area.

Additional justification and materials will be required for this use to be permanent. As implied, confirming that the approval of the temporary use does not mean that it is necessarily appropriate for a permanent use. In the interim, the restaurant uses will provide a service that the applicant has determined will survive in this area. The use will service the uses within the direct vicinity and will not be attracting patrons into the industrial area.

## **Urban Design**

The applicant has not proposed any changes to the exterior of the building. Staff did not require any materials related to urban design.

## **Transportation/Traffic**

The applicant has not proposed any changes to the exterior of the building. Staff did not require any materials related to transportation or traffic.

## **Engineering and Noise**

The applicant has not proposed any changes to the exterior of the building. Staff did not require any materials related to engineering or noise.

## **Environmental, Sustainability Score and Summary**

The applicant has not proposed any changes to the exterior of the building. Staff did not require any materials related to environmental factors.

**Public Meeting, Public Correspondence Received and Response**

City File Number: OZS-2020-0016

## PUBLIC MEETING

The Public Meeting was held on November 16, 2020. Below is a list of members that were present.

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 C. Williams - Wards 7 and 8  
City Councillor H. Singh - Wards 9 and 10  
Regional Councillor G. Dhillon - Wards 9 and 10

Staff Present: D. Barrick, Chief Administrative Officer  
R. Forward, Commissioner Planning and Development Services  
A. Parsons, Director, Planning, Building and Economic Development  
B. Bjerke, Director, Policy Planning, Planning, Building and Economic Development  
J. Humble, Manager, Planning, Building and Economic Development  
S. Ganesh, Manager, Planning, Building and Economic Development  
D. VanderBerg, Manager, Planning, Building and Economic Development  
M. Gervais, Policy Planner, Planning, Building and Economic Development  
C. Caruso, Central Area Planner, Planning, Building and Economic Development  
S. Dykstra, Development Planner, Planning, Building and Economic Development  
K. Freeman, Development Planner, Planning, Building and Economic Development  
K. Henderson, Development Planner, Planning, Building and Economic Development  
H. Katyal, Development Planner, Planning, Building and Economic Development  
J. Lee, Development Planner, Planning, Building and Economic Development  
M. Michniak, Development Planner, Planning, Building and Economic Development  
S. Akhtar, City Solicitor  
P. Fay, City Clerk  
C. Gravlev, Deputy City Clerk  
S. Danton, Legislative Coordinator

This item was heard as item 5.6 in the Agenda. A presentation was made.

5.6

[Staff report re: Application to Temporarily Amend the Zoning By-law \(to permit additional retail/commercial uses\) - 2644083 Ontario Inc. - Asternik International Corp. - File OZS-2020-0016](#)

Stephen Dykstra, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area

context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.  
Following the presentation, it was indicated that there were no questions of clarification from Committee or pre-registered delegations.  
Item 11.4 was brought forward at this time.

- PDC132-2020
  1. That the staff report re: Staff report re: **Application to Temporarily Amend the Zoning By-law (to permit additional retail/commercial uses) - 2644083 Ontario Inc. - Asternik International Corp. - File OZS-2020-0016**, to the Planning and Development Services Committee Meeting of November 16, 2020 be received;
  2. That Planning, Building and Economic Development staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal; and,
  3. That the correspondence from Charles Cheyne, Brampton resident, dated November 5, 2020, re: Staff report re: Application to Temporarily Amend the Zoning By-law (to permit additional retail/commercial uses) - 2644083 Ontario Inc. - Asternik International Corp. - File OZS-2020-0016, to the Planning and Development Committee Meeting of November 16, 2020, be received.

Carried

There were no comments or delegations that were made following this item.

## **PUBLIC COMMENTS RECEIVED**

Correspondence was received on November 5, 2020.

### Concern:

The concern raised by the resident was generally that there are numerous students in the area, that the food business would not do well, that the temporary rezoning was far the large unit and to create a Dining / Banquet Hall.

### Response:

There are a number of students in the area due to the secondary school located to the south. It was confirmed with accessibility that with the signal lights and the associated pedestrian crossing that this is accounted for.

Staff is not able to comment on the viability of businesses.

The Temporary By-law is not for the large unit. It is for one of the smaller units near the west side of the building. It is not intended for a Dining / Banquet Hall.

**Temporary Zoning By-law**

City File Number: OZS-2020-0016



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2020

*OZS-2020-0016 - 18 Corporation - REVISED.docx*

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**WHEREAS** (2644083 Ontario Inc.) has submitted an application to amend the Zoning By-law to permit a temporary restaurant use to operate within one of the units of an existing multi-unit industrial mall located at 18 Corporation Drive for a period of not more than three years;

**WHEREAS** upon review of the foregoing, the Council of The Corporation of the City of Brampton has determined that the proposed amendment is desirable and appropriate for the temporary continued use of the subject property and will not negatively impact the underlying use permissions of the Industrial Three A – Section 393 (M3A-393) zone; and,

**WHEREAS** pursuant to Section 39 of the *Planning Act*, R.S.O 1990, c.P.13, as amended, the council of a local municipality may, in a by-law passed under Section 34 of the *Planning Act*, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the by-law.

**NOW THEREFORE** the Council of The Corporation of the City of Brampton ENACTS as follows:

1. Notwithstanding Sections M3A-363.1 and M3A-363.2 of By-law 270-2004, for the lands shown on Schedule A hereto:

(1) One take-out restaurant shall be permitted, and

(2) The following requirements and restrictions shall apply:

- a) The maximum gross commercial floor area for a temporary take-out restaurant shall be 136 square metres;
- b) The combined gross commercial floor area for a dining room restaurant and a temporary take-out restaurant shall be 369 square metres.

2. This Temporary Use Zoning By-Law expires on January 27, 2024, unless extended by further resolution of Council.



ENACTED and PASSED this [enter date] day of [enter month], 2020.

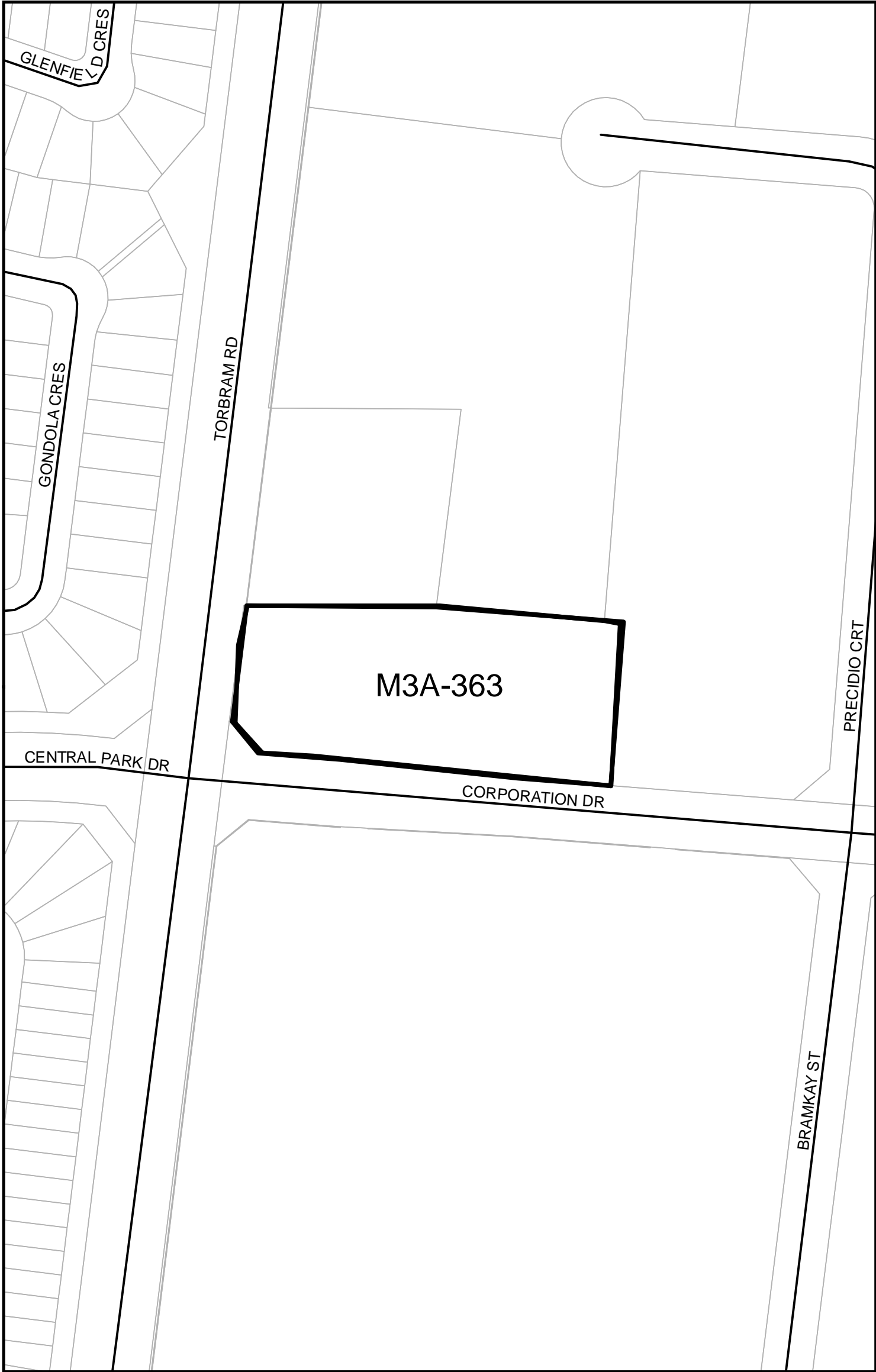
Approved as to  
form.  
20\_\_/\_/month/day  
[insert name]

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
20\_\_/\_/month/day  
[insert name]

\_\_\_\_\_  
Peter Fay, City Clerk

(OZS-2020-0016)



brampton.ca  
PLANNING AND DEVELOPMENT SERVICES



## PART LOT 7, CONCESSION 6 E.H.S

File: OZS\_2020\_0016\_ZBLA  
Date: 2021/01/04 Drawn by: ckovac

BY-LAW \_\_\_\_\_ Page 112 of 131

SCHEDULE A



 SUBJECT LANDS



KEY MAP



## Minutes

### Age-Friendly Brampton Advisory Committee

### The Corporation of the City of Brampton

**Tuesday, January 26, 2021**

Members Present:	Saad Ali (Co-Chair) Bob Pesant (Co-Chair) City Councillor J. Bowman City Councillor C. Williams Umar Javed Angela Johnson Sushil Ninawat Elizabeth Pike Vidhi Bhatt, Brampton Multicultural Youth Council Aisha Mian, Peel Senior Link Sandra Fitzpatrick, Manager, Region of Peel Public Health Peter Howarth (CARP) Myrna Adams, Brampton Seniors Council
Members Absent:	City Councillor D. Whillans Tony Brookes Milagros Caballes Sonya Singh Laura Tribble, Advisor, Region of Peel, Housing Services Alexa Roggeveen, Sheridan College, Social Service Worker, Gerontology Rodrigo Merio, Brampton Multicultural Community Centre Jyoti Shukla, Community Impact Manager, United Way
Staff Present:	Bob Bjerke, Director, City Planning and Design Jeffrey Humble, Manager, Land Use Policy Daniella Balasal, Policy Planner Chandra Urquhart, Legislative Coordinator

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1. **Call to Order**

The meeting was called to order at 7:07 p.m. and recessed at 8:15 p.m.

2. **Approval of Agenda**

**AFC001-2021**

That the Agenda for the Age-Friendly Brampton Advisory Committee meeting of January 26, 2021, be approved as published and circulated.

Carried

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

Nil

4. **Previous Minutes**

4.1 Minutes - Age-Friendly Brampton Advisory Committee - November 3, 2020

The minutes of the Brampton Age-Friendly Advisory Committee meeting of November 3, 2020, were approved by Council on December 9, 2020 and are provided for information.

5. **Presentations\Delegations**

5.1 Presentation, update and discussion, re: Developing a Roadmap for 2021-2022- Reaffirming the Role and Function of the Age Friendly Advisory Committee

Daniella Balasal, Policy Planner, provided a presentation, entitled: Developing a Roadmap for 2021-2022 - Reaffirming the Role and Function of the Age-Friendly Brampton Advisory Committee. The following discussion themes were highlighted:

- Structure and Focus
  - AFC Terms of Reference Scope of Activities
  - roles and responsibilities of Committee members
  - roles and responsibilities of Staff
- Connections
  - synergies – community and public engagement

- examples of community engagement - Cycling Advisory Committee and Environmental Advisory Committee
- Outputs and Activities
  - participation in City planning projects
  - opportunities to strengthen diversity
- Priority Projects for 2021 – Opportunities to Inform
  - youth and seniors, housing, social equity
  - nurturing neighbourhood program

Committee discussion, comments and staff responses include the following:

- Creation of a sub-committee for the purpose of research at this time was not practical
- Suggestion that more focus is placed on mental health resources – indication that the Youth task force provided support and resources around social isolation in collaboration with youth serving organizations – potential for advocacy is also an option
- Establish priorities that are achievable with timelines and focus on one, such as, outdoor spaces or alternatives that would allow for social inclusion which would improve mental health
- Question regarding oversight and accountability and a request for information on whether departments are incorporating the Age-Friendly strategy to guide policy making and procedures to achieve
- Indication that several Age-Friendly action items have been completed by the staff working group and project updates can be provided at a future meeting
- Suggestion that more focus is required on community engagement, such as, online interactive opportunities, and the potential for grass root organizations to connect with the City through an open online platform
- Reference to CARP communication to approximately 3000 persons through a survey who may have an interest in Age-Friendly matters virtually
- Explore communication methods that will provide opportunities to connect with all persons, such as, indigenous community and religious institutions
- Opportunity for Age-Friendly Committee to offer perspectives on City-wide projects and initiatives, such as, the Active Transportation Master Plan,

Centre for Innovation, creation of community hubs and the City's diversity and equity office

- Explore opportunities to strengthen diversity by connecting to different cultural community groups and organizations that represent various ethnicities
- Confirmation that the City uses several media platforms and communication tools to communicate with the community and continued efforts will be made through Strategic Communications to share messaging around Age-Friendly matters
- Information was provided on the City's housing strategy currently underway
- Opportunity for Age-Friendly Committee to provide input and feedback on affordable housing for seniors and students before report is presented to Council
- Suggestion that Committee forward information on any projects, initiatives or specific output and activity they may wish to see advanced or wish to collaborate on with staff

The following motion was considered:

**AFC002-2021**

That the item titled: **Developing a Roadmap for 2021-2022: Reaffirming the Role and Function of the Age-Friendly Brampton Advisory Committee** to the Age-Friendly Brampton Advisory Committee meeting of January 26, 2021 be received.

Carried

**6. Reports / Updates**

- 6.1 Update by Daniella Balasal, Policy Planner, re: Draft 2021 Progress Reporting Chart

Daniella Balasal, Policy Planner, provided an overview of the draft 2021 Progress Reporting Chart and requested input from Committee. She suggested that members may send comments by email for inclusion in a report to Planning and Development Committee meeting on February 22, 2021.

The following motion was considered:



**AFC003-2021**

That the update by Daniella Balasal, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of January 26, 2021, re: **Draft 2021 Progress Reporting Chart** be received.

Carried

**7. Other/New Business / Information Items**

Nil

**8. Correspondence**

Nil

**9. Question Period**

Nil

**10. Public Question Period**

Nil

**11. Adjournment**

The following motion was considered:

**AFC004-2021**

That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again on Thursday, March 23, 2021 at 7:00 p.m., or at the call of the Chair.

Carried

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Saad Ali (Co-Chair)

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Bob Pesant (Co-Chair)

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**To:** Fay, Peter  
**Subject:** RE: [EXTERNAL]Planning and Development Committee Report - January 25, 2021  
Meeting Re: Confirmation of Consultant to conduct Peer Review of Inclusionary Zoning  
Municipal Assessment Report

**From:** Angie Melo <[Angie.Melo@mississauga.ca](mailto:Angie.Melo@mississauga.ca)>

**Sent:** 2021/02/05 2:57 PM

**To:** [aretha.adams@peelregion.ca](mailto:aretha.adams@peelregion.ca); City Clerks Office <[City.ClerksOffice@brampton.ca](mailto:City.ClerksOffice@brampton.ca)>

**Cc:** Catherine Parsons <[Catherine.Parsons@mississauga.ca](mailto:Catherine.Parsons@mississauga.ca)>

**Subject:** [EXTERNAL]Planning and Development Committee Report - January 25, 2021 Meeting Re: Confirmation of  
Consultant to conduct Peer Review of Inclusionary Zoning Municipal Assessment Report

Good afternoon,

Attached please find a copy of the report dated December 21, 2020, from the Commissioner of Planning and Building, titled "Confirmation of Consultant to conduct Peer Review of Inclusionary Zoning Municipal Assessment Report," considered at the Planning and Development Committee meeting on January 25, 2021 and adopted by Council on February 3, 2021, Council Resolution 0015-2021.

Regards  
Angie Melo



**Angie Melo**

Legislative Coordinator  
T 905-615-3200 ext.5423  
[angie.melo@mississauga.ca](mailto:angie.melo@mississauga.ca)

[City of Mississauga](#) | Corporate Services Department,  
Legislative Services

Please consider the environment before printing.



**MISSISSAUGA**

RESOLUTION 0015-2021  
adopted by the Council of  
The Corporation of the City of Mississauga  
at its meeting on February 3, 2021

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0015-2021

Moved by: C. Parrish

Seconded by: D. Damerla

That Recommendations PDC-0010-2021 - PDC-0011-2021 as contained in the Planning and Development Committee Report 2 -2021, dated January 25, 2021, be approved.

# City of Mississauga

## Corporate Report



Date: December 21, 2020  To: Chair and Members of Planning and Development Committee	Originator's files: CD.06-INC
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: January 25, 2021

## Subject

**Confirmation of Consultant to conduct Peer Review of Inclusionary Zoning Municipal Assessment Report**

## Recommendation

1. That Council deem urbanMetrics inc. qualified to perform the peer review and provide a written opinion of the Inclusionary Zoning municipal assessment report prepared by N. Barry Lyon Consultants (NBLC) on behalf of the City of Mississauga.
2. That the report dated December 21, 2020, from the Commissioner of Planning and Building, titled "Confirmation of Consultant to conduct Peer Review of Inclusionary Zoning Municipal Assessment Report," be provided to the Councils of the Town of Caledon and City of Brampton for information.

## Background

The Region of Peel, in coordination with local tier staff, is undertaking the municipal assessment report that is required by legislation to be completed prior to implementation of Inclusionary Zoning (IZ). The municipal assessment report includes two key components.

The first component is an analysis that identifies existing housing supply and affordability, demographic / household trends, and resulting housing needs. The bulk of this work has already been captured through the Region of Peel Housing Strategy (2018). Minor updates to the Housing Strategy are being completed by Regional staff to fulfill the IZ legislative requirements.

The second component of the municipal assessment report is a market analysis, which is required to understand the financial viability of development / redevelopment under an inclusionary zoning framework. N. Barry Lyon Consultants (NBLC) has been retained to complete this portion of the assessment. The results of the market analysis are anticipated in Q1 2021.

Ontario Regulation 232/18 (see Appendix 1) requires that an independent written opinion on the IZ municipal assessment report be obtained, and that the peer reviewer is, in the opinion of local Councils, qualified to prepare the written opinion. Staff are seeking to confirm that Council is satisfied that urbanMetrics inc. is qualified to complete the peer review and prepare the written opinion, which would enable the City to proceed with next steps and advance its work on IZ in a timely fashion.

## Comments

Staff are confident that urbanMetrics inc. is qualified to perform the peer review and prepare the written opinion for the following reasons:

- urbanMetrics inc. is one of few firms in the industry with specific expertise in land economics and land use planning. The firm has had involvement with other market/economic and development feasibility-related peer review studies in communities across Ontario (see Appendix 2 for summary of qualifications).
- urbanMetrics inc. has demonstrated their capacity to perform a peer review of an IZ municipal assessment report, having recently completed the peer review of IZ municipal assessment report work prepared on behalf of the Region of Waterloo and its lower-tier municipalities. Kitchener staff have confirmed urbanMetrics inc. demonstrated expertise in their completion of the peer review and written opinion. See Appendix 2 for Kitchener City Council resolution deeming an urbanMetrics inc. Partner as qualified to provide the written opinion.
- The City of Mississauga recently retained urbanMetrics inc. to conduct a financial feasibility analysis for Reimagining the Mall affordable housing policy development. Staff were pleased with the work.

Staff recommend that Council deem urbanMetrics inc. qualified to undertake the peer review and prepare the written opinion of the IZ municipal assessment report. Securing the consultant for the peer review and written opinion is prudent to further the IZ policy work currently underway in a timely fashion. Given the demonstrated expertise of urbanMetrics inc., as well as their ability to complete the peer review and delivery a high quality written opinion for a competitive value, staff are confident in proceeding to retain urbanMetrics inc. in collaboration with Regional staff.

Staff are also recommending that this report be forwarded to the Councils of the City of Brampton and Town of Caledon for information.

Staff are planning a Q1 2021 report to Planning and Development Committee (PDC) to provide an overview of the results of the municipal assessment report, as well as the next steps in the preparation of an IZ framework (e.g. policy development, stakeholder consultation, and key project milestones).

## Strategic Plan

Implementation of IZ falls under the “Belong” pillar of the Strategic Plan.

## Financial Impact

Given Mississauga staff have requested a review of more IZ test locations than the Region originally proposed, the City and the Region are proposing to cost share the Peer Review. Mississauga’s portion of the cost would be under \$10,000 which is a low value acquisition. Funding would come from City’s Affordable Housing capital project #13962.

## Conclusion

This report seeks to obtain Council’s opinion on the qualifications of UrbanMetrics inc. to complete the peer review of the IZ municipal assessment report. Council authorization of the peer reviewer is required by Provincial legislation, and will enable the underway IZ project work to advance in a timely fashion. A comprehensive PDC update on the IZ progress and next steps is planned for Q1 2021.

## Attachments

Appendix 1: Excerpt from Ontario Regulation 232/12 under the Planning Act, R.S.O, 1990 – Requirement for Inclusionary Zoning municipal assessment report and Written Opinion / Peer Review of the municipal assessment report

Appendix 2: Summary of Qualifications of urbanMetrics Inc. Peer Reviewers



Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Catherine Parsons, Planner, City Planning Strategies Division

**Appendix 1: Excerpt from Ontario Regulation 232/18 under the *Planning Act, R.S.O., 1990* – Requirement for Inclusionary Zoning municipal assessment report and Written Opinion / Peer Review of the municipal assessment report**

“Assessment report

2. (1) An assessment report required by subsection 16 (9) of the Act shall include information to be considered in the development of official plan policies described in subsection 16 (4) of the Act, including the following:
  1. An analysis of demographics and population in the municipality.
  2. An analysis of household incomes in the municipality.
  3. An analysis of housing supply by housing type currently in the municipality and planned for in the official plan.
  4. An analysis of housing types and sizes of units that may be needed to meet anticipated demand for affordable housing.
  5. An analysis of the current average market price and the current average market rent for each housing type, taking into account location in the municipality.
  6. An analysis of potential impacts on the housing market and on the financial viability of development or redevelopment in the municipality from inclusionary zoning by-laws, including requirements in the by-laws related to the matters mentioned in clauses 35.2 (2) (a), (b), (e) and (g) of the Act, taking into account:
    - i. value of land,
    - ii. cost of construction,
    - iii. market price,
    - iv. market rent, and
    - v. housing demand and supply.
  7. A written opinion on the analysis described in paragraph 6 from a person independent of the municipality and who, in the opinion of the council of the municipality, is qualified to review the analysis.”





## Christopher White, PLE

Associate Partner

Chris is a professional land economist and Associate Partner with urbanMetrics. Over the last decade with the firm, he has led a notable selection of assignments for several of the highest profile, most large scale and complex real estate development projects and planning initiatives across Canada (e.g., Sidewalk Toronto, East Harbour, Mirvish Village/Honest Ed's, the Pan Am Athlete's Village, Downsview Park, Yorkdale Shopping Centre, Oakridge Centre Redevelopment, Commerce Court Complex, Bayview Village Shopping Centre, among countless others). He is regularly relied upon to coordinate studies for a unique range of municipalities, provincial/national government agencies and major private sector organizations in communities of all sizes, including assignments that span the full breadth of land economics in support of major investment decisions, policy changes, economic development initiatives and other strategic planning.

In addition to being recognized as a seasoned analyst and strategic advisor with direct experience across a diverse mix of land uses and real estate asset classes, Chris also has a detailed familiarity with local market and development conditions in Peel Region, having led multiple assignments in this part of the GTA recently. In addition to his involvement with these municipal projects (e.g., City of Mississauga Sheridan Parking Lands Feasibility Study, Reimagining the Mall, etc.) he has also led nearly all of the firm's latest feasibility studies targeted at evaluating the feasibility of affordable housing and the introduction of new Inclusionary Zoning policies.

Before joining urbanMetrics, Chris began his professional career working in the public sector for the Government of Ontario, where he served a ministry portfolio that included Municipal Affairs and Housing; Education; Citizenship and Immigration; as well as Tourism, Culture and Sport.

Chris holds an Honours Bachelor of Arts degree with majors in Economics and Urban, Economic and Social Geography from the University of Toronto. He also holds membership with the Association of Ontario Land Economists (AOLE) and Lamda Alpha International (LAI), an honorary society for the advancement of land economics, and is an active member of the Urban Land Institute (ULI) in Toronto.



### Consulting Experience

Market/Financial Feasibility Analysis	Economic Impact Analysis
Residential Analysis (Market Housing)	Fiscal and Employment Benefits Analysis
Residential Analysis (Affordable Housing)	Demographic Analysis
Retail Market Demand/Impact Analysis	Land Acquisition Strategy and Due Diligence
Office Market Analysis	Merchandising/Re-Positioning Strategy
Employment Land Analysis	Downtown Strategy
Population and Employment Forecasting	Public/Stakeholder Engagement
Business Impact Analysis	

### Asset Experience

Affordable Housing	Schools/Colleges/Universities
Market Housing	Waterfronts
Raw Land	Highways/Interchanges
Retail/Service Commercial	Industrial
Office	Hotel/Accommodations
Post-Secondary	Hospitals & Healthcare

### Memberships

Association of Ontario Land Economists (AOLE)  
 Urban Land Institute (ULI)  
 Lamda Alpha International (LAI)

### Education

Honours Bachelor of Arts  
 Economics and Urban, Economic & Social Geography  
 University of Toronto

### Activities

Guest Lecturer – University of Toronto, School of Cities (2020)  
 Guest Lecturer – Ryerson University, M.Pl. Program (2020)  
 Panelist – Urban Economy Forum (2020)  
 Presenter – “LEW Talks”, Lamda Alpha International (LAI) Land Economics Weekend (2016)

### Work Experience

Partner urbanMetrics	2015 – Present
Manager urbanMetrics	2013 – 2015
Senior Consultant urbanMetrics	2012 – 2013
Associate Consultant urbanMetrics	2010 – 2012
Project Assistant Government of Ontario, MMAH	2008 – 2010
Team Assistant Government of Ontario, MMAH	2007 – 2008



## Active & Recent Assignments

- Inclusionary Zoning Feasibility Study Peer Review  
City of Kitchener, City of Waterloo, City of Cambridge
- Reimagining the Mall Affordable Housing Update  
City of Mississauga
- Downsview William Baker Market & Affordable Housing Study  
Canada Lands Company
- Sheridan Parking Lands Market Feasibility Study  
City of Mississauga
- Vaughan Healthcare Centre Precinct Feasibility Study  
City of Vaughan, York University, Mackenzie Health, ventureLAB
- Reimagining the Mall Redevelopment Opportunity Study  
City of Mississauga
- Finch Avenue West Toronto Affordable Housing Feasibility Study  
Urban Economy Forum (UEF)
- Sidewalk Toronto Economic Impact Analysis  
Sidewalk Labs
- Prince Edward County Fiscal Impact Analysis & Affordable Housing Assessment  
FLC Group
- Toronto Development Feasibility & Market Analysis  
Tricon Capital
- East Harbour Toronto Office Market Analysis  
First Gulf
- Berczy Glen Future Urban Area Housing Impact Study  
BGLG Landowners Group
- Toronto Economic Impact Study  
Airbnb
- Commerce Court ("CC3") Retail Market Assessment  
QuadReal Property Group
- Booth Street Complex Ottawa Market Assessment  
Canada Lands Company (CLC)
- Office Market Assessment & Policy Review  
GWL Realty Advisors Inc.
- Community Profile  
Municipality of Shuniah
- Economic Advisory Services  
The Niagara Parks Commission
- Economic, Social and Fiscal Impact Analysis  
Build Toronto
- Montreal Retail Market Strategy  
Bentall Kennedy
- Economic Impact Analysis of Historic & Planned Investments  
Waterfront Toronto
- Union Park Toronto Economic Impact Analysis  
Oxford Properties
- Economic Impact Analysis  
YMCA of Greater Toronto
- Mirvish Village (Honest Ed's) Retail Market and Impact Analysis  
Westbank
- North York City Centre Office Market Analysis  
Menkes
- Wynford Green Employment and Market Analysis  
Celestica/DiamondCorp
- Mr. Christie Market Demand Analysis  
First Capital Realty
- Outlet Centre Market Review and Fiscal Benefits Analysis  
Municipality of Clarington
- Official Plan Review, Commercial Strategy Study  
City of Burlington
- Wateridge Village Ottawa Market Analysis  
Canada Lands Company
- Bayview Village Retail Market Strategy  
Bentall Kennedy
- WayHome/Boots & Hearts Festival Economic Impact Analysis  
Burl's Creek Event Grounds Inc.
- Kitchener Due Diligence Market Review  
Lexington Park Real Estate Capital Inc.
- Yorkdale Shopping Centre Market Analysis  
Oxford Properties
- 2015 Pan-Am Athlete's Village Economic Impact Study  
Infrastructure Ontario
- Liberty Village Employment District Analysis  
Lifetime Developments
- Yorkville Retail Market Review  
Empire Communities
- Kitchener Frame Employment Land Needs Analysis  
International Machinery
- South of Eastern Employment District Economic Impact Analysis  
Weston Bakeries
- Overlea Boulevard Toronto Costco Market Analysis  
Rice Commercial Group
- Brantford Costco Market Analysis  
Rice Commercial Group
- Office Market Assessment & Policy Review  
GWL Realty Advisors Inc.



## Matt Paziuk

Senior Project Manager

Matt brings with him extensive hands-on experience in the development industry as a part of the Mirvish+Gehry development team, where he helped with the planning of and securing of municipal approvals for a major mixed-use development on King Street West in Downtown Toronto.

Since joining urbanMetrics in 2014, Matt has worked closely with other senior members of the project consulting team on a number of projects for prominent private sector clients across Ontario, including Diamondcorp (Celestica), Westbank (Honest Ed's) and First Gulf (Don Valley/Lake Shore Blvd). Additionally, Matt's recent work on the Downsview Park Market Advisory and Affordable Housing study and other housing impact studies make him a valuable asset to this work. Matt has been involved as a lead analyst on virtually all of the firm's latest feasibility studies, including for those relating to affordable housing developments and the introduction of new Inclusionary Zoning policies.

Matt holds an Honours Bachelor of Business Administration degree with a minor in Economics from Wilfrid Laurier University and is an active member of the Urban Land Institute (ULI) in Toronto.

He also recently completed an extensive 16-course Real Estate Financial Modeling Accelerator prepared by A.CRE, providing him with additional proficiency and experience creating institutional-quality pro forma financial models for all property types and investment strategies, including both ownership and rental apartment type uses.



### Consulting Experience

Development Proforma Financial Analysis  
Residential Market Demand Analysis  
Commercial Market Demand Analysis  
Economic Impact Analysis

OMB/LPAT Dispute Resolution  
Fiscal Impact Analysis  
Population Forecasting  
Demographics

### Asset Experience

Market Housing  
Affordable Housing  
Retail  
Office  
Industrial

Schools/Universities  
Parks/Trails  
Community Services/Facilities

### Memberships

Urban Land Institute (ULI)

### Education

Bachelor of Business Administration  
Business Administration, minor Economics  
Wilfrid Laurier University

16-Course Real Estate Financial Modelling Accelerator  
A.CRE

### Work Experience

Senior Project Manager urbanMetrics	2019 – Present
Project Manager urbanMetrics	2017 – 2019
Associate Consultant urbanMetrics	2014 – 2017
Real Estate Development Professional Projectcore Inc.	2012 – 2014



## Active & Recent Assignments

- Inclusionary Zoning Feasibility Study Peer Review  
City of Kitchener, City of Waterloo, City of Cambridge
- Downsview William Baker Market & Affordable Housing Study  
Canada Lands Company
- Major Transit Station Study Area  
Region of Peel
- Downtown Brampton Riverwalk, Economic Impact Analysis  
City of Brampton
- Oro-Medonte Automotive Innovation Park, Economic Impact  
Oro Station
- CAA (Powerade) Centre Commercial Development Strategy  
City of Brampton
- Finch Avenue West Toronto Affordable Housing Analysis  
Urban Economy Forum (UEF)
- Cloverdale Mall Reposition Strategy  
QuadReal
- Greyfield Revitalization Strategy  
City of Brantford
- Glen Rouge Park Master Plan Study  
Parks Canada
- Kelso/Glen Eden Master Plan Study  
Conservation Halton
- Economic Impact of Burl's Creek Events & Campground, Oro, ON  
Burl's Creek Entertainment Ground
- Commercial Needs Assessment, Innisfil, ON  
Friday Harbour Resort Holdings Inc.
- Brampton University & Innovation Hub Economic Impact Study  
City of Brampton
- Retail Strategy (Queen St W), Toronto, ON  
Centre for Addiction and Mental Health (CAMH)
- Medical Office Market Analysis, Virgil, ON  
R & B Family Holdings Inc.
- Alcona Retail Market Justification  
Cortel Group
- Commercial Needs Analysis, Midhurst, ON  
Geranium
- Retail Market Opportunity Study (Commerce Court), Toronto, ON  
QuadReal Property Group
- Brampton Office Market Demand Analysis  
North American Development Group
- Thrift Store Analysis, Lindsay, ON  
Mission Thrift Store
- Ottawa Tremblay Rd Market Advisory  
Canada Lands Corporation
- Ottawa Carling Street Market Advisory  
Canada Lands Corporation
- Ottawa Booth Street Market Advisory  
Canada Lands Corporation
- Mimico-Judson Proforma Analysis, Toronto, ON  
Freed Developments
- Office Market Review (Financial Core), Toronto, ON  
GWL Realty Advisors
- Retail Market Demand & Impact Study (Front St), Toronto, ON  
Greenpark Group
- Housing Impact Statement, Markham, ON  
Berczy Glen Landowners Group
- Retail Market Demand & Impact Study, Tottenham, ON  
Persanti & Company
- Community Services & Facilities Study and Employment District  
Economic Impact Analysis  
Herefordshire Capital
- Les Terrasses de la Chaudière Masterplan Study  
Public Works and Government Services Canada
- Economic and Fiscal Benefits Analysis  
Build Toronto
- Employment District Economic Impact Analysis (2200 Islington)  
Rice Commercial Group, Toronto
- Supermarket Demand Analysis  
Bayfield Realty Advisors Inc., Niagara Falls
- Ottawa Rockcliffe Market Advisory  
Canada Lands Corporation
- Union Park West Economic Impact Analysis  
Oxford Properties
- William Baker Downsview Lands  
Canada Lands Corporation
- Mr. Christie Employment Lands Conversion, Toronto, ON  
First Capital
- Market Square Repositioning Strategy, Brantford, ON  
Wilfrid Laurier University
- Retail Market Impact Analysis (Honest Ed's), Toronto, ON  
Westbank
- Office Market Impact Analysis – Unilever (Project 21), Toronto  
First Gulf
- Pan Am Games Athletes Village Economic Impact Study  
Infrastructure Ontario

# Internal memo

Corporate Services Department



www.kitchener.ca

**Date:** October 15, 2020  
**To:** T. Donegani, Senior Planner  
**From:** S. Goldrup, Committee Administrator  
**cc:** J. Readman  
**Subject:** Inclusionary Zoning for Affordable Housing: Background and Fiscal Impact Analysis

This is to advise that City Council at its regular meeting held on Monday, October 5, 2020, passed the following resolution:

“That Development Services Department report DSD-20-150, Inclusionary Zoning for Affordable Housing: Background and Fiscal Impact Analysis, be received; and further,

That Christopher White, Professional Land Economist, and partner at urbanMetrics inc, is qualified to provide the written opinion included as Appendix E to Report DSD-20-150.”

A handwritten signature in cursive script, appearing to read 'S. Goldrup'.

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S. Goldrup  
Committee Administrator