



Post-Meeting Agenda  
City Council

The Corporation of the City of Brampton

**Date:** July 7, 2021  
**Time:** 9:30 a.m.  
**Location:** Council Chambers - 4th Floor, City Hall - Webex Electronic Meeting  
**Members:** Mayor Patrick Brown  
Regional Councillor R. Santos  
Regional Councillor P. Vicente  
Regional Councillor M. Palleschi  
Regional Councillor M. Medeiros  
Regional Councillor P. Fortini  
Regional Councillor G. Dhillon  
City Councillor D. Whillans  
City Councillor J. Bowman  
City Councillor C. Williams  
City Councillor H. Singh

**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. 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, or to make arrangements for accessibility accommodations for persons attending (some advance notice may be required), please contact: Terri Brenton, Legislative Coordinator, Telephone 905.874.2106, TTY 905.874.2130 or e-mail [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca)

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

1. **Call to Order**

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

2. **Approval of Agenda**

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

4. **Adoption of the Minutes**

\*4.1. Minutes – City Council – Regular Meeting – June 16, 2021

*Published on the City's website on July 2, 2021*

5. **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.

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

6.1. Announcement – CIBC Run for the Cure (Brampton) – Sunday, October 3, 2021

Council Sponsor – City Councillor Singh

Kelly McNamara and Kelly Mackay, Run Directors – Brampton, Canadian Cancer Society, will provide the announcement.

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

7.1. Possible Delegations re: Surplus Declaration of Easement Rights over City owned Buffer Blocks for Sewer Infrastructure in Connection with the Development of Adjacent Residential Lands – Ward 6

Notice regarding this matter was published on the City's website on June 29, 2021.

Note: Correspondence (written delegations) related to this item may be submitted via email to the City Clerk at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca).

See Item 10.5.1 and By-law 146-2021

- \*7.2. Delegations from Downtown Brampton BIA, re: Item 12.5 – Committee of Council Recommendations CW341-2021 (Downtown Revitalization) and CW342-2021 (LRT)

1. Suzy Godefroy, Executive Director (on behalf of DBBIA Chair Carrie Percival)
2. Rick Evans, Secretary and Chair of Downtown Development

See Item 12.5 – Recommendations CW341-2021 and CW342-2021 – June 23, 2021

## 8. Government Relations Matters

- \*8.1. Update re: Government Relations Matters

*Published on the City's website on July 6, 2021*

- \*8.2. Staff Report re: Grants and Sponsorship – External Funding Update

*To be received*

*Published on the City's website on July 2, 2021*

## 9. Reports from the Head of Council

- 9.1. Update from Mayor Brown re: COVID-19 Emergency

## 10. Reports from Corporate Officials

- 10.1. Office of the Chief Administrative Officer

- \*10.1.1. Staff Report re: 2020 Reorganization Report (RM 35/2021)

*To be received*

*Published on the City's website on July 2, 2021*

- \*10.1.2. Staff Report re: Ryerson University Brampton School of Medicine Update

See Item 12.5 – Committee of Council Recommendation CW258-2021 – June 23, 2021

*Recommendation*

*Published on the City's website on July 6, 2021*

10.2. Legislative Services Operating

\*10.2.1. Staff Report re: Asset Naming Policy and Process Update and Various Street and Park Naming Requests

*Published on the City's website on July 6, 2021*

10.3. Corporate Support Services

10.4. Planning and Economic Development

10.4.1. Staff Report re: Establishment of Reserve #33 – Community Benefits pursuant to Section 37 of the Planning Act

See By-law 147-2021

*Recommendation*

\*10.4.2. Staff Report re: Application to Amend the Zoning By-law

To remove a Holding (H) provision to allow for the development of 73 townhouse dwelling units - Brampton Bramalea Christian Fellowship Inc. – Corbett Land Strategies Inc. - 11613 Bramalea Road, East of Bramalea Road and South of Inspire Boulevard - Ward 9

*Published on the City's website on July 7, 2021*

10.5. Community Services

10.5.1. Staff Report re: Surplus Declaration of Easement Rights over City owned Buffer Blocks for Sewer Infrastructure in Connection with the Development of Adjacent Residential Lands – Ward 6 (File PM03W15F)

See Item 7.1 and By-law 146-2021

*Recommendation*



- \*10.5.2. Staff Report re: Phragmites at Professors Lake (RM 45/2021)

*To be received*

*Published on the City's website on July 2, 2021*

- 10.6. Public Works

- 10.7. Brampton Transit

- 10.8. Fire and Emergency Services

11. **Reports from Accountability Officers**

12. **Committee Reports**

- 12.1. ^Minutes – Committee of Council – June 9, 2021

*To be received – the recommendations were approved by Council on June 16, 2021.*

- 12.2. ^Minutes – Audit Committee – Special Meeting – June 15, 2021

Chair: Regional Councillor Medeiros

*To be approved*

- 12.3. ^Minutes – Brampton Heritage Board – June 15, 2021

Council Representative: Regional Councillor Vicente

*To be approved*

- 12.4. ^Minutes – Planning and Development Committee – June 21, 2021

Chair: Regional Councillor Medeiros

*To be approved*

- 12.5. Minutes – Committee of Council – June 23, 2021

Meeting Chairs:

City Councillor Bowman, Legislative Services Section

Regional Councillor Vicente, Economic Development Section

City Councillor Singh, Corporate Services Section

Regional Councillor Vicente, Public Works and Engineering Section

Regional Councillor Santos, Community Services Section

*To be approved*

**13. Unfinished Business**

**14. Correspondence**

14.1. ^Correspondence from The Honourable Karina Gould, Minister of International Development, to Mayor Brown, dated June 23, 2021, re: COVID-19 Crisis in India

\*14.2. ^Correspondence from Sylvia Menezes Roberts, Brampton resident, re: Item 12.5 – Committee of Council Recommendations CW337-2021 (Domestic Violence), CW338-2021 (Litter), and CW339-2021 (Micromobility)

*Published on the City's website on July 6, 2021*

\*14.3. Correspondence from Carrie Leigh Percival, Chair, Downtown Brampton BIA, re: Item 12.5 – Committee of Council Recommendations CW341-2021 (Downtown Revitalization) and CW342-2021 (LRT)

*Published on the City's website on July 7, 2021*

**15. Notices of Motion**

**16. Other Business/New Business**

16.1. Referred Matters List

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

16.2. Discussion Item at the request of Mayor Brown re. Emancipation Day August 1

Fireworks Display

- \*16.3. Discussion Item at the request of Regional Councillor Vicente, re: Downtown Revitalization Plan
- \*16.4. Discussion Item at the request of City Councillor Williams, re: Fireworks Safety
- \*16.5. Discussion Item at the request of Regional Councillor Santos, re: Public Art
- \*16.6. Discussion Item at the request of Regional Councillor Santos, re: Commercial Kitchen in Downtown Brampton
- \*16.7. Discussion Item at the request of City Councillor Bowman, re: Public Sector Salary Disclosure

**17. Public Question Period**

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

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

**18. By-laws**

- 18.1. By-law 146-2021 – To declare surplus, a limited interest in the nature of a permanent non-exclusive easement interest in two City owned buffer blocks – Ward 6

See Items 7.1 and 10.5.1

- 18.2. By-law 147-2021 – To establish Reserve #33 – Community Benefits pursuant to Section 37 of the Planning Act, R.S.O. 1990, c.P.13, as amended

See Item 10.4.1

- 18.3. By-law 148-2021 – To adopt Amendment Number OP 2006-198 to the Official Plan of the City of Brampton Planning Area –

Great Gulf Homes – Scottish Heather Developments Inc. and Brampton G&H Holdings Inc. – west side of Mississauga Road between Embleton Road and Lionhead Golf Club Road – Ward 6 (File OZS-2020-0011)

See Item 12.4 – Planning and Development Committee Recommendation PDC097-2021 – June 21, 2021

- 18.4. By-law 149-2021 – To amend Zoning By-law 270-2004, as amended – Great Gulf Homes – Scottish Heather Developments Inc. – west side of Mississauga Road and north of Lionhead Golf Club Road – Ward 6 (File OZS-2020-0011)

See Item 12.4 – Planning and Development Committee Recommendation PDC097-2021 – June 21, 2021

- 18.5. By-law 150-2021 – To amend Zoning By-law 270-2004, as amended – Great Gulf Homes – Brampton G&H Holdings Inc. – west side of Mississauga Road and south of Embleton Road – Ward 6 (File OZS-2020-0011)

See Item 12.4 – Planning and Development Committee Recommendation PDC097-2021 – June 21, 2021

- 18.6. By-law 151-2021 – To adopt Amendment Number OP 2006-199 to the Official Plan of the City of Brampton Planning Area – 4316 Ebenezer Road – Ward 8 –

Your Home Developments (Ebenezer) Inc. – Candevcon East Ltd. (File OZS-2020-0012 & 21T-20004B)

See Item 12.4 – Planning and Development Committee Recommendation PDC103-2021 – June 21, 2021

- 18.7. By-law 152-2021 – To amend Comprehensive Zoning By-law 270-2004, as amended – Your Home Developments (Ebenezer) Inc. – Candevcon East Ltd. – 4316 Ebenezer Road – Ward 8 (File OZS-2020-0012 & 21T-20004B)

See Item 12.4 – Planning and Development Committee Recommendation PDC103-2021 – June 21, 2021

- 18.8. By-law 153-2021 – To amend Zoning By-law 270-2004, as amended – Humphries Planning Group Inc. – 1968610 Ontario Ltd. – northwest corner of Inspire Boulevard and Dixie Road – Ward 9 (File OZS-2020-0035)

See Item 12.4 – Planning and Development Committee Recommendation PDC104-2021 – June 21, 2021

- \*18.9. By-law 154-2021 – To amend Traffic By-law 93-93 – administrative updates to schedules relating to fire routes and community safety zones

See Item 12.5 – Committee of Council Recommendation CW368-2021 – June 23,

2021

*By-law published on the City's website on July 6, 2021*

- 18.10. By-law 155-2021 – To amend Traffic By-law 93-93 – schedules relating to through highways and stop signs – Wards 9 and 10
- See Item 12.5 – Committee of Council Recommendation CW368-2021 – June 23, 2021
- 18.11. By-law 156-2021 – To establish certain lands as part of the public highway system (Hurontario Street – Ward 4 and Kennedy Road – Ward 3)
- 18.12. By-law 157-2021 – To establish certain lands as part of the public highway system (Lost Canyon Way) – Ward 5
- 18.13. By-law 158-2021 – To prevent the application of part lot control to part of Registered Plan 43M-2107 – Ward 2 (PLC-2021-0028)
- north of Countryside Drive and east of Heart Lake Road
- 18.14. By-law 159-2021 – To prevent the application of part lot control to part of Registered Plan 43M-2089 – Ward 5 (PLC-2021-0026)
- north of Williams Parkway and west of Creditview Road
- 18.15. By-law 160-2021 – To prevent the application of part lot control to part of Registered Plan 43M-1936 – Ward 6 (PLC-2021-0018)
- south of Steeles Avenue and west of Heritage Road
- 18.16. By-law 161-2021 – To prevent the application of part lot control to part of Registered Plan 43M-2044 – Ward 6 (PLC-2021-0022)
- south of Mayfield Road and east of Mississauga Road
- 18.17. By-law 162-2021 – To prevent the application of part lot control to part of Registered Plan 43M-2054 – Ward 6 (PLC-2021-0023)
- north of Remembrance Road and west of Chinguacousy Road

- 18.18. By-law 163-2021 – To prevent the application of part lot control to part of Registered Plan 43M-2058 – Ward 6 (PLC-2021-0024)

south of Mayfield Road and west of Chinguacousy Road

- 18.19. By-law 164-2021 – To prevent the application of part lot control to part of Registered Plan 43M-2083 – Ward 6 (PLC-2021-0025)

south of Mayfield Road and east of Mississauga Road

- \*18.20. By-law 165-2021 – To license, regulate and govern short-term rentals

See Item 12.5 – Committee of Council Recommendation CW346-2021 – June 23, 2021

**19. Closed Session**

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

- 19.1. Closed Session Minutes - City Council - June 16, 2021

- 19.2. ^Closed Session Minutes - Committee of Council - June 23, 2021

- \*19.3. Open Meeting exception under Section 239 (2) (b), (e) and (f) of the Municipal Act, 2001:

Personal matters about an identifiable individual, including municipal or local board employees; and, litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and, advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

*Note (July 6, 2021): This Item is to be removed from the closed session agenda at the request of staff, as there is no planned update for this meeting.*

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

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

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

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

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

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

**20. Confirming By-law**

- 20.1. By-law \_\_\_\_-2021 – To confirm the proceedings of Council at it Regular Meeting held on July 7, 2021

**21. Adjournment**

**Next Meetings:**

**Wednesday, August 11, 2021 – 9:30 a.m. (tentative)**

**Wednesday, September 15, 2021 – 9:30 a.m.**



## Minutes

### City Council

#### The Corporation of the City of Brampton

**Wednesday, June 16, 2021**

**Members Present:** Mayor P. Brown (left at 4:48 p.m. and returned at 5:00 p.m. – other municipal business)  
Regional Councillor R. Santos  
Regional Councillor P. Vicente  
Regional Councillor M. Palleschi  
Regional Councillor M. Medeiros  
Regional Councillor P. Fortini  
Regional Councillor G. Dhillon  
City Councillor D. Whillans  
City Councillor J. Bowman (Acting Mayor – chaired meeting from 4:48 p.m. to 5:00 p.m.)  
City Councillor C. Williams  
City Councillor H. Singh

**Members Absent:** nil

**Staff Present:** D. Barrick, Chief Administrative Officer  
M. Davidson, Commissioner, Corporate Support Services  
R. Forward, Acting Commissioner Planning, Building and Economic Development  
M. Nader, Commissioner, Community Services  
J. Schmidt-Shoukri, Commissioner, Public Works and Engineering  
P. Morrison, Acting Commissioner, Legislative Services  
B. Boyes, Fire Chief, Fire and Emergency Services  
A. Milojevic, General Manager, Transit  
S. Akhtar, City Solicitor  
P. Fay, City Clerk  
C. Gravlev, Deputy City Clerk  
T. Brenton, Legislative Coordinator



The meeting was called to order at 9:36 a.m. and recessed at 11:34 a.m. Council moved into Closed Session at 11:51 a.m. and recessed at 2:15 p.m. Council reconvened in Open Session at 2:48 p.m. and adjourned at 5:00 p.m.

**1. Call to Order**

As this meeting of Brampton City Council was conducted with electronic participation by Members of Council, the meeting started with the City Clerk calling the roll for attendance at the meeting, as follows.

Members present during roll call: Regional Councillor Santos, Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, Regional Councillor Medeiros, City Councillor Williams, Regional Councillor Fortini, City Councillor Singh, Regional Councillor Dhillon, and Mayor Brown

Members absent during roll call: nil

**2. Approval of Agenda**

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

The following motion was considered.

**C191-2021**

Moved by City Councillor Singh

Seconded by Regional Councillor Vicente

That the agenda for the Council Meeting of June 16, 2021 be approved as amended, as follows:

**To add:**

10.3.1. Staff report re: **Brampton Celebrates Canada Day 2021;**

14.8. Correspondence from Hannah Bahmanpour, Davis Webb LLP, dated June 16, 2021, re: **Item 12.1 – Planning and Development Committee Recommendation PDC084-2021 (HB020-2021) – 11722 Mississauga Road (Dolson House);** and,

**To vary the order of business** to deal with Closed Session items following the delegation items.

Carried

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

Nil

4. **Adoption of the Minutes**

4.1 Minutes – City Council – Regular Meeting – June 2, 2021

The following motion was considered.

**C192-2021**

Moved by City Councillor Singh

Seconded by Regional Councillor Vicente

That the **Minutes of the Regular City Council Meeting of June 2, 2021**, to the Council Meeting of June 16, 2021, be adopted as published and circulated.

Carried

5. **Consent Motion**

In keeping with Council Resolution C019-2021, Mayor Brown reviewed the relevant agenda items during this section of the meeting and allowed 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.

The following items marked with a caret (^) were considered to be routine and non-controversial by Council and were approved as part of the Consent Motion below: **10.2.1, 10.4.1, 10.6.1, 10.6.2, 10.6.3, 10.6.4, 11.1, 14.1, 14.2, 14.3**

The Consent Motion was considered as follows.

**C193-2021**

Moved by City Councillor Singh

Seconded by Regional Councillor Vicente

That Council hereby approves the following items and that the various Officials of the Corporation are hereby authorized and directed to take such action as may be necessary to give effect of the recommendations as contained therein:

**10.2.1**

1. That the report titled: **Civil Marriage Officiant Designates – Update**, to the City Council Meeting of June 16, 2021, be received; and

2. That the additional persons listed in Appendix 1 to this report be appointed as civil marriage officiants on behalf of the City of Brampton, as designates of the City Clerk, and that the Ontario Registrar General (ORG) be notified of the specific designates listed in Appendix 1 to be removed as civil marriage officiants; and

3. That By-law 131-2021 be passed to amend By-law 241-2019 to appoint the persons listed in Appendix 1 as civil marriage officiants on behalf of the City of Brampton.

#### **10.4.1**

1. That the report titled: **Recommendation Report – Application to Amend the Zoning By-law, Nyx Capital – Nyx Henderson Ltd., 12 Henderson Ave., Ward 3** (File: OZS-2020-0031), to the Council Meeting dated June 16<sup>th</sup>, 2021 be received; and,

2. That a By-law attached hereto as Appendix 3 be passed to amend the Comprehensive Zoning By-law 270-2004, as amended.

#### **10.6.1**

1. That the report titled: **Subdivision Release and Assumption – Registered Plan 43M-1944 – Jasmine Falls Estates Inc. and Branchin Developments Limited – South of Queen Street and West of Chinguacousy Road – Ward 4** (Planning References: C03W05.013 and 21T-05042B), to the Council Meeting of June 16, 2021, be received;

2. That all works constructed and installed in accordance with the subdivision agreement for Registered Plans 43M-1944 (the “Subdivision”) be accepted and assumed;

3. That the Treasurer be authorized to release the securities held by the City; save and except for the amount of \$105,000 which shall be held by the City until such time as the Director, Environment & Development Engineering is satisfied that the warranty period has expired; and

4. That By-law 133-2021 be passed to assume the following streets as shown on the Registered Plans 43M-1944 as part of the public highway system:

Aries Street, Bandera Drive, Elmcrest Drive, Zanetta Crescent, Ashfield Place

**10.6.2.**

1. That the report titled: **Subdivision Release and Assumption – Registered Plan 43M-1975 – Sundial Homes (Castlemore) Limited – West of Goreway Drive and South of Countryside Drive – Ward 10** (Planning References: C07E15.009 and 21T-05041B), to the Council Meeting of June 16, 2021, be received;
2. That all works constructed and installed in accordance with the subdivision agreement for Registered Plans 43M-1975 (the “Subdivision”) be accepted and assumed;
3. That the Treasurer be authorized to release the securities held by the City; and
4. That By-law 134-2021 be passed to assume the following streets as shown on the Registered Plans 43M-1975 as part of the public highway system:

Burlwood Road, Impression Court, Portlane Court, Rhapsody Crescent

**10.6.3.**

1. That the report titled: **Subdivision Release and Assumption – Registered Plan 43M-1779 – Georgian Riverview Inc. – West of The Gore Road and North of Cottrelle Boulevard – Ward 8** (Planning References: C09E08.007, C09E08.017, 21T-99011B and 21T-99014B), to the Council Meeting of June 16, 2021, be received;
2. That all works constructed and installed in accordance with the subdivision agreement for Registered Plans 43M-1779 (the “Subdivision”) be accepted and assumed;
3. That the Treasurer be authorized to release the securities held by the City; and
4. That By-law 135-2021 be passed to assume the following streets as shown on the Registered Plans 43M-1779 as part of the public highway system:

Oakhaven Road, Lynngrove Way, River Heights Drive, Dilworth Chase Road, Saint Grace Court, Pannahill Drive

**10.6.4.**

1. That the report titled: **Cost Share and Lease Agreements between the City of Brampton and the Regional Municipality of Peel to Construct a Joint Use Facility Page 4 of 215 Fire Station 214 and Peel Regional Paramedic Service Satellite Station at 917 & 927 Bovaird Drive West – Ward 5**, to the Council Meeting of June 16, 2021, be received,

2. That the Chief, Fire and Emergency Services be delegated authority to execute the Cost Sharing Agreement between the City and The Regional Municipality of Peel attached to this report as Appendix “A”, to effect the cost sharing relating to the construction of a joint use facility for Fire Station 214 and a Paramedic Service Satellite Station on the City owned lands municipally known as 917 and 927 Bovaird Drive West, said Cost Sharing Agreement to be on terms and conditions acceptable to the Manager of Building Design and Construction and in a form acceptable to the City Solicitor or designate.
3. That staff be directed to negotiate a lease agreement with The Regional Municipality of Peel to lease a portion of the City’s lands declared surplus and municipally known as 917 and 927 Bovaird Drive West, based on the terms set out in the Memorandum of Understanding between the City and The Regional Municipality of Peel dated April 4, 2019.
4. That the Commissioner of Community Services be delegated authority to execute a lease agreement and all other documents necessary to lease to The Regional Municipality of Peel a portion of the joint use facility to be constructed on the City owned land, municipally known as 917 and 927 Bovaird Drive West, having a leasable area of approximately 266 square meters for the purpose of a paramedic satellite station, in accordance with the terms and conditions set out in the Memorandum of Understanding between the City and The Regional Municipality of Peel dated April 4, 2019, and otherwise on such terms and conditions as may be satisfactory to the Senior Manager, Realty Services and the Fire Chief and in a form acceptable to the City Solicitor or designate;
5. That the Fire Station 214 and Peel Regional Paramedic Service Satellite Station at 917 and 927 Bovaird Drive West in accordance with the completed design as approved by the Regional Municipality of Peel and Brampton Fire and Emergency Services be approved.

**11.1.**

That the report from Muneeza Sheikh, Integrity Commissioner, City of Brampton, re: **Integrity Commissioner Report 2021-02**, to the Council Meeting of June 16, 2021, be received.

**14.1.**

That the correspondence from Kevin Freeman, Director of Planning & Development, Kaneff Group of Companies, dated June 7, 2021, re: **Item 12.1 – Planning and Development Committee Recommendation PDC078-2021 – June 7, 2021 – Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – Korsiak Urban Planning – Jim and**

**Luisa Mocon – 1879 Queen Street West – Ward 4** (File OZS-2020-0036), to the Council Meeting of June 16, 2021, be received.

**14.2.**

That the correspondence from Mansoor Ameersulthan, Brampton resident, dated June 9, 2021, re: **Item 12.1 – Planning and Development Committee Recommendation PDC080-2021 – June 7, 2021 – Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Dbrand Investments Corp. – Candevcon Ltd. – 11772 McLaughlin Road – Ward 6** (File OZS-2021-0005), to the Council Meeting of June 16, 2021, be received.

**14.3.**

That the correspondence from Mark Symington, Brampton resident, dated June 10, 2021, re: **Item 12.1 – Planning and Development Committee Recommendation PDC076-2021 – June 7, 2021 Application to Amend the Zoning By-law – Sukhman Raj – Corbett Land Strategies Inc. – 58 Jessie Street West – Ward 3** (File OZS-2021-0006), to the Council Meeting of June 16, 2021, be received.

A recorded vote was requested, with the results as follows.

Yea (11): Mayor Patrick Brown, Regional Councillor Santos , Regional Councillor Vicente , Regional Councillor Palleschi , Regional Councillor Medeiros , Regional Councillor Fortini , Regional Councillor Dhillon , City Councillor Whillans , City Councillor Bowman , City Councillor Williams , and City Councillor Singh

Carried (11 to 0)

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

**6.1 Proclamations:**

- a) National Indigenous Peoples Day – June 21, 2021
- b) National Day of Remembrance for Victims of Terrorism – June 23, 2021
- c) Brain Injury Awareness Month – June 2021
- d) Scleroderma Awareness Month – June 2021
- e) Pollinator Week – June 21-27, 2021
- f) World Sickle Cell Day – June 19, 2021

g) Post-Traumatic Stress Disorder Month – June 2021

Mayor Brown acknowledged and read the proclamations listed above.

City Councillor Whillans commented on the proclamations for Post-Traumatic Stress Disorder Month and Pollinator Week

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

- 7.1 Delegations from Ryerson University, re: Item 13.3 - Discussion Item at the Request of Regional Councillor Palleschi, re: Indigenous Reconciliation – Discussion and Status of City Action:

Council agreed to provide additional time for this delegation.

The delegations from Ryerson provided information on Egerton Ryerson's role in residential schools, and the establishment of a task force to assist in shaping reconciliation, which included details on the task force mandate, membership, and community engagement. The delegations requested that the broader public allow them the time and space to complete the work of the task force, which they hope to accelerate.

Council thanked the delegations for attending the meeting and providing information on the task force.

The following motion was considered.

**C194-2021**

Moved by Regional Councillor Palleschi

Seconded by City Councillor Whillans

That the delegations from Ryerson University, re: **Item 13.3 - Discussion Item at the Request of Regional Councillor Palleschi, re: Indigenous Reconciliation – Discussion and Status of City Action**, to the Council Meeting of June 16, 2021, be received.

Carried

- 7.2 Delegations re: Item 13.4 – Staff Report re: Budget Amendment and Request to Begin Procurement – Supply and Delivery of One (1) Fully Electric Powered Fire Truck

Gideon Forman, Climate Change and Transportation Policy Analyst, The David Suzuki Foundation, outlined comments in support of the purchase of a fully electric fire truck, and responded to questions of clarification from Council.

David Laing, Brampton resident, provided a video delegation in support of the purchase of a fully electric fire truck.

The following motion was considered.

**C195-2021**

Moved by Regional Councillor Santos

Seconded by City Councillor Whillans

That the following delegations re: **Item 13.4 – Staff Report re: Budget Amendment and Request to Begin Procurement – Supply and Delivery of One (1) Fully Electric Powered Fire Truck**, to the Council Meeting of June 16, 2021, be received:

1. Gideon Forman, Climate Change and Transportation Policy Analyst, The David Suzuki Foundation
2. David Laing, Brampton resident (video delegation)

Carried

See also Resolution C206-2021

- 7.3 Delegation from Deanna Mitchell, Brampton resident, re: Item 13.3 – Discussion Item at the Request of Regional Councillor Palleschi re: Indigenous Reconciliation – Discussion and Status of City Action

Council agreed to vary the order of business and considered this delegation after Item 7.1.

Deanna Mitchell, Brampton resident, outlined her Indigenous heritage, provided a personal account of the impact on intergenerational survivors as a result of family members being removed from their homes and sent to residential schools, and outlined comments about Egerton Ryerson's role in residential schools and how the Ryerson name affects her.

Ms. Mitchell provided details on a recent memorial in Brampton to honour the 215 children whose lives were taken at the former Kamloops residential school.

Council Members highlighted the need for intentional actions toward reconciliation and thanked Ms. Mitchell for coming forward to share her thoughts.

The following motion was considered.



**C196-2021**

Moved by Regional Councillor Palleschi

Seconded by City Councillor Williams

That the delegation from Deanna Mitchell, Brampton resident, re: Item 13.3 – Discussion Item at the Request of Regional Councillor Palleschi re: **Indigenous Reconciliation – Discussion and Status of City Action**, to the Council Meeting of June 16, 2021, be received.

Carried

- 7.4 Delegation from Dahabo Ahmed-Omer, Executive Director, The BlackNorth Initiative, re: Item 16.2 – Discussion Item at the Request of Mayor Brown re: City Participation in BlackNorth Initiative

Dahabo Ahmed-Omer, Executive Director, The BlackNorth Initiative, provided information on the Initiative with its mission to end all anti-black racism, and outlined details on the close to 500 pledge signatories from both the private and public sectors.

Ms. Ahmed-Omer responded to questions of clarification from Council, and encouraged Council to consider reviewing the pledge and recognizing the City's role toward ending anti-black racism.

Council Members expressed their views about joining the BlackNorth Initiative, which would be considered under Item 16.2.

The following motion was considered.

**C197-2021**

Moved by City Councillor Williams

Seconded by Regional Councillor Santos

That the delegation from Dahabo Ahmed-Omer, Executive Director, The BlackNorth Initiative, re: **Item 16.2 – Discussion Item at the Request of Mayor Brown re: City Participation in BlackNorth Initiative**, to the Council Meeting of June 16, 2021, be received.

Carried

**8. Government Relations Matters**

- 8.1 Update re: Government Relations Matters

Blaine Lucas, Acting Director, Corporate Projects and Liaison, Office of the CAO, provided a presentation which included information on Region of Peel, Provincial Government, and Federal Government matters.

In response to questions from Council, Mr. Lucas indicated that staff would provide an update to Council regarding the Canada Greener Homes grant, and the Provincial AMPS program.

The following motion was considered.

**C198-2021**

Moved by City Councillor Whillans

Seconded by City Councillor Singh

That the update re: **Government Relations Matters**, to the Council Meeting of June 16, 2021, be received.

Carried

**9. Reports from the Head of Council**

**9.1 Update from Mayor Brown re: COVID-19 Emergency**

Mayor Brown provided an overview of matters raised and reported on during his press conference on this date (June 16, 2021) regarding the City's response to the COVID-19 emergency, highlighting progress being made on vaccination rates, need for additional vaccination supply, impact of the Delta variant, and the decreasing positivity rate in Brampton.

Mayor Brown noted a motion passed recently by York Region regarding an earlier opening for the personal care sector, and requested Council's support for a similar motion.

The following motion was considered.

**C199-2021**

Moved by Mayor Patrick Brown

Seconded by City Councillor Bowman

That the update from Mayor Brown re: **COVID-19 Emergency**, to the Council Meeting of June 16, 2021, be received; and

That on behalf of Council the Mayor be requested to write to the Premier and Provincial government requesting accelerated opening of personal care sector businesses.

Carried

**10. Reports from Corporate Officials**

**10.1 Office of the Chief Administrative Officer**

Nil

**10.2 Legislative Services Operating**

**10.2.1 ^Staff Report re: Civil Marriage Officiant Designates – Update**

**Dealt with under Consent Resolution C193-2021**

**10.3 Corporate Support Services**

**10.3.1 Staff report re: Brampton Celebrates Canada Day 2021**

Note: The subject report was added to the agenda pursuant to Council Resolution C191-2021.

Mayor Brown requested input from Council regarding this year's Canada Day celebrations, and outlined those activities that are restricted as a result of the COVID-19 emergency. The Mayor noted some ideas that are under consideration, including a drive-by fireworks display at the CAA Centre, and a lawn or house decorating contest.

Council Members offered their suggestions for activities that could be included in this year's celebrations and provided their comments on the proposed contest.

Staff responded to questions from Council with respect to activities that are/are not allowed, outlined planned virtual activities, and the potential to incorporate promotion of Brampton's restaurants and small businesses into this year's event.

The following motion was considered.

**C200-2021**

Moved by Mayor Patrick Brown

Seconded by Regional Councillor Fortini

That, the report titled **Brampton Celebrates Canada Day 2021**, to the Council Meeting of June 16, 2021, be received.

Carried

10.4 Planning and Economic Development

- 10.4.1 ^Staff Report re: Application to Amend the Zoning By-law Nyx Capital Corp. – Nyx Henderson Ltd. – 12 Henderson Avenue – Ward 3 (File OZS-2020-0031)

**Dealt with under Consent Resolution C193-2021**

10.5 Community Services

Nil

10.6 Public Works

- 10.6.1 ^Staff Report re: Subdivision Release and Assumption – Registered Plan 43M-1944 – Jasmine Falls Estates Inc. and Branchin Developments Limited – South of Queen Street and West of Chinguacousy Road – Ward 4 (Planning References: C03W05.013 and 21T-05042B)

**Dealt with under Consent Resolution C193-2021**

- 10.6.2 ^Staff Report re: Subdivision Release and Assumption – Registered Plan 43M-1975 – Sundial Homes (Castlemore) Limited – West of Goreway Drive and South of Countryside Drive – Ward 10 (Planning References: C07E15.009 and 21T-05041B)

**Dealt with under Consent Resolution C193-2021**

- 10.6.3 ^Staff Report re: Subdivision Release and Assumption – Registered Plan 43M-1779 – Georgian Riverview Inc. – West of The Gore Road and North of Cottrelle Boulevard – Ward 8 (Planning References: C09E08.007, C09E08.017, 21T-99011B and 21T-99014B)

**Dealt with under Consent Resolution C193-2021**

- 10.6.4 ^Cost Share and Lease Agreements between the City of Brampton and the Regional Municipality of Peel to Construct a Joint Use Facility

**Dealt with under Consent Resolution C193-2021**

- 10.7 Brampton Transit  
Nil

- 10.8 Fire and Emergency Services  
Nil

**11. Reports from Accountability Officers**

- 11.1 ^Report from Muneeza Sheikh, Integrity Commissioner, City of Brampton, re: Integrity Commissioner Report 2021-02

**Dealt with under Consent Resolution C193-2021**

**12. Committee Reports**

- 12.1 Minutes – Planning and Development Committee – June 7, 2021

During consideration of the subject minutes, Council reviewed and accepted a request from Davis Webb (outlined in correspondence 14.8) for an amendment to Recommendation PDC084-2021 (HB020-2021).

The following motion was considered.

**C201-2021**

Moved by City Councillor Whillans

Seconded by Regional Councillor Palleschi

1. That the Minutes of the Planning and Development Committee Meeting of June 7, 2021, to the Council Meeting of June 16, 2021, be received; and,
2. That Recommendations PDC073-2021 to PDC083-2021 and PDC085-2021 to PDC092-2021 be approved as outlined in the subject minutes; and,
3. That Recommendation PDC084-2021 be approved as amended in Clause 3.a. of Recommendation HB020-2021, such that the clause reads as follows:

3. a. That prior to the issuance of any permit for the demolition or removal of the Dolson Farmhouse on the property at 11722 Mississauga Road, including a heritage permit or a building permit, the owner shall:"

Carried

The recommendations were approved, as amended, as follows.

**PDC073-2021**

That the Agenda for the Planning and Development Committee Meeting of June 7, 2021, be approved as amended as follows:

To add:

- 9.1 - Discussion at the request of Regional Councillor Fortini, re: **Unlimited Height and Density Policy in the City of Brampton**

**PDC074-2021**

That the following items to the Planning and Development Committee Meeting of June 7, 2021, be approved as part of Consent: **(7.3, 7.4, 7.5, 11.3)**

**PDC075-2021**

1. That the staff report re: **City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Garden Suites) Regulations** to the Planning and Development Committee meeting of June 7, 2021, be received;
2. That staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and a staff recommendation;
3. That a copy of the report and Council resolution be forwarded to the Region of Peel for information; and,
4. That the correspondence from Roger Cawthorn, Brampton resident, dated May 31, 2021, re: City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Garden Suites) Regulations to the Planning and Development Committee meeting of June 7, 2021, be received.

**PDC076-2021**

1. That the staff report re: **Application to Amend the Zoning By-law - Sukhman Raj - Corbett Land Strategies Inc. - File OZS-2021-0006** to the Planning and Development Committee Meeting of June 7, 2021, be received;

2. That 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;

3. That the following delegations re: Application to Amend the Zoning By-law - Sukhman Raj - Corbett Land Strategies Inc. - File OZS-2021-0006 to the Planning and Development Committee Meeting of June 7, 2021, be received:

1. Jonabelle Ceremuga, Corbett Land Strategies Inc.

2. Dennis and Ruth Taylor, Brampton resident

3. Carlo Cedrone, Brampton resident

4. Dunc Gibson, Brampton resident

5. Beverly Dalziel, Brampton resident, via pre-recorded video

4. That the following correspondence re: Application to Amend the Zoning By-law - Sukhman Raj - Corbett Land Strategies Inc. - File OZS-2021-0006 to the Planning and Development Committee Meeting of June 7, 2021, be received:

1. Megan and Shane Bennett, Brampton residents, dated May 17, 2021

2. Shawn and Teresa Power, Brampton residents, dated May 31, 2021

3. Megan Katsumi, Brampton resident, dated March 16, 2021

4. Sam Catalfamo, Brampton resident, dated March 16, 2021

5. Beverly Dalziel, Brampton resident, dated March 18, 2021, and April 27, 2021, including a petition of objection containing approximately 80 signatures

6. Carlo Cedrone, Brampton resident, dated April 16, 2021, and May 4, 2021

7. John Marskell, Brampton resident, dated April 20, 2021, May 14, 2021, June 1, 2021, and June 2, 2021

8. Dennis and Ruth Taylor, Brampton residents, dated April 20, 2021

9. Malcolm Matthew, Brampton resident, dated May 17, 2021

10. Mark Symington, Brampton resident, dated March 25, 2021.

**PDC077-2021**

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Digram Developments Brampton Inc. - Glen Schnarr & Associates Inc. - File OZS-2021-0004** to the

Planning and Development Committee Meeting of June 7, 2021 be received;  
and,

2. That Planning, Building and Economic 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.

**PDC078-2021**

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning - Jim and Luisa Mocon - File OZS-2020-0036** to the Planning and Development Committee meeting of June 7, 2021 be received;

2. That 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;

3. That the following delegations re: Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning - Jim and Luisa Mocon - File OZS-2020-0036 to the Planning and Development Committee meeting of June 7, 2021 be received:

1. Alison Bucking, Korsiak Urban Planning
2. Michael Cara, Overland LLP
3. Anthony Mason, Huttonville Residents Association
4. Maureen Fautley, Brampton resident

4. That the following correspondence re: Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning - Jim and Luisa Mocon - File OZS-2020-0036 to the Planning and Development Committee meeting of June 7, 2021 be received:

1. J. Mark Joblin, Loopstra Nixon LLP, dated June 3, 2021
2. Michael Cara, Overland LLP, dated June 4, 2021
3. Mary Flynn-Guglietti, McMillan LLP, dated June 7, 2021

**PDC079-2021**

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - 2548859 Ontario Ltd. - 2571340**



**Ontario Ltd. - File OZS-2021-0009** to the Planning and Development Committee meeting of June 7, 2021 be received;

2. That 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;

3. That the following delegations re: Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - 2548859 Ontario Ltd. - 2571340 Ontario Ltd. - File OZS-2021-0009 to the Planning and Development Committee meeting of June 7, 2021 be received:

1. Vanessa Develter, Glen Schnarr and Associates Inc.
2. Jill Campbell, Brampton resident
3. Steven and Marlene Cowdrey, Brampton residents
4. Jonathan Scotland, Brampton resident
5. Veronica Farahmand, Brampton resident
6. Emma Jones, Brampton resident
7. Nilakshi Kiriella, Brampton resident, via pre-recorded audio
8. Doug McLeod and Peter Dymond, Co-Chairs, Brampton Heritage Board
9. Greg and Elaine Bonnell, Brampton residents

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - 2548859 Ontario Ltd. - 2571340 Ontario Ltd. - File OZS-2021-0009 to the Planning and Development Committee meeting of June 7, 2021 be received:

1. Vito Mondelli, Brampton resident, dated May 20, 2021
2. Susan Laberge, Brampton resident, dated May 29, 2021
3. Telma Melo, Brampton resident, dated May 31, 2021
4. Emma Jones, Brampton resident, dated May 31, 2021, including petition of objection containing approximately 287 signatures
5. Greg and Elaine Bonnell, Brampton residents, dated May 31, 2021
6. Nicole Smith, Brampton resident, dated May 8, 2021
7. Nilakshi Kiriella, Brampton resident, dated May 8, 2021

8. Chris Bejnar, Brampton resident, dated May 26, 2021
9. Linda (last name not provided), Brampton resident, dated May 26, 2021
10. Frances Clancy, Brampton resident, dated May 31, 2021
11. Jacqueline Czender, Brampton resident, dated May 9, 2021
12. Jonathan Scotland, Brampton resident, dated June 2, 2021
13. Debbie Deinhart, Brampton resident, dated May 31, 2021
14. Suzanne and Paul Duncan, Brampton resident, dated June 1, 2021
15. Paul Llew-Williams, Brampton resident, received on May 6, 2021.

**PDC080-2021**

1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Dbrand Investments Corp. - Candevcon Ltd. - File OZS-2021-0005**, to the Planning and Development Committee Meeting of June 7, 2021, be received;
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; and,
3. That the following delegation from Maria Jones, Candevcon Ltd., re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Dbrand Investments Corp. - Candevcon Ltd. - File OZS-2021-0005, to the Planning and Development Committee Meeting of June 7, 2021, be received.

**PDC081-2021**

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law, and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. - Peel Regional Police Association/Mattamy Homes (Brampton North) Ltd. - File OZS-2021-0012**, to the Planning and Development Committee Meeting of June 7, 2021, be received;
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;
3. That the following correspondence re: Application to Amend the Official Plan, Zoning By-law, and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. -

Peel Regional Police Association/Mattamy Homes (Brampton North) Ltd. - File OZS-2021-0012, to the Planning and Development Committee Meeting of June 7, 2021, be received:

1. Amrita Doongoor, Brampton resident, dated May 22, 2021
2. Cuong Pham, Brampton resident, dated May 23, 2021
3. Mohitvir Gill, Brampton resident, dated June 6, 2021.

**PDC082-2021**

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law - 1317675 Ontario Inc. - Glen Schnarr & Associates Inc. - File C04E05.032**, to the Planning and Development Services Committee Meeting of June 7, 2021 be received;

2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of a Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal;

3. That the delegation from Michael Gagnon, Gagnon Walker Domes Ltd. re: Application to Amend the Official Plan and Zoning By-law - 1317675 Ontario Inc. - Glen Schnarr & Associates Inc. - File C04E05.032, to the Planning and Development Services Committee Meeting of June 7, 2021 be received; and,

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law - 1317675 Ontario Inc. - Glen Schnarr & Associates Inc. - File C04E05.032, to the Planning and Development Services Committee Meeting of June 7, 2021 be received:

1. Teresa Deygoo, Brampton resident, dated May 16, 2021
2. Jane Stafford, Brampton resident, dated May 18, 2021
3. Aly Khan, Brampton resident, dated May 31, 2021
4. Lenora Stante, Brampton resident, dated June 7, 2021
5. Michael Gagnon, Gagnon Walker Domes Professional Planners, dated June 7, 2021.

**PDC083-2021**

That the delegation from Hannah Bahmanpour, Davis Webb LLP, re: Minutes - Brampton Heritage Board - May 18, 2021 - Recommendation HB020-2021, to the Planning and Development Committee meeting of June 7, 2021, be received.

**PDC084-2021**

That the Minutes of Brampton Heritage Board Meeting of May 18, 2021, Recommendations HB018-2021 to HB019-2020 and HB021-2021 to HB026-2021, to the Planning and Development Committee Meeting of June 7, 2021, be approved, and, that HB020-2021 be amended as follows:

- 1) To permit removal of the silo;
- 2) To remove requirement to enter into an easement agreement; and
- 3) To remove requirement for 30 the per cent contingency and an itemized list of good repair;

By striking out Items 3a(i), (iii), (v), (vi), and (vii), 3c, and 4; and

By adding to 3d the wording “in so far as it applies to the farmhouse”; such that the recommendation shall now read as:

**HB020-2021**

1. That the delegation by Marcus Letourneau, Heritage Planning and Archaeology, Agent, to the Brampton Heritage Board meeting of May 18, 2021, re: Application to Demolish or Remove a Heritage Designated Property at 11722 Mississauga Road (Dolson House) - Ward 6 (HE.x 11722 Mississauga Road) be received;

2. That the report by Pascal Doucet, Heritage Planner, re: Application to Demolish or Remove a Building or Structure on a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement for 11722 Mississauga Road (Dolson Farm) – Ward 6 (HE.x 11722 Mississauga Road), to the Brampton Heritage Board Meeting of May 18, 2021, be received;

3. That the application for demolishing or removing a building or structure received for the demolition and removal of the barn, silo, one-storey bungalow style house, farm accessory building, garage, drive shed and storage shed at 11722 Mississauga Road as described in the Summary of Proposal and the Proposed Plan dated 2021-01-12 by LHC of the heritage permit application attached as Appendix B to this report be approved in accordance with section 34 of the Ontario Heritage Act, as amended (the “Act”), subject to the following conditions:

a. That prior to the issuance of any permit for the demolition or removal of the one-storey bungalow style house, barn, drive shed, storage shed, garage and/or farm accessory building on the property at 11722 Mississauga Road, including a heritage permit or a building permit, the owner shall:

i. ~~Enter into a Heritage Easement Agreement for the property at 11722 Mississauga Road to conserve and protect the two and a half storey brick house (“Dolson Farmhouse”), in accordance with the appropriate conservation approach that will be informed by as-built and measured drawings and the final~~

~~Structural Condition Assessment required in conditions 2.a.ii and 2.a.iii below;~~

ii. Provide a final Structural Condition Assessment of the Dolson Farmhouse by a qualified structural engineer and professional member in good standing of the Canadian Association of Heritage Professionals (CAHP) to the satisfaction of the Commissioner of Planning, Building and Economic Development;

~~iii. Provide a complete set of as-built and measured drawings of all elevations, floor plans, heritage building fabric, details and finishes of the Dolson Farmhouse to the satisfaction of the Commissioner of Planning, Building and Economic Development;~~

iv. Provide a complete Heritage Building Protection Plan for the Dolson Farmhouse in accordance with the City of Brampton Heritage Building Protection Plan Terms of Reference and satisfactory to the Commissioner of Planning, Building and Economic Development;

~~v. Provide a final itemized list of cost for the work required to bring the Dolson Farmhouse in a state of good repair, to the satisfaction of the Commissioner of Planning, Building and Economic Development;~~

~~vi. Provide a Letter of Credit, including a 30% contingency, in a form and amount satisfactory to the Commissioner of Planning, Building and Economic Development to secure all work in the approve itemized list of cost for bringing the Dolson Farmhouse into a state of good repair; and~~

~~vii. Provide a complete application made in accordance with section 33 of the Act for the work required to bring the Dolson Farmhouse in a state of good repair.~~

b. That prior to the issuance of any permit for the demolition or removal of the barn on the property at 11722 Mississauga Road, including a heritage permit or a building permit, the owner shall:

i. Provide a final Salvage Plan for the heavy-timber frames and exterior wood cladding of the barn, to the satisfaction of the Commissioner of Planning, Building and Economic Development, and with terms that would allow for any salvageable material that would be needed for a capital project to be carefully dismantled and offered to the City at no cost to the municipality.

~~c. That the existing silo on the property at 11722 Mississauga Road be retained and maintained on the property; and~~

d. That any documentation and information required in the conditions ~~2.a.ii, 2.a.iii, 2.a.iv, 2.a.v, and 2.b.i~~ above be prepared by qualified professionals and subject to peer review at the discretion of the Commissioner of Planning, Building and Economic Development in so far as it applies to the farmhouse; and

~~4. That the Commissioner of Planning, Building and Economic Development be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 11722 Mississauga Road to secure the conservation and protection of the Dolson Farmhouse (“Heritage Easement Agreement”), with content~~

~~satisfactory to the Director of City Planning & Design, and in a form approved by the City Solicitor or designate.~~

**HB018-2021**

That the agenda for the Brampton Heritage Board meeting of May 18, 2021 be approved as amended, to add the following:

6.2. Delegation by Marcus Letourneau, Heritage Planning and Archaeology, Agent, re: Application to Demolish or Remove a Heritage Designated Property at 11722 Mississauga Road (Dolson House) - Ward 6 (HE.x 11722 Mississauga Road) (See Item 11.5)

**HB019-2021**

That the delegation by Keba Thomas, Brampton resident, to the Brampton Heritage Board meeting of May 18, 2021, re: Heritage Spaces and Conservation Areas be received.

**HB020-2021**

1. That the delegation by Marcus Letourneau, Heritage Planning and Archaeology, Agent, to the Brampton Heritage Board meeting of May 18, 2021, re: Application to Demolish or Remove a Heritage Designated Property at 11722 Mississauga Road (Dolson House) - Ward 6 (HE.x 11722 Mississauga Road) be received;

2. That the report by Pascal Doucet, Heritage Planner, re: Application to Demolish or Remove a Building or Structure on a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement for 11722 Mississauga Road (Dolson Farm) – Ward 6 (HE.x 11722 Mississauga Road), to the Brampton Heritage Board Meeting of May 18, 2021, be received;

3. That the application for demolishing or removing a building or structure received for the demolition and removal of the barn, silo, one-storey bungalow style house, farm accessory building, garage, drive shed and storage shed at 11722 Mississauga Road as described in the Summary of Proposal and the Proposed Plan dated 2021-01-12 by LHC of the heritage permit application attached as Appendix B to this report be approved in accordance with section 34 of the Ontario Heritage Act, as amended (the “Act”), subject to the following conditions:

a. That prior to the issuance of any permit for the demolition or removal of the Dolson Farmhouse on the property at 11722 Mississauga Road, including a heritage permit or a building permit, the owner shall:

i. Provide a final Structural Condition Assessment of the Dolson Farmhouse by a qualified structural engineer and professional member in good standing of the

Canadian Association of Heritage Professionals (CAHP) to the satisfaction of the Commissioner of Planning, Building and Economic Development;

ii. Provide a complete Heritage Building Protection Plan for the Dolson Farmhouse in accordance with the City of Brampton Heritage Building Protection Plan Terms of Reference and satisfactory to the Commissioner of Planning, Building and Economic Development;

b. That prior to the issuance of any permit for the demolition or removal of the barn on the property at 11722 Mississauga Road, including a heritage permit or a building permit, the owner shall:

i. Provide a final Salvage Plan for the heavy-timber frames and exterior wood cladding of the barn, to the satisfaction of the Commissioner of Planning, Building and Economic Development, and with terms that would allow for any salvageable material that would be needed for a capital project to be carefully dismantled and offered to the City at no cost to the municipality.

c. That any documentation and information required in the conditions be prepared by qualified professionals and subject to peer review at the discretion of the Commissioner of Planning, Building and Economic Development in so far as it applies to the farmhouse.

**HB021-2021**

1. That the report by Pascal Doucet, Heritage Planner, to the Brampton Heritage Board Meeting of May 18, 2021, re: Heritage Impact Assessment and Designation of the Heritage Property at 11687 Chinguacousy Road (Robert Hall House) – Ward 6 (HE.x 11687 Chinguacousy Road) be received;

2. That the Heritage Impact Assessment of the Robert Hall House at 11687 Chinguacousy Road, date-issued February 2021, prepared by AREA, Architects Rasch Eckler Associates Ltd., and attached as Appendix A to this report (the “HIA”) be received and accepted to endorse, in principle, the proposed relocation, retention and restoration of the significant portions of the Robert Hall House.

3. That City Council state its intention to designate the property at 11687 Chinguacousy Road under Part IV, Section 29 of the Ontario Heritage Act, as amended (the “Act”) in accordance with the Statement of Significance, reasons for designation and list of heritage attributes attached as Appendix B to this report;

4. That staff be authorized to publish and serve the Notice of Intention to designate 11687 Chinguacousy Road in accordance with the requirements of the Act;
5. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
6. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and
7. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council's decision to designate the subject property.

**HB022-2021**

1. That the report by Harsh Padhya, Heritage Planner, to the Brampton Heritage Board meeting of May 18, 2021, re: Extension of Heritage Permit No. 70 issued on March 20, 2019 for 11651 Bramalea Road, be received;

That the Heritage Permit application, previously approved, for the Conservation Work at 11651 Bramalea Rd. be extended and approved subject to the following terms and conditions:

- a. That the owner undertake all work substantially in accordance with the previously approved permit and in compliance with all applicable laws having jurisdiction and by retaining all necessary permits; and
- b. That prior to the release of financial securities associated with the site plan application SP18-056.000 for 11651 Bramalea Rd., the owner provide a letter, prepared and signed by a qualified heritage expert, certifying that all works as outlined in the approved Heritage Conservation Plan have been completed, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Director of City Planning & Design, Planning, Building & Economic Development Department.

**HB023-2021**

1. That the report from Harsh Padhya, Heritage Planner, dated May 5, 2021, to the Brampton Heritage Board Meeting of May 18, 2021, re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 8 Wellington Street West – Ward 3 (HE.x 8 Wellington St W.) be received;



2. That the Heritage Permit application for 8 Wellington St. W. for the restoration and repair of entrance feature and stairs, masonry cleaning and repointing, be approved;
3. That the Designated Heritage Property Incentive Grant application for the restoration and repair of entrance feature and stairs, masonry cleaning and repointing for 8 Wellington St. W. be approved, to a maximum of \$10,000.00, and;
4. The owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City as provided in appendix C.

**HB024-2021**

1. That the report from Harsh Padhya, Heritage Planner, dated May 11, 2021, to the Brampton Heritage Board Meeting of May 18, 2021, re: Heritage Permit Application – 250 Main Street North – Ward 1 (HE.x 250 Main Street North) be received; and
2. That the Heritage Permit application for 250 Main Street North for the restoration of original wood windows on main floor, upper level and basement and repair of entrance door, be approved.

**HB025-2021**

1. That the report from Harsh Padhya, Heritage Planner, dated April 19, 2021, to the Brampton Heritage Board Meeting of May 18, 2021, re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 38 Isabella St. – Ward 1 (HE.x 38 Isabella St.) be received;
2. That the Heritage Permit application for 38 Isabella St. for the restoration and repair of knee walls located on either side of the front entrance be approved;
3. That the Designated Heritage Property Incentive Grant application for the restoration and repair of kneewalls located on either side of the front entrance for 38 Isabella St. be approved, to a maximum of \$10,000.00, and;
4. The owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City as provided in appendix C.

**HB026-2021**

That Brampton Heritage Board do now adjourn to meet again on June 15, 2021.

**PDC085-2021**

1. That the staff report re: **Application to Amend the Zoning By-law - Firth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-**

**2020-0025**, to the Planning and Development Committee Meeting of June 7, 2021, be received,

2. That the Zoning By-law Amendment application submitted by D.J.K. Land Use Planning on behalf of Fifth Avenue Development Group, Ward 1, File: OZS-2020-0025, as revised, 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 reasons set out in this Recommendation Report;

3. That it is determined that no further notice be given in respect of the proposal and that no further public meeting be held.

4. That notwithstanding the boundaries of the Development Charges Incentive Program (DCIP), the proposed development be eligible for the DCIP to support intensification and good planning within the Central Area;

5. That the amendment to the Zoning By-law, generally in accordance with Appendix 13 of the report be adopted;

6. That the delegation from Dan Kraszewski, D.J.K Land Use Planning, re: Application to Amend the Zoning By-law - Firth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025, to the Planning and Development Committee Meeting of June 7, 2021, be received; and,

7. That the correspondence from Carmen Cassar, Brampton resident, dated June 3, 2021, re: Application to Amend the Zoning By-law - Firth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025, to the Planning and Development Committee Meeting of June 7, 2021, be received.

**PDC086-2021**

1. That the staff report re: Brampton Plan – Discussion Papers - Attainable and Supportive Housing & Arts and Cultural Heritage – City-wide, to the Planning and Development Committee Meeting of June 7, 2021, be received; and,

2. That the staff presentation re: Brampton Plan - Attainable and Supportive Housing & Arts and Cultural Heritage, to the Planning and Development Committee Meeting of June 7, 2021, be received.

**PDC087-2021**

1. That the staff report re: **City-initiated Official Plan Amendment – Toronto Gore Density Policy Review Study**, to the Planning and Development Committee Meeting of June 7, 2021, be received; and,
2. That the Official Plan Amendment attached hereto respectively as Appendix 2 be adopted, 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 Brampton's Official Plan for the reasons set out in the Planning Recommendation Report, May 13, 2021.

**PDC088-2021**

1. That the staff report re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - Gagnon Walker Domes Professional Planners - RG Consulting Inc. & Creditview Holdings Inc. - File OZS-2020-0007**, to the Planning and Development Committee Meeting of June 7, 2021 be received;
2. That the application to amend the Zoning By-law, and Proposed Draft Plan of Subdivision, submitted by Gagnon Walker Domes Professional Planners on behalf of RG Consulting Inc. & Creditview 11 Holdings Inc., Ward: 5, Files OZS-2020-0007 and 21T-20002B, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan for the reasons set out in the report;
3. That the amendments to the Zoning By-law, generally in accordance with the by-law attached as Appendix 10 of the report be adopted;
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the *Planning Act*, R.S.O. c.P. 13, as amended.

**PDC089-2021**

1. That the staff report re: **Application to Amend the Zoning By-law - KLM Planning Partners Inc. - i2 Developments (Brampton) Inc. - File OZS-2020-0028**, to the Planning and Development Committee Meeting of June 7, 2021, be received;
2. That the Zoning By-law Amendment application submitted by KLM Planning Partners Inc. on behalf of i2 Developments (Brampton) Inc., Ward: 4, File: OZS-

2020-0028, as revised, 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 and the Region of Peel Official Plan and the City's Official Plan, for the reasons set out in this Recommendation Report;

3. That it is determined that no further notice be given in respect of the proposal and that no further public meeting is to be held; and,

4. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to the report be adopted.

**PDC090-2021**

WHEREAS the City of Brampton has consistently been one of the fastest growing communities in Canada;

AND WHEREAS access to attainable and affordable housing options is increasingly out of reach to many residents of Brampton;

AND WHEREAS the City of Brampton wishes to attract investment, provide more housing options to residents, expand the tax base and build a vibrant and sustainable city;

AND WHEREAS the rapidly rising costs of land and building materials is impacting the ability of developers to purchase, develop and make a reasonable return on investment;

AND WHEREAS unlimited height and density policies exist in some GTA municipalities;

THEREFORE BE IT RESOLVED that Council for the City of Brampton directs staff to evaluate the merits of implementing unlimited height and density policies within the City of Brampton, including an evaluation as to whether staff recommend such policies to be applicable city-wide or scoped to a smaller geographic area.

FURTHER RESOLVED THAT staff bring forward any additional policies that could not only complement Council's direction to evaluate unlimited height and density policies, but also recommend alternative policies that could address Council's objectives;

AND FURTHER THAT staff report back to a Planning and Development Committee meeting in September, 2021, with recommendations for consideration by Council.

**PDC091-2021**

That the correspondence from Bryan Smith, President, Gravel Watch Ontario, dated May 18, 2021, re: **Comments on Provincial Consultation to Expand the Green Belt**, to the Planning and Development Committee Meeting of June 7, 2021, be received.

**PDC092-2021**

That the Planning and Development Committee do now adjourn to meet again on Monday, June 21, 2021, at 7:00 p.m.

12.2 Summary of Recommendations – Committee of Council – June 9, 2021

Council consideration of the minutes included a proposed amendment to Recommendation CW304-2021 to change the timeline “2020 and 2021” to “2019 to 2021”.

The following motion was considered.

**C202-2021**

Moved by City Councillor Bowman

Seconded by Regional Councillor Medeiros

1. That the **Summary of Recommendations from the Committee of Council Meeting of June 9, 2021**, to the Council Meeting of June 16, 2021, be received; and,

2. That Recommendations CW290-2021 to CW303-2021, CW305-2021 to CW313-2021, and CW315-2021 to CW331-2021 be approved as outlined in the subject summary; and,

3. a) That Recommendation CW304-2021 be approved as amended to change the timeline “2020 and 2021” to “2019 to 2021”, such that the recommendation reads as follows:

**CW304-2021**

That staff be requested to report on the extent of external legal services, for 2019 to 2021 to-date, employed for matters throughout City departments, to a future meeting of Committee of Council.

b) That Recommendation CW314-2021 be approved as amended in Clause 2 to replace “once every two months” with “to be provided quarterly”, to delete “and

for items with a contract value greater than \$25,000”, and to add a new Clause 3, such that the recommendation reads as follows:

**CW314-2021**

1. That the report titled: **Standing Item on Meeting Agendas – Use of Consultants (RM 29/2021)**, to the Committee of Council Meeting of June 9, 2021, be received; and
2. That Use of Consultant reporting by way of a standing item on Committee of Council agendas be commenced immediately, to be provided quarterly, based on the attributes referenced within the report; and
3. That staff be requested to report to Council with periodic summaries of those consulting service contracts of value less than \$25,000, since 2014.

Carried

Note: Later in the meeting on a two-thirds majority vote to reopen the question, Resolution C202-2021 was reopened.

Council discussion took place with respect to Recommendation CW314-2021, and the following amendments were proposed:

- To Clause 2 to replace “once every two months” with “to be provided quarterly”
- To add the following new Clause:
  3. That staff be requested to report to Council with periodic summaries of those consulting service contracts of value less than \$25,000, since 2014.

The amendments were voted on and carried.

Resolution C202-2021, to receive the minutes and approve the recommendations as further amended, was re-voted on and carried, as outlined above.

The recommendations were approved, as amended, as follows.

**CW290-2021**

That the agenda for the Committee of Council Meeting of June 9, 2021 be approved, as amended, as follows:

To add:

- 8.3.1. Discussion Item at the request of City Councillor Bowman, re: Use of External Legal Services by the City

9.3.1. Discussion Item at the request of City Councillor Bowman, re: Promoting Small Business

10.2.8. Staff Report re: 2018-2020 Public Sector Salary Disclosure: Management Salaries

10.3.2. Discussion Item at the request of Regional Councillor Palleschi, re: 12061 Hurontario Street North

10.3.3. Discussion Item at the request of Regional Councillor Dhillon, re: Independent External Counsel Coverage for Employees

12.3.1. Discussion Item at the request of City Councillor Williams, re: Gypsy Moths

**CW291-2021**

That the following items to the Committee of Council Meeting of June 9, 2021 be approved as part of Consent: **8.2.1, 10.2.2, 10.2.4, 10.2.5, 10.2.6, 11.2.4, 11.2.5, 11.2.6, 11.2.7, 11.2.8, 11.2.9, 11.4.1, 15.2**

**CW292-2021**

That the delegation from Paddy Cosgrave, Founder and CEO, Web Summit, to the Committee of Council Meeting of June 9, 2021, re: **Brampton Participation in Web Summit and Collision**, be received.

**CW293-2021**

That the delegation from Manny Abraham, Founder and CEO, Reven AI, on behalf of Ryerson Venture Zone Brampton, to the Committee of Council Meeting of June 9, 2021, re: **Collision 2021 Update**, be received.

**CW306-2021**

That the presentation titled: **2021 Collision Conference Results**, to the Committee of Council Meeting of June 9, 2021, be received.

**CW294-2021**

That the delegation from Alectra Utilities, to the Committee of Council Meeting of June 9, 2021, re: **Development of a New Operations Centre in Brampton**, be received:

1. James Macumber, Vice-President, Supply Chain
2. Michael Frisina, Specialist, Government
3. Chris Wray, Director of Government and Industry Relations.

**CW295-2021**

That the delegation from Joanna Eyquem, Intact Centre on Climate Adaptation, Faculty of Environment, University of Waterloo, to the Committee of Council Meeting of June 9, 2021, re: **Exclusion of Natural Assets from the Financial Reporting Framework**, be received.

**CW296-2021**

1. That the delegation from Kay Mathews, Executive Director, Ontario BIA Association, to the Committee of Council Meeting of June 9, 2021, re: **Initiating New Business Improvement Areas**, be received;
2. That the report titled: **Initiating New Business Improvement Areas**, to the Committee of Council Meeting of June 9, 2021, be received; and
3. That staff consult with the business community to inform and solicit feedback on the establishment of boards or management for new Business Improvement Areas (BIAs), where appropriate, through such tactics as, but not limited to, surveys, public meetings, stakeholder sessions and a dedicated website.

**CW297-2021**

That the delegation from Myrna Adams, President, Brampton Senior Citizens Council and Brampton Young At Heart Seniors, and Charles Matthews, Owner and Founder, CMJ Entertainment Event Planning & Marketing, to the Committee of Council Meeting of June 9, 2021, re: **Museum of African History and Culture**, be **referred** to staff for consideration and a future report to Committee of Council.

**CW298-2021**

That the delegation from Arda Erturk, Co-founder and Chief Communications Officer, Roll Technologies Inc., to the Committee of Council Meeting of June 9, 2021, re: **Regulation of E-Scooters / Shared E-Scooter Pilot in Brampton**, be received.

**CW299-2021**

1. That the delegation from Rick Wesselman, Chairman, The Villages of Rosedale Inc., Joe Spina, Director, PVLCC 895, and Bruce Pichler, Consulting Engineer, Pichler Engineering Limited, to the Committee of Council Meeting of June 9, 2021, re: **Report Items 11.2.2 and 11.2.3 - Noise Walls in Rosedale Village - Ward 9**, be received;



2. That the report titled: **Noise Walls in Rosedale Village – Ward 9** (dated October 6, 2020), to the Committee of Council Meeting of June 9, 2021, be received; and
3. That the report titled: **Update - Noise Walls in Rosedale Village – Ward 9** (dated June 3, 2021), to the Committee of Council Meeting of June 9, 2021, be received;
4. That the Rosedale Noise Report (Report # “Public Works & Engineering-2020-252”) included on the December 9, 2020 Council agenda and deferred to the future meeting pursuant to Resolution C468-2020 be superseded in its entirety and replaced by this report as this report includes updated information after the deferral;
5. That the Rosedale Village Inc. be advised that the owners of the properties adjacent to the private noise wall along the north side of Sandalwood Parkway between Dixie Road to Via Rosedale are responsible for the maintenance of the noise wall and should continue to maintain it as per the Condominium Development Agreement;
6. That staff be directed to immediately initiate a Local Improvement process and work with the Region of Peel, to replace the noise wall and entry features on the north side of Sandalwood Parkway from Dixie Road to Via Rosedale and relocate them on City property as a one-time exception.

**CW300-2021**

That the delegation from Sylvia Roberts, Brampton Resident, to the Committee of Council Meeting of June 9, 2021, re: **Report Item 10.2.1 - 2022 Budget Process**, be received.

**CW301-2021**

That the staff update re: **Government Relations Matters**, to the Committee of Council Meeting of June 9, 2021, be received.

**CW302-2021**

That the update from Mayor P. Brown, re: **COVID-19 Emergency**, to the Committee of Council Meeting of June 9, 2021, be received.

**CW303-2021**

That the report titled: **Impacts Associated with Illegal Election Signs – All Wards (RM 84/2019)**, to the Committee of Council Meeting of June 9, 2021, be received.

**CW304-2021**

That staff be requested to report on the extent of external legal services, for 2019 to 2021 to-date, employed for matters throughout City departments, to a future meeting of Committee of Council.

**CW305-2021**

1. That the correspondence from Dr. Lawrence Loh, Medical Officer of Health, Region of Peel, dated May 28, 2021, to the Committee of Council Meeting of June 9, 2021, re: **Recommended Amendments and Extension of the Municipal Mandatory Face Covering By-laws**, be received; and

2. That staff be requested to present a proposed by-law thereon for consideration to the June 16, 2021 meeting of Council.

**CW307-2021**

Whereas The City of Brampton's local businesses have suffered tremendously due to the various COVID-19 restrictions and rules;

Whereas unlike restaurants and other businesses that were able to provide curbside pick-up services to continue generating income and revenue, many local businesses had to continue paying rent, phone/internet connections, modifications to reopen for a few weeks before being closed again, and pay for many other expenses while not having any source of income;

Whereas local businesses pay a yearly business licence fee to the City of Brampton, despite having to remain closed during the stay-at-home orders and Provincial lockdowns;

Whereas Ontario's "Roadmap to Reopen" for Stage Two is tentatively scheduled for July 2, 2021;

Therefore Be It Resolved:

1. That the City of Brampton's Strategic Communications, Culture and Events department create a well-thought-out program to highlight and support small businesses and promote them for the entire month of July; and

2. That an appropriate budget be developed and approved to carry out this program.

**CW308-2021**

1. That the report titled: **2022 Budget Process**, to the Committee of Council Meeting of June 9, 2021 be received;

2. That the 2022 Budget be developed in recognition of the considerable economic uncertainty and challenges facing residents and businesses, as a result of COVID-19;
3. That the 2022 Budget be developed to provide Budget Committee with various tax levy scenarios for consideration, including a 0% property tax change option on the City's portion of the tax bill; and
4. That the 2022 Budget timelines be tentatively scheduled, in order to achieve approval prior to the beginning of the 2022 fiscal period, pending the ongoing review of the external environment related to COVID-19 and related advocacy efforts for funding relief from other levels of government.

**CW309-2021**

1. That the report titled: **Land Tax Apportionments**, to the Committee of Council Meeting of June 9, 2021, be received; and,
2. That the unpaid taxes for the lands encompassed by the assessment roll numbers listed in Schedule A to this report be apportioned according to their relative value for each year as indicated in Schedule A.

**CW310-2021**

That the report titled: **Report on Council Intimation of Purchasing Contract Extensions and Renewals (\$200,000 or greater, or if equal or greater value than the original contract) (RM 74/2020)**, to the Committee of Council Meeting of June 9, 2021, be **referred** to the June 16, 2021 Council Meeting.

**CW311-2021**

That the report titled: **Purchasing Activity Quarterly Report – 1<sup>st</sup> Quarter 2021**, to the Committee of Council Meeting of June 9, 2021, be received.

**CW312-2021**

That the report titled: **Status of Tax Collection Accounts**, to the Committee of Council Meeting of June 9, 2021 be received.

**CW313-2021**

That the report titled: **2021 First Quarter Operating Budget and Reserve Report**, to Committee of Council Meeting of June 9, 2021, be received.

**CW314-2021**

1. That the report titled: **Standing Item on Meeting Agendas – Use of Consultants (RM 29/2021)**, to the Committee of Council Meeting of June 9, 2021, be received; and
2. That Use of Consultant reporting by way of a standing item on Committee of Council agendas be commenced immediately, to be provided quarterly, based on the attributes referenced within the report; and
3. That staff be requested to report to Council with periodic summaries of those consulting service contracts of value less than \$25,000, since 2014.

**CW315-2021**

That the report titled: **2018 - 2020 Public Sector Salary Disclosure: Management Salaries**, to the Committee of Council Meeting of June 9, 2021, be **referred** to the June 16, 2021 Council meeting.

**CW316-2021**

1. That staff be requested to report to Council on June 16, 2021, with an inventory of City use of the name “Ryerson” in university references on City assets, for possible consideration for removal or changes; and
2. That the University representative(s) be requested to respond by Correspondence or Delegation to Council to the June 16, 2021 meeting.

**CW317-2021**

That Council direct staff to process a complete application for the severance of the Snelgrove Baptist Church building and a portion of the surrounding lands from the Coptic Orthodox Patriarchate of Alexandria The Church of Archangel Michael and Saint Tekla located at 12061 Hurontario Street.

**CW318-2021**

That the report titled: **Replacement and Relocation of Private Noise Walls onto City Right-of-Way (Citywide)**, to the Committee of Council Meeting of June 9, 2021, be **referred** back to staff for further consideration and to report back on:

1. Infrastructure funding opportunities from the Provincial and Federal Governments to replace the fences that abut City-owned property erected before 2015; and

2. Amending the Local Improvement process to allow residents to receive the 75 per cent subsidy on an as requested basis.

**CW319-2021**

That staff be directed to report on the option of noise walls and landscaping along Williams Parkway from east of Dixie Road, with an appropriate funding source to be identified by staff.

**CW320-2021**

That staff be requested to report on the number of trees that will be required to be removed in the installation of the noise walls, and on the number of residents currently in favour of installation of the noise walls.

**CW321-2021**

1. That the report titled: **Request to Begin Procurement - Gasoline and Diesel Fuels from Retail and/or Commercial Outlets for City owned Vehicles and Equipment for a Three (3) Year Period**, to the Committee of Council Meeting of June 9, 2021, be received; and

2. That the Purchasing Agent be authorized to commence the procurement for Gasoline and Diesel Fuels from Retail and/or Commercial Outlets for City owned Vehicles and Equipment for a Three (3) Year Period.

**CW322-2021**

1. That the report titled: **Request to Begin Procurement - Supply and Delivery of Tires and Associated Services for City of Brampton Vehicles for a Two (2) Year Period**, to the Committee of Council Meeting of June 9, 2021, be received; and

2. That the Purchasing Agent be authorized to commence the procurement for the Supply and Delivery of Tires and Associated Services for City of Brampton Vehicles for a Two (2) Year Period.

**CW323-2021**

1. That the report titled: **Initiation of Subdivision Assumption, Medallion Developments (Castlestone) Limited, Registered Plan 43M-1783 – (West of Bramalea Road, South of Countryside Drive), Ward 9, Planning References – C04E15.003 and 21T-02015B**, to the Committee of Council Meeting of June 9, 2021 be received;

2. That the City initiate the Subdivision Assumption of Medallion Developments (Castlestone) Limited, Registered Plan 43M-1783; and

3. That a report be forwarded to City Council recommending the Subdivision Assumption of Medallion Developments (Castlestone) Limited, Registered Plan 43M-1783 once all departments have provided their clearance for assumption.

**CW324-2021**

1. That the report titled: **Initiation of Subdivision Assumption, Yellowpark Property Management Limited, Registered Plan 43M-1933 – (East of Clarkway Drive, South of Castlemore Road), Ward 10 - Planning References – C11E10.004 and 21T-05023B**, to the Committee of Council Meeting of June 9, 2021 be received;

2. That the City initiate the Subdivision Assumption of Yellowpark Property Management Limited, Registered Plan 43M-1933; and

3. That a report be forwarded to City Council recommending the Subdivision Assumption of Yellowpark Property Management Limited, Registered Plan 43M-1933 once all departments have provided their clearance for assumption.

**CW325-2021**

1. That the report titled: **Initiation of Subdivision Assumption, Destona Homes (2003) Inc., Registered Plan 43M-1872 – (East of Mississauga Road, North of Queen Street West), Ward 5 - Planning References – C04W07.010 and 21T-08001B**, to the Committee of Council Meeting of June 9, 2021 be received;

2. That the City initiate the Subdivision Assumption of Destona Homes (2003) Inc., Registered Plan 43M-1872; and

3. That a report be forwarded to City Council recommending the Subdivision Assumption of Destona Homes (2003) Inc., Registered Plan 43M-1872 once all departments have provided their clearance for assumption.

**CW326-2021**

1. That the report titled: **Initiation of Subdivision Assumption, Mattamy (Credit River) Limited, Registered Plan 43M-1932 – (East of Mississauga Road, South of Sandalwood Parkway), Ward 6 - Planning References – C04W11.008 and 21T-12006B**, to the Committee of Council Meeting of June 9, 2021 be received;

2. That the City initiate the Subdivision Assumption of Mattamy (Credit River) Limited, Registered Plan 43M-1932; and

3. That a report be forwarded to City Council recommending the Subdivision Assumption of, Mattamy (Credit River) Limited, Registered Plan 43M-1932 once all departments have provided their clearance for assumption.

**CW327-2021**

That the correspondence from Mayor Allan Thompson, Town of Caledon, dated May 26, 2021, to the Committee of Council Meeting of June 9, 2021, re: **Caledon GO Rail Line Status Update**, be received.

**CW328-2021**

That the report titled: **Budget Amendment and Request to Begin Procurement - Supply and Delivery of One (1) Fully Electric Powered Fire Truck**, to the Committee of Council Meeting of June 9, 2021, be **referred** to the June 16, 2021 Council meeting, and staff be requested to provide a verbal update on sustainability implications of the marginal cost increase from this procurement.

**CW329-2021**

That Committee proceed into Closed Session to address matters pertaining to:

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

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

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

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

15.4. Open Meeting exception under Section 239 (2) (b), (d) and (f) of the Municipal Act, 2001:

Personal matters about an identifiable individual, including municipal or local board employees, labour relations or employee negotiations, and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

**CW330-2021**

That the Chief Administrative Officer be delegated the authority to execute a letter of intent to confirm the City's interest in The Regional Municipality of Peel (the "Region") directing title or assigning its rights and obligations with respect to the Region's acquisition of the linear corridor lands within Brampton, as considered during closed session, said letter of intent to be substantially in accordance with the terms and conditions as directed by Council, and otherwise on such terms and conditions as may be satisfactory to the Commissioner of Community Services, and in form acceptable to the City Solicitor or designate.

**CW331-2021**

That the Committee of Council do now adjourn to meet again on Wednesday, June 23, 2021 at 9:30 a.m. or at the call of the Chair.

**13. Unfinished Business**

- 13.1 Staff Report re: Council Intimation of Purchasing Contract Extensions and Renewals (\$200,000 or greater, or if equal or greater value than the original contract) (RM 74/2020)

At the request of Council, staff provided an overview of discussions at a meeting with Councillors Palleschi, Bowman and Santos subsequent to consideration of this matter at Committee of Council on June 9, 2021.

Council consideration included the need for a better understanding of limited procurements, extensions and renewals, best practices and past practices, and more alignment with Region of Peel and City of Mississauga practices.

The following motion was considered.

**C203-2021**

Moved by Regional Councillor Palleschi

Seconded by City Councillor Bowman

That the report titled: **Report on Council Intimation of Purchasing Contract Extensions and Renewals (\$200,000 or greater, or if equal or greater value than the original contract) (RM 74/2020)**, to the Council Meeting of June 16, 2021, be received.

Carried



13.2 Staff Report re: 2018 - 2020 Public Sector Salary Disclosure: Management Salaries

Council consideration included clarification on the information that had been requested, but not provided in the subject report, and the potential requirement for consideration of this matter in Closed Session.

The following motion was considered.

**C204-2021**

Moved by City Councillor Bowman

Seconded by City Councillor Whillans

That the report titled: **2018 - 2020 Public Sector Salary Disclosure: Management Salaries**, to the Council Meeting of June 16, 2021, be referred to Human Resources staff for revisions to address the original request for information (list of staff on the disclosure list, respective salary increases over the past three years, and the number of direct reports for each).

Carried

13.3 Discussion Item at the Request of Regional Councillor Palleschi, re: Indigenous Reconciliation – Discussion and Status of City Actions

A motion, moved by Regional Councillor Palleschi and seconded by City Councillor Whillans, was introduced to refer the subject discussion to the Committee of Council Meeting of June 21, 2021.

The motion was considered as follows.

**C205-2021**

Moved by Regional Councillor Palleschi

Seconded by City Councillor Whillans

That this item be referred to the June 23, 2021 meeting of Committee of Council.

Carried

13.4 Staff Report re: Budget Amendment and Request to Begin Procurement - Supply and Delivery of One (1) Fully Electric Powered Fire Truck

Staff responded to questions from Council with respect to the funding source for the purchase of a fully electric powered fire truck, and the status of the sustainable fleet initiative.

A motion, moved by Regional Councillor Santos and subsequently seconded by all Members of Council, was introduced to receive the subject report and approve the recommendations within.

The motion was considered as follows.

**C206-2021**

Moved by Regional Councillor Santos

Seconded by All Members of Council

1. That the report titled: **Budget Amendment and Request to Begin Procurement - Supply and Delivery of One (1) Fully Electric Powered Fire Truck**, to the Council Meeting of June 16, 2021, be received;
2. That a budget amendment be approved for Capital Project #202310-001 (Fire Vehicle Replacement – Squad 203) in the amount of \$730,000 to cover incremental costs of purchasing a fully electric powered fire truck, with funding of \$360,000 to be transferred from project #182310-001 and \$370,000 to be transferred from project #192310-006; and
3. That the Purchasing Agent be authorized to commence the procurement and enter into direct negotiations with ResQtech Systems Inc. for the Supply and Delivery of One (1) Fully Electric Powered Fire Truck.

Carried

13.5 Audit Committee Motion re: Hiring Process for the Director of Internal Audit

Council consideration included an overview of discussions on this matter at the Special Audit Committee Meeting on June 15, 2021.

In response to questions from Council, Peter Fay, City Clerk, reiterated the advice he provided at the Committee meeting.

The following motion was considered.

**C207-2021**

Moved by Regional Councillor Medeiros

Seconded by Regional Councillor Santos

That staff be directed to clarify and report back on a process and timeline for the hire of a Director of Internal Audit, with consideration of alignment with the *Municipal Act*, the Internal Audit Charter (2019), and Legal and Human Resource advice on the inclusion of Audit Committee Citizen Members within the hiring process, and reference to previous Director of Internal Audit hiring

processes employed, and consideration for the establishment of a sub-committee.

Carried

**14. Correspondence**

- 14.1 ^Correspondence from Kevin Freeman, Director of Planning & Development, Kaneff Group of Companies, dated June 7, 2021, re: Item 12.1 – Planning and Development Committee Recommendation PDC078-2021 – June 7, 2021

**Dealt with under Consent Resolution C193-2021**

- 14.2 ^Correspondence from Mansoor Ameersulthan, Brampton resident, dated June 9, 2021, re: Item 12.1 – Planning and Development Committee Recommendation PDC080-2021 – June 7, 2021

**Dealt with under Consent Resolution C193-2021**

- 14.3 ^Correspondence from Mark Symington, Brampton resident, dated June 10, 2021, re: Item 12.1 – Planning and Development Committee Recommendation PDC076-2021 – June 7, 2021

**Dealt with under Consent Resolution C193-2021**

- 14.4 Correspondence from John Frim, Treasurer, Professor's Lake Residents Association, dated June 10, 2021, re: Phragmites in Professor's Lake

Council consideration included concerns from residents regarding issues with Phragmites and the rapidly expanding goose population in Professor's Lake and other areas in the City.

At the request of Council, staff provided information on mitigation measures to address these issues, and confirmed that staff could provided additional information for consideration at the Council Meeting of July 7, 2021.

The following motion was considered.

**C208-2021**

Moved by Mayor Patrick Brown

Seconded by Regional Councillor Fortini and City Councillor Williams

That the correspondence from John Frim, Treasurer, Professor's Lake Residents Association, dated June 10, 2021, re: **Phragmites in Professor's Lake**, to the Council Meeting of June 16, 2021, be received; and

That staff be requested to investigate and present or report to the July 7, 2021 meeting of Council on possible interim solutions for the 2021 season.

Carried

- 14.5 Correspondence from the Ontario Superior Court of Justice Divisional Court, dated June 11, 2021, re: Dhillon v. The Corporation of the City of Brampton

The following motion, moved by Mayor Brown and subsequently seconded by Regional Councillor Santos, was introduced:

That the Legal Services be requested to report back to Council on appropriate Communication protocols in light of the Judicial decision.

Mayor Brown outlined the purpose of the motion.

Council discussion took place on the motion, during which time staff responded to questions.

The motion was considered as follows.

**C209-2021**

Moved by Mayor Patrick Brown

Seconded by Regional Councillor Santos

That the Legal Services be requested to report back to Council on appropriate Communication protocols in light of the Judicial decision.

Carried

The following motion, moved by Mayor Brown and subsequently seconded by Councillor Santos, was considered, voted on and carried:

That the Legal Services be requested to report back to Council on considerations with respect to potential liabilities for the City and proactive steps to protect the City and/or Members of Council.

The motion was considered as follows.

**C210-2021**

Moved by Mayor Patrick Brown

Seconded by Regional Councillor Santos

That the Legal Services be requested to report back to Council on considerations with respect to potential liabilities for the City and proactive steps to protect the City and/or Members of Council.

Carried

Council discussion took place with respect to receiving advice from the Integrity Commissioner, and the following motion was considered.

**C211-201**

Moved by Mayor Patrick Brown

Seconded by Regional Councillor Santos

That the matter be referred to the Integrity Commissioner for advice with regard to a communication protocol.

Carried

- 14.6 Correspondence from David Bosveld, Member, Mayor's Black Advisory Committee, re: Item 15.1 – Notice of Motion – Equity Principles in the City's Recruitment, Hiring and Promotion of Staff

The following motion was considered.

**C212-2021**

Moved by Mayor Patrick Brown

Seconded by City Councillor Williams

That the correspondence from David Bosveld, Member, Mayor's Black Advisory Committee, re: **Item 15.1 – Notice of Motion – Equity Principles in the City's Recruitment, Hiring and Promotion of Staff, to the Council Meeting of June 16, 2021**, be received.

Carried

See also Resolution C215-2021

- 14.7 Correspondence from Daisy Wright and Damali-Victoriya Wright, Brampton residents, re: Item 15.1 – Notice of Motion – Equity Principles in the City's Recruitment, Hiring and Promotion of Staff

The following motion was considered.

**C213-2021**

Moved by Mayor Patrick Brown

Seconded by City Councillor Williams

That the **correspondence from Daisy Wright and Damali-Victoriya Wright, Brampton residents, re: Item 15.1 – Notice of Motion – Equity Principles in the City's Recruitment, Hiring and Promotion of Staff**, to the Council Meeting of June 16, 2021, be received.

Carried

See also Resolution C215-2021

- 14.8 Correspondence re: Item 12.1 - PDC084-2021/HB020-2021 re. 11722 Mississauga Road (Dolson House)

The following motion was considered.

**C214-2021**

Moved by Mayor Patrick Brown

Seconded by City Councillor Williams

That the correspondence from Hannah Bahmanpour re. **Item 12.1 – PDC084-2021/HB020-2021 re. 11722 Mississauga Road (Dolson House)**, to the Council Meeting of June 16, 2021, be received.

Carried

See also Council Resolution C201-2021 and Planning and Development Committee Recommendation PDC084-2021 (Brampton Heritage Board Recommendation HB020-2021)

**15. Notices of Motion**

- 15.1 Notice of Motion – Equity Principles in the City's Recruitment, Hiring and Promotion of Staff

During consideration of the subject Notice of Motion, a Member of Council requested that the motion be taken as read.

A Point of Order was raised by City Councillor Williams, for which the Mayor gave leave. Councillor Williams noted that she was on the Board to speak to the motion, and the Mayor provided the opportunity for her to do so.

Councillor Williams outlined the purpose of the motion, and the need for and importance of the data requested within.

The motion was considered as follows.

**C215-2021**

Moved by City Councillor Williams

Seconded by Mayor Patrick Brown

Whereas Brampton is the 2nd fastest growing city in Canada, with the 4th largest labour force in Ontario

Whereas Brampton is truly a mosaic with 73.31 percent of its population being culturally diverse

Whereas Brampton is represented by a young, diverse workforce, representing 234 cultures and speaking 115 languages, making Brampton a unique location in comparison to neighbouring cities for talent acquisition and employment

Whereas the City of Brampton completed an equity audit that was adopted by Council in January of 2020

Whereas the CCDI report in Section 2.2 recommends that the Corporation begins conducting employee surveys and full workplace censuses with a Diversity Equity and Inclusion framework in 2021

Whereas according to the Ontario Human Rights Commission (OHRC) the collection and analysis of data that identifies people on the basis of race, ethnicity, disability, gender, sexual orientation and other Ontario Human Rights Code (Code) grounds is allowed and is supported by Canada's human rights legislative framework

Whereas the Ontario Human Rights Commission recommends the collection of data to attract new demographic markets and to promote an inclusive and equitable work culture to effectively thrive in an increasingly globalized, competitive business environment; to meet requirements of federal employment equity legislation and to respond to persistent allegations of systemic barriers and public perceptions of discrimination

Whereas the Corporation has not collected data to provide Council with the demographic make-up of its employees nor has the Corporation leveraged our current MeOnline system to measure and assess whether equity goals and recommendations adopted in the January 2020 CCDI report have been met by the senior leaders in the Corporation

Therefore be it resolved that the Corporation reaffirm its commitment to confronting systemic discrimination and racism specifically Anti-Black and Anti-Indigenous and Anti-Asian racism.

That the Corporation of Brampton reaffirm its commitment to reflect, and adhere to equity principles in its recruitment, hiring and promotion of staff.

That the City of Brampton follow the 2021 timeline and conduct an equity audit through the collection, use and analysis of data that includes but is not limited to race, gender-identity, ethnicity, faith, and other data sets that will allow the Corporation to identify gaps and inequities amongst departments, positions and pay grades.

That this equity audit of the corporation be completed by the 4th quarter of 2021, and reported to Council at its completion.

That upon completion of the equity audit, HR in collaboration with the Equity Office, report to Council on the identified gaps and areas of concern in the audit's findings, and subsequent strategies to address these concerns, including an outline of accountability measures for senior leaders in every operating division of the Corporation where a concern has been identified.

That HR work with its partners to develop the capability for the MeOnline system to capture demographic data (race, gender-identity, ethnicity, family status, disability, according to the OHRC), as well as professional data (professional development opportunities, mobility, qualifications, training, etc.). This data should be readily accessible, with the ability for informational reports to be easily created and analyzed annually.

That HR works with the Communications department to develop an internal communications strategy with incentives to encourage staff at all levels of employment to participate in audits, surveys and censuses, as well as to regularly update their MeOnline profile on a go forward basis as recommended in 2.1.1 of the CCDI report

And further HR to begin, effective immediately, a strategy for new recruits to self identify their race, ethnicity and gender-identity and any other applicable data sets at the time of application for employment with the City of Brampton.

A recorded vote was requested, with the results as follows.



Yea (11): Mayor Patrick Brown, Regional Councillor Santos , Regional Councillor Vicente , Regional Councillor Palleschi , Regional Councillor Medeiros , Regional Councillor Fortini , Regional Councillor Dhillon , City Councillor Whillans , City Councillor Bowman , City Councillor Williams , and City Councillor Singh

Carried (11 to 0)

**16. Other Business/New Business**

**16.1 Referred Matters List**

Nil

**16.2 Discussion Item at the Request of Mayor Brown re: City Participation in BlackNorth Initiative**

The following motion, moved by Mayor Brown and seconded by City Councillor Williams, was introduced:

1. That the City of Brampton further demonstrate its commitment to combat anti-Black racism by pledging support for the BlackNorth Initiative;
2. That the Mayor sign the BlackNorth Initiative Pledge on behalf of City Council.

An amendment to the motion was proposed to request that staff report back on ways to incorporate BlackNorth Initiatives. Mayor Brown, as mover of the motion, accepted the amendment.

The motion, as amended, was considered as follows.

**C216-2021**

Moved by Mayor Patrick Brown

Seconded by City Councillor Williams

1. That the City of Brampton further demonstrate its commitment to combat anti-Black racism by pledging support for the BlackNorth Initiative;
2. That the Mayor sign the BlackNorth Initiative Pledge on behalf of City Council; and
3. That staff be requested to report back on ways to incorporate BlackNorth Initiatives.

Carried

16.3 Discussion Item at the Request of Mayor Brown re. Commemorating the Ciasullo Family Tragedy

Council acknowledged the tragic passing of Karolina Ciasullo and her daughters Klara, Lilianna and Mila.

The following motion was considered to commemorate the Ciasullo family tragedy and pay the City's respects.

**C217-2021**

Moved by City Councillor Singh

Seconded by Regional Councillor Palleschi

WHEREAS June 18<sup>th</sup> marks the one year anniversary of the tragic passing of Karolina Ciasullo and her daughters Klara, Lilianna and Mila; and

WHEREAS staff have been working closely with the Ciasullo family, through their legal counsel, to implement a number of commemorative tributes; and

WHEREAS the City is currently planning an Activity Hub at Sesquicentennial Park, including a new, fully inclusive playground, splash pad, and activity hub area for all ages and abilities, the construction of which will begin this Summer and is estimated to be completed by Fall 2022;

THEREFORE BE IT RESOLVED: that in addition to the commemorative efforts currently underway, staff be directed to implement the naming of the Activity Hub at Sesquicentennial Park to commemorate the lives of Karolina, Klara, Lilianna and Mila Ciasullo, in consultation with the Ciasullo family and their legal counsel.

Carried

16.4 Discussion Item at the Request of Councillor Medeiros re: Global City Alliance Program

At the request of Council, staff provided information on the subject program.

The following motion was considered.

**C218-2021**

Moved by Regional Councillor Medeiros

Seconded by City Councillor Whillans

That staff be requested to report on the Global City Alliance Program and potential opportunities it may provide.

Carried

**17. Public Question Period**

Members of the public were given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made at this meeting. Peter Fay, City Clerk, outlined questions from the public as follows:

Questions from Wendy Lataille regarding Item 13.4 (purchase of a fully electric powered fire truck:

“Can we see in the future how the battery removals will affect the environment? How long do batteries last? Is there a place to safely dispose of these batteries?”

Fire Chief Bill Boyes, Fire and Emergency Services, provided information on the life cycle of the batteries, and noted that discussions would take place regarding the impact on the environment and disposal of the batteries as part of the City's green fleet strategy.

Question from Talika Walsh regarding Item 7.4 (delegation from Dahabo Ahmed-Omer re: Item 16.2 – City participation in the BlackNorth Initiative):

“Having listened to the presentation by Dahabo Ahmed-Omer, followed by the questions asked by the Councillors, could Councillor Santos please clarify why she asked the question about "some members of the Black community do not identify biracial people as being Black"? I'm unclear as to how it related to the delegation that was given.”

Regional Councillor Santos clarified her question to the delegation.

Question from Danielle Dowdy regarding Item 16.4 (City's participation in the BlackNorth Initiative):

"Will the pledge that was just adopted by council be made public? In the future, can these items be included in the agenda?"

Peter Fay City Clerk confirmed that a copy of the pledge would be published in the agenda after the conclusion of this meeting.

**18. By-laws**

The following motion was considered.

**C219-2021**

Moved by City Councillor Whillans

Seconded by Regional Councillor Palleschi

That By-laws 131-2021 to 144-2021, before Council at its Regular Meeting of June 16, 2021, be given the required number of readings, taken as read, and signed by the Mayor and City Clerk, and the Corporate Seal affixed thereto.

Carried

The by-laws were passed as follows.

By-law 131-2021 – To amend By-law 241-2019 – to authorize civil marriage solemnization services and to appoint civil marriage officiants (see Item 10.2.1)

By-law 132-2021 – To amend Zoning By-law 270-2004, as amended – Nyx Capital Corp. – Nyx Henderson Ltd. – 12 Henderson Avenue – Ward 3 (File OZS-2020-0031) (see Item 10.4.1)

By-law 133-2021 – To accept and assume works in Registered Plan 43M-1944 – Jasmine Falls Estates Inc. and Bramchin Developments Limited – south of Queen Street and west of Chinguacousy Road – Ward 4 (Planning References: C03W05.013 and 21T-05042B) (see Item 10.6.1)

By-law 134-2021 – To accept and assume works in Registered Plan 43M-1975 – Sundial Homes (Castlemore) Limited – west of Goreway Drive and south of Countryside Drive – Ward 10 (Planning References: C07E15.009 and 21T-05041B) (see Item 10.6.2)

By-law 135-2021 – To accept and assume works in Registered Plan 43M-1779 – Georgian Riverview Inc. – west of The Gore Road and north of Cottrelle Boulevard – Ward 8 (Planning References: C09E08.007, C09E08.017 and 21T-99011B & 21T-99014B) (see item 10.6.3)

By-law 136-2021 – To amend Zoning By-law 270-2004, as amended – Firth Avenue Development Group Inc. – D.J.K. Land Use Planning – 83 Wilson Avenue, 14 and 16 Centre Street North – Ward 1 (File OZS-2020-0025) (see Item 12.1 – Planning and Development Committee Recommendation PDC085-2021 – June 7, 2021)

By-law 137-2021 – To adopt Amendment Number OP 2006-197 to the Official Plan of the City of Brampton Planning Area – City-initiated Official Plan Amendment – Toronto Gore Density Policy Review Study – Ward 10 (see Item 12.1 – Planning and Development Committee Recommendation PDC087-2021 – June 7, 2021)

By-law 138-2021 – To amend Zoning By-law 270-2004, as amended – Gagnon Walker Domes Professional Planners – RG Consulting Inc. & Creditview Holdings Inc. – 9401 Creditview Road – Ward 5 (File OZS-2020-0007) (see Item

12.1 – Planning and Development Committee Recommendation PDC088-2021 – June 7, 2021)

By-law 139-2021 – To amend Zoning By-law 270-2004, as amended – KLM Planning Partners Inc. – i2 Developments (Brampton) Inc. – 225 Malta Avenue – Ward 4 (File OZS-2020-0028) (see Item 12.1 – Planning and Development Committee Recommendation PDC089-2021 – June 7, 2021)

By-law 140-2021 – To require mandatory face masks in the City of Brampton in response to COVID-19 and to amend By-law 135-2020, as amended (see Item 12.2 – Committee of Council Recommendation CW305-2021 – June 9, 2021)

By-law 141-2021 – To appoint municipal by-law enforcement officers and to repeal By-law 125-2021

By-law 142-2021 – To prevent the application of part lot control to part of Registered Plan 43M-2043 – north of Wanless Drive and East of Mississauga Road – Ward 6 (PLC-2021-0019)

By-law 143-2021 – To prevent the application of part lot control to part of Registered Plan 43M-2088 – north of Embleton Road and east of Heritage Road – Ward 6 (PLC-2021-0020)

By-law 144-2021 – To prevent the application of part lot control to part of Registered Plan 43M-2097 – Ward 6 (PLC-2021-0021)

**19. Closed Session**

Note: Council agreed to vary the order of business and dealt with Closed Session matters after delegations.

Peter Fay, City Clerk, clarified the items for consideration in Closed Session.

The following motion was considered.

**C220-2021**

Moved by City Councillor Singh

Seconded by Regional Councillor Vicente

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

19.1 Closed Session Minutes – City Council – June 2, 2021

19.2 Closed Session Minutes – Committee of Council – June 9, 2021

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

Advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

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

A proposed or pending acquisition or disposition of land by the municipality or local board; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Carried

Note: In Open Session, Peter Fay, City Clerk, reported on the status of matters considered in Closed Session, as follows:

Item 19.1. – this item was considered in Closed Session, information was received, and direction was given to staff, including to consider a public motion in Open Session (see Resolution C221-2021 below).

Item 19.2. – this item was considered in Closed Session, information was received, and direction was given to staff, including to consider a public motion in Open Session (see Resolution C222-2021 below).

Item 19.3. – This matter was considered in Closed Session, information was received, and direction was given to staff, including to consider a public motion in Open Session (see Resolution C223-2021 below).

Item 19.4. – This matter was considered in Closed Session, information was received, and direction was given to staff.

The following motion was considered with respect to Item 19.1.

**C221-2021**

Moved by Regional Councillor Palleschi

Seconded by City Councillor Whillans

1. That the Closed Session minutes be acknowledged and the directions outlined within be confirmed.

2. That a public minute extract from the June 2, 2021 City Council meeting closed session be made publicly accessible.

Carried

The following motion was considered with respect to Item 19.2.

**C222-2021**

Moved by Regional Councillor Palleschi

Seconded by Mayor Patrick Brown

That the Closed Session minutes be acknowledged and the directions outlined within be confirmed.

Carried

The following motion was considered with respect to Item 19.3.

**C223-2021**

Moved by City Councillor Bowman

Seconded by City Councillor Whillans

That Council enact the amendments to the COVID-19 Mandatory Face Coverings By-law 135-2020 as set out in By-law 140-2021 listed as Item 18.10 on today's Council Agenda.

Carried

**20. Confirming By-law**

- 20.1 By-law 145-2021 – To confirm the proceedings of Council at its Regular Meeting held on June 16, 2021

The following motion was considered.

**C224-2021**

Moved by Regional Councillor Vicente

Seconded by Regional Councillor Fortini

That the following by-law before Council at its Regular Meeting of June 16, 2021, be given the required number of readings, taken as read, and signed by the Mayor and the City Clerk, and the Corporate Seal affixed thereto:

By-law 145-2021 – To confirm the proceedings of Council at its Regular Meeting held on June 16, 2021.

Carried

21. **Adjournment**

The following motion was considered.

**C225-2021**

Moved by Regional Councillor Palleschi

Seconded by Regional Councillor Medeiros

That Council do now adjourn to meet again for a Regular Meeting of Council on July 7, 2021 at 9:30 a.m. or at the call of the Mayor.

Carried

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P. Brown, Mayor

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P. Fay, City Clerk





## Announcement Request

For Office Use Only:  
Meeting Name:  
Meeting Date:

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

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

Email: [cityclerksoffice@brampton.ca](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: July 7, 2021 or August 11, 2021

Name of Individual(s): Kelly McNamara, Kelly Mackay

Position/Title: Run Directors - Brampton

Organization/Person being represented: Canadian Cancer Society

Full Address for Contact: 55 St.Clair Ave West, Suite 500  
Toronto, Ontario  
M4V 2Y7

Telephone:

Email:

[bramptonrftcdirector@cancer.ca](mailto:bramptonrftcdirector@cancer.ca)

<b>Event or Subject Name/Title/Date/Time/Location:</b>	The CIBC Run for the Cure in Brampton takes place on Sunday, October 3rd and will be a virtual, live-streamed event.
<b>Additional Information:</b>	The CIBC Run for the Cure is the largest, single-day, community-driven, fundraising event for breast cancer in Canada. It is held annually in communities across the country. In 2020, Covid-19 caused the event to move to an online format where 350 individuals participated virtually in the Brampton Run raising over \$110,000 for the cause.
<b>Name of Member of Council Sponsoring this Announcement:</b>	Councillor Singh

A formal presentation will accompany my Announcement: ☒ Yes ☐ No

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

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

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

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

**Submit by Email**

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

## What is the CIBC Run for the Cure?

- 5k or 1k walk or run that supports the breast cancer cause at the Canadian Cancer Society (CCS).
- Due to Covid-19, the CIBC Run for the Cure was reimagedined as an exciting virtual experience.
- This year marks the **23rd anniversary** of the Canadian Cancer Society CIBC Run for the Cure in Brampton – Once again it will be virtual!



## Why is the CIBC Run for the Cure important?

- 1 in 8 Canadian women can expect to be diagnosed with breast cancer in their lifetime.
- Cancer doesn't stop being a life-changing and life-threatening disease in the middle of a global pandemic.







## Where are the funds raised through the CIBC Run for the Cure used?

- Funds are invested in the best breast cancer research in Canada.
- To allow CCS to provide vitally important support that helps people throughout their cancer journey.



**WE ASK THE CITY TO PROCLAIM**

**AUGUST 22<sup>ND</sup> TO AUGUST 29<sup>TH</sup>**

## **PAINT BRAMPTON PINK WEEK**

**... an exciting pre-run event to raise awareness of the breast cancer cause**

- A week of virtual and outdoor activities.
- We encourage businesses to add the Run logo to webpages for the week.
- Wear PINK in honour of people who have faced Breast Cancer.
- Register for the RUN – [www.cibcrunfortheure.com](http://www.cibcrunfortheure.com)
- Start a team, sponsor a team or make a donation.



**NEVER STOP  
RUNNING  
OCT. 3 2021  
#CIBCRUNFORTHECURE**





# PAINT BRAMPTON PINK

August 22<sup>nd</sup> to 29<sup>th</sup>

## CIBC Run for the Cure

Sunday, October 3<sup>rd</sup>

NEVER STOP  
RUNNING  
OCT. 3 2021  
#CIBCRUNFORTHECURE



THANK  
you!

CIBC RUN  
FOR THE CURE



Canadian  
Cancer  
Society



Canadian Cancer Society  
55 St Clair Avenue West, Suite 500  
Toronto, Ontario M4V 2Y7 | [cancer.ca](http://cancer.ca)

## **Surplus Declaration and Disposal of Easement Interest in Two City Owned Buffer Blocks**

**PURSUANT** to By-law 160-2004, take notice that The Corporation of the City of Brampton intends to declare surplus and dispose the following municipal property:

### **LANDS AFFECTED**

The lands are located on the south side of Wanless Drive, north of Treegrove Crescent, west of 1265-1323 Wanless Drive and are approximately 0.044 acres in size. A site location and key map is included below for reference. The property PINs are PIN14366-2519(LT) and PIN14366-1789(LT).

### **EXPLANATORY NOTE**

The subject property comprises two Buffer Blocks, located on the south side of Wanless Drive, north of Treegrove Crescent west of 1265-1323 Wanless Drive, and is currently vacant and not required for municipal purposes.

The Property is currently zoned Residential and Public Ownership and Utilities, designated as Residential in the Official Plan and is located in the Fletcher's Meadow Secondary Plan.

The City's Committee of Council will be considering this surplus declaration and disposal at the following scheduled meeting:

Meeting: Council  
Date and Time: July 7, 2021 9:30 am.  
Location Council Chambers, 4<sup>th</sup> floor, City Hall, 2 Wellington Street West

Information regarding this matter is available for review in the City Clerk's Office at the address below, during normal business hours, or [online as part of the Council agenda](#).

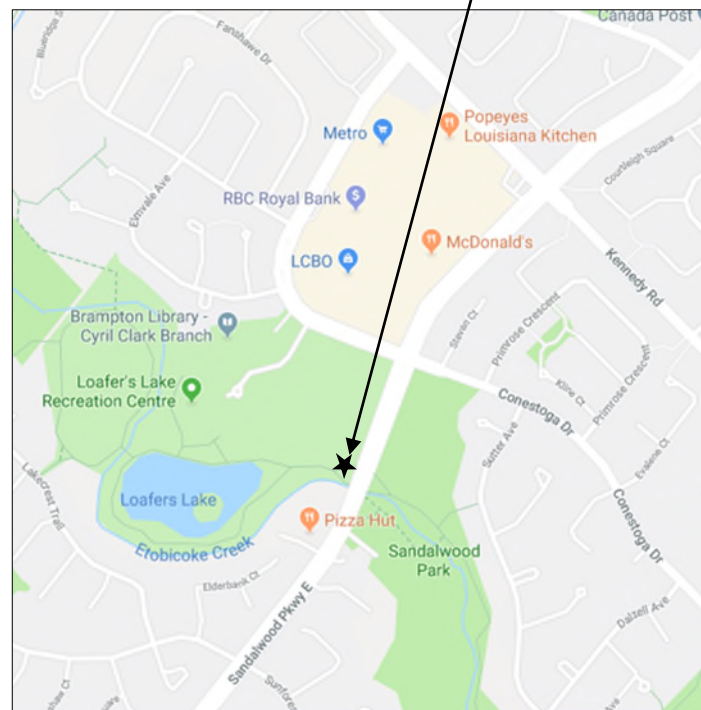
For further information, contact Kristine Thususka, Senior Real Estate Coordinator, Realty Services, Community Services, at (416) 464-17854 or [Kristine.thususka@brampton.ca](mailto:Kristine.thususka@brampton.ca)

Dated: June 29, 2021

Peter Fay, City Clerk  
2 Wellington St W, Brampton. ON L6Y 4R2  
905 874-2172 (voice), 905 874-2119 (fax), 905 874-2130 (TTY)  
[cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca)



## Surplus Declaration and Disposal of Open Space Land

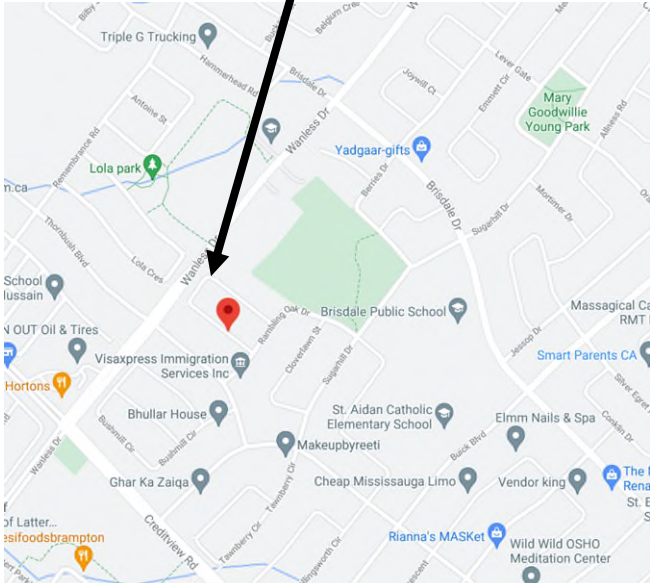


Land to be Declared Surplus



**LOCATION MAP FOR NOTICE OF INTENTION TO DECLARE SURPLUS  
AND DISPOSE**

City Lands





## 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: July 7, 2021

Agenda Item (if applicable):

Name of Individual(s): Suzy Godefroy (on behalf of DBBIA Chair Carrie Pervical) and DBBIA BIA Director Rick Evans

Position/Title:

Suzy Godefroy -- Executive Director  
Rick Evans - Secretary and Chair of Downtown Development

Organization/Person  
being represented:

Downtown Brampton BIA

Full Address for Contact: 7 Queen Street West

Telephone:

Email:

[suzy.godefroy@brampton.ca](mailto:suzy.godefroy@brampton.ca)

Subject Matter  
to be Discussed:

LRT/DT Office & Downtown Revitalization Plans

Action  
Requested:

Watermain, DT Re-imagined & DT Office Updates and active collaboration between the Downtown Brampton BIA business community, City of Brampton staff and the Region of Peel.

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.



# Government Relations Matters

**City Council  
July 7, 2021**

## Regional Council Meeting

Thursday, July 8, 2021 9:30 AM | Council agenda is available [here](#).

\*Staff from Public Affairs have reviewed the Council agenda.

## 8.1 City of Brampton Housing and Action Plan (Delegation)

### Overview:

- Based on City Council direction the City of Brampton staff will provide the Regional Council with highlights of *Housing Brampton*

### City of Brampton Staff Comments (Planning):

- City staff will look to the Region for support with many action items, including the following:
  1. **Brampton's proposed CIP Incentives Program:** the City is planning to spend its own resources to incentivise affordable and rental housing in market development city-wide. This is in addition to the Regional incentive program.
  2. **Inclusionary Zoning:** Once established, market developers will be providing a percentage of new units as affordable units. The Region has the expertise to lead and support the administration of these units.
  3. **Housing needs data:** proposing the Region and local municipalities review and update the older housing needs data to ensure adequate and equitable distribution of funding for affordable housing in Brampton.



# Region of Peel | Regional Council - July 8, 2021

## 18.1 Housing Services 2020 Annual Update (Recommendation)

### Overview:

- This report provides Council with an overview of key accomplishments for 2020, including progress made on implementing Peel's 10-Year Housing and Homelessness Plan.
- The affordable housing needs of the community continue to grow and evolve - there has been a significant increase in the number of applicants on the Centralized Wait List.
- it is estimated that as of December 31, 2020, there were 22,445 households on Peel's Centralized Wait List.

## 18.2 Transform Service: Improving Service Quality and Housing Outcomes at Regional Emergency Shelters (Recommendation)

### Overview:

- The Region of Peel Emergency Shelter services have been re-designed to improve service quality and outcomes - new contracts have been awarded.
- \$2.3M in operating funding is available for re-allocation - staff is seeking Council approval to re-purpose these funds towards enhanced property management standards, additional needs-based subsidies, and to increase the internal staff complement by 7 Full Time Equivalent (FTE) positions with no impact on the tax base.

### City of Brampton Staff Comments (Planning):

- The above agenda items do not address the fact that Brampton is still waiting for a family emergency shelter identified in the Region's Housing Master Plan.
- Any current or new funds could be used to address this need.

## 18.3 Housing Service Transformation – Needs-Based Subsidy Prioritization Approach and Policy Changes (Recommendation)

### Overview:

- On May 28, 2020 Regional Council approved the recommendation that Peel adopt a needs-based approach to administering housing subsidies, in order to ensure that limited resources are used to help those with the highest need for housing.
- The Region is proposing 3 new policies to move to the needs-based approach:
  - Needs-Based Clients Must Participate in Case Planning
  - Focus Needs-Based Housing Subsidies in Private Rental Market
  - Adjusting Housing Affordability Levels
- Subject to approval, the needs-based approach to subsidy administration will be piloted throughout 2022 and staff will return to Council with the details of outcomes achieved, in early 2023.

### City of Brampton Staff Comments (Planning):

- Brampton residents, over time, will benefit from the adoption of a needs-based approach to administering housing subsidies.
- The transition, however will need to be managed sensitively, as the Region has acknowledged.

**July 2, 2021:** Starting July 5, 2021, youth across Ontario aged 12 to 17 will be eligible to book an accelerated second dose appointment.

**June 30, 2021:** Released a [discussion paper](#) for public feedback that will inform the province's first transportation plan for the Greater Golden Horseshoe.

- Public consultation through the ERO is open until 11:59 p.m. on August 28, 2021.

**June 29, 2021:** Investing \$7.7M in 19 projects that will help 2,700+ immigrants qualify for in-demand jobs that employers need to maintain and grow their businesses.

**June 25, 2021:** As of June 28, 2021, all Ontario adults (18+) are eligible to book a second dose appointment.

**June 24, 2021:** Launching a new \$30M Surgical Innovation Fund that will help reduce the backlog of surgeries and procedures.

**June 24, 2021:** As of June 30, 2021, Ontario moved into Step 2 of its Roadmap to Reopen.

COVID-19 Roadmap to Reopen – Step 2

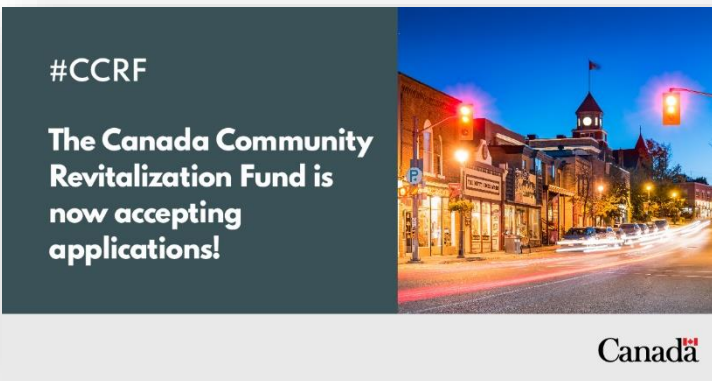


The infographic is titled "Ontario enters Step 2 on June 30<sup>th</sup>". It is divided into three main sections, each with a distinct icon and title. The first section, "Over 70% of adults have one dose" and "Over 20% are fully vaccinated", features a checkmark icon and lists several positive health indicators. The second section, "Expanding outdoor activities", features a sun icon and lists various outdoor events and dining options. The third section, "Limited indoor gatherings and services permitted", features a house icon and lists permitted indoor activities with specific capacity and safety restrictions. At the bottom, it provides a link to the full plan.

Health Indicators	Expanding outdoor activities	Limited indoor gatherings and services permitted
<ul style="list-style-type: none"><li>✓ 76% of adults have received one dose and 29% are fully vaccinated (as of June 23)</li><li>✓ Declining hospitalizations</li><li>✓ Declining ICU admissions</li><li>✓ Declining weekly cases rate</li><li>✓ Declining per cent positivity</li></ul> <p>Continuing improvements in key public health and health care indicators</p>	<ul style="list-style-type: none"><li>• Outdoor social gatherings and organized public events for up to 25 people</li><li>• Outdoor dining with 6 people per table</li><li>• Outdoor fitness classes</li><li>• Outdoor sports games, leagues and events</li><li>• Outdoor amusement and waterparks</li><li>• Larger outdoor gatherings, events and attractions, with restrictions including capacity limits</li></ul>	<ul style="list-style-type: none"><li>• Indoor social gatherings and organized public events for up to 5 people</li><li>• Essential and other select retail at 50% capacity</li><li>• Non-essential retail at 25% capacity</li><li>• Stores in shopping malls</li><li>• Indoor religious services, rites, or ceremonies including wedding services and funeral services at 25% capacity</li><li>• Personal care services where face coverings can be worn at all times</li><li>• Overnight camps</li><li>• And more...</li><li>• With restrictions, including capacity limits, for small numbers of people where face coverings are worn</li></ul>

For the full plan, visit [ontario.ca/reopen](https://ontario.ca/reopen)





**July 2, 2021:** Starting July 5, 2021, fully vaccinated travellers who are eligible to enter Canada are entitled to reduced public health measures.

**June 30, 2021:** Investing \$44M to create green jobs and training opportunities for Canadians aged 15 to 30 in STEM and other related fields.

**June 28, 2021:** Investing \$30.3M through the Rapid Housing Initiative (RHI) to help build 67 affordable homes in Brampton for those who are experiencing homelessness or are at risk of experiencing homelessness.

- Part of \$32.75M investment in app. 77 affordable homes in Peel Region.

**June 25, 2021:** Announced a new \$200M Natural Infrastructure Fund to support projects that use natural or hybrid approaches to protect the environment and support healthy communities.

**June 23, 2021:** Announced a new \$500M Canada Community Revitalization Fund (CCRF) to invest in shared and inclusive public spaces, to power post-COVID-19 recovery.

## The Hurontario Main LRT Brampton Gateway Terminal to the north of Steeles Avenue



- Ongoing advocacy regarding the Hurontario Main LRT stop to be located to the north of Steeles Avenue.
- One of the key City advocacy priorities for the upcoming AMO Conference

**Date:** 2021-06-07

**Subject:** **Grants & Sponsorship - External Funding Update**

**Contact:** Blaine Lucas, A/Director  
Corporate Projects, Policy and Liaison  
[blaine.lucas@brampton.ca](mailto:blaine.lucas@brampton.ca) 416.457.6195

**Report Number:** CAO's Office-2021-749

**Recommendations:**

That the report titled, Grants & Sponsorship - External Funding Update 2021-749 to the Council meeting of July 7, 2021 be received for information.

**Overview:**

- At the May 26, 2021, Committee of Council meeting, Council passed the motion that details of funding announcements and contributions from the Federal and Provincial Governments for City of Brampton (City) projects and events be provided, cumulatively and with reference to related applications, in an annual report to Committee of Council. CW226-2021.
- Since 2019, grant funding announcements and contributions from the Federal and Provincial governments total **\$667,195,952**, which is a **232%** increase over the previous Term of Council. The volume of grant funding is higher than the previous eight (8) years.
- Once adjusted for the COVID-19 Restart & Recovery funding in response to the pandemic, the amount announced was **\$137,881,487**. The adjusted amount confirms **163%** increase over the previous Term of Council. The total amount of grant funding since 2019, unrelated to the COVID-19 specific applications, was **\$529,314,465**.
- The report is specific to grant and sponsorship funding received directly by the City. Staff have also contributed via government relations advocacy and/or consultation in support of grant funding for external partners. The financial impact of support for external partners is not the focus of this report.

- Staff have submitted fifty (50) government grant applications since 2019 and thirty-three (33) are approved at the time of writing this report, including nine (9) that are not yet public. Thirteen (13) applications are currently under review and four (4) were not successful. The success rate for approved government grant applications is **66%**.
- As part of the corporate restructuring in 2020, Sponsorship & Corporate Development is now aligned with the Grants portfolio under the Public Affairs business unit of the Corporate Projects, Policy & Liaison (CPPL). This establishes an external funding program that is composed of grants, sponsorship, revenue-generating advertising and donations. The centralized portfolio creates efficiencies anticipated to facilitate more revenue generation for the City, and regular comprehensive reporting for external funding moving forward.
- Since the start of the new citywide sponsorship and naming rights portfolio in 2019, the cumulative funding secured through sponsorship and naming rights agreements is **\$3,715,946** or an increase of 590% from the previous Term of Council.
- Therefore, the total amount of external funding secured by the Public Affairs team (Government Relations, Sponsorship & Corporate Development) programs of the CPPL division since 2019 is **\$670,911,898**.

## **Background:**

Grant funding is an important revenue source for the City to pursue. Grants can be classified as government grants or non-government grants. The City of Brampton has historically focused on government grants because they fund capital projects.

In recent years the primary overarching Federal funding source for the City of Brampton comes from the *Investing in Canada Infrastructure Program (ICIP)* created in 2016, that commits over \$180 billion over twelve (12) years for infrastructure. The ICIP is designed to achieve three objectives: create long-term economic growth to build a stronger middle class; support the resilience of communities and transition to a clean growth economy; and build social inclusion and socio-economic outcomes for all Canadians. The *Investing in Canada Infrastructure Program* is delivered through programs and funds administered by over twenty (20) federal departments and agencies – all of which, must be monitored for updates and new announcements. The *Investing in Canada Infrastructure Program* is one of many sources of funding that is monitored by staff.

Ongoing monitoring, tracking and analysis of the numerous funding sources is important to ensure full awareness of the opportunities. New funding announcements are often re-allocating existing funding sources, which means it's not necessarily "new money" that

wasn't already being tracked by staff. Eligibility criteria and application requirements are not always included as part of a funding announcement further highlighting the importance of monitoring and tracking.

The grant process is complex and the eligibility criteria for a specific grant will determine if the City is the lead applicant, co-applicant or not eligible to apply. There is an opportunity for the City to play a support role to external organizations when we are not eligible to apply. An example of this is the Black Entrepreneurship Knowledge Hub application where staff played a supporting role. The City of Brampton is a founding partner on the grant that includes an academic institution and a non-profit community organization. That application has a national scope and is still under review.

The City has had significant success during the current Term of Council applying for grants that deliver on Council Priorities and the long-term vision of the City. Alignment of capital projects to known and unknown funding sources, and having concrete plans for those projects, are important to being in a position to apply for funding. Coordination and information sharing among departments are key contributors to the City's ability to react quickly, and align itself to maximize the opportunities available through external funding.

Situational awareness of all the funding opportunities, and internal readiness of projects (return on investment, dates, scoped, nature or work, milestones) will drive efficient and effective results. Grants require a considerable amount of commitment and strategic staff work and regular reporting to Council will evolve to evaluate all aspects of the process.

### **Current Situation:**

The total dollar figure of funding announcements and contributions from the Federal and Provincial governments for this Term of Council, is **\$667,195,952**. This represents a **232%** increase over the previous Term of Council.

Staff have submitted fifty (50) government grant applications since 2019 and thirty-three (33) are approved at the time of writing this report, including nine (9) that are not yet public. Thirteen (13) applications are currently under review and four (4) were not successful. The success rate for approved government grant applications is 66%.

The funding announcements can require significant time to received confirmation of the status. There were notable successful funding announcements for Riverwalk (\$38.8M) in 2020 and a series of Transit (\$219M) announcements of successful awards occurred during the period 2019 to 2021. In order to ensure a fair comparison, successful funding applications were correlated with the year the submission was completed.

<b>Corporate Projects, Policy &amp; Liaison Grant Funding By Term of Council</b>					
<b>Term of Council</b>	<b>Amount</b>	<b>Percentage Change</b>	<b>Adjustments</b>	<b>Percentage Change w Adjustment</b>	<b>Est. Per Year</b>
2011-2014	\$225,993,575	<b>N/A</b>	N/A	<b>N/A</b>	<b>\$56,498,394</b>
2014-2018	\$201,037,779	<b>-11%</b>	N/A	<b>-11%</b>	<b>\$50,259,445</b>
2019-2021 (YTD)	\$667,195,952	<b>232%</b>	\$137,881,487	<b>163%</b>	<b>\$176,438,155</b>

Staff are actively working on applications for funding available through the following:

- Green and Inclusive Community Building (GICB) Program
- Canada Healthy Communities Initiative (CHCI)
- Zero-Emission Vehicle Infrastructure (ZVP) Program
- Canada Community Revitalization (CCRF) Fund

### **Performance Evaluation: Adjusted for COVID-19**

The COVID-19 global pandemic has increased the opportunities to apply for government funding. Funding received and or approved for the City that was allocated for the Safe Restart & Economic Recovery accounts for 21% (or \$137.8M) of the total funding announcements and contributions for this Term of Council YTD.

On November 6, 2020, the Infrastructure Resiliency Stream under the ICIP allocated \$6,265,185 to the City and five (5) applications were submitted by staff to access these funds. The applications were submitted on January 7, 2021, and confirmation of the status of those projects are pending.

On June 9, 2021, an additional \$11.M was announced under this stream allocated to the City. Details for this additional funding were not included in the announcement and staff are following-up.

The funding secured during the 2019-YTD Term of Council was adjusted for applications related to the COVID-19 pandemic. The funds require significant staff work to secure, but in order to conduct a comparison between the last (3) Terms of Council the funds were removed. Despite the COVID-19 funding applications, the current Term of Council achieved a 163% increase in federal and provincial grant funding compared to the previous eight (8) years.

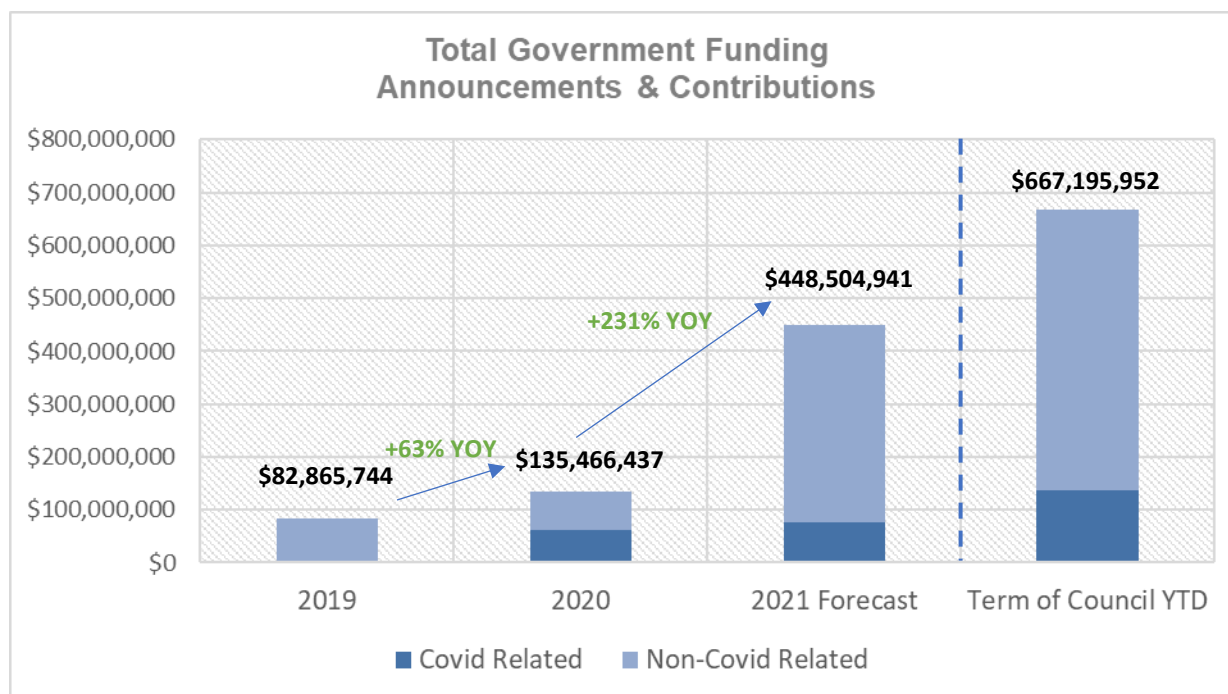
### **Data Analysis:**

The following chart and tables detail the intergovernmental funding to the City for this Term of Council. There are fifty (50) grant applications in the list and thirty-three (33) have approved funding. There are a number of applications identified in the data set as



“under review” because the status is not yet public. This is an initial display of information that will evolve with regular external funding updates.

**Table A: Total Government Funding Announcements & Contributions**



The data below itemize the funding utilized to generate the bar graph. There are specific funding applications that have not been publicly announced and the City is required to maintain confidentiality of the details, those applications are included in the overall funding total (bar chart) but not the total in the Tables.

**Data 1: COVID-19 Non-Infrastructure Funding**

COVID-19 NON-INFRASTRUCTURE FUNDING - (Federal/Provincial Funding)	Funding Announced YTD	Year
Safe Restart Agreement Phase 1 - Ministry of Transport, Municipal Affairs & Housing - Allocation Based	\$34,911,209	2020
Safe Restart Agreement Phase 2 - Ministry of Transport, Municipal Affairs & Housing - Evidence Based	\$57,552,544	2020, 2021
Safe Restart Agreement Phase 3 - Ministry of Transport	\$23,492,613	2021
Recovery Funding for Municipalities program (includes 2021 forecast)	\$14,697,948	2021
Municipal Transit Enhanced Cleaning (MTEC) program	\$602,038	2021
Provincial Fire Safety Grant	\$151,000	2021
FedDev Ontario & Tourism Industry Association of Ontario - COVID Relief	\$158,950	2020
<b>TOTAL</b>	<b>\$131,566,302</b>	

## Data 2: Infrastructure – Federal & Provincial

INFRASTRUCTURE - FEDERAL/PROVINCIAL	Funding Amount	Application Status	Application Submitted	WARD
<b>Investing in Canada Infrastructure Program (ICIP)</b>				
<b>1. COVID-19 Resiliency Stream - NEW - Applications based on allocated funding: \$6,265,185</b>				
Archdekin Pedestrian Bridge Repairs	\$1,248,000	Under Review	2021	3
Clark Transit Roof Replacement	\$1,300,065	Under Review	2021	7
Earnscliff Changeroom Refresh	\$933,120	Under Review	2021	8
Creditview Road over Credit River Tribute Bridge Repair	\$1,440,000	Under Review	2021	4
Fire Station Replacement of Overhead Doors (multiple stations)	\$1,344,000	Under Review	2021	
<b>*Second round of funding announced for Brampton - \$11.7M - details to access funds not yet available</b>				
<b>2. Public Transit Stream - Applications</b>	<b>\$218,717,792</b>			
Transit Maintenance & Storage Facility	\$128,166,174	2021	2019	
2020-2024 Bus Refurbishments	\$40,777,379	2021	2019	
Downtown Transit Hub	\$22,000,000	2021	2019	
Replacement Buses	\$16,741,239	2021	2019	
Smartbus System Replacement	\$7,333,000	2021	2019	
Smartbus Camera/DVR application	\$3,700,000	2020	2019	
2020-2023 Growth Buses	\$125,304,838	Under Review	2019	
Fare Collection Equipment	\$7,333,000	Unsuccessful		
<b>3. Community, Culture and Recreation Infrastructure Stream - Applications</b>	<b>\$6,182,005</b>			
Rose Theatre Accessibility and Efficiency Upgrades	\$4,097,600	2021	2019	1
Susan Fennell Youth Hub	\$1,035,786	2021	2019	4
Chinguacousy Wellness Interior Renovation	\$1,048,619	2021	2019	9
Chris Gibson Expansion	\$18,794,479	Under Review	2019	1
Carnegie Library (restoration and repurpose use)	\$1,679,000	Under Review	2019	
Centre For Innovation	\$94,900,000	Under Review	2019	
Mississauga Embleton	\$36,437,500	Under Review	2019	
Central Peel Innovation Centre	\$1,886,500	Under Review	2019	
Sesquicentennial Park - Activity Hub	\$1,806,750	Under Review	2019	9
Century Gardens Youth Hub	\$3,952,487	Under Review	2019	1
Gore Meadows Outdoor Facilities and Parks	\$1,606,000	Under Review	2019	10
Victoria Park Multi Sport Facility	\$12,502,765	Under Review	2019	
Cassie Campbell Youth Hub	\$8,030,000	Under Review	2019	6
Gore Meadows Library Renovation		Under Review	2019	10
<b>4. Green Infrastructure Stream - Intake has not opened for large municipalities</b>				
<b>Rural and Northern Communities Stream - not applicable to Brampton</b>				
<b>Disaster Mitigation and Adaption Fund - currently closed for applications</b>				
Riverwalk Flood Mitigation Expression of Interest Application Approved	NA	2019	2018	
Riverwalk Flood Mitigation	\$38,800,000	2020	2020	1
<b>Smart Cities Challenge - funding reallocated to Canada Healthy Communities Initiative (Covid-19)</b>				
<b>Federal Gas Tax Fund - forumal based. Name changing to Canada Community Building Fund</b>				
Received 2019, 2020 and Forecasted 2021	\$148,350,571	NA	NA	
<b>Canada Infrastructure Bank</b>				
Transit authorized to execute MOU in relation to exploring electrification financing opportunities				
<b>Public Transit Infrastructure Fund - allocation based model</b>				
Received 2019, 2020	\$31,895,469	NA	NA	
<b>Green and Inclusive Community Building (GICB) Program - pillar of the new "Strengthen Climate Plan" (\$1.5B)</b>				
Susan Fennell retrofits, repairs and upgrades	Application in progress			4
<b>Canada Healthy Communities Initiative (CHCI) - NEW \$31M COVID-19 response</b>				
Active transportation and SNAP Program	Application in progress			
<b>Active Transportation Fund - NEW \$400M - under design and consultation. Staff monitoring for application intake to open</b>				
<b>Clean Water and Wastewater Fund (part of ICIP pre 2018) - applications are not being accepted at this time</b>				
Received 2019, 2020	\$6,018,766	NA	NA	
<b>TOTAL</b>	<b>\$449,964,603</b>			

Continue to next page



### Data 3: Natural Resources – Federal & Provincial

NATURAL RESOURCES - Federal/Provincial Funding	Funding Amount	Application Status	Application Submitted
<b>E-Bus Pan-Canadian Battery Electric Bus Demonstration and Integration Trial - 2020, 2021</b>	<b>\$11,152,412</b>		
<b>Growing Canada's Forests: Early Start Projects</b>			
Brampton's One Million Trees Program – EOI Application approved to submit full project proposal	NA	2021	2021
2021 Tree Plantings: Brampton One Million Trees Program - Full proposal	\$1,280,000	Under Review	2021
<b>Zero-Emission Vehicle Infrastructure Program</b>			
Electric Vehicle (EV) Charging Stations - Round 1 - Co-applicant - 12 charging stations in Brampton	\$57,767	2020	2019
Electric Vehicle (EV) Charging Stations - Round 2 - Co-applicant	\$100,000	Under Review	2020
Electric Vehicle Charging Stations for Fleet Operations			2021
<b>Great Lakes Protection Initiative</b>			
Jefferson, Jordan, and Jayfield Parks Stream Restoration Project	\$7,333,000	Unsuccessful	2020
<b>Zero Plastic Waste Funding Initiative (ZPWFI)</b>			
Watercourse Plastic Debris Trap and Removal System	\$250,000	Unsuccessful	2020
<b>TOTAL</b>	<b>\$11,210,179</b>		

### Data 4: Other Federal Funding

OTHER FEDERAL FUNDING	Approved Funding Amount to COB	Application Status	Application Submitted
<b>Celebrate Canada</b>			
Canada Day 2019, 2020, 2021	\$170,500	Same Year	Annually
<b>New Horizons for Seniors Program (NHSP)</b>			
Staying Connected: A Video Resource for Seniors and Caregivers	\$20,575	2020	2020
<b>CanExport Community Investments</b>			
Advanced Manufacturing	\$11,000	2020	2020
<b>National Ecosystem Fund</b>			
Black Entrepreneurship Program's Knowledge Hub - Supporting Applicant		Under Review	2020

### Data 5: Green Municipal Fund

FCM - GREEN MUNICIPAL FUND	Funding Amount	Application Status	Application Submitted
<b>Community Efficiency Financing</b>			
Residential Energy Efficiency Program, Design Study	\$175,000	Under Review	
<b>Pilot Projects</b>			
Glendale Public School and Haggert Avenue Green Infrastructure Retrofit Pilot Projects	\$350,000	2019	2019

### Data 6: Provincial Funding

PROVINCIAL	Total Funding/Contributions	Year
Gas Tax - Allocation based model	\$44,412,584	2019, 2020, 2021
Small Business Enterprise Centre (BEC) - Allocation based model	\$312,941	2019, 2020, 2021
Ontario Ministry of Health Senior's Programs - Allocation based model	\$190,075	2019, 2020, 2021
Cannabis Legalization Implementation Fund - Allocation based model	\$657,242	2019, 2020
Ministry of Heritage, Sport, Tourism and Culture Industries		
Public Library Operating Grants	\$1,023,555	2019, 2020, 2021
Public Library Pay Equity	\$52,932	2019, 2020, 2021
Afterschool Program	\$54,000	2021
Reconnect Festival and Event Program	\$55,500	Under Review
Farmers' Market	\$14,699	2019
Audit and Accountability Fund	\$250,000	2020
Ministry of Energy, Northern Development and Mines - Community Energy Plan	\$40,318	2020
Municipal Commuter Cycling Grant/Cycling Infrastructure (MTO) - continued from 2018 but now discontinued	\$113,750	2019
Ministry for Seniors & Accessibility - Inclusive Communities Grant - Tennis Clubhouse Rosalea Park	\$60,000	Unsuccessful
<b>Ontario Trillium Foundation - Community Building Fund - Capital stream - Staff monitoring application intake, anticipated later in 2021</b>		
<b>TOTAL</b>	<b>\$47,122,096</b>	

## Non-Government Grant Funding

In general, individual Departments have independently worked to pursue non-government grants. The new centralized grants function will support the pursuit of these funding opportunities to help grow this funding source and strengthen overall results reporting for non-government grant funding.

### Data: Non-Government Grants, Community Services – Recreation & Parks

Non-Government Grants - Community Services - Recreation and Parks	Total Contributions	Year
Canadian Tire Jumpstart - 2019, 2020	\$35,145	2019, 2020
Lifesaving Society - Swim to Survive - 2019	\$85,515	2019
CN EcoConnexions From the Ground Up - Tree Planting - 2021	\$25,000	2021
<b>TOTAL</b>	<b>\$145,659</b>	

## Looking Ahead

In 2020, as part of the corporate restructuring Sponsorship & Corporate Development was consolidated with the Public Affairs portfolio in the CPPL division. The move aligned external funding – defined by grants, sponsorship, revenue-generating advertising and donations.

The significance of this move is that it creates an opportunity for synergies in processes between sponsorship and grants. Specifically, centralizing the grants process such that there is situational awareness, monitoring, tracking and reporting for both government and non-government grant opportunities.

### Corporate Implications:

#### Financial Implications:

There are no financial implications associated with this report.

#### Other Implications:

The success of the Grant & Sponsorship programs is the result of the collaborative cross-department efforts and focused on financial opportunities for the City.

### Term of Council Priorities:

The Grant and Sponsorship funding crosses all departmental boundaries with the potential to create financial benefits for large number of municipal services. The objective of the program is support all five (5) Term of Council Priorities through the strategic management of funding opportunities.

- Brampton is a Mosaic

- Brampton is a Green City
- Brampton is a City of Opportunity
- Brampton is a Safe & Healthy City
- Brampton is a Well-Run City

## Conclusion:

The Grants & Sponsorship - External Funding Update is the preliminary consolidated grants report to be received for information by Council. Since 2019, intergovernmental funding announcements and contributions total **\$667,195,952**. The Grant & Sponsorship funding for the City is a combination of department initiated, directed managed by CPPL or a collaborative effort. When you combine the grant funding with the revenue generated from sponsorship the total is **\$670,911,898**.

In order to maintain the level of positive Grant & Sponsorship funding, the Office of the Chief Administrative Officer will implement via policy that all grant and sponsorship applications require the strategic review and approval by the CPPL division. This will ensure that applications are reviewed from a Corporate Project, Policy, Government Relations and Sponsorship perspective. It is also essential that applications for Grant or Sponsorship funding are not requested in isolation of the broader strategic goals of the administration in compliance with the Term of Council Priorities.

Authored by:

Approved by:

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Tara Hunter, Manager  
Sponsorship & Corporate Development  
Corporate Projects, Policy & Liaison

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Mark Medeiros, Treasurer Finance  
Corporate Support Services

Approved by:

Submitted by:

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Blaine Lucas, A/Director  
Corporate Projects, Policy & Liaison

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David Barrick, Chief Administrative Officer  
City of Brampton

**Date:** 2021-07-02

**Subject:** 2020 Reorganization Report (RM 35/2021)

**Contact:** David Barrick, CAO, CAO Office  
[David.barrick@brampton.ca](mailto:David.barrick@brampton.ca)  
Mikkel Marr, Director, Organizational Performance and Strategy  
[Mikkel.marr@brampton.ca](mailto:Mikkel.marr@brampton.ca)

**Report Number:** CAO's Office-2021-798

**Recommendations:**

That the report titled “2020 Reorganization Report (RM 35/2021) and dated July 2, 2021 to City Council be received;

**Overview:**

- Council retained KPMG to conduct a corporate-wide Review of Services 2018-2019
- As a next step to the findings in the KPMG Report to Council, the city initiated multiple in-depth Service Delivery Reviews (SDR) in 2019. The SDR's were completed in early 2020.
- March 2020, City of Brampton actioned several organizational recommendations from KPMG and conducted a re-alignment of services with the following objectives:
  - *Review Structure and Function*
  - *Unified Leadership*
  - *Clarify Roles*
  - *Maintain FTE compliment*
  - *Remove Duplication*
  - *Increase Agility*
  - *Documented Processes*

- All objectives were achieved and the Office of the CAO has created an action plan which includes the creation of an Enterprise Project Management Office (PMO) to address KPMG's recommendations.
- The realignment also addressed reducing the CAO's direct span of control from over 12 direct report to 10 direct reports.

Note: Due to the COVID-19 pandemic the implementation of some changes were delayed to reduce possible impact and await budget approval.

## **Background:**

Late 2018, Brampton City Council ('Council') retained KPMG LLP ('KPMG') to conduct a value for money audit and core services review, and to report back to Council.

On May 29, 2019, KPMG completed the City of Brampton Service Review, which identified many opportunities for improved efficiency and effectiveness in the delivery of the City's services. Additionally, KPMG identified various departments where additional opportunities for enhancing municipal services and reducing operating costs might be found.

As per council direction, on June 3, 2019, the City retained Ernst & Young, Blackline Consulting, and Optimus SBR ('external consultants') to complete detailed reviews of the Organization Units to identify improvement initiatives. Seven reviews (collectively referred to as the "Operational Service Reviews") were completed in late 2019 for the following Organization Units:

1. Governance and Internal Services
2. Public Works and Engineering
3. Fire and Emergency Services
4. Brampton Library
5. Community Services
6. Economic Development and Culture
7. Brampton Transit

As per council direction, KPMG was retained in January 2020 to review the improvement initiatives identified through the Operational Service Reviews and to identify initiatives with potential implications for Budget 2020.

KPMG service review:

*"Each department determined the scope of their review, both through the Requests for Proposals and in some instances, the scope may have been further constrained based on further discussion between the department and the consultant."*

*"Each review focused on a single department and, accordingly, may have failed to identify how the identified initiatives could also benefit other departments or the*

*overall corporation. In particular, you may wish to revisit the initiatives to determine if any have a broader application”*

*“You may wish to revisit the improvement initiatives and assess their merits and resource requirements relative to other activities being undertaken to advance Council Priorities to help ensure resources are used to generate substantial benefit”*

*“KPMG acknowledges that the scope of these reviews was pre-determined by Requests for Proposals where specific details about what was “in scope” versus “out of scope” were set by the respective departments being reviewed and not by the external consultants.”*

*“While the Operational Service Review identified many opportunities for consideration, the above observations may point to a need for a more coordinated and proactive approach to managing the development and implementation of improvement initiatives.”*

#### Opportunities:

- The corporate departments can be **aligned** to find synergies between functions, which in turn, leads to program effectiveness and efficiencies.
- **Consolidate** positions formerly located in business services offices across the corporation
- **Create and Maintain Corporate resources** in finance, information technology, communications and service innovation/corporate performance
- Internal-facing teams will work **collaboratively** on a new shared service model that better supports operating departments

#### Pre-realignment Observations:

- The CAO Divisions are currently not structurally or functionally aligned to effectively support other Divisions, Departments and Council.
- No centralized project management or standardization.
- Key Performance Indicators (KPIs) are either absent or not aligned with Brampton 2040 Vision or Council’s Strategic Priorities.
- Poor centralized support to Divisions and Departments for business improvement and innovation.
- Cross function and duplication of responsibilities (primarily project management, special events, and policy development).
- Other misaligned functions and lack of role clarity

## **Current Situation:**

Realignment and Implementation of recommendations have resulted in:

Service Excellence - Modernized

- The Office of the CAO leads the Corporate Administration providing management and administrative leadership for all departments in support of Council's vision and priorities. This allows for a strategic focus for the CAO's Office
- Streamlined decision making
  - ❖ Phased reduction of direct reports from 12+ to 10
- Streamlined Direction on Strategic and Corporate Initiatives
- Support the needs of our Growing and Diverse City
- Departmental KPI's
- Service Inventory
- Dashboards - Term of Council Priorities
- Dashboards – Internal Departmental (Collaborative)
- Centralized Project Management Office (standardization and oversight)

## **Corporate Implications:**

### Financial Implications:

The March 2020 Realignment did not include any increase in FTE Complement. Any changes to repurposed positions were allocated from the existing operating budget of the respective Department and 2020 Labour Gapping dollars would cover any adjustments.

### Other Implications:

## **Term of Council Priorities:**

This report has been prepared in full consideration of the Term of Council Priority of "Brampton is a Well-Run City", with the principle objective of improving project management procedures and practices ('Stewardship of Assets and Services').

## **Conclusion:**

The project management review performed by KPMG revealed recommendations to improve the corporation's project management procedures and to implement a 'Supportive' Project Management Office (PMO). The action plans in this report will address and achieve those recommendations. Ultimately, an enterprise-wide PMO will develop and implement project management standards, guidelines and a streamlined approach for efficiently managing capital projects.

Authored by:

Reviewed by:

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Performance and Strategy, CAO Office]

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[David Barrick, CAO  
CAO Office]

Approved by:

Submitted by:

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[David Barrick, CAO  
CAO Office]

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[David Barrick, CAO  
CAO Office]

**Attachments:**

**Appendix A: Environmental Scan – CAO Direct Report Count (2019)**

**Appendix B: Organizational Chart –CAO – 12+ Direct Reports (Pre – Realignment)**

**Appendix C: Modernized Organizational Chart – CAO – 10 Direct Reports (Post  
realignment)**

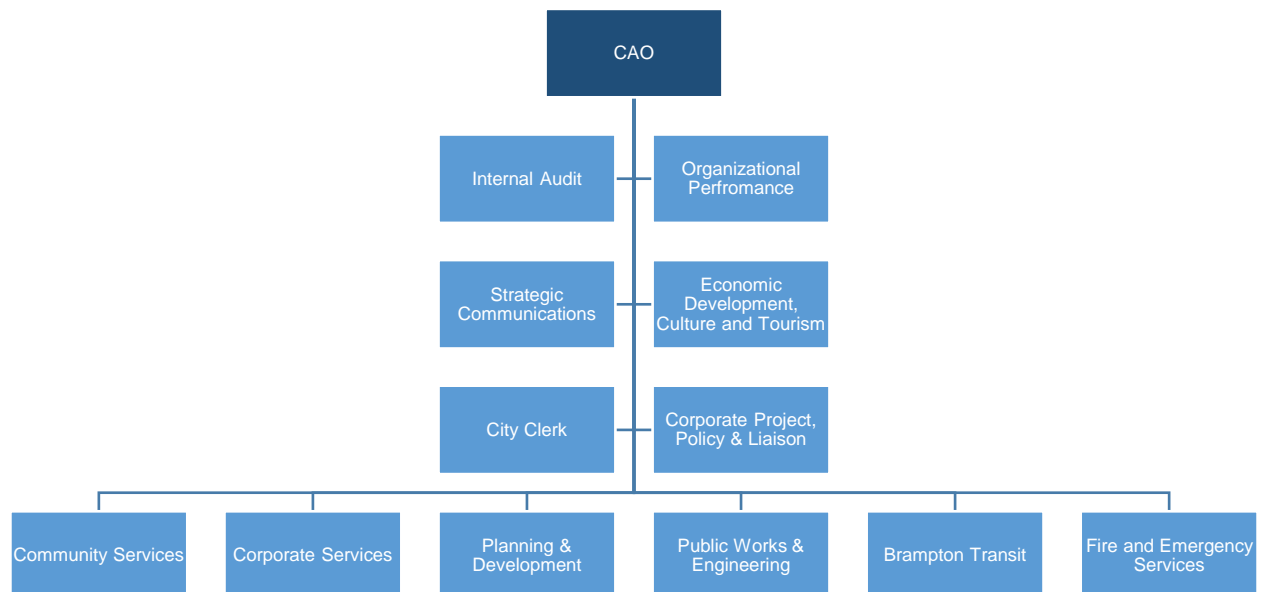


## Appendix A: Environmental Scan – CAO Direct Report Count (2019)

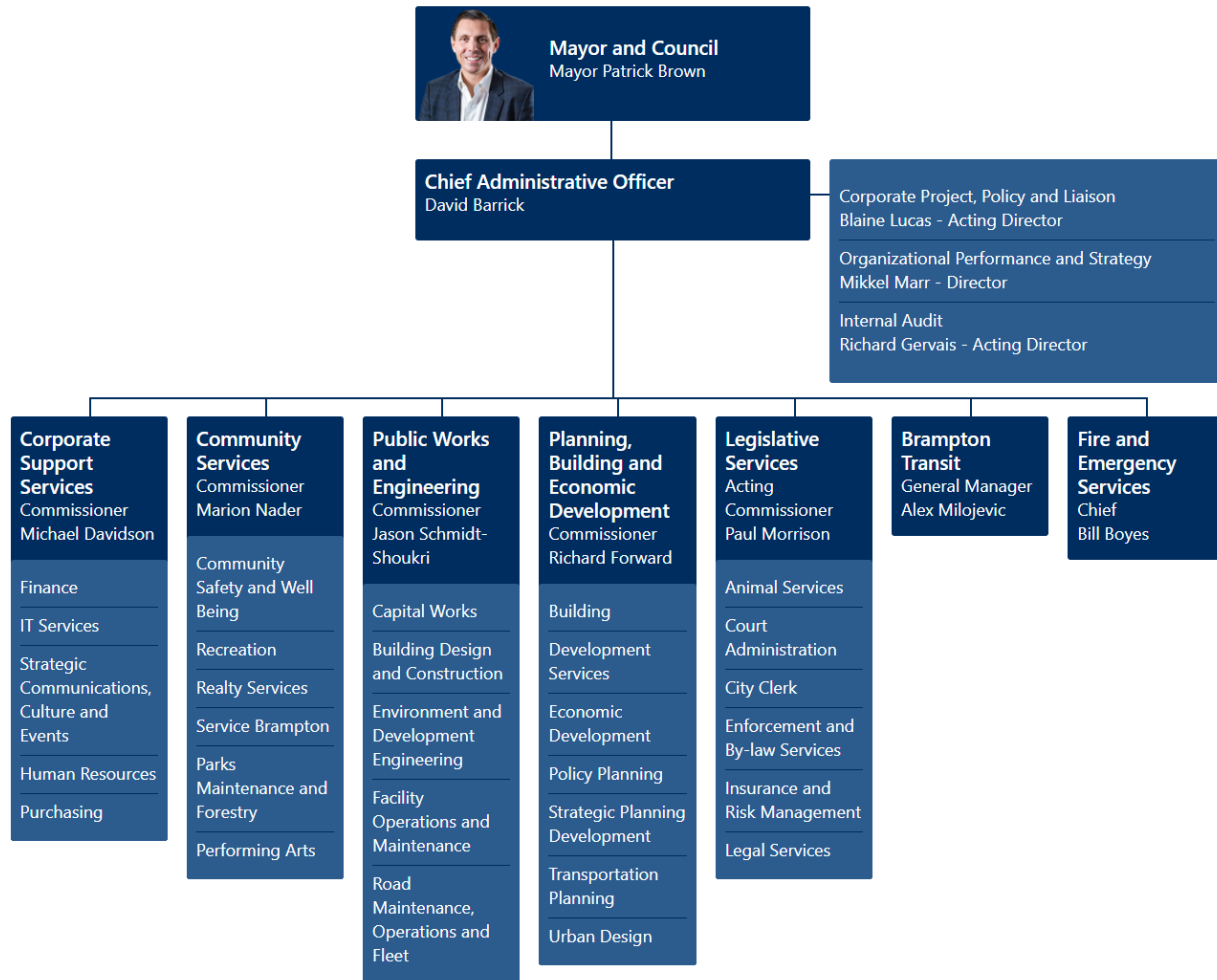
City	Population (2016)	Area (Square Kms)	Type of Municipality	CAO Direct Reports*
Toronto	2,731,571	630.2	Single Tier	7
Ottawa	934,243	2,790.2	Single Tier	9
Mississauga	721,599	292.4	Lower Tier	7
Brampton	593,638	266.3	Lower Tier	12
Hamilton	536,917	1,117.2	Single Tier	6
London	383,822	420.6	Separated City	8
Markham	328,966	212.6	Lower Tier	5
Oshawa	308,875	145.7	Lower Tier	8
Vaughn	306,233	273.5	Lower Tier	9
Kitchener	233,222	136.8	Lower Tier	5

\* As assessed by published organizational charts on websites or budget documents.

## Appendix B: Organizational Chart –CAO – 12+ Direct Reports (Pre – Realignment)



## Appendix C: Modernized Organizational Chart – CAO – 10 Direct Reports (Post realignment)



**Date:** 2021-07-02

**Subject:** **Ryerson University Brampton School of Medicine Update**

**Contact:** Blaine Lucas, A/Director  
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**Report Number:** CAO's Office-2021-797

**Recommendations:**

That the report entitled, **Ryerson University School of Medicine Update**, to the Council meeting of July 7, 2021, be received for information; and,

That Council authorize the Chief Administrative Officer (CAO) to support the Planning Grant for the Brampton School of Medicine in the amount of one (1) million dollars; and

The payment of one (1) million dollars to Ryerson University be payable at/before August 1, 2021, and secured from the City of Brampton's Legacy Fund Reserve.

**Overview:**

- On June 23, 2021, President Lachemi of Ryerson University delegated to Committee of Council and requested the City of Brampton (City) financially support the development of the Brampton School of Medicine business case submission to the Province of Ontario
- On June 23, 2021, Committee of Council endorsed a motion that the Chief Administrative Officer (CAO), or his assigned designate, begin working together with designated representatives from Ryerson University regarding their request for financial support in the planning of the Brampton School of Medicine, with assistance of other staff resources as, determined operationally essential by the CAO, which included but was not limited to:

- i. The request from Ryerson University to have the City of Brampton financially support the development of the Brampton School of Medicine Business Case submission to the Province of Ontario by providing \$1 million towards the expected costs of \$3 million; and
  - ii. The request from Ryerson University to work with City staff on terms and conditions of this funding; and
  - iii. The request from Ryerson University to have City staff identify opportunities for members of Brampton City Council to work alongside the university to host community consultations, contributing to the planning of the Brampton School of Medicine; and
  - iv. The request from Ryerson University to have City staff to identify potential facility locations in municipal property to accommodate the Brampton School of Medicine; and
  - v. The request from Ryerson University to have City staff collaborate on a joint media release to inform the community.
- The delegation and subsequent motion at the Committee of Council meeting on June 23, 2021, resulted in the following Councillor Information Requests:
    - i. Request for confirmation of the funding source for the one (1) million dollars requested in support of the Brampton School of Medicine; and
    - ii. Staff provide a synopsis of the previous City funding in support of Ryerson University projects in the City; and
    - iii. Staff provide a synopsis of the economic impact of implementation of a Brampton School of Medicine in the City.

### **Background:**

The City understands the importance of having local post-secondary educational opportunities accessible in the municipality. The residents of the City are interested in access to academic programs in the community where they live. The Brampton University (BramptonU) advocacy initiative was implemented in part to attract, retain and expand access to post-secondary education in the City.

In 2018, the Ministry of Colleges & Universities for the Province of Ontario announced the tentative approval for an academic presence of Ryerson University in the City. As a result of the announcement, Council endorsed, in principle, up to \$50M over 10 years,

into a post-secondary facility led by Ryerson University in Downtown Brampton (C268-2017/CW283-2017) from the Legacy Reserve Fund.

In 2019, the Rogers Cybersecurity Catalyst was located in downtown Brampton as a not-for-profit organization, owned and operated by Ryerson University with substantial connections to the university's faculty and students. The Catalyst has a broad mandate to empower Canadians and Canadian businesses through training, research and education in cybersecurity. The City of Brampton will provide support for the Catalyst's programming, including the physical establishment of the Catalyst's training centre, commercial accelerator, and simulated security operations. The City support for the Rogers Cybersecurity Catalyst (Project #191206-001) via the Legacy Reserve Fund was \$5M over a period of four (4) years. As of 2021, the City has contributed \$3.6M with the remainder subject to payment in 2022.

In 2019, the Ryerson Venture Zone (RVZ) was launched in the City as an incubator dedicated to attracting, building and growing early stage, high potential technology startups. Together with industry partners, and backed by research and expertise from Ryerson University, the RVZ enables connections between entrepreneurs, peers, experts, funders, and customers within a culture that fosters a mindset of growth. The City support for the RVZ was \$5M over a six (6) year period with operating funds provided annually ranging from \$425K to \$1.5M. As of 2021, the funds allocated of approved the \$5M is \$1,750,000. The remaining funds will be allocated in the year ending 2024.

Therefore, the financial commitment from the City to Ryerson University is \$10M. The funding source was \$5M from the Legacy Reserve Fund and \$5M from the annual operating budget. There remains a total of \$45M allocated to Ryerson University in 2021 in order to support the implementation of a Ryerson campus in the City. The \$45M remains accessible in support of Ryerson University in the Legacy Reserve Fund.

As the legacy fund currently has a remaining balance of **\$45,000,000** from the endorsed, in principle, funds for the previous Ryerson University expansion into the City, staff recommend that the \$1M funding to Ryerson University for the Brampton School of Medicine Business Case be allocated from this fund.

### **Ryerson University: Allocation**

The table below illustrates funding that has been provided and/or been earmarked for Ryerson University in order to support an academic presence in the City. The chart outlines the explanations provided above.

Initiative	Project #	Funding Source	Amount
Cybersecure Catalyst	191206-001	Legacy Fund	\$5,000,000
Ryerson University	Earmarked (Not Committed)	Legacy Fund	\$45,000,000
Ryerson Venture Zone	Operating Budget	Operating Budget	\$5,000,000

<b>Reserve Allocated</b>	<b>\$5,000,000</b>
<b>Operating Funds Allocated</b>	<b>\$5,000,000</b>
<b>Total Commitment</b>	<b>\$10,000,000</b>
<b>Remaining Legacy Fund Reserve</b>	<b>\$45,000,000</b>

Attached is a summary of budget/commitments to academic institutions from 2017-2024.

## **Ryerson University: Economic Impact in Brampton**

### Cybersecure Catalyst

The Catalyst's offices and hubs comprise 3 of the 15 total innovation nodes in the Innovation district and helps to establish Brampton as a national leader in cybersecurity which has seen a 7% growth rate in labour demand in Canada. The Catalyst is a founding member of the National Cybersecurity Consortium (NCC) which is applying to be the Lead Recipient of the new federal Cybersecurity Innovation Network Program (CSIN), which will generate \$160M in investment in cybersecurity training, commercialization and applied research and development nationally.

To date, the Catalyst has trained more than 100 cybersecurity professionals in the Brampton-based Accelerated Cybersecurity Training Program (ACTP), and is on track to graduate nearly 700 from this program by the end of 2023. The Catalyst has also accelerated ten (10) Canadian cybersecurity companies through the Catalyst Cyber Accelerator and is on track to accelerate sixty (60) companies by the end of 2023.

### Ryerson Venture Zone

The Ryerson Venture Zone is home to 9 Brampton-based startups led by 24 founders/participants. In Q1 of 2021, the Ryerson Venture Zone has delivered 347 public and private training sessions, engaged 547 entrepreneurs/intrapreneurs, engaged 48 founders/co-founders and 21 new startups.

## **Post-Secondary Analytics:**

In 2017, a study was completed focused on the development of Peel Memorial Centre for Integrated Health and Wellness by MDB Insight in support of the Brampton Human Health and Sciences Cluster Development Strategy. The report noted the importance of attracting a university campus or developing partnerships with nearby post-secondary institutions in order to increase the intellectual appeal and higher learning systems that draw creativity, entrepreneurship, and talent development. The report also noted that post-secondary institutions are anchors for connecting research with market needs in human health and sciences.

In 2017, Urban Metrics Incorporated completed an economic impact statement in support of a university based on 5,000 students and the Centre for Education, Innovation and Culture (CEIC – later renamed the Centre for Innovation – CFI). The report indicated the economic output nation-wide would be estimated at \$439M. The completed report is attached.

In 2018, Council approved a new Economic Development Master Plan which addressed the need for partnerships with the private and public sector including building linkages with post-secondary institutions and local businesses aimed at talent attraction and retention initiatives on workforce expansion in growing sectors. The health and life sciences sector has been identified as one of the City's five key sectors and has seen a 50% growth in employment since 2005.

In 2021, an analysis was completed with respect to the existing number of medical schools across Canada and the student populations. Based on the 90<sup>th</sup> percentile the number of medical students in Canadian universities is 248. The chart below outlines the information secured from that analysis.

<b>Medical School</b>	<b>No. Students</b>
<a href="#">Dalhousie University</a>	108
<a href="#">McGill University</a>	184
<a href="#">McMaster University</a>	205
<a href="#">Memorial University of Newfoundland</a>	80
<a href="#">Northern Ontario School of Medicine</a>	64
<a href="#">Queen's University</a>	100
<a href="#">University of Calgary</a>	155
<a href="#">University of Manitoba</a>	112
<a href="#">University of Ottawa</a>	164
<a href="#">University of Saskatchewan</a>	100
<a href="#">University of Toronto</a>	259
<a href="#">University of British Columbia</a>	288
<a href="#">Western University</a>	164
<b>Total Students</b>	<b>1,983</b>
<b>90th Percentile</b>	<b>248</b>
<b>50% Percentile</b>	<b>155</b>
<b>Min.</b>	<b>64</b>
<b>Max.</b>	<b>288</b>

The calculation was completed for medical schools in Ontario to determine the number of students based on the 90<sup>th</sup> percentile. The 90<sup>th</sup> percentile of medical students in Ontario was calculated at 232. The chart below outlines the information secured from that analysis. These multipliers are built on statistical standards.

Medical School	No. Students
<a href="#">McMaster University</a>	205
<a href="#">Northern Ontario School of Medicine</a>	64
<a href="#">Queen's University</a>	100
<a href="#">University of Ottawa</a>	164
<a href="#">University of Toronto</a>	259
<a href="#">Western University</a>	164
<b>Total Students</b>	<b>956</b>
<b>90th Percentile</b>	<b>232</b>
<b>50% Percentile</b>	<b>164</b>
<b>Min.</b>	<b>64</b>
<b>Max.</b>	<b>259</b>

The calculation was conducted to illustrate the potential student population of the Brampton School of Medicine. The confirmation of the number of students will be confirmed via the curriculum and operational planning to be completed with the funds allocated to Ryerson University. The minimum number of students of 64 has been used to provide a preliminary estimate of the economic impact for the City.

Most economic impact models use a cash-flow analysis for communities in a designated region (e.g. Brampton in the Region of Peel). This analysis usually includes economic multipliers that incorporate population size, industry diversity, and the propensity to spend locally. These multipliers are based on industry standards as per the Statistics Canada Input Output Model.

The Northern Ontario School of Medicine recently estimated the direct impact of the medical school on the regions they served to be about \$65 million per year. This does not include the economic impact of additional medical services to the region of almost \$90 million<sup>1</sup>.

Based on our review of medical school first year populations in Ontario, the minimum size is 64 students which resulted in an economic impact for the local community of \$90M per year. It is predicted that the Brampton School of Medicine would achieve a similar economic impact pending confirmation from the completion of an in-depth financial analysis conducted during the planning process.

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<sup>1</sup> Medscape Drugs & Diseases - Comprehensive peer-reviewed medical condition, surgery, and clinical procedure articles with symptoms, diagnosis, staging, treatment, drugs and medications, prognosis, follow-up, and pictures. (n.d.).  
<https://reference.medscape.com/medline/abstract/25611911>.



### *Next Steps*

Staff will work together with designated representatives from Ryerson University regarding their request for financial support in the planning of the Brampton School of Medicine which includes, but is not limited to, the terms and conditions of the \$1M funding, identifying opportunities to work alongside the university to host community consultations, identifying potential facility locations on municipal property and a joint media release to inform the community.

### **Corporate Implications:**

#### Financial Implications:

Staff recommends utilizing the Legacy Reserve Fund endorsed, in principle, for Ryerson University as the source of the \$1M funding.

#### Other Implications:

No other implications have been identified at this time.

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

The funding supports **A City of Opportunities** by exploring and making additional post-secondary opportunities available to the residents of Brampton, and the Region of Peel, to develop and retain homegrown talent while attracting investment and employment.

### **Conclusion:**

Financially supporting the Ryerson University Brampton School of Medicine Business Case would allow for continued advocacy to increase post-secondary opportunities available to the resident of Brampton that support our local economy and assist in retaining homegrown talent in the health and science sector.

Authored by:

Reviewed by:

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Corporate Projects  
Corporate Projects, Policy & Liaison

Mark Medeiros, Treasurer  
Finance  
Corporate Support Services

Approved by:

Submitted by:

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Blaine Lucas, A/Director  
Corporate Projects, Policy & Liaison

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David Barrick, Chief Administrative Officer  
City of Brampton

**Attachments:**

Summary of Budget related to Academic Institutions  
MDB Insight – PMC and Surrounding Precinct Market and Economic Development  
Opportunity Study  
Urban Metrics – Downtown Brampton University and CEIC Economic Impact Statement

## Summary of Budget related to Academic Institutions

		BUDGET / COMMITMENTS									
Initiative	Project #	2017	2018	2019	2020	2021	2022	2023	2024	Total	Funded from:
Algoma University Expansion	207829-001				\$2,500,000	\$2,400,000	\$2,400,000			\$7,300,000	Legacy Fund
Cybersecure Catalyst	191206-001			\$1,000,000	\$1,300,000	\$1,300,000	\$1,400,000			\$5,000,000	Legacy Fund
Ryerson University	Earmarked (Not Committed)			\$45,000,000						\$45,000,000	Legacy Fund
Gore Meadows Makerspace & Space Optimization	216970-001					\$573,000				\$573,000	Reserve 4
Ryerson Venture Zone	Operating Budget			\$425,000	\$425,000	\$900,000	\$1,000,000	\$1,100,000	\$1,150,000	\$5,000,000	GRS - Operating Budget



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INC.**



## **Brampton Human Health and Sciences Cluster Development Strategy**

Leveraging Peel Memorial Centre for Integrated Health and Wellness

FINAL REPORT



April, 2017



# Executive Summary

## Introduction

At its core, this document focuses on the ways in which the City of Brampton can successfully develop a “cluster” – or expanding hub of economic activity, investment and job creation – in the human health and life sciences industries. The immediate trigger – both for this study and for the emergence of this cluster development opportunity – is the completion of Phase One of the Peel Memorial Centre for Integrated Health and Wellness (PMC). As the City and its various partners and stakeholders begin to consider Phases Two and Three of PMC development, and as they look to strengthen and deepen the positive impacts of a growing human health and sciences industry cluster on the community, this document serves as a roadmap and strategic plan.

To accomplish this goal, the document must achieve three objectives. First, it must articulate a clear, long-term vision for the human health and sciences cluster. Cluster development is a process of decades, not months or even years, and as a result, this study must lay out a distinct vision of what the community can achieve through its sustained efforts. Sections of this study seek to identify and describe the massive changes underway in the health and life sciences sectors, and to identify key areas of opportunity where Brampton is powerfully – and uniquely – positioned to attract investment, economic activity, and jobs.

In part, these opportunities relate to a shift from responsive and reactive approaches to medicine, to emerging approaches grounded in prevention and proactive service delivery. In part, they recognize the increasingly people-centred nature of the health care system, incorporating population-based research, genetics, and the active involvement of both individuals and communities. In part, they emerge from the increasing importance of health care apps, wearable technologies, and big data. In all instances, the report seeks to weave these threads together to describe a specific and significant set of interconnected economic opportunities, to create a vision of how the City of Brampton may pursue those opportunities, and to describe how success in these endeavours will change both the economic and built environments of the City.

The second goal of this document is to identify those actions that the City must undertake *today* to achieve that vision *tomorrow*. In a sense, the cluster development opportunity outlined here is a two-streamed opportunity. Achieving the full vision is process of 20 years or more – but success in achieving that future vision requires concrete and practical action in the here and now. In a sense, the journey to an economic cluster in 20 years begins with small and specific steps that must be taken today. To this end, the document lays out a tangible and targeted five-year action plan that will guide activity over the next few years. In part, this plan helps to shape the focus of PMC Phases Two and Three. At the same time, however, it lays out how action in the near term contributes to the realization of the fuller vision in the long term.



Finally, the document seeks to define a vision that will assist the City on assessing and evaluating other opportunities that are emerging – and will continue to emerge – as the City grows and evolves. Cities are faced with a constant array of challenges, opportunities and demands, and the decisions made about individual projects and initiatives have cumulative effects that can hinder or encourage future wellbeing and development. This document is also intended to provide guidance to the City as it confronts these many opportunities, and to support decisions that will strengthen and further the goals identified. How should transportation networks be shaped in the downtown core? What role does greenspace have in the emerging community? What kind of post-secondary partnerships should we seek and build? This document provides a vital tool for clarifying these (and many other) discussions and decisions, and for accelerating the development of both Brampton's human health and sciences industry – and the community as a whole.

### **Disruptive Innovations in Human Health and Sciences**

The human health and sciences sector has been driven by research, science, innovation and technology for centuries. As scientific knowledge has grown and expanded, it has carried the field with it. Today, as disruptive innovation brings about further re-ordering of the sector through advancements in technology and knowledge, a radical restructuring of the health care system itself is also underway. Where for over 25 centuries many of the core activities of the human health and sciences space have revolved around the treatment of illness, injury and disease, it has only recently shifted from this largely reactive structure to one that is proactive and preventative.

The shift has led to increased interest in *outcomes-based* health care approaches. Rather than attempting to measure the success or value of health systems in terms of the numbers of treatments, procedures or patients, outcomes-based approaches assess success on the basis of disease prevented or interventions avoided. This represents a fundamental philosophical shift in how the human health and sciences sector is oriented, managed and directed.

It is possible to trace the emerging disruption of the human health and sciences industry to three primary factors:

- A financial factor, which sees massively rising health care costs forcing a fundamental reorientation of government and market supports
- A societal factor, through which communities begin to embrace proactive, outcomes-based approaches to health care rather than reactive, treatment-based approaches
- A technological factor, which builds upon emerging technology infrastructure in order to bring new apps, tools and knowledge to the sector

From an economic and community development perspective, being able to anticipate and prepare for periods of disruption can be a significant local advantage. Those individuals, companies, and communities that can grasp the changes underway and



respond with creative and innovative investments and support programs will rapidly outpace their peers or competitors who fail to note the dramatic changes underway.

It is within this context that Brampton can seek to make its mark and become an active participant in an integrated system that spans the Greater Toronto and Hamilton Area (GTHA) and Innovation Corridor that links the GTHA to the Waterloo Region. While Brampton concentrates on its position within a larger and more globally recognized regional context, it must also be cognisant of the fact that it need not entirely subsume its identity or goals into a larger, homogenized regional context. Rather, the regional approach requires that Brampton find a way to carve out a niche, and tell a unique and a compelling story about its special role within the larger regional cluster, and its role in advancing the human health and sciences landscape.

## Purpose and Findings of the Report

As Brampton prepares for the inauguration of its most recent health care facility – the Peel Memorial Centre for Integrated Health and Wellness (PMC) – an opportunity emerges for greater development of the human health and sciences sector in the city alongside this modern beacon. It is within the emergence of this new facility that this report finds its purpose; to articulate a value proposition for further advancement of a human health and life sciences cluster in Brampton and a vision for what that process and elements of it look like.

Brampton's "value proposition" to investors in the sector rests on a number of key resources:

- A large number of successful human health and sciences companies are already located within the community, including leading multinational firms such as Medtronic
- New state-of-the-art ambulatory care facilities including the Peel Memorial Centre for Integrated Health and Wellness
- People-centred and population-based health science assets, including diverse population subgroups such as the South Asian community, and well-established medical support systems at the community level
- A central geographic position – supported by robust and growing transportation connections – linking the research capacity of downtown Toronto to the applied pharmaceutical, engineering and life sciences expertise of Hamilton and Waterloo
- Established links with post-secondary institutions active in the human health and sciences space, including McMaster University, Humber and Sheridan College in its own backyard
- Strong economic development and innovation support systems at the municipal, regional and provincial levels, with an established focus on human health and sciences
- A sufficient supply of desirable vacant and underdeveloped land, capable of supporting substantial growth in this sector





- A nimble and smaller Health System Network with progressive hospitals and leadership able and willing to adopt new models and new technology to improve both in- and out-patient care and foster an integrated approach to health

A vision for cluster development in the sector has at its nucleus the establishment of a health and technology campus, which constitutes the neighbourhood and municipal district surrounding the PMC site and the future phases of development anticipated for construction on its lands and in the surrounding area. Drawing on the above value proposition, the following Vision Statement serves to galvanize where the cluster aims to be in the future:

*Our vision is that Brampton's human health and life sciences cluster continues to benefit from and leverage its geographic location and demographics, its growing connections to industry players and education institutions, and its forward-thinking advancements in technology, planning, and supportive governance, so that people both near and far may benefit from our innovative, impactful, and integrated approaches to human health and life sciences.*

This vision begins with the development phases of the PMC site itself; phase one nearing completion in early to mid-2017, phase two understood as hospital expansion space (as yet undetermined), and phase three representing roughly four acres of “partnership opportunity” space. Beyond this development is also anticipated throughout the surrounding district.

Yield analyses conducted of the health and technology campus anticipate the development of up to 25 buildings, some of which include mixed use commercial/retail/residential constructs. A total gross floor area for all 25 projects of over 383,000 square meters is projected, of which 60% will be residential. In order to support development of the cluster it is acknowledged that important considerations must be made about quality of life and quality of place attributes such as diversity of housing options and strong and integrated transit and active transportation infrastructure.

Analysis of existing water, wastewater and stormwater servicing has been conducted based on existing municipal documents and reports, and has concluded that existing infrastructure should be adequate to support development. Indeed, especially for stormwater systems, it was found that on-site stormwater quantity control and quality control measures for new developments will improve the existing storm drainage conditions, rather than contribute to strain.

In addition an assessment has been conducted concerning the economic impact of the health and technology campus over the next 25 years, based on real gross domestic product (GDP) and full-time, full-year (FTTY) equivalent jobs. Taken into consideration was the effect of each development on direct, indirect and induced GDP and jobs created. Importantly, not all GDP and job benefits are expected to affect Brampton solely. In fact, many circumstances may result in impacts affecting communities and businesses both locally as well as at broader scales. For example, construction workers may be commuting from other municipalities and not spending all their income directly in Brampton. Suppliers may be located in Brampton or



somewhere else in the region, the country or the world. Nonetheless, capital investment is expected to produce real economic results, be they local or broader. Key findings of the economic impact analysis include:

- Cumulatively, direct, indirect and induced real GDP are projected to total nearly \$35 Trillion between 2017 and 2041
- Though slow to start, by 2031 GDP is expected to peak at approximately \$1.937 Billion and remain constant at \$1.9 Billion between 2031 and 2041
- The less direct the economic driver, the lower the GDP value, with direct GDP in capital expenditures peaking at \$996.2 Million in 2030, indirect GDP reaching \$521.2 Million, and induced GDP reaching \$419.4 Million
- The impact on employment is also expected to peak in 2030 at 19,098 full-time, full year equivalent (FTYE) jobs (including direct, indirect and induced)
- Similarly to GDP, there is an inverse relationship between how direct the job is to the capital investment and the number of people employed, with 9,626 direct FTYE, 5,541 indirect FTYE and 3,910 FTYE jobs in 2030
- During construction phases, development charges can be expected to generate \$124.8 million in revenue, while building permit fees will add an additional \$14.5 million
- Property taxes from 2031 onward will generate approximately \$16.4 million annually from residential and commercial rate payers

## Recommendations

Consideration of the various analyses, best practice case studies, and background reviews that underpin this report and its accompanying technical appendix has resulted in a series of recommendations to guide cluster development in the human health and sciences space in Brampton.

In the interest of brevity the recommendations listed below are in summary format; however, further discussion of them and their context is available in section 6 of this report.

Recommendations are derived from a number of perspectives to inform the path to developing the health and technology campus. These perspectives include:

- **Development Concept Recommendations** – Recommendations pertinent to the conceptual development of the health and technology campus as a hub for the sector



- **Policy and Planning Development Recommendations** – Recommendations pertinent to ensuring municipal policies and planning are maximized to facilitate investment and development in the project area
- **Transit and Transportation Infrastructure Recommendations** – Recommendations pertinent to maximizing mobility, accessibility and the user experience (including the provision of amenities like benches, shelters and information systems) to and within the project area
- **Economic Development Recommendations** – Recommendations pertinent to ensuring economic development activities and capacity are sufficient to encourage growth and investment

Recommended Initiatives			Lead	Priority Level (Within x Years)				
				Highest	High	Mid	Long Term	Ongoing
				Now	1	3	3 to 5	
Development Concept								
1	Concentrate office-based firms within a campus environment in order to encourage cluster development	Economic Development						
2	Initiate a “catalyst-project” with WOHS on Phase 3 lands in order to serve as an “innovation hub”	Economic Development						
3	Formulate partnerships between WOHS, Ministry of Health, City of Brampton, and private sector to initiate project	Economic Development						
Planning and Policy Development								
4	Integrate the health and technology campus into the Downtown Secondary Plan	Planning						
5	Designate lands immediately north of PMC as an additional part of the primary office node in the Central Area	Planning						
6	Density structure for mixed use along Queen, Centre, and Kennedy Rd. corridor amended to allow increased density	Planning						
7	Amend Section 5.1.3 to clarify Queen St. / Hwy 410 area is intended to be a primary office node, but, not the only one	Planning						
8	Amend Section of 5.4 of the Queen Street Plan or 5.3 of the Downtown Plan to permit office uses on the Phase 3 site	Planning						
9	Amend Central Area Mixed Use and Institutional Area to require active ground-floor uses along Lynch St.	Planning						
10	Identify transportation elements to include a future pedestrian/bicycle bridge over Etobicoke Creek, linking John St.	Planning						
11	Link Eastern Ave. to Clark Blvd, and plan for new local north-south streets to improve access to the future campus area	Planning						
12	Amend the Zoning By-law to add an exception to the Service Commercial provisions in the subject areas	Planning						
13	Implement more incentive programs for the health and technology campus lands, and potentially the broader downtown	Planning						
14	Encourage Peel Region to consider a regional CIP with financial incentives, such as a Regional DC Reduction program	Planning						
Transit and Transportation Infrastructure								
15	Feasibility study to improve active transportation infrastructure to enhance safety and access to/from PMC precinct	Transportation						
16	Consistent rules and signage be implemented at recommended primary pedestrian places to minimize conflicts between pedestrians and cyclists	Transportation						
17	Public Streets: City establish additional crossing points at regular locations based on a finer grid network	Transportation						
18	Implement laneways and informal routes improvements as prescribed in the recommendations	Transportation						
19	Expansion of cycling infrastructure in the city as per Bicycle Network recommendations	Transportation						
20	Vehicular Network: focus around providing the missing links within the road network and establishing a finer-grid	Transportation						
21	Undertake an EA for a proposed extension of Eastern Ave. between Hansen Road and Rutherford Road and advance the construction schedule	Transportation						



Recommended Initiatives			Lead	Priority Level (Within x Years)				
				Highest	High	Mid	Long Term	Ongoing
				Now	1	3	3 to 5	
22	Transit Network: strategically reduce auto use in the area by undertaking a Transportation Demand Management program	Transportation						
Economic Development								
23	Dedicated role in economic development responsible for relationships in the Human Health and Sciences sector	Economic Development						
24	Establish relationships with local / regional companies that have incorporated the new outcomes based model of health	Economic Development						
25	Establish a plan of action for working with William Osler Health System to activate development on the Phase 3 site	Economic Development						
26	Ensure that economic development management and leadership is integrated into all urban planning and design	Economic Development						
27	Economic development leadership should participate in / guide strategies related to university campus development	Economic Development						
28	Attract health practitioners / companies looking to nest in an area focused on prevention and integrated health delivery	Economic Development						
29	Develop an international program with targeted countries connected to local, unique competitive advantages	Economic Development						
30	Direct stage two growth companies looking for affordable space in the next 3-4 years to consider Brampton for location	Economic Development						
31	Develop a marketing plan outlining target audiences, how to reach them, and messaging to ensure a unified approach	Economic Development						
32	Leverage momentum gained from this project to keep stakeholder and industry interest high and supporters engaged	Economic Development						



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# 1 Establishing a Vision for a Human Health and Science Cluster

## 1.1 Economic Context

The emerging economy of the 21<sup>st</sup> Century is fundamentally reordering the opportunities facing businesses, workers, and communities. Technology, information, knowledge and innovation are creating a range of new economic forces that are eroding traditional industries and sources of employment, and pushing communities to reinvent their economic development objectives. In part, this is because of the disruptive effect that some emerging technologies have on established industries.

The first key thinker concerning the impact of innovation on the field of economic development was the Austrian economist Joseph Schumpeter (1883-1950). In his 1942 book *Capitalism, Socialism and Democracy*, Schumpeter described the concept of “creative destruction” which he defines as the “process of industrial mutation that incessantly revolutionizes the economic structure from within, incessantly destroying the old one, incessantly creating a new one.”

Put simply, Schumpeter envisioned an economy that is never at rest. Entrepreneurs launch business ventures based on a product or service that they believe will appeal to the marketplace. Those that are successful will come to control a certain portion of that market, from which they derive their income. However, no company can ever count on retaining that market in perpetuity – new companies or competing companies started by other entrepreneurs will also be seeking to gain control of markets. To do so, they will frequently seek to employ innovative products, technologies, processes or even marketing tools in an attempt to wrest market share away from established firms. In this environment – both creative and destructive at the same time – companies that can consistently innovate will thrive and grow, while companies that are unable to innovate will decline, and potentially be replaced by new or growing competitors.

At any given moment in time, argued Schumpeter, some companies are failing, while others are growing. In essence, the “creativity” of the innovating companies prompts the “destruction” of the lagging companies. Only by innovating and expanding market share can companies create jobs, pay more taxes and spur local economic growth.

However, by the 1990s, the emergence of a new kind of “knowledge economy” began to prompt a reconsideration of innovation and its potential impact on economic growth and development. One of the leading figures in this discussion has been Clayton Christensen, who began discussing the idea of “disruptive innovation” in his 1995 article “Disruptive Technologies: Catching the Wave.” Like Schumpeter, Christensen believed that innovation and the development of new technology was an ongoing



process, constantly reshaping industry. However, he also recognized that certain innovations had much broader and wider impacts than others, and therefore had the potential to upend existing business models in a much more substantial way.

Christensen used a historical perspective, arguing that technological innovations such as the introduction of agriculture, the invention of the printing press, or the development of the steam engine fundamentally reshaped not just individual companies, but entire economies. Writing in the 1990s, he connected the notion of disruptive technologies to the emerging technologies of the day, including personal computing, desktop printing, and the Internet.

Christensen was not merely interested in new technologies, but in their wider impacts on economies and communities. He argued that individual technologies are often simply a starting point for widespread disruption; it is, in fact, the careful and considered application of these technologies to the marketplace that creates the actual disruption. For example, the Internet existed (in a limited form) as far back as the 1960s as a tool for academic and military institutions, but it only became a disruptive innovation in the 1990s when companies and entrepreneurs began to develop new consumer markets and products by leveraging this existing technological structure.

To help differentiate individual technologies from the wider impacts he was interested in, Christensen described two kinds of innovation in his 1997 book *The Innovator's Dilemma*:

- Sustaining Innovations, which may by virtue of incremental innovation change the operations or performance of individual companies (as per Schumpeter), but which do not fundamentally alter markets
- Disruptive Innovations, which have the power to destroy existing markets or create new ones, and are much wider and deeper in their overall social, cultural and economic impacts

Christensen has argued that the world is entering a highly disruptive period, when most – if not all – industries are undergoing high levels of disruption. By extension, he suggests that companies, workers and communities must proactively understand how their target sectors will change and evolve as a result of these forces. In this current environment, status quo approaches and strategies are doomed to fail. Only by embracing new and highly innovative strategies can they hope to achieve success.

## 1.2 Sector Context

The human health and sciences sector of the economy has been driven by research, science, innovation and technology for many centuries. However, the science behind the sector has always been a reflection of the dominant scientific paradigms of the day. In the ancient world, herbalists drove medical research. In the Renaissance era, this task fell to alchemists. During the 20<sup>th</sup> Century, microbiologists and chemists were among those who played a key role in advancing the sector. As scientific knowledge grew and expanded, it carried the field of human health and sciences with it. In some sense, the modern medical,

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pharmaceutical and health industries have emerged from a centuries-long building process, in which generation after generation has built upon the efforts of its predecessors. Nowhere is this more clearly expressed than in the doctor's Hippocratic Oath, in which medical practitioners espouse a vision of healthcare first articulated 2,500 years ago.

Today, however, it seems increasingly likely that disruptive innovation – which has already upended massive industries from manufacturing to communications to transportation – will fundamentally alter and reorder the human health and sciences sector. Rapid advanced in fields such as genomics, biotechnology, immunogenetics, and proteomics are already transforming the sector. However, observers are just beginning to understand the disruptive forces poised to transform the sector. And, in the nature of disruption, this change will be about more than just a series of new tools and technologies – it will be about a radical restructuring of broader health systems.

For more than 25 centuries, many of the core activities of the human health and sciences space have revolved around the treatment of illness, injury and disease. One of the most basic tenets of the health care landscape is that when individuals are sick or wounded, they seek assistance from a medical practitioner. That medical expert may prescribe medicines, perform surgery, offer counselling, or offer some other response to the patient's medical situation. However, in pursuing this approach, the human health and sciences space has, in many ways, become a “responsive” system. It *responds* to medical issues or challenges, and seeks to treat existing symptoms or problems. It is, in many ways, a *reactive* structure, designed primarily to care for the ill.

In fact, much of the current health care system has been founded upon this responsive model. Doctors are often compensated based on the number of patients they treat. Hospitals are often funded on the basis of patient load, or on the volume of procedures performed. Over time, this system has unquestionably led to the creation of many ground-breaking treatment regimes, powerful pharmaceutical tools, and innovative surgical procedures. However, it has also come at an increasingly staggering cost, both in real dollar terms, and in its wider impact on economies and communities. Today, health care costs account for more than 50% of the budget of most Canadian provinces. Across the industrialized world, health care spending consumes between 11% and 18% of Gross Domestic Product (GDP). Global health care spending topped US\$8.4 trillion in 2015, and will more than double to \$18.3 trillion by 2030.

The financial costs of our current health systems are not merely limited to the actual operating costs, however. The responsive nature of past health care approaches, while effective in treating illness after the fact, is often markedly less effective at preventing disease or illness. That is, in being *reactive*, it fails to be *proactive* and *preventative*. It is estimated that chronic disease alone will cost the global economy more than \$47 trillion in lost productivity between 2015 and 2030. The growing recognition that current systems and approaches are missing the mark is leading to a new interest in *outcomes-based* health care approaches. Rather than attempting to measure the success or value of health systems in terms of the numbers of treatments, procedures or patients, outcomes-based approaches seek to assess their success on the basis of disease



prevented, or interventions avoided. They seek to award funding based on the most effective preventive initiatives, or the healthiest communities. This represents a fundamental philosophical shift in how the human health and sciences sector is oriented, managed and directed.

Of course, part of the reason this re-orientation to outcomes-based approaches is even possible is that rapidly evolving technology is beginning to permit research, knowledge development and service delivery in ways that were previously unimaginable. The rise of big data means that researchers can begin to assemble massive datasets, large enough to genuinely understand and even predict the outcomes of certain courses of activity. This applies to medical intervention, certainly, but also to exercise, dietary, or social service interventions as well. For the first time, researchers are beginning to glimpse not only how to treat a disease, but how most effectively to prevent it as well. This revolution is being paralleled and amplified by the rise of personal health apps, often powered by ubiquitous smart phones or wearable technologies (such as Fitbit) that allow patients to monitor and record their own health, physical activity, diet, or use of medicines, while simultaneously providing accurate information to physicians and other caregivers about patient behaviour.

This ever-growing digital stream of health information is quickly beginning to converge with other technological advancements. Parsing this data by gender, age, or ethnicity suddenly begins to allow insights that will promote highly targeted or *personalized* health care, including the advent of personalized pharmaceuticals. As the use of Bluetooth communications technologies expands into the medical device industry, more data becomes available, but the ability for multiple nodes of data and support to interact in a virtual environment emerges. When this Bluetooth capacity connects to the Internet of Things (the increasingly hyper-connected world where all systems, appliances, tools and structures are connected to each other through the Internet), health care and life sciences leave the hospital and the laboratory, and spill out into the community. This creates a world in which healthcare is provided primarily on an outpatient basis (rather than the current inpatient model), and in which medical facilities are based on ambulatory (as opposed to chronic) care.

Ultimately, then, it is possible to trace the emerging disruption of the human health and sciences industry to three primary factors:

- A financial factor, which sees massively rising health care costs forcing a fundamental reorientation of government and market supports
- A societal factor, through which communities begin to embrace proactive, outcomes-based approaches to health care rather than reactive, treatment-based approaches
- A technological factor, which builds upon emerging technology infrastructure in order to bring new apps, tools and knowledge to the sector

The cumulative impact of these three transformative forces will be a far-reaching reorganization of the entire human health and sciences sector.



From an economic and community development perspective, being able to anticipate and prepare for periods of disruption can be a significant local advantage. Those individuals, companies, and communities that can grasp the changes underway, and respond with creative and innovative investments and support programs, will rapidly outpace their peers or competitors who fail to note the dramatic changes underway. This is not to suggest that a community like Brampton can suddenly declare itself the global centre of a disrupted human health and sciences universe. However, by understanding what key assets it has in place, how its value proposition relates to that of the larger economic region, and by employing the advantage of “first move”, a community such as Brampton may achieve significant success in this field.

## 1.3 Community Economic Development Context

Globally, the human health and sciences sector is seen by regions and municipalities as a highly desirable source of investment and economic development. The competition for this investment is intense and widespread, and Brampton – though it may be a substantial community in the Canadian context – is not widely known, nor is its *value proposition* for international investors in this space well understood. In part, this means that opportunities for Brampton to “go it alone” and attempt to become a global sector leader will be very costly, or very unsuccessful – and quite possibly both.

Instead, Brampton should concentrate on its position within a larger – and more globally-recognized – regional context. The Greater Toronto Area (GTA) is both a community with a high international profile, and one that is recognized as home to North America’s third-largest human health and sciences cluster. This cluster employs nearly 40,000 people, including 9,500 researchers and research staff who benefit from more than \$1 billion annually in research funding at the region’s universities and hospitals. More than 50 multinational firms in the sector are headquartered in the GTA, and many other multinationals have chosen the community as a base for Canadian or North American operations. By associating itself with this larger regional success story, Brampton enhances its credibility with potential investors, and finds itself at the centre of a much more compelling story about sector opportunities.

However, by positioning itself as part of a larger regional play, Brampton need not entirely subsume its identity or goals into a larger, homogenized regional context. Rather, the regional approach requires that Brampton find a way to carve out a niche, and tell a unique and a compelling story about its special role within the larger regional cluster. In other words, as Brampton seeks to attract investment, what particular focus or set of targets will allow it to build upon the GTA’s coherent regional message, while differentiating itself from others by pointing toward a specific vision of the specialized role the community can play within the regional cluster?

Other GTA communities have had some success in this regard. Mississauga, for example, has earned the “Pill Hill” sobriquet, and positioned itself as a pre-eminent destination for pharmaceutical investment. Toronto, with its massive research hospitals



and university-based research expertise, is really the region's "Discovery District", where pure research is a key strength. Portions of York Region, including Markham, have been seeking to identify themselves as centres of medical device manufacturing, while more recently Scarborough and the east end of Toronto have been making a play to claim status as a centre of holistic and alternative medicines.

There are two lessons that can be drawn from this activity. First, it would be counterproductive for Brampton to try to compete in some of these niche sub-sectors that have already been "claimed" by neighbouring communities. But second – and more importantly – no community has yet begun to identify and pursue the massive and emerging opportunities in outcomes-based human health and sciences, or in related technical fields including big data, health apps, population-based research, ambulatory care, and personalized medicine. In targeting this space, Brampton is able to augment the GTA's regional value proposition, and find a target niche that contributes to and builds upon its neighbours' efforts rather than competing with them. Brampton also becomes a "first mover" in looking at and pursuing opportunities related to one of the biggest sector opportunities available. Not only does this approach provide the community with an appropriate starting point for a more targeted economic development operation, but it lays the foundation for community leadership in a sector where significant and impactful growth can genuinely transform the community, its infrastructure and its opportunities.

## 1.4 The Brampton Context

By articulating its strengths within a larger regional offering, Brampton will likely achieve greater levels of success in attracting human health and sciences investment to the community. At the same time, Brampton will need to develop a clear and concrete sense of its key assets to underpin this activity. In its current state, Brampton's "value proposition" to sector investors rests on a small number of key resources:

- A large number of successful human health and sciences companies already located within the community, including leading multinational firms such as Medtronic
- New state-of-the-art ambulatory care facilities including the Peel Memorial Centre (PMC) for Integrated Health and Wellness
- People-centred and population-based health science assets, including diverse population subgroups such as the South Asian community, and well-established medical support systems at the community level
- A central geographic position – supported by robust and growing transportation connections – linking the research capacity of downtown Toronto to the applied pharmaceutical, engineering and life sciences expertise of Hamilton and Waterloo
- Established links with post-secondary institutions active in the human health and sciences space, including McMaster University, Humber and Sheridan College in its own backyard



- Strong economic development and innovation support systems at the municipal, regional and provincial levels, with an established focus on human health and sciences
- A sufficient supply of desirable vacant and underdeveloped land, capable of supporting substantial growth in this sector
- A nimble and smaller Health System Network with progressive hospitals and leadership able and willing to adopt new models and new technology to improve both in- and out-patient care and foster an integrated approach to health

The current project adds to this value proposition by outlining a range of additional assets and strengths below that can be developed over time, including:

- Additional physical space and state-of-the-art facilities designed to accelerate the growth of this sector in Brampton, including phases two and three of the PMC site development
- Incubation space focused on anchoring and attracting young companies and entrepreneurs in the health app, big data, and digital health fields
- Expansion space targeting phase two growth companies from the Discovery District in Toronto, as they contemplate the move out of research and incubation spaces into larger facilities in more cost-effective locations
- Expanded initiatives to engage the local and regional population in outcomes-based health research, activity and service delivery, with a particular eye to demonstrating Brampton's capacity to mobilize key ethno-cultural groups within the broader population
- Targeted initiatives to develop key international partnerships – especially with India - with a focus on population-based and outcomes-based approaches to human health research and health care delivery
- Closer connections with key private sector actors in the community, including more robust partnerships with Medtronic and other firms positioned to play a lead role in Brampton's transformation
- Opportunities for leveraging the proposed presence of a university campus in Brampton to enhance both the physical and built environment, and the intellectual and training systems which may be aligned to support broader development of the human health and sciences sector

Overall, this current project will provide a clear vision as to how these varied elements may come together in a single, concise vision for community development. The report will explain the land use and infrastructure implications of this vision, and the potential impacts and financial outcomes of pursuing this course of action. The direction identified will not be a quick win for Brampton – it will require concerted and sustained effort over an extended period of time. However, if the community chooses to pursue this vision, it is a course of action that can bring significant growth, development and opportunity to the city.



## 1.5 A Vision for Human Health and Life Sciences

Drawing on the above value proposition and emerging assets and strengths, the following Vision Statement serves to galvanize where the cluster aims to be in the future:

*Our vision is that Brampton's human health and life sciences cluster continues to benefit from and leverage its geographic location and demographics, its growing connections to industry players and education institutions, and its forward-thinking advancements in technology, planning, and supportive governance, so that people both near and far may benefit from our innovative, impactful, and integrated approaches to human health and life sciences.*

## 2 Observations and Findings

### 2.1 Literature Review

A number of existing background documents and studies were reviewed to provide a contextual lens as to what policies currently exist and the work that has already be completed or initiated as it relates to positioning Brampton in its pursuit of developing a sustainable health and human health and sciences hub. These background documents have been reviewed to provide an understanding of the context and current performance of the life science sector in Brampton as well as the current structure. They also highlight the opportunities present in developing a life science hub within and surrounding the Peel Memorial Centre for Integrated Health and Wellness (PMC).

One of the main themes that emerged from this process was the importance of developing the PMC and surrounding area to be attractive, not only to potential businesses, but also to residents, future researchers and innovators, and knowledge based workers. This means ensuring a walkable and vibrant community that provides availability for mixed use development such as retail, community services and office development. By initiating “place making” for the PMC and surrounding community, Brampton can begin to attract the development and workers needed for a broader human health and sciences sector. Another theme that emerged is the importance of attracting a university campus or developing partnerships with nearby post-secondary institutions in order to increase the intellectual appeal and higher learning systems that draw creativity, entrepreneurship, and talent development. As these documents highlight, universities are increasingly identified as a central asset in the development of industry clusters, where having one located in Brampton can support and foster knowledge transfer, product development, and commercialization efforts.



Finally, another common theme that emerged is that in Brampton itself, industrial clusters related to health and wellness are currently rather small and potentially underdeveloped. However, the documents identify that there are several factors that offer opportunities and may support future development of a human health and sciences cluster. This includes: a relatively large labour force working in occupations and support occupations in health care; proximity to post-secondary institutions with programs related to technical support in health care services and two universities with a medical doctor program, all offering opportunities for collaboration and supply of new graduates; and existing private sector firms with a strong focus on health-related research and development activities.

The documents and studies reviewed include:

- Peel Memorial Centre for Integrated Health and Wellness (PMC) William Osler Health System: Urban Design Guidelines (2013)
- A Vision and Plan for Queen Street East Corridor and New Community: Urban Design Concept Plan (2011)
- City of Brampton: Economic Development Plan (2015)
- Office Strategy for the City of Brampton (2016)
- Moving Our City Forward: 2016-2018 Action Plan (2016)
- Economic Impact Statement, Major University Capacity Expansion – City of Brampton (2015)
- Innovative Regional Economies and Strategic Infrastructure: The Business Case for Two-Way Urban Commuter Rail on the CN North Mainline (2015)
- William Osler Health System Business and Economic Opportunity Study: Economic and Market Analysis (2010)
- William Osler Health System Business and Economic Opportunity Study: Summary Report (2010)
- Central Area Community Improvement Plan (2013)
- Queen Street Corridor Secondary Plan (2013)
- Sustainable Community Development Guidelines (2013)
- Official Plan for the City of Brampton 2006 (Office Consolidation 2015)



## 2.2 Brampton's Human Health and Sciences Sector

Using data from Brampton's business directory (which tracks organization by NAICS codes) a search was conducted within the database for all existing businesses in Brampton that matched any core and non-core NAICS codes and which were directly associated with human health and sciences.

Figure 1 **Error! Reference source not found.** shows the distribution of local businesses that fit the core human health and sciences cluster in Brampton, summarized at the four digit NAICS level.

FIGURE 1: CORE HUMAN HEALTH AND SCIENCES ENTERPRISES IN BRAMPTON, ONTARIO

Core Life Science Sectors	Businesses
<b>Pharmaceutical and medicine manufacturing</b>	5
<b>Navigational, measuring, medical and control instruments manufacturing</b>	2
<b>Medical equipment and supplies manufacturing</b>	8
<b>Pharmaceuticals, toiletries, cosmetics and sundries merchant wholesalers</b>	0
<b>Other machinery, equipment and supplies merchant wholesalers</b>	5
<b>Architectural, engineering and related services</b>	5
<b>Management, scientific and technical consulting services</b>	4
<b>Medical and Diagnostic Laboratories</b>	26

Source: City of Brampton, 2015.





Figure 2 demonstrates the non-core life science enterprise distributions identified in Brampton's Business directory.

In addition there are also the following educational institutions that have affiliations with the health care sector, and human health and sciences more distantly.

- Universities (Medix College)
- Technical and Trade Schools (ABC First Aid and CPR Training)
- Educational Support Services (Erin Oak Kids)

The distributions of the core and non-core human health and sciences industries are shown on the maps in Figure 3 and Figure 4, where the former represents a map of Brampton and the latter map represents more specifically the downtown study area. All core sub-categories are shown with corresponding coloured dots for each. All non-core services are labelled "Health Services" with a corresponding pink dot.

FIGURE 2: NON-CORE HUMAN HEALTH AND SCIENCES ENTERPRISES IN BRAMPTON, ONTARIO.

Non-Core Life Science Sectors	Businesses
<b>Offices of physicians</b>	208
<b>Offices of dentists</b>	209
<b>Offices of other health practitioners</b>	224
<b>Out-patient care centres</b>	4
<b>Home health care services</b>	9
<b>Other ambulatory health care services</b>	10
<b>General medical and surgical hospitals</b>	1
<b>Psychiatric and substance abuse hospitals</b>	0
<b>Specialty (except psychiatric and substance abuse) hospitals</b>	1
<b>Nursing care facilities</b>	8
<b>Residential developmental handicap, mental health and substance abuse facilities</b>	1
<b>Community care facilities for the elderly</b>	9
<b>Other residential care facilities</b>	7

Source: City of Brampton, 2015.



FIGURE 3: MAP OF CORE AND NON-CORE LIFE SCIENCE ENTERPRISES IN BRAMPTON, ONTARIO.

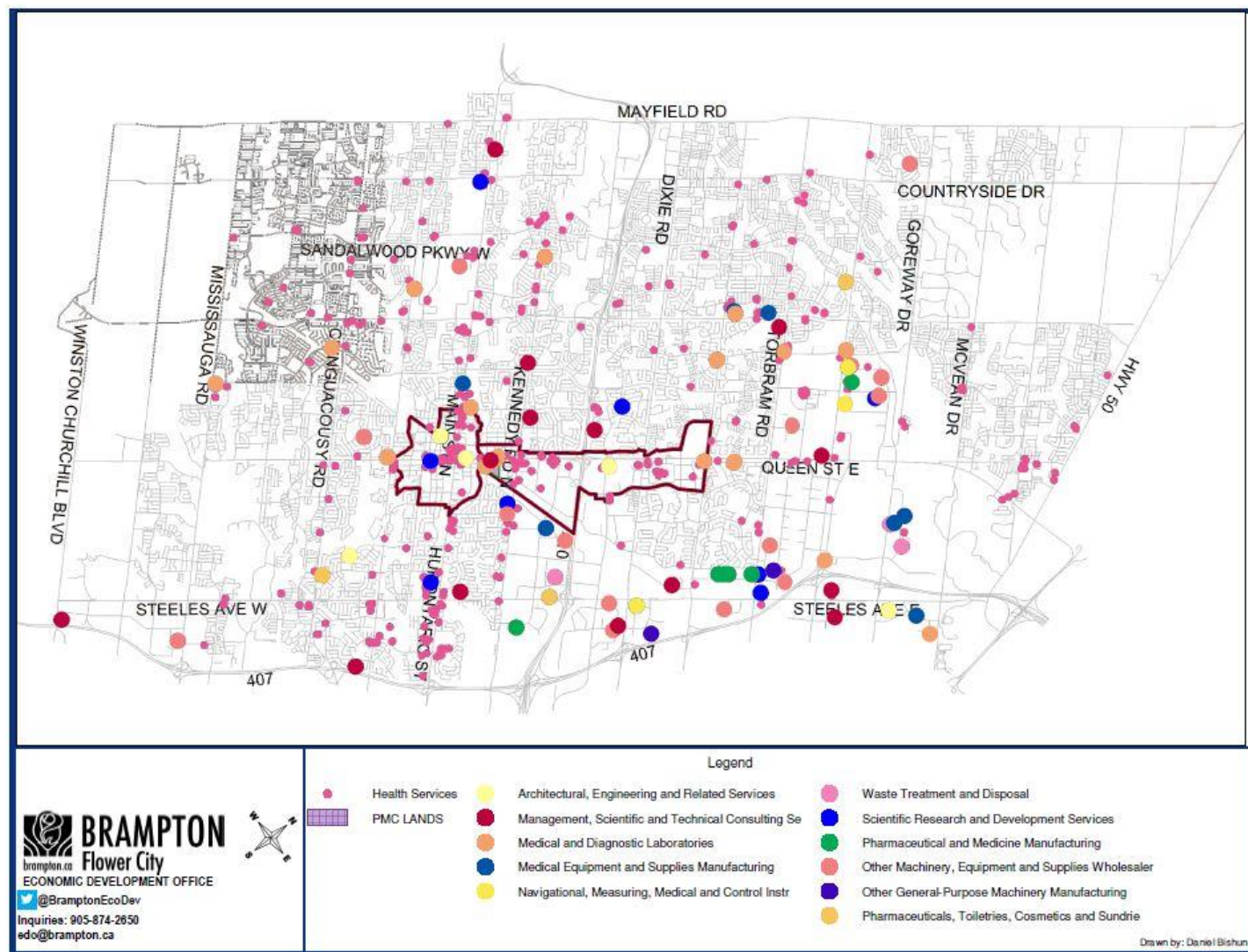
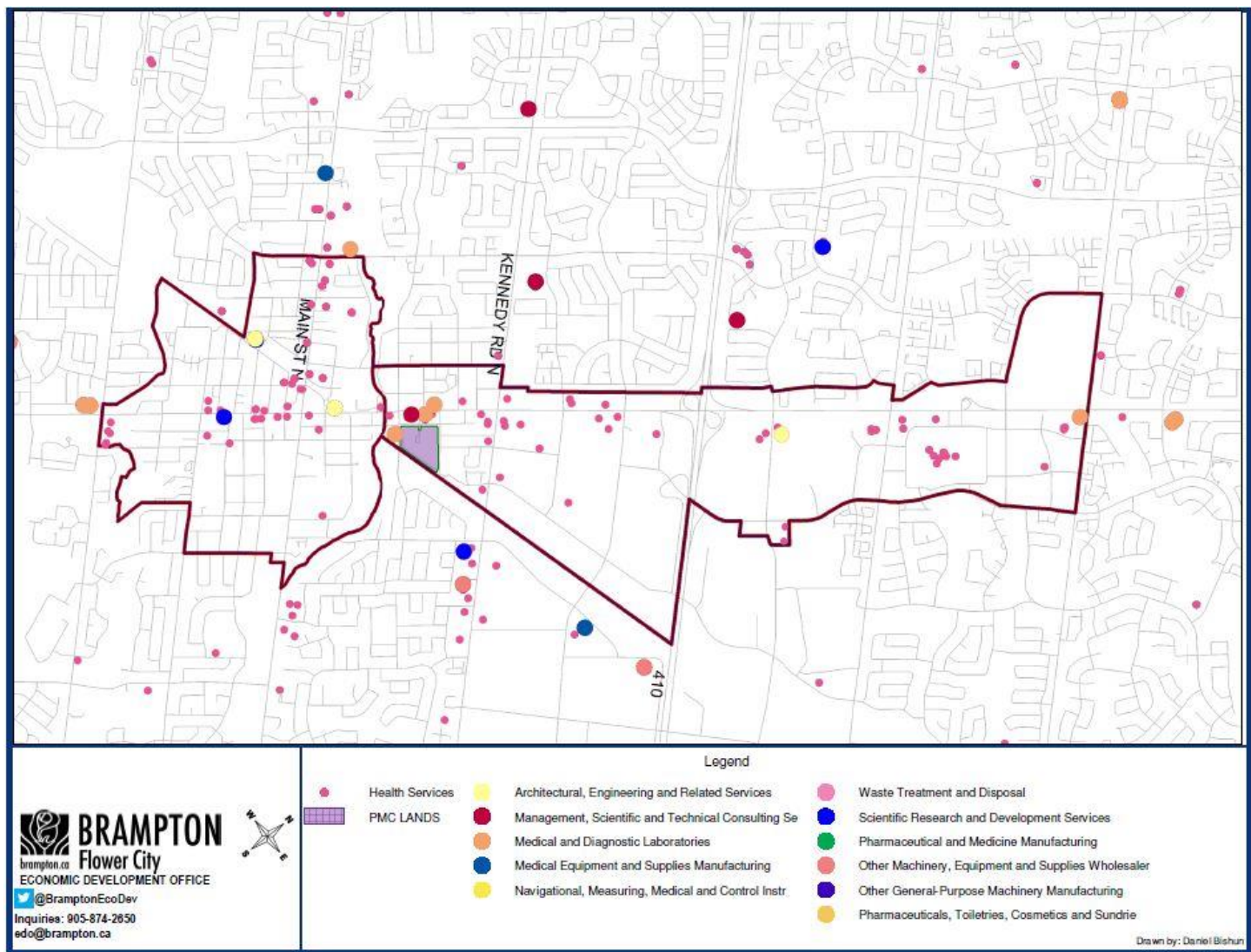




FIGURE 4: MAP OF CORE AND NON-CORE LIFE SCIENCE CLUSTER IN DOWNTOWN STUDY AREA.





## Key Learnings from Brampton's Human Health and Sciences Sector

The existing core life sciences cluster in Brampton is defined predominantly by its strengths in medical and diagnostic laboratories, but also shows some presence in pharmaceutical and medicine manufacturing, medical equipment and supplies manufacturing, other machinery, equipment and supplies merchant wholesalers, and architectural engineering and related services. An area where no enterprise was observed in the business registry was in the pharmaceuticals, toiletries, cosmetics and sundries merchant wholesalers.

In the downtown study area, aside from a high concentration of non-core health services, there is an existing cluster of medical and diagnostic laboratories, with additional facilities located just outside its perimeter. Moreover, two medical and diagnostic laboratory locations are adjacent the PMC grounds which are being developed. There are also three architectural, engineering and related services within the study area.

Brampton has been losing ground to growth in life sciences businesses in the GTHA. Most industry in Brampton has either remained of similar levels over the years or has been in decline relative to the provincial distribution as well as regions within the GTHA. The Peel Region, of which Brampton is a part, holds some indication of strength in location quotient, which suggests industry strengths as well; however, overall the regional leader is Halton. Looking at Mississauga, it is clear that the area is a leader in core life sciences, which confirms that Brampton's lagging performance has resulted in an overall lag for Peel Region in comparison to Halton (which includes such strong manufacturing and distribution hubs such as Oakville and Burlington).

Despite aggressive marketing campaigns by Brampton's neighbouring municipality of Mississauga, overall the Peel Region, of which Brampton is a part, only leads Halton in two industry sub-sectors. These areas are both in the distribution component of the business cluster; Pharmaceuticals, Toiletries, Cosmetics and Sundries Wholesaler-Distributors and Other Machinery, Equipment and Supplies Wholesaler-Distributors. A possible explanatory is that although Mississauga may have strong life science activity, Brampton's activity is largely on par with provincial distributions or under-represented, revealing a local gap in performance in the life science sector.

Additional findings indicate a significant outflow of labour in health-related sectors. While a total 19,897 Brampton residents worked in the broader human health and sciences sector, only 11,425 people worked in the sector in Brampton. This means at least 8,472 locals are working outside of Brampton. These represent potential to accommodate more related industry in Brampton because of the available labour force. Importantly, the more often residents leave a city to work in another location, the more likely they are to spend more money outside of their own community, resulting in economic leakage. Building a healthy cluster locally will ensure more local residents make the decision to work in Brampton, in addition to attracting labour from outside the city that may also eventually choose to live in Brampton.



## 2.3 The Human Health and Sciences Ecosystem

To be sure the GTHA's human health and sciences cluster is a world recognized stronghold. The human health and sciences cluster ecosystem includes the GTHA and the corridor through the Kitchener-Waterloo region. A number of categories which primarily include the following industry sub-sectors can characterize it:

- Pharmaceuticals and Nutraceuticals
- Medical Devices
- Knowledge Capital
- Health ICT and Big Data

The term ecosystem entails that these different components interact and overlap in varying ways. Below they are discussed thematically, but it is also acknowledged that the interplay between them is significant and can even be understood as a space for innovation and business opportunity.

### Pharmaceuticals and Nutraceuticals

The pharmaceutical industry in the region is perhaps the most visible component of the human health and sciences ecosystem, which also includes aspects such as biomedical development and natural health products. Mississauga is commonly viewed as the dominant location for pharmaceutical and nutraceutical R&D and production, as the nickname Pill Hill implies. Its growth in this sector is a product of sustained and long-term brand creation and investment attraction activities which continues to carry momentum.<sup>1</sup> Toronto itself is also a leader in the sector, and actually has more companies than Mississauga does (following only Montreal).<sup>2</sup> Nonetheless, Mississauga's brand has grown in recognition. Mississauga also is a stronghold for nutraceutical manufacturers, such as Pharmaline. Other areas such as Oakville and Burlington are also gaining ground in pharmaceutical and nutraceutical manufacturing.

A major trend expected to continue to affect the sector is the "patent cliff", which reached peak effect in 2014, but is expected to have sustained impacts on the GTA (and the global sector more broadly), due to the largest wave of patent expiration in history.

<sup>3</sup> This has begun to change the way brand name pharmaceutical manufacturers approach existing and new space

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<sup>1</sup> City of Mississauga, 2002, "Mississauga: A Leading Canadian Bio Cluster," p.7; .City of Mississauga, 2007, "Life Sciences Focus: A profile of Mississauga's Life Sciences Cluster," p. 5.

<sup>2</sup> Ibid.

<sup>3</sup> JLL, 2014, "Life Sciences Cluster Report 2014," p.79.





requirements, and is closely connected to corporate “right sizing” (downsizing human resource and physical space to increase competitiveness).<sup>4</sup>

While Brampton’s role in pharmaceuticals and nutraceuticals has been modest, areas adjacent to the Peel Memorial Centre may be amicable to pharmaceutical manufacturing, albeit, with a smaller footprint than in past generations, or more feasibly associated with the cross-over into nutraceuticals and prevention R&D. While the City’s promotional materials for human health and sciences point toward opportunities for growth in the sector broadly, there are no concrete statistics about the pharmaceutical sector specifically.

## Medical Devices

This sector represents a variety of commodity types, including composite diagnostic or laboratory reagents; medical, surgical, dental or veterinary devices and furniture; instruments and appliances; computed apparatuses; radioactive elements and isotopes; needles, catheters, etc.; mechanotherapy devices, electro-diagnostic apparatuses; and, prosthetics and artificial body parts, just to name a few.<sup>5</sup>

The medical device industry in Canada is broadly understood to face challenges related to scaling up.<sup>6</sup> Most businesses lack the capacity to take technological innovations to international markets. That is not to say, however, that there is not activity happening in the space. In fact, there is much going on; nonetheless, many companies encounter barriers to getting to the so called “next level”, and those that do break through are often acquired by larger conglomerates such as Abbott Labs, Fujifilm, Hologic Inc., Johnson & Johnson, and Siemens AG. A positive effect of this trend is that there is an indication that the sector is generating international attention.

There are numerous high-profile examples of strong medical device enterprises operating in the GTHA. Examples include:

- Novadaq Technologies Inc. (Mississauga) – a company specializing in clinical and surgical imaging systems
- Theralase Technologies Inc.(Toronto) – a company specializing in super-pulsed, cold laser technologies
- Titan Medical (Toronto) – a company specializing in precision surgical robotics such as the Amadeus Robotic Surgical System

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<sup>4</sup> Ibid

<sup>5</sup> Innovation, Science and Economic Development Canada, Life Sciences Industries: Medical Devices Industry Profile, Date modified February 27, 2013: [https://www.ic.gc.ca/eic/site/lsg-pdsv.nsf/eng/h\\_hn01736.html](https://www.ic.gc.ca/eic/site/lsg-pdsv.nsf/eng/h_hn01736.html).

<sup>6</sup> Starfish Medical, “Current State of Innovation in the Canadian Medical Device Industry,” July 8, 2016: <http://starfishmedical.com/2015/07/08/current-state-of-innovation-in-the-canadian-medical-device-industry/>



- Medtronic (Brampton) – a company specializing largely in technologies associated in the management of heart disease and diabetes (i.e. insulin pumps)

The fact that Brampton has Medtronic as a local asset indicates that there is capacity for the area to continue to be fruitful in the space; potentially serving as an anchor to future investment attraction or entrepreneurial spin-offs in related areas. It also presents an opportunity for strengthening relations and seeking partnership or cooperative means for supporting sector investment and company expansion. This could be underpinned by a focus on driving innovation in applying technologies and implementing new model of health approaches as discussed in the report introduction.

In addition to private companies, there is also research occurring in the space which directly relates to medical device innovation. For example, Hamilton has two world class centres of excellence relating to medical devices; the Centre for Probe Development and Commercialization and the Centre for Surgical Invention and Innovation.<sup>7</sup> Toronto's Hospital for SickKids has a Centre for Orthotics and Medical Devices which contributes to research in the development of medical devices associated with foot, ankle, knee, hip, spine, hand and cranial conditions.<sup>8</sup> A further signal that the sector stands to see continued interest is a federal initiative called the MedDev Commercialization Centre, which has partners across Canada, including with MaRS Innovation, McMaster University, and the University of Waterloo.<sup>9</sup> Although Brampton does not have the concentration of medical device manufacturing, or the longer standing relationships in this space that some of the comparator areas in the GTHA do, Sheridan College has made significant steps forward into the supportive ecosystem. The Centre for Advanced Manufacturing and Design Technologies (CAMDT) has a focus on supporting innovation in medical device design and in 2015 entered into a partnership with 3D4MD to create and innovative 3D printed medical devices and supplies.<sup>10</sup>

## Knowledge Capital

Growing the knowledge pool in human health and sciences is at the intersection of research and development activities and education. This dimension of the sector is plugged directly into the creative economy. A number of communities have carved out niches in the knowledge capital space. Toronto and Hamilton each have medical schools, and Toronto, Mississauga, Hamilton, and Waterloo all have universities offering at minimum undergraduate programming in biomedical sciences. The University of Waterloo even has a School of Pharmacy with a campus located in Downtown Kitchener. This has led to the

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<sup>7</sup> Innovation, Science and Economic Development Canada, Life Sciences Industries: Medical Devices Industry Profile, Date modified February 27, 2013: [https://www.ic.gc.ca/eic/site/lsg-pdsv.nsf/eng/h\\_hn01736.html](https://www.ic.gc.ca/eic/site/lsg-pdsv.nsf/eng/h_hn01736.html).

<sup>8</sup> SickKids, Centre for Orthotics and Medical Devices: <http://www.sickkids.ca/OrthoticsCentre/what-we-do/index.html>.

<sup>9</sup> MedDev Commercialization Centre: <http://www.meddevcentre.ca/>.

<sup>10</sup> <https://www.sheridancollege.ca/news-and-events/news/3d4md-and-sheridan-college-announce-exciting-new-partnership.aspx>



informal creation of a human health and sciences innovation corridor along the 401 and within the Greater Toronto and Hamilton Area.

Research Centres represent a means of bringing together global experts to assess and solve puzzles. Hamilton's McMaster University recently joined Germany's Fraunhofer Institute for Cell Therapy and Immunology in creating a new research centre in Hamilton's innovation park.<sup>11</sup> Meanwhile in Toronto, it was the Sunny Brook Health Sciences Centre that pioneered a new scalpel-free medical procedure to treat uncontrollable hand tremors.<sup>12</sup>

Other examples of increasing knowledge capital include the recent JLABS creation of the Toronto MaRS Discovery District's life science incubator which has been generally receiving positive media attention, with the exception of budget over-run reports that emerged during its expansion.<sup>13</sup> Stakeholder interviews indicate that MaRS is so popular that it is nearing capacity and alternate space may soon be required. This may present an opportunity for cities like Brampton to serve as a secondary location, or provide much needed second stage space for companies that have evolved out of start-up and incubation environments. The PMC development and its focus on integrated health could be leveraged as a means of heightening the appeal of Brampton as a community moving with the current of change on health sciences. Ensuring that the necessary flex medical and office space is available in proximity to the site, as well as increasing local area revitalization efforts and improved commercial and lifestyle amenities could work to stimulate increased investment interest.

The knowledge economy in human health and sciences also has important connections to engineering programs, where breakthroughs are occurring in areas of medical devices and health related information and communications technology (ICT). Addressed in further detail below, the connection between institutions of learning and innovation clusters in health-related technology is undeniable for strongholds such as Waterloo and Toronto.

Hospitals and care facilities are also key components of the knowledge capital in human health and sciences; particularly institutions that are affiliated with medical schools. The large concentration of hospitals, including for mental health and addiction resources, has cemented Toronto as a key player in the human health and sciences knowledge economy. Relatedly, organizations such as the Toronto Health Economics and Technology Assessment (THETA) Collaborative bring together

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<sup>11</sup> Williams, Patricia. 2016. "State-of-the-art research centre slated for Hamilton," Daily Commercial News, August 30: <http://dailycommercialnews.com/Projects/News/2016/8/State-of-the-art-research-centre-slated-for-Hamilton-1018143W/>

<sup>12</sup> Roussey, Kas. 2016. "No scalpel, no drill: Medical procedure to treat uncontrollable hand tremor a 'game changer,'" CBC News, August 24: <http://www.cbc.ca/news/health/essential-tremor-health-surgery-clinical-trial-brain-disease-1.3732875>

<sup>13</sup> Dawes, Terry. 2016. "JLABS Opens Toronto MaRS Discovery District Life Sciences Incubator," cantech Letter, May 12th: <http://www.cantechletter.com/2016/05/jlabs-opens-toronto-mars-discovery-district-life-sciences-incubator/>





critical, peer and inter-disciplinary feedback, discussion, and reflection on human health and sciences related technologies, approaches, advancements and trends. Some areas of recent research include:<sup>14</sup>

- End-of-life care interventions and economics
- Blood supply and infectious disease
- Cost analysis and scientific study
- Interdisciplinary treatments

These spaces create an environment for the fruitful exchange of ideas. A common denominator of the municipalities that have strong research and innovation occurring in human health and sciences, particularly in technology, is that they all have universities in their communities in addition to colleges. These spaces make for fertile grounds in the nexus between entrepreneurialism and health. Brampton does not have a university campus or satellite campus, but does have a Sheridan College satellite campus, where there is a community pharmacy assistant program available.<sup>15</sup> This, though modest in comparison to a medical school or biomedical program, illustrates the potential for additional growth in pharmaceuticals knowledge development or other areas of life science. The CAMDT mentioned in the section above highlights the existing knowledge and applied research assets that already exist in the city through post-secondary networks. These should be explored in further depth to identify how they can be potentially broadened to include universities, other research organizations, and the private sector in order to stimulate increased intellectual property development and design creation in Brampton. Encouraging the necessary type of learning, exploration, and innovation space for this to occur in connection with a hospital partner that is focused on integrated health and implementing new models of health and service delivery could provide the area with a distinct competitive advantage.

## Health ICT and Big Data

Innovation is occurring all the time in the human health and sciences sector. An area of critical convergence has been the connection between information and communication technologies and human health and sciences. The growing importance of ICT and big data for the human health and sciences sector, both as a means of monitoring and treating illness and of growing business opportunities, is one of the fastest growing segments of the sector. Technology hubs centered on top quality engineering faculties such as the University of Waterloo and University of Toronto continue to draw investment attention to the broader region; however there is even more occurring beneath the surface. Recent media attention centring more broadly on

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<sup>14</sup> Toronto Health Economics and Technology Assessment Collaborative. Completed Studies. Accessed September 9, 2016: [http://theta.utoronto.ca/Completed\\_Studies](http://theta.utoronto.ca/Completed_Studies)

<sup>15</sup> Ontario Colleges. 2016. Pharmaceutical Programs at Ontario Colleges: [http://www.ontariocolleges.ca/SearchResults/HEALTH-FOOD-MEDICAL-PHARMACEUTICAL/\\_/N-lqhn](http://www.ontariocolleges.ca/SearchResults/HEALTH-FOOD-MEDICAL-PHARMACEUTICAL/_/N-lqhn)



the Waterloo-Toronto technology corridor has earned the region the title 'Silicon Valley North.' This has increased the focus on the area as a place for investment in technology development, and particularly in software.<sup>16</sup>

The development of mobile apps represents a cost-effective and potentially lucrative market for entrepreneurs in the human health and sciences sector. The mobile app ParticipAid was developed by graduates of McMaster University, allowing researchers to connect with potential participants through the interface.<sup>17</sup> Akira, a mobile platform based on Toronto, launched in spring of 2016; offering patients opportunities to access a board certified physician remotely for health consultation information.<sup>18</sup>

Meanwhile much is also being done to create apps designed to reduce hospital stay length times, such as Mohawk College's new Technology Access Centre for Digital health, which will be working with businesses to create new health technology to get patients home from hospitals sooner with the use of smartphones.<sup>19</sup> Here is an example of the interplay between a learning institution and the private sector to solve identified challenges.

Big data is also an area gaining critical interest in both academic and private sector settings. A recent Globe and Mail expose on the subject identified health-care improvements as one of the key areas where big-data advancements and analytics could save money and lives.<sup>20</sup> The big data industry in human health and sciences also has spin off potential for other sectors not traditionally affiliated with health care, such as graphic or other media design (for conveying information visually).

Research undertaken at McMaster University acknowledged the utility of big data in helping to plan for medical needs in hospitals as the Baby Boomer generation ages and hospital resources are constrained.<sup>21</sup> Data collection, storage and analysis will be important components of the industry as the demand for health related data grows. With these expectations is the demand for specific skills sets and physical space to house such facilities.

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<sup>16</sup> Fraser, Laura. 2016. "Silicon Valley North? Toronto-Waterloo position themselves as next tech hub," CBC News, April 4: <http://www.cbc.ca/news/canada/kitchener-waterloo/silicon-valley-toronto-waterloo-1.3519032>

<sup>17</sup> Xian Kon, Wan. 2016. "Bridging the gap with a mobile app: ParicipAid aims to connect researchers with potential volunteers," The Varsity, August 12: <http://thevarsity.ca/2016/08/12/bridging-the-gap-with-a-mobile-app-2/>.

<sup>18</sup> Dawes, Terry. 2016. "Doctor-on-demand app Akira Launches in Ontario," cantech letter, ay 19: <http://www.cantechletter.com/2016/05/doctor-demand-app-akira-launches-ontario/>

<sup>19</sup> Frketich, Joanna. 2016. "Mohawk College to be a major driver of health technology," Hamilton Spectator, Septemeber 7, 2016: <http://www.thespec.com/news-story/6845578-mohawk-college-to-be-a-major-driver-of-health-technology/>

<sup>20</sup> Davila, diamond and Szigeti. 2016. "There's no Big Data without intelligent interface," The Globe and Mail, Aug 22: <http://www.theglobeandmail.com/report-on-business/rob-commentary/theres-no-big-data-without-intelligent-interface/article31482335/>

<sup>21</sup> Paddon, Natalie. 2015. "'Big Data In Action' can help health care: Mac researcher," Hamilton Spectator, November 5: <http://www.thespec.com/news-story/6077841--big-data-in-action-can-help-health-care-mac-researcher/>



### 2.3.1 Summary of Ecosystem Findings

Brampton's place within the ecosystem is beginning to show signs of further potential, although it remains uncertain and will require continued planning, long term thinking, and support. Key observations emerge from an assessment of its construction and composition:

- Post-secondary institutions are anchors for connecting research with market needs in human health and sciences
- Connections to centres of research enhance exposure and deepen international networks
- Media attention can help propel a local brand or niche area of expertise (consider for example the frequency of reporting on Hamilton's human health and sciences sector)
- Medical device enterprises are a focal point for international attention for acquisitions, and the space is active with strengths in both private sector entrepreneurialism and academic research and development
- Innovation spaces designed for start-ups are filling and there may be a need for additional space for companies looking to expand outside of MaRS but, remain within the GTA and in proximity to the Discovery District
- Toronto is consistently viewed as a hub for human health and sciences in areas of pharmaceuticals, ICT, and knowledge capital, with Hamilton and Waterloo also being strong clusters

## 2.4 Stakeholder Discussions

Interviews were conducted with 30 experts and stakeholders in the human health and sciences sector from across the GTHA. The purpose was to gain an understanding of new directions emerging in human health and sciences, the potential for cluster growth in Brampton, and ways in which the PMC and future developments on its campus may help to contribute to human health and sciences for health and wellbeing.

This section provides an overview of key themes from the stakeholder discussions. Analysis that is more detailed is available in the technical appendices under section **Error! Reference source not found..** The key themes are as follows:

- **New Holistic Model of Human Health and Sciences:** the idea that preventative products, technologies, and practices can provide a proactive means of addressing public health challenges, and provide a new and expanding market for private enterprises and entrepreneurs. The holistic approach builds on the historical tenancy to focus on treatment of illness, rather than prevention, thereby expanding the range of opportunities for new growth
- **Local Anchors:** the idea that the PMC and a few flagship companies, such as Medtronic, can function as a focal point for additional interest in development and investment



- **Partners, Champions, and Roles:** the idea that a winning team constitutes a combination of key players, each of whom is cognizant of their respective abilities and roles
- **Export-Oriented Markets:** The idea that the cluster represents an opportunity for upscaling and growth of not only technology, medicine and devices, but also knowledge, skill and expertise, which can be exported beyond Brampton's municipal boundaries
- **Post-Secondary Campus Facilities:** the idea that despite it likely being unrealistic to start a new college or university centred on human health and sciences-related educations, there are good opportunities to formulate partnerships with existing universities and colleges such as McMaster and University of Toronto or Sheridan College
- **Innovation Space:** The idea that the cluster can serve as space for innovation, entrepreneurialism, and investment attraction and expand the parameters of the traditional model of health by integrating new modes of health and wellness. The concept of developing a centre of excellence around the application of technology and implementing new models of health in actual care and delivery environments
- **Infrastructure Requirements:** the idea that having the right transit infrastructure, municipal layout and access will enhance the ability of the cluster to thrive in the area surrounding the PMC and also facilitate attraction of post-secondary collaborative opportunities
- **Perceptions to Overcome:** the idea that Brampton suffers from a challenge of perception along multiple fronts: first, as a waning manufacturing location, second as a bedroom community for commuters, and third as a place lacking in quality of life activities, amenities and attributes

## 2.5 Focus Group Workshop

A focus group workshop was conducted with business and industry stakeholders from the human health and sciences sector. Key themes emerging from focus group discussions include:

**Making Development Easy:** Ensuring land-use zoning is anticipatory of development needs rather than reactive (e.g. initiating pre-zoning plans), creating incentive programs to reward early investors via tax breaks or other lowered development costs, and streamlining of application and approval processes

**Place-making:** Greening the area, developing and enhancing parks at a broader scale than the core district, and ensuring attractive amenities and a range of living options are available to different income levels are thought to encourage talent attraction and retention. Closely related are ideas associated with transit and active transportation infrastructure and accessibility



**PMC as a Hub:** Fostering linkages between the PMC, post-secondary institutions, and R&D firms to grow interconnections and develop new areas of specialization, and creating spaces for formal and informal meeting and interaction to enhance the exchange and sharing of ideas

**Competitive Positioning:** Positioning the area as competitively located for a variety of transport and its proximity to Toronto and Waterloo, emphasizing various medical sites that include state of the art medical facilities and dedicated training programs, leveraging specific strengths in diabetes treatment and prevention, and marketing the diversity of the population to support ethnic and cultural research

**Transit and Infrastructure:** Making the PMC accessible directly by GO Train (with all day service both directions), ensuring PMC becomes a critical node for public transit, and developing active transportation infrastructure that is encouraging of cycling with storage and locking facilities for bicycles, and which enhances walkability of the entire district



### 3 Grounding the Evidence

An important aspect of this project has been to assist the City of Brampton in identifying how it can differentiate itself in the human health and sciences landscape that stretches across the Greater Toronto and Hamilton Area (GTHA) including the Region of Waterloo that makes the Toronto to Waterloo Technology Corridor. Further, it has been to provide the underpinning concepts for establishing an economic vision for the City that it can pursue, in collaboration with the private sector, to foster the creation of a sustainable human health and sciences cluster. Drawing on the collective research and findings discussed in the report above (and uncovered through the primary and secondary research undertaken to shape these understandings), the following section begins to tie the knot between what could be possible and what can be done. In particular, this project has been tasked with identifying how the Peel Memorial Centre for Integrated Health and Wellness (PMC) development can be leveraged to stimulate more interest and development growth to support health and human health and sciences cluster development in Brampton.

This project is focused on this question, and providing a theoretical development scenario of what would make most sense from a built form perspective over the next five to 20-year period. Six conceptual drawings have been prepared and provided below that provide a visual representation of what could be developed in the study area in close proximity to the PMC development lands. This begins with the development phases of the PMC site itself, phase one nearing completion early to mid-2017, phase two being understood as hospital expansion space (as yet undetermined), and phase three representing roughly four acres of “partnership opportunity” space. As a part of the project process, the following concepts were vetted through the City of Brampton staff and Steering Committee to ensure that the direction the consulting team is taking with respect to what is potentially feasible for development in the area related to supporting a health and human health and sciences cluster is achievable. These conceptual drawings are as follows:

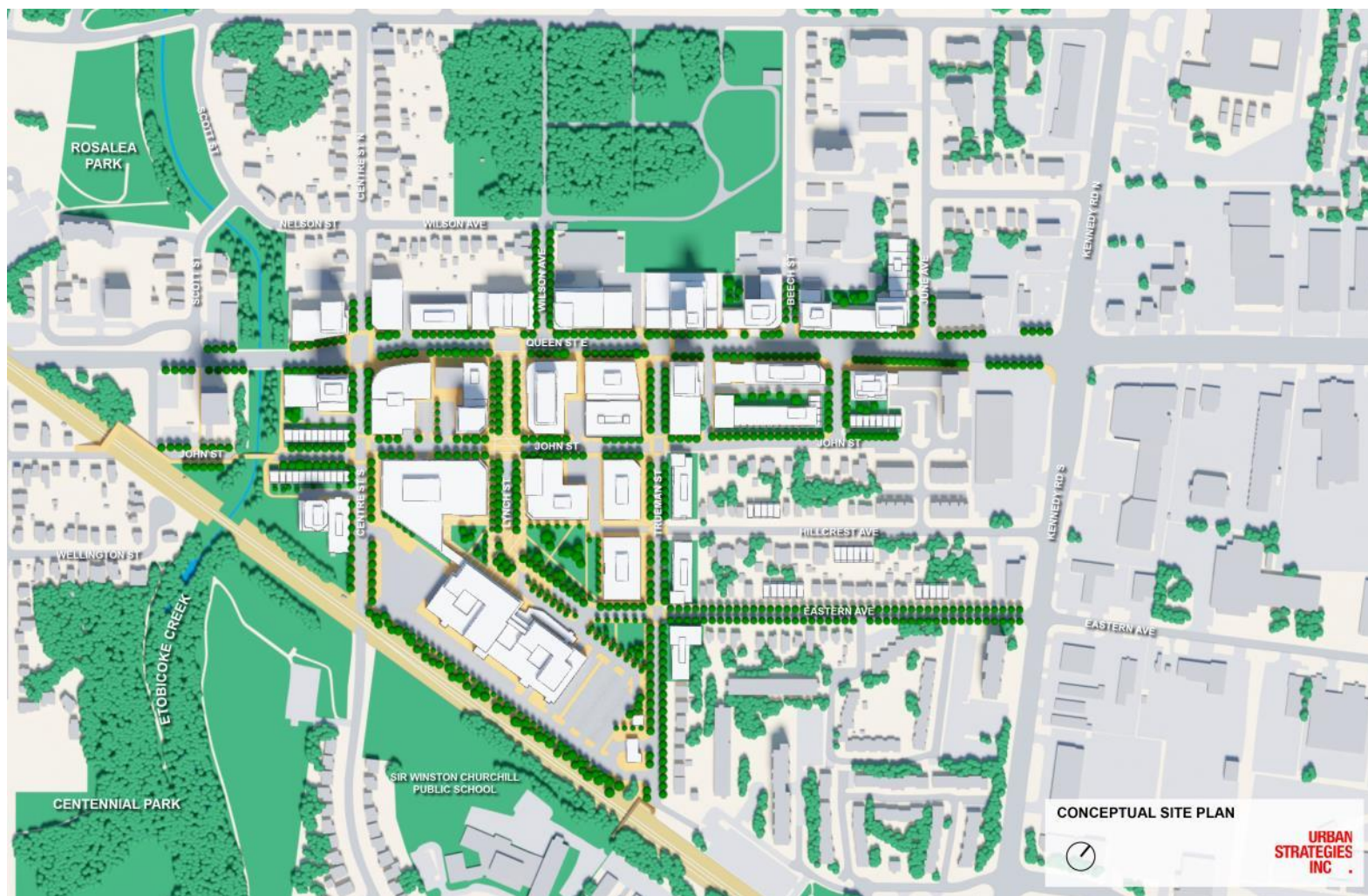
- Conceptual Site Plan
- Development Yields
- Mobility Network
- Building Heights
- Draft Concept 3D Visuals (two images)

The drawings take into consideration the existing development currently in the site planning process, and the desire on the part of the City and stakeholders to see the area increase its beautification and walkability. Alternative transportation modes have also been incorporated and the recognition for the need for mixed use commercial/residential and an increased level of flex office, flex-medical and contemporary office space along the Queen Street Corridor and surrounding the PMC site.





FIGURE 5: CONCEPTUAL SITE PLAN - BRAMPTON HEALTH AND TECHNOLOGY CAMPUS

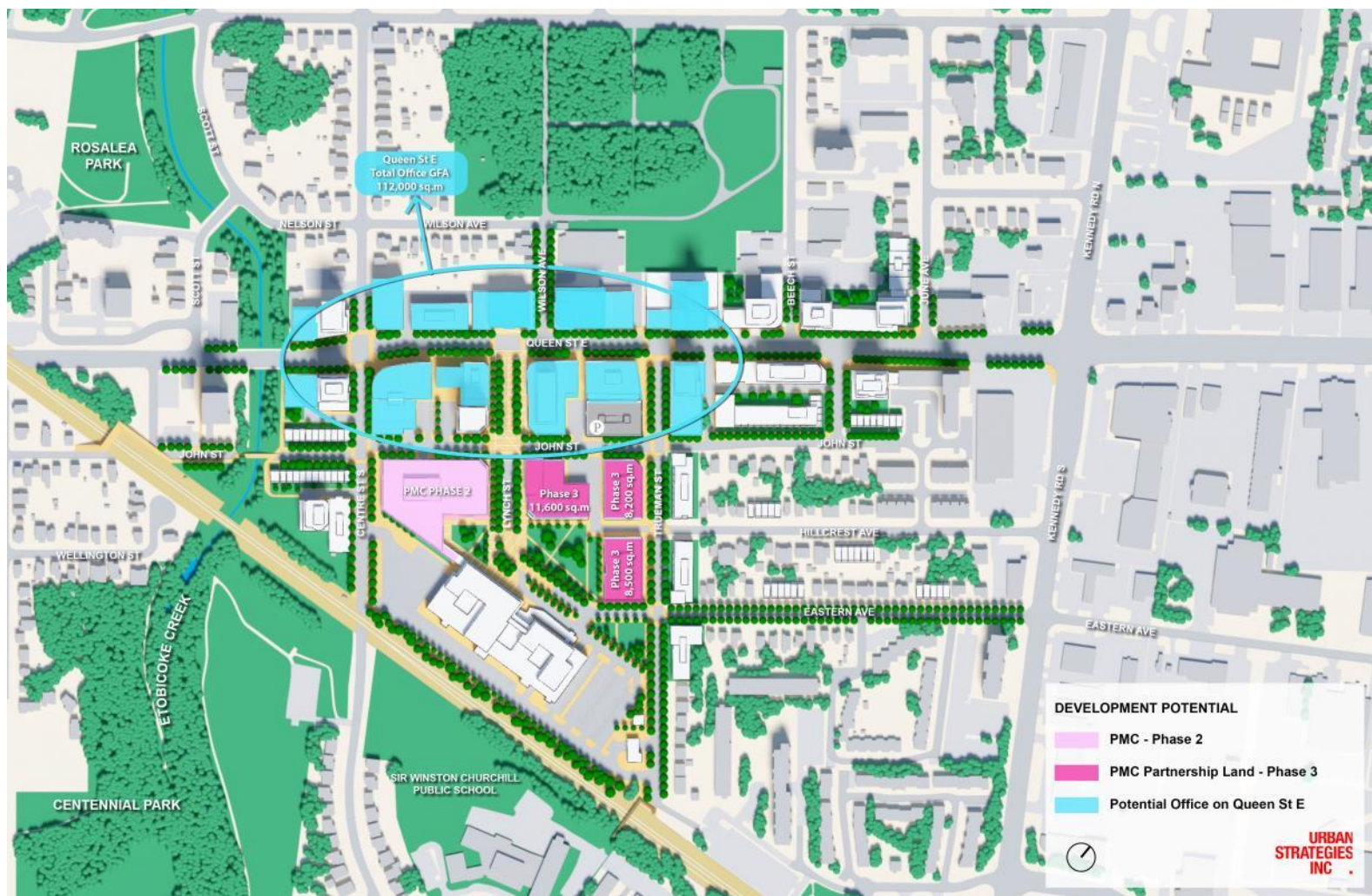


Source: Urban Strategies Inc.





FIGURE 6: DEVELOPMENT POTENTIAL - BRAMPTON HEALTH AND TECHNOLOGY CAMPUS

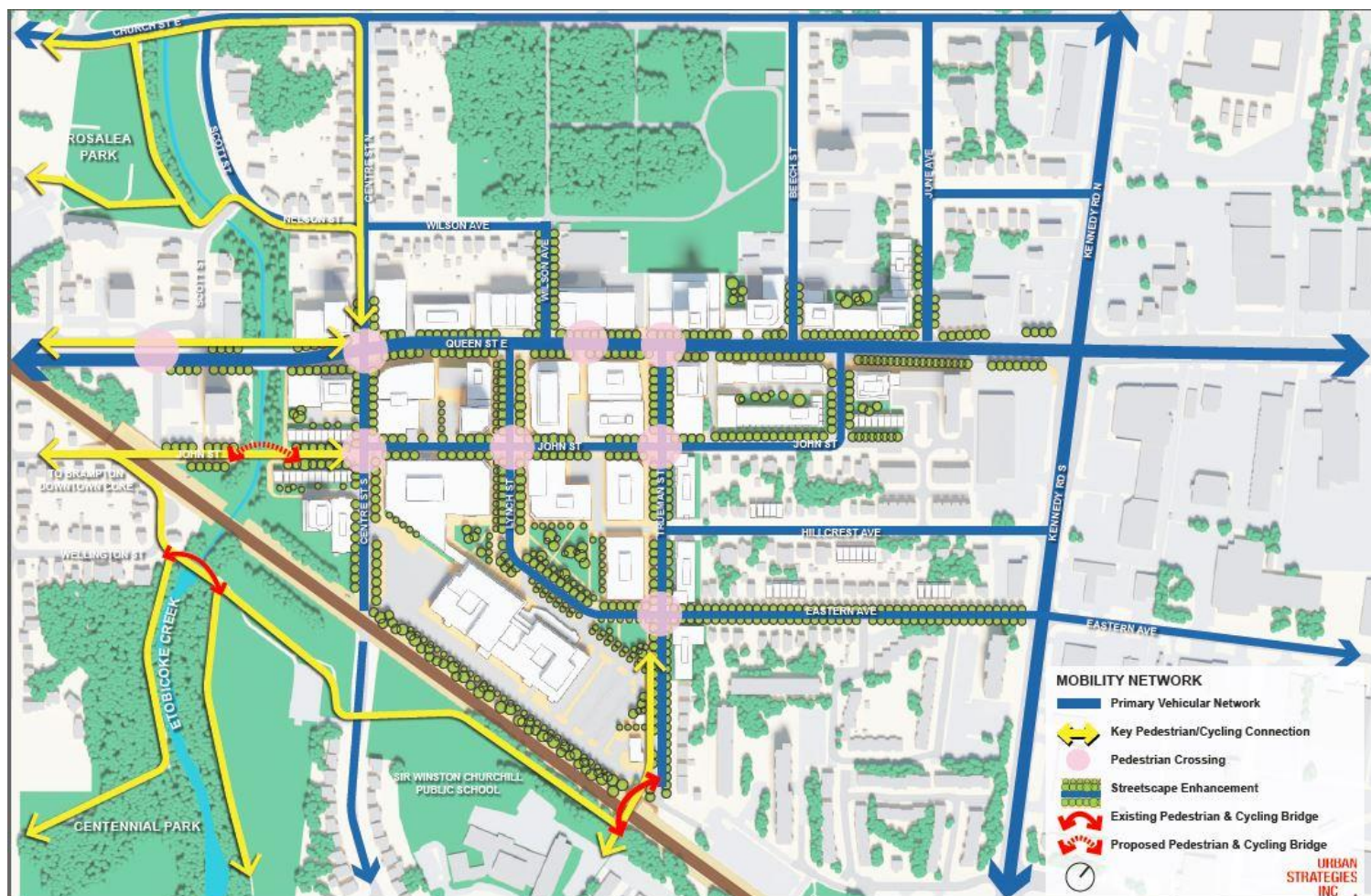


Source: Urban Strategies Inc.





FIGURE 7: MOBILITY NETWORK - BRAMPTON HEALTH AND TECHNOLOGY CAMPUS



Source: Urban Strategies Inc.





FIGURE 8: BUILDING HIEGHTS - BRAMPTON HEALTH AND TECHNOLOGY CAMPUS



Source: Urban Strategies Inc.

FIGURE 9: CONCEPT 3D VISUAL - BRAMPTON HEALTH AND TECHNOLOGY CAMPUS.





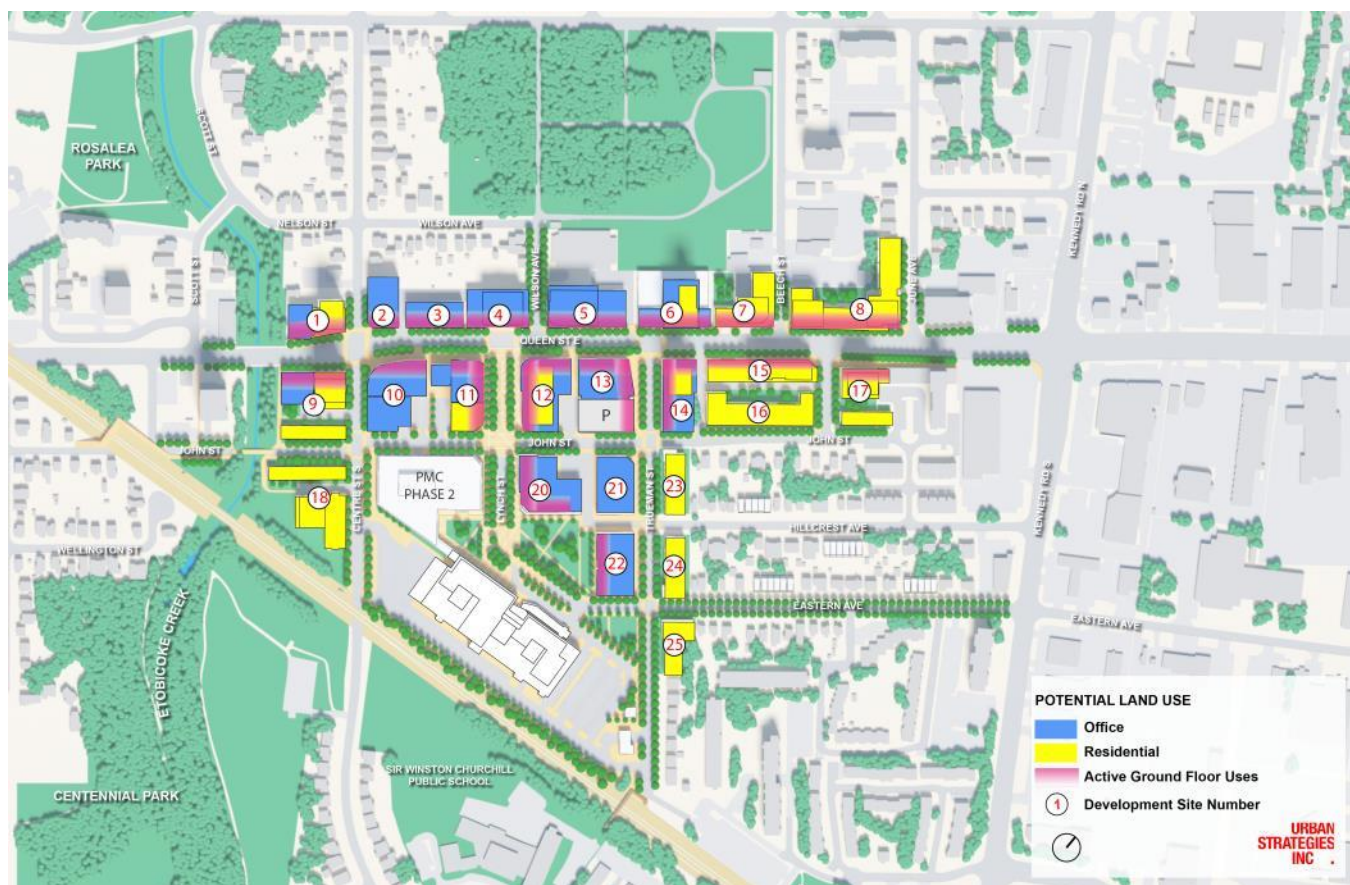
Source: Urban Strategies Inc.



### 3.1 Brampton Health and Technology Campus Yield Analysis

As noted above, the project proposes development in the immediate area of the PMC's Phase 1 component. Based on these considerations projections for the expected yields have been developed for 25 project sites that include developments associated with Phases 2 and 3 of the PMC in relation to a Health and Technology Campus.

FIGURE 10: CONCEPTUAL SITE PLAN OF 25 DEVELOPMENT PROJECTS FOR THE BRAMPTON HEALTH AND TECHNOLOGY CAMPUS



Source: Urban Strategies Inc.





As shown in Figure 11, total gross floor area of all the projects is 383,650 square meters, of which nearly 60% would constitute residential space, with the remainder being office and retail space.

FIGURE 11: YIELD ANALYSIS SUMMARY - BRAMPTON HEALTH AND TECHNOLOGY CAMPUS

	Approx. Total GFA	Approx. Total Residential GFA	Total Number of Residential Units	Approx. Total Office GFA
Total (Sq.m)	383,650	219,060	2,191	136,875
Total (Sq.ft)	4,130,000	2,360,000	2,191	1,475,000

Source: Urban Strategies Inc. GFA = gross floor area.

## 3.2 Municipal Servicing Review

A review was conducted of several key documents concerning the adequacy of the existing water, wastewater, and stormwater services to support the proposed PMC development. The four documents assessed were:

- City of Brampton Central Area Sustainable Infrastructure Study – Baseline Review Report (WSP Canada Inc., 2014)
- Queen Street Class Environmental Assessment, Centre Street to Highway 410 (iTRANS Consulting Inc., 2008)
- Queen Street Class Environmental Assessment, Centre Street to Highway 410 – Drainage and Stormwater Management Report (GENIVAR Ontario Inc., 2008)
- Region of Peel 2013 Water and Wastewater Master Plan for the Lake-Based Systems, Volume III – Water Master Plan (AECOM and BluePlan Engineering Consultants Ltd., 2014)

The following aspects of municipal infrastructure were assessed based on their current and expected capacity by 2031 (based on population projections as obtained from Urban Strategies). Key observations include:

- **Water Servicing:** Currently as well as by 2031 the PMC study area will have two nodes that do not meet fire requirements; however, dead-end streets often reflect inadequate flows and upgrades may not be required.
- **Wastewater Servicing:** The sanitary sewer system within the PMC study area has adequate capacity. Under 2031 conditions, most of the sanitary sewers demonstrate a loading ratio between 0 – 0.8, indicating no surcharge, and a depth



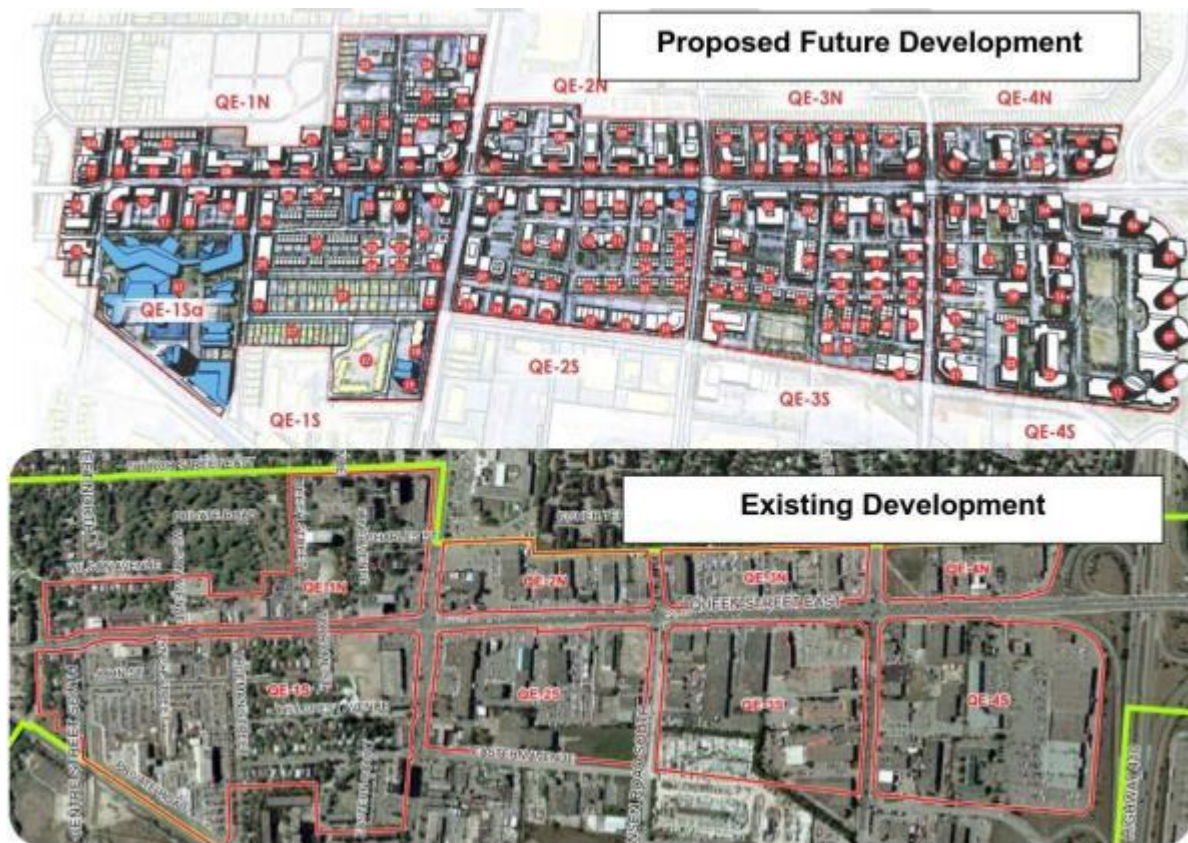
to water level greater than 1.8m. At the dead-end of the Lynch Street, Centre Street, and John Street sewers, a depth to water level of 0 – 1.8m is observed. These conditions indicate that the sanitary sewers within the PMC have adequate capacity to service the projected developments.

- **Stormwater Servicing:** A sample area, QE-1S (Figure 12), which includes most of the PMC study area, was analyzed to evaluate the impact of development on the stormwater system. The reports indicated that the storm sewer on Queen Street between the Etobicoke Creek Tributary and June Avenue did not have adequate capacity for the 5 and 10-year storm events under the proposed road widening conditions. Nonetheless, the development of the PMC study area is still expected to conform to City of Brampton's stormwater management criteria, including stormwater quantity and quality control because new stormwater management plans will provide on-site stormwater storage and water quality treatment facilities. Therefore, they will improve the existing conditions. Further studies are suggested to investigate the existing storm drainage conditions, which are not assessed in the documents reviewed.

## Conclusions

Based on the review of the previous study reports and proposed future development within PMC study area, existing watermain and sanitary sewers are understood to be adequate to support the proposed development within the PMC study area.

FIGURE 12: AREAS QE-1S, QE-2S, AND QE-4S FROM THE QUEEN STREET CORRIDOR.



Source: WSP Canada Inc. City of Brampton Central Area Sustainable Infrastructure Study – Baseline Review Report, 2014.



When the City's stormwater management criteria are implemented within the PMC study area, the on-site stormwater quantity control and quality control measures will improve the existing storm drainage conditions, rather than contribute to strain.

It must be noted that these conclusions are based solely on the documents assessed, and further detailed studies are recommended to determine the adequacy of existing municipal services within the PMC study area pending decisions to advance projects.

### 3.3 Transit and Transportation Infrastructure Considerations

The Peel Memorial Centre (PMC) and its health and technology campus are an evolving a focal point of health services and research, with the potential to serve to encourage business attraction as well as spur development in the central area for the City of Brampton. From a transportation perspective, the PMC is uniquely integrated into the Downtown serving both the hospital uses as well as the broader community. As the PMC population and the broader community develop, the central area will need to continue to evolve to meet the needs of this changing population.

As part of this evolution, the City of Brampton has undertaken a precinct review for the area surrounding the PMC to identify how the City can make strategic investments in order to capitalize on the hospital's development. This review aims to identify key opportunities to position the area such that it can adapt to its continually changing population and institutional needs, as well as help it respond the surrounding urban fabric. The purpose of this transportation study is to support these changes introduced by the economic development and planning policy review, as well as to identify opportunities to improve the area's public realm and transportation network.

This study has evaluated the existing transportation conditions on in the Downtown central area. With few exceptions, the study finds that the existing transportation infrastructure meets the needs of the PMC today, but in order to realize the full potential of the area would require some key improvements are required. Specifically, the study looks to increase the number of alternative routes available within the area in an effort to relieve existing pressures while providing flexibility to accommodate an increasing non-auto use.



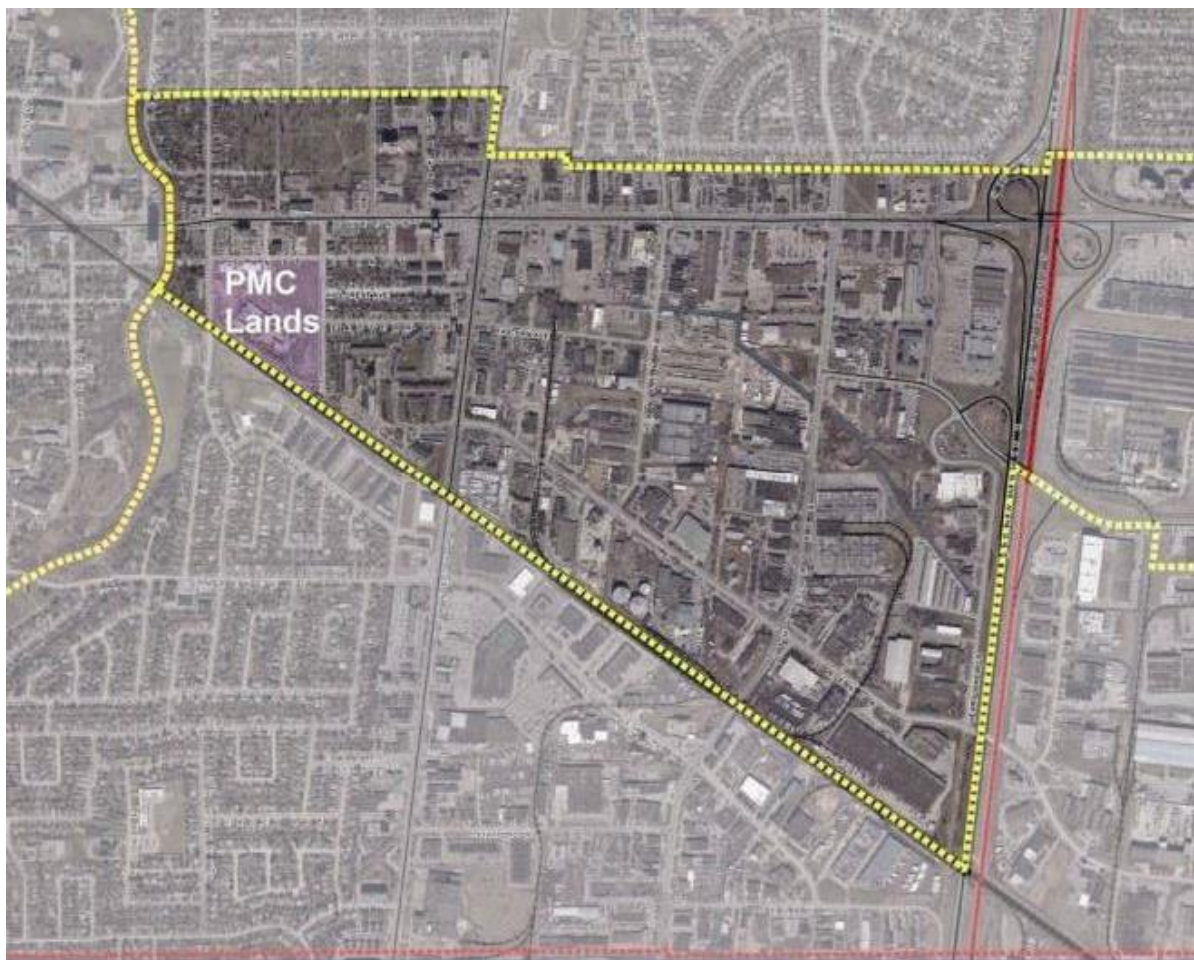


### 3.3.1 Study Framework

This study evaluates the existing transportation conditions within the PMC precinct of the Downtown Brampton central area while also investigating future transportation conditions. Subsequently, implementation recommendations for the City will be provided based on these evaluations. The study area is bounded by Highway 410 to the east, Etobicoke Creek to the west, Church Street and Archdekin Drive to the north, and the rail corridor to the south. The study area boundary is displayed in Figure 13Error! Reference s ource not found..

This study proceeds by presenting the situation of the PMC precinct with respect to the transportation network of the City. This shows the relationship between the City's transportation network and the precinct. The study then reviews data from the Transportation Tomorrow Survey (TTS), cordon count results, and vehicular travel information. This data shows the precinct's present transportation conditions, as well as impacts on the immediate and greater road networks of the City. After determining the precinct's existing transportation network, the projected future demand of the precinct is determined, along with opportunities to enhance the public realm and transportation network, particularly in regard to pedestrian

FIGURE 13: STUDY AREA FOR TRANSPORTATION STUDY







and cyclist movement. Finally, the study highlights key findings and discusses implementation recommendations for the City moving forward.

### 3.3.2 Key Elements of the Study

#### Active Transportation

Currently the precinct does not provide a network of dedicated cycling facilities either on-road or off-road. Sidewalks are provided on almost all existing roads with the exception of Eastern Avenue between Kennedy Road and Hansen Road. East of Kennedy Road, where the land use is primarily industrial, the road network, and subsequent pedestrian network, is sparse make walking and cycling a challenge to be a viable mode of travel for people coming to/from the PMC precinct via this area.

#### Transit Network

The proposed development is serviced primarily by conventional Brampton Transit, the Brampton Züm Bus Rapid Transit service, and the GO bus. The Brampton Bus Rapid Transit Service, branded Züm, provides limited stop routes with transit signal priority and off vehicle fare purchase. Key attributes of these different transit modes relative to the PMC precinct include:

- Brampton Züm 501/501A: The Züm route 501 provides service along the Queen Street East corridor. This route operates between the Downtown Terminal and York University in Toronto. The nearest station to the subject site is located at the Queen Street East & Centre Street intersection.
- Route 1/1A: Route 1 is a primary corridor route which travels along Queen Street East from Highway 50 to Mount Pleasant GO Station. Route 1A provides peak and midday service from Monday to Friday between Chinguacousy Rd. and Delta Park Blvd.
- Route 7/7A: Route 7 operates between Mayfield Road and Courtney Park Drive. Route 7A operates between Heart Lake Terminal and Courtney Park Drive weekday peak periods only.
- Route 8: Route 8 operates along Centre Street between the Brampton Gateway Terminal and Bramalea Transit Terminal, In November 2016, this route was realigned to service the PMC with a loop via John Street/Lynch Street Extension/Trueman Street.
- Route 52/52A: Effective March 6, 2017, Route 52/52A will be extended from the Downtown Terminal to the PMH site via Queen Street to Lynch Street. This route operates to County Court Blvd via Gateway Terminal and Sheridan College. The Route 52/52A extension will provide a direct connection between the PMC site and the Downtown Terminal (shared with GO bus), and the Brampton GO Train/VIA Rail Station.

#### Road Network



The PMC precinct is located in an urban area but due to it being bounded by the rail corridor to the south and Highway 410 to the east it exhibits a limited road network. Key roads in the PMC precinct include:

- Kennedy Road South
- Clark Boulevard
- Rutherford Road South
- Eastern Avenue
- Orenda Road
- Centre Street South
- John Street

The travel mode choice determines which elements of the City's transportation networks will be affected by a trip. The majority of trips in Brampton are made by car, either as driver or passenger (89.5%). That said, the trends have indicated the number of trips made by transit, both local transit and GO Transit, have increased. The majority of trips can be seen to originate either within Brampton or Peel Region, highlighting an opportunity for the increased transit use.

### **Transportation Flows**

Traffic flow in the precinct is constrained by the number entry and exit points. Specifically, bounded by the rail corridor to the south traffic is focused through a limited number routes, which concentrates traffic to a point where the traffic demand along Kennedy Road was identified to exceed the theoretical capacity of that road. A likewise situation was identified along the easterly boundary along Queen Street at the Highway 410. However, at the same time due to the discontinuous road network it was identified that there was an underutilization of Clark Boulevard. Bringing these results forward, the traffic constraints signal further opportunities to develop infrastructure that is more accommodating to public transit and active transportation.

### **Active Transit Infrastructure**

A number of different road configurations are available that in the future would enhance and encourage active transportation within as well as to and from the PMC precinct area. By making these changes it is expected that residents within the area and commuters to it will have greater incentive to avoid using single occupancy vehicles, instead opting for easy to access and safe alternate routes.

There are a number of different forms of streets that more strongly support and facilitate pedestrian and cyclist movement than a typical local road. Most streets on precinct, while providing basic connectivity, can be further improved through the application of the following typology (further descriptions and examples of each are provided in the Technical Appendix):



- Two-way street with enhanced design (i.e. designated bike areas, raised curb sidewalks, etc)
- One-way street (same as above, but on a one way street)
- Shared street (Woonerf) (designed with extra breadth, usually on alternatively textured surfaces to help distinguish vehicular and other uses)
- Closed street (pedestrians and cyclists only)

The order of the listed streets follows a progression from lesser to greater focus on facilitating pedestrian and cyclist movement. Depending on the characteristics exhibited by the candidate streets, the City of Brampton could consider modifying the candidate streets, or portions thereof, to the appropriate form.

### 3.3.3 Conclusions

Recommendations have emerged and are presented in the appropriate section below to address all users of the precinct and the City's transportation network. A series of improvements to the Peel Memorial Centre precinct public realm are the primary recommendations emerging from this study. These public realm improvements are recommended for the road network in the western portion of precinct, particularly along Lynch Street and Trueman Street, to more equitably and reflectively facilitate the movement of pedestrians and cyclists. With the PMC hospital active, ensuring that the connections are developed between Queen Street and the PMC is critical and should be a priority for the City.

Additionally, this study has identified that the extension of Eastern Avenue from Hansen Road to Rutherford Road will have the potential to provide both benefits from a vehicular and transit perspective and should be promoted within the City's works program, and the Environmental Assessment study initiated as well as capital funding allocated for its construction.

In summation, in terms of establishing a transportation planning vision for the PMC precinct, it is envisioned that through the subsequent recommendations the area will become highly accessible by modes of travel other than auto, with an inviting and enjoyable public realm that rewards residents and employees for choosing to take transit, walk, or cycle to the precinct.



## 3.4 Brampton Health and Technology Campus Economic Impacts

The conceptual plans for a health and technology campus outlined above constitute a range of projects envisioned for development over the coming 25 years. In total, 25 projects are envisioned for the campus, which form the basis for the economic impact analysis conducted below.

### 3.4.1 Economic Impact Estimates: Key Assumptions

The following assumptions lie behind the economic impact estimates:

- Construction on project 1 will begin in 2017
- Project 2 will begin in 2019
- Projects 3 and 4 will begin in 2020
- Project 5 will begin in 2021
- Project 6 will begin in 2022
- Projects 7 and 8 will begin in 2023
- Projects 9 and 10 will begin in 2024
- Project 11 will begin in 2025
- Projects 12 and 13 will begin in 2026
- Projects 14 through 20 will begin in 2027
- Projects 21 will begin in 2028
- Projects 22 and 23 will begin in 2029
- Projects 24 and 25 will begin in 2030
- Full occupancy of all space of each project will occur in the year after construction is completed

This construction and occupancy phasing has been assumed for illustrative purposes only. Not all projects will take the same length of time, nor will they necessarily occur in the order and frequencies outlined here. Instead they are used to project the economic impact of the hypothetical schedule outlined above.

### Construction Costs

Construction costs are based on the Altus Group Construction Cost Guide 2015 for the GTA:

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- Construction cost for office space is assumed at \$200 per square foot
- Construction cost for retail space is assumed at \$175 per square foot
- Construction cost for condominium space is assumed at \$300 per square foot

### 3.4.2 Economic Impacts of Construction Activity

The economic impacts – direct, indirect and induced – were estimated based on Statistics Canada's 2010 (latest available) economic impact multipliers for construction activity. Economic impacts for each project were derived according to the above described construction schedule.

The estimated construction costs of each project are translated into the project's impact on GDP (that is, the contribution of each project to overall value added) and its impact on jobs (on a full time – full year basis):

- The direct impacts reflect the impact of the construction project itself (that is, the wages paid, materials used and profits earned from the project)
- The indirect impacts reflect the impacts on feeder industries to the construction activity (for example, construction activity uses the output of steel and cement producers in building a project)
- The imputed impacts reflect the impact on household spending that arises from the wages earned by those employed on the construction project itself and from the wages earned by those supplying materials to the project

Note that all direct impacts occur within the area of the projects themselves but the indirect and induced impacts can occur outside of the project area or municipality in other communities, other provinces or even other countries

### 3.4.3 Economic Impacts of Office and Retail Activities

The revenues generated by all of the office and retail businesses occupying each project once completed were generated based on estimates derived by metro economics from a variety of sources regarding space required per job, revenues per worker, etc.

These direct economic impacts were translated into indirect and induced estimates and GDP and job impacts using Statistics Canada's 2010 economic impact multipliers for the Ontario's multipliers for the industries that typically occupy such space. For office activities it was assumed that office means a combination of office and other commercial activities. Thus a weighted set of multipliers were developed considering the individual multipliers for each of the following industries:

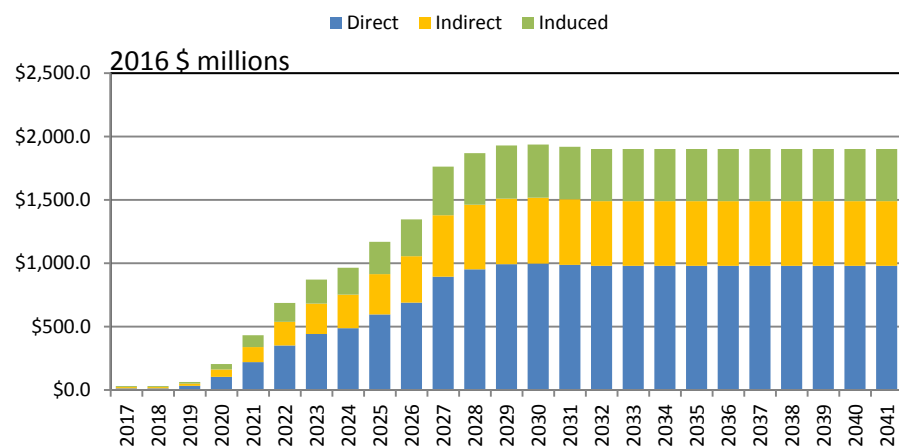


- Information, cultural industries
- Finance, insurance, real estate
- Professional, scientific, technical
- Other business services
- Arts, entertainment, recreation
- Accommodation, food
- Public administration

For retail activities the multipliers for the retail industry alone were used.

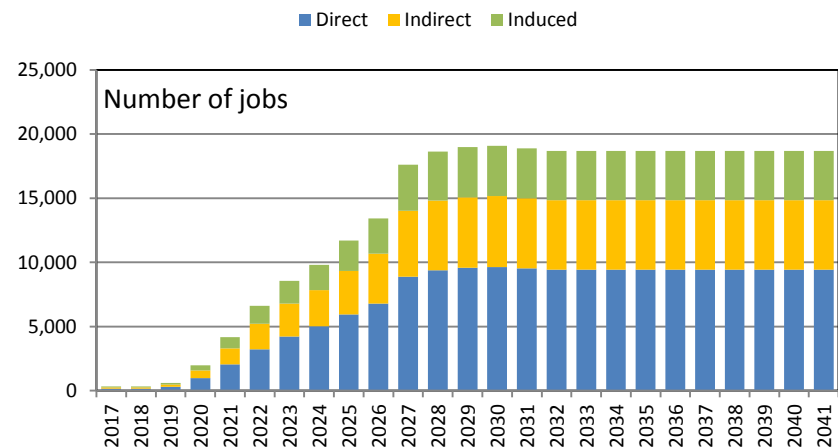
Figure 14 and below summarize the real GDP and job impacts – direct, indirect and induced – across the time period from 2017 to 2041.

FIGURE 14: IMPACT OF 25 BHTC PROJECTS ON REAL GDP (MILLIONS OF CONSTANT 2016 DOLLARS)



Source: metro economics

FIGURE 15: IMPACT OF 25 BHTC PROJECTS ON JOBS (FULL TIME – FULL YEAR EQUIVALENTS)



Source: metro economics



In addition to jobs and GDP projections, additional analysis was conducted in terms of the impact on development charges, building permit fees, and property taxes. Rates used in the projects were based on City budget data for 2016 and in constant 2016 dollars.

FIGURE 16: IMPACT ON MUNICIPAL CHARGES AND LEVIES (\$ MILLIONS)

All values in millions of constant 2016 dollars	Construction Phase (2019-2031)	Annual at Build Out (2031 onwards)
Development charges	\$154.8	
Residential	\$109.5	
Commercial	\$45.3	
Building permit fees	\$14.5	
Residential	\$10.0	
Commercial	\$4.5	
Property taxes		\$16.4
Residential		\$8.5
Commercial		\$7.8

Source: metro economics

## Key Findings of Economic Impact Analysis

The above figures indicate direct, indirect and induced GDP and job projections resulting from the 25 projects associated with the health and technology campus. Key findings include:

- Cumulatively, direct, indirect and induced real GDP are projected to total nearly \$35 Trillion between 2017 and 2041
- Though slow to start, by 2031 GDP is expected to peak at approximately \$1.937 Billion and remain constant at \$1.9 Billion between 2031 and 2041
- The less direct the economic driver, the lower the GDP value, with direct GDP in capital expenditures peaking at \$996.2 Million in 2030, indirect GDP reaching \$521.2 Million, and induced GDP reaching \$419.4 Million
- The impact on employment is also expected to peak in 2030 at 19,098 full-time, full year equivalent (FTYE) jobs (including direct, indirect and induced)



- Similarly to GDP, there is an inverse relationship between how direct the job is to the capital investment and the number of people employed, with 9,626 direct FTYE, 5,541 indirect FTYE and 3,910 FTYE jobs in 2030
- During construction phases, development charges can be expected to generate \$124.8 million in revenue, while building permit fees will add an additional \$14.5 million
- Property taxes from 2031 onward will generate approximately \$16.4 million annually from residential and commercial rate payers





## 4 Best Practices and Case Studies

Best practices were sought in regard to cluster development and community energy planning. These are summarized in turn, with broader discussions of each located in the Technical Appendix.

### 4.1 Human Health and Sciences Clusters

Two case studies were assessed to glean best practices in building or developing human health and science clusters. Key attributes of each case include the following:

- **Illinois Science and Technology Park (ISTP), Skokie IL** (a suburb municipality of Chicago): This case study is of practical interest because of the larger urban centre Skokie is adjacent to, which is similar to Brampton's placement in the GTA. Also of interest is that the municipality intentionally focused its cluster development in an area designated for rejuvenation, which traditionally was largely manufacturing and has transitioned to a variety of human health innovators, developers, product manufacturers and service providers. Skokie Master Plan, which was approved by Skokie's Village Council, sets out a plan for the availability of up to two million square feet of office and laboratory space with five additional office buildings proposed as infill development. Figure 17 provides a visual representation of the ISTP.
- **Health-Tech Innovation Campus, Denver CO**: This is a facility that is currently under development within the River North District of Denver, a neighbourhood in transition northeast of downtown Denver. As the development prepares for opening within the next year, several tenants have been secured for the development, including the University of Colorado's Anschutz Medical School, and the American Diabetes Association. Other tenants are local and national companies within the fields of health care administration, communications, blood research, wearable technology, and data management. The development will also offer features such as 3D Printing and Idea Lab, a venture funding for start-ups, along with onsite restaurants, a workout facility, event and meeting spaces, and more to advance the progress of ideas and action for the healthcare. Denver's comprehensive land use and transportation plan, Blueprint Denver designates this neighbourhood as an 'Area of Change', and the Neighbourhood Plan encourages a vision of mixed-use and transit-oriented development along the river, as well as the road and transportation corridors (see Figure 18).

Both of the case studies show health-focussed developments that are contributing to larger neighbourhood redevelopment. The core best practice associated with these case studies is the notion that each campus is not intended to act as a stand-alone development, but rather a catalyst for broader community and neighbourhood development. This should serve as good resources for Brampton in considering the refinement of design and policy instruments to help spur the redevelopment of the lands surrounding the PMC.



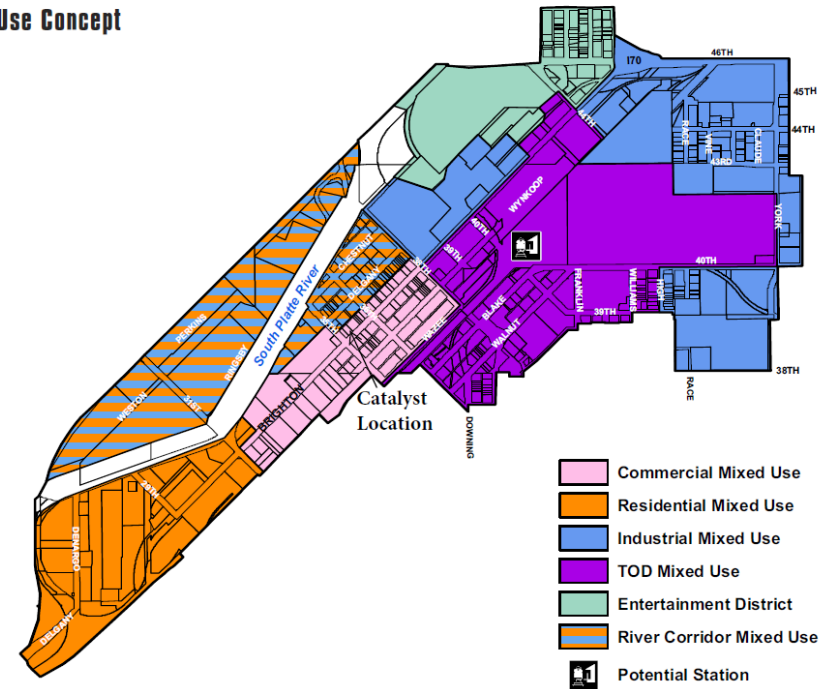
FIGURE 17: ILLINOIS SCIENCE AND TECHNOLOGY PARK SITE LAYOUT



Source: scienceparkillinois.com

FIGURE 18: LAND USE CONCEPT FOR RIVER NORTH NEIGHBOURHOOD WHERE THE HEALTH-TECH INNOVATION CAMPUS IS LOCATED.

### Land Use Concept



Source: Adapted from River North District Plan, City of Denver



## 4.2 Community Energy Plans and Alternative Energy Systems

Brampton's existing Sustainable Community Development Guidelines provide a framework for policies that support innovative solutions to greening infrastructure and reducing or conserving energy.<sup>22</sup> These objectives dovetail nicely with the desire to see the PMC, and the Human Health and Technology Campus more broadly, being sensitive and considerate of their impacts on the area and the environment. Producing a Community Energy Plan (CEP) would contribute to a stronger linkage between planning, sustainable infrastructure and land use, and could involve the following steps<sup>23</sup>:

- Inventory – defining community energy needs around energy usage and availability. This would require an examination of total energy consumption and costs expended, as well as greenhouse gas emissions by source type (e.g., waste, transportation, or buildings)
- Identification of a pilot project to build community support
- Tactical Planning - developing projections and a year-by-year implementation plan for specific sectors or areas of the community
- Comprehensive Planning – looking at alternative sources of energy delivery for portions of the community, as well as a longer-term plan for reducing greenhouse gas emissions on a community-wide basis

The notion of a CEP is raised because solid planning would enable more progressive and proactive forms of infrastructure and land development grounded in principles of sustainable development. One such infrastructure enhancement is the practice of District Energy. District Energy systems are therefore the context for two case studies. District Energy systems produce thermal energy for distribution from either a centralized facility or a system of smaller facilities placed through the energy network. In most cases in Canada, the facilities are powered by traditional fuel sources (e.g., natural gas or oil), but may also be augmented by alternative and renewable sources (e.g., solar, geothermal, biogas, biomass, waste heat from industrial operations). In some cases, District Energy systems can also convey electrical power, which is known as a Combined Heat and Power (CHP) system.

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<sup>22</sup> City of Brampton, Sustainable Community Development Guidelines (2013), p. S14.

<sup>23</sup> Adapted from: Community Energy Association. (2015, January 19). CCEM 101 Energy & Emissions Planning Module 3 – Selecting a CEEP Approach For Your Community.



The two case studies are:

- **Markham, ON:** Through its subsidiary, Markham District Energy Inc. (MDE), Markham operates two CHP systems within the city. The first system came online in 2000 to service buildings within Markham Centre, and required an initial capital investment of \$16 Million. Since then, approximately 14 Million square feet of commercial, office, residential and institutional spaces have been added to the system. Demand to connect to the system has been high, and Markham District Energy has installed two additional energy plants, in 2008 and 2010 respectively, with subsequent investments of \$14 Million. The corporation, as a municipal subsidiary was also able to leverage a \$5.5 Million grant from the Federation of Canadian Municipalities to offset development expenses. The second system operated by MDE services the Cornell District in northeast Markham. The impetus for creating this system was the need for modernization of the boiler, heating, and emergency power generation systems within the Markham Stouffville Hospital. This CHP system, which came online in 2012, also services other municipal infrastructure within the area.
- **Calgary, AB:** Calgary produced a Community Greenhouse Gas Reduction Plan in 2011 which advanced the idea of facilitating District Energy-type systems in new developments. The Downtown East Village is a transitioning neighbourhood within Calgary, bearing resemblance to Brampton's PMC District. As Calgary had previously undertaken several studies to determine an optimal energy strategy for the entire city, it was able to make the decision to introduce District Energy into the East Village redevelopment, with secondary integration into existing high density residential and office/commercial buildings to the west of the redevelopment. Enmax, the City-owned electrical utility, developed a CHP system to supply power and hot water to the area. Currently, fourteen buildings have been connected to the system.

Both of the case studies show that there is the potential for Brampton to consider a District Energy system to service future phases of the PMC Lands and the potential redevelopment of the Precinct. However, prior to the development of such a system, the following issues will have to be considered:

- The system should be part of a greater Community Energy Plan where energy efficiency and savings are considered for the entire municipality
- Brampton should explore the feasibility of developing and implementing a District Energy system in concert with the development of the future university campus to be built in Brampton (ideally within the vicinity of the PMC lands)
- Brampton should explore all avenues of grant assistance from senior levels of government and the Federation of Canadian Municipalities to understand the funding level for future capital budgets
- Brampton should ensure that promotion of the system is done with property developers within the PMC Lands and precinct



## 5 Recommendations

The following section takes the collective findings that have emerged from the study and presents them as a series of recommendations that are associated with the various components of the report. Recommendations are derived from a number of perspectives to inform the path to developing the health and technology campus. These perspectives include:

- **Development Concept Recommendations**
- **Policy and Planning Development Recommendations**
- **Transit Infrastructure Recommendations**
- **Economic Development Recommendations**

Each of these perspectives is examined in greater detail below. The purpose of this section is to provide a brief rationalization of the necessary steps and/or activities that are important in moving the City of Brampton toward achieving its goal of establishing a Human Health and Sciences Cluster in the city.

### 4.3 Proposed Development Concept

To support the development of a human health and sciences cluster in the heart of Brampton, the City needs to encourage and facilitate the development of office space and complementary uses in the area surrounding the PMC, with the intent of establishing a “health and technology campus”. Unlike a traditional institutional campus or suburban office park, the health and technology campus would have distinctly urban characteristics and contain a mix of uses, with a concentration of office and institutional uses but also including residential, retail and service uses. In these respects, the campus would function as an extension to Brampton’s downtown and be in keeping with the City’s land use and urban design policies for the area. Concepts for such a campus are illustrated in Figure 5 through **Error! Reference source not found.** above and would have the following key features:

- Low-rise, mixed-use office buildings on the PMC Phase 3 Lands. The office space in these buildings would be targeted to start-up and “ramping-up” firms within the cluster but may also include commercial space for health care professionals. The ground floors would contain a mix of health services and commercial amenities.
- Mid-rise office buildings and mixed office-residential buildings on the properties fronting Queen Street, north of the PMC. The mixed-use buildings would have podiums containing 2-5 floors of office space and retail uses on the ground floor, with



residential towers above. Office space would be targeted to established firms within the cluster as well as other complementary tenants, such as financial services and health care professionals. Institutional uses, such as the facilities of a university or college, would also be appropriate and desirable on Queen Street.

- New forms of housing on the east side of Trueman Street, such as townhouses and low-rise apartment buildings, together with an enhanced streetscape, to establish a well-defined edge to the campus. Gradual and “gentle” intensification with additional townhouse developments within the larger neighbourhood is also envisioned.
- A distinctively designed, high-quality streetscape along Lynch Street, with generous boulevards lined with active ground-floor uses (restaurants, shops and services), to create a signature gathering place for those working, learning and living in and around the campus.
- A landscaped public open space on the Phase 3 Lands to provide a place for rest, relaxation and outdoor lunching within the campus.

While businesses within the human health and sciences cluster may choose to locate in various parts of Brampton, concentrating many of the office-based firms within a campus environment will give the cluster a strong physical identity and also encourage cross-pollination among technology-oriented businesses. This type of activity can lead to more innovation and growth within the cluster itself.

As illustrated in the sections above, the concept for the health and technology campus includes approximately 140,000 square metres (1.5 million square feet) of office space and envisions 5,000–6,000 people working on the campus (including PMC and retail employees). There is also the potential to accommodate at least 2,000 residential dwellings. The ultimate amount of development and number of jobs will depend on the success of the cluster and the real estate market.

### **Kick-Start Project**

Building a health and technology campus will require public investments but also rely heavily on private development driven by new and established businesses within the cluster that are seeking homes. The PMC alone may spur additional office development in the area, particularly for health care professionals, but to attract emerging and established firms that are focused on developing and commercializing technologies a catalyst project will likely be needed. Such a project should serve as an “innovation hub” and signal to the world that development of a health and technology campus is underway.

The PMC Phase 3 Lands are the natural location for this type of innovation hub concept. An initial building of 9,000 to 12,000 square metres (100,000 to 130,000 square feet) and four storeys is envisioned. The conceptual program for the building includes a mix of commercial space on the ground floor to accommodate private health services and small-scale retail amenities. The second floor would house a business incubator and accelerator that offers low rents and shared support facilities to entrepreneurs attempting to commercialize new technologies as well as young firms moving from commercialization





to growth. The remainder of the building would comprise leasable office space targeted to ramping-up and established small or mid-size firms within the cluster, with affordable rents used to entice companies currently located in other parts of the region.

If a building of the scale envisioned proves financially challenging to initiate, then a smaller building should be pursued, but it should be at least three storeys and have a floorplate size that provides flexibility to accommodate a range of tenants over the long term. Regardless of the scale of the building, it should be designed and built to the highest standards, since it will be a landmark for the campus and a signifier of the cluster.

The first innovation hub building is expected to require a partnership among William Osler Health System, the Ministry of Health, the City of Brampton and a private developer. The City should work with William Osler to attract a private developer, and the City may become an important tenant in the building if it chooses to operate the incubator space. Once the first hub building is successful, a second office building on the PMC Phase 3 Lands should be pursued, and potentially a third. Given the nature of the PMC, and its focus on “integrated health and wellness”, it is also conceivable that other tenants who are from public and non-profit spaces such as social and community based services and agencies should also be approached.

## 4.4 Policy and Planning Development

The vision for a health and technology campus is generally consistent with the City’s land use and urban design policies for the Queen Street East Corridor. However, a number of amendments to the policies are recommended to allow the campus to achieve its full potential and facilitate development in the short-term. In addition, other incentives are proposed to help attract private development and ensure Brampton remains competitive with other GTA municipalities attempting to build up their city centres.

### **Downtown and Queen Street Corridor Secondary Plans**

One of the key selling points to prospective tenants in the health and technology campus will be its proximity to Brampton’s downtown, and there will be much interaction and synergy between uses in the city’s historic core and those within the campus. Given the inevitable inter-relationships, the proposed health and technology campus should not be seen simply as an employment node within the human health and sciences cluster but also as an extension to downtown. And, from a policy perspective, this suggests that the campus and its immediate surroundings to Kennedy Road should be integrated into the Downtown Secondary Plan. Making such an amendment would recognize the unique context and opportunities associated with the PMC lands and their surroundings, and it would reinforce the importance of improving transportation connections between the future campus and the existing downtown and enhancing the Etobicoke Creek corridor.



Whether or not the boundaries of the Downtown and Queen Street Corridor Secondary Plans are changed, the following policy amendments are recommended:

- Modify the objective to designate the lands at Highway 410 and Queen Street as the primary office node in the Central Area to state that the lands immediately north of the PMC are also intended to become a primary office node. The relevant schedule identifying the primary office node should also be amended accordingly.
- The Central Area Mixed Use designation should continue to apply to the properties on Queen Street, Centre Street and Kennedy Road; however, the density structure along the corridor should be amended to increase the permitted overall maximum density west of Beech Street and Trueman Street to 3.5 FSI and to increase the maximum residential FSI to 2.0. This will allow for mid-rise office buildings and mixed-use development along the corridor generally in keeping with the concept for the campus.
- Amend Section 5.1.3 to clarify that the Queen Street/Highway 410 area is intended to be a primary office node but not the only one. health and technology campus
- Amend Section of 5.4 of the Queen Street Plan or 5.3 of the Downtown Plan, both of which apply to designated Institutional lands, including the PMC lands, to permit office uses on the Phase 3 site. This is necessary to allow the proposed mixed-use innovation hub building.
- To ensure Lynch Street developed as a lively gathering place within the campus, amend the policies applicable to designated Central Area Mixed Use and Institutional area to require active ground-floor uses along Lynch, such as restaurants and retail and service establishments.
- Given the need to have strong pedestrian and bicycle connections between downtown and the future campus, the schedule(s) identifying transportation elements should include a future pedestrian/bicycle bridge over Etobicoke Creek, linking the two ends of John Street.
- In addition to linking Eastern Avenue to Clark Boulevard, there will be a need for new local north-south streets between Queen Street and Eastern/Clark, east of Kennedy Road, to improve access to the future campus and downtown, and to service intensification in the Queen Street corridor. These local streets should be conceptually identified in Schedule B of the Queen Street Plan.

## **Zoning By-Law**

The current zoning in the PMC area generally reflects the existing uses and not those envisioned in the applicable Secondary Plans or the concept for the health and technology campus. This means that developers need to go through often lengthy rezoning processes with uncertain outcomes before they can proceed with new projects. With complex, high-density mixed-use projects, it might be appropriate to put them through a site-specific rezoning to ensure all of the potential impacts are properly reviewed and the public has an opportunity to provide comments. However, for more straightforward, mid-rise developments





permitted by the Secondary Plan, like an office building, the added costs and risks associated with a rezoning process might be enough to kill the project.

To encourage development of the health and technology campus and reduce the timeline for project approvals, the City should amend the Zoning By-law to add an exception to the Service Commercial provisions, as they apply on the blocks fronting Queen Street, between Etobicoke Creek and Beech Street. While maintaining the current permissions, the exception would allow offices uses up to a maximum density of 3.5 FSI and a maximum height of 7 storeys, provided certain performance criteria were satisfied. The criteria would include:

- Maximum front and side setbacks to ensure buildings are built close to the right-of-way (with greater setbacks along Lynch Street);
- Retail or other commercial uses must be provided on the ground floor portions of buildings fronting Queen Street and Lynch Street;
- At least one level of underground parking must be provided and any surface or structured parking must be located at the rear of the building.

If the City would like to understand the transportation impacts of future “as-of-right” office buildings before they are approved, and ensure the impacts will be addressed, it may wish to apply a holding provision to the affected properties, to be lifted only upon submission of a transportation impact study to the City’s satisfaction.

### **Central Area Community Improvement Plan**

A Community Improvement Plan (CIP) for the Central Area paves the way for a suite of possible programs that may be used to promote growth and investment in the Central Area. Currently, only the Development Charges Incentive (DCI) program applies to the PMC site and its immediate surroundings. Although the guidelines for this program state that the maximum amount of commercial space eligible for the program is 1,500 square metres per site and 9,000 square metres for any given year, the City intends to remove these caps on office space.

The DCI program is a significant incentive to maintain. However, recognizing new and emerging CIPs that other GTA municipalities are using to attract office development to their downtowns, the City of Brampton should consider implementing other incentive programs to encourage development of the health and technology campus.

A CIP for the Vaughan Metropolitan Centre (VMC) was introduced in 2015 with the aim of attracting office tenants to the city’s future downtown. Three financial tools became available: Development Charge (DC) Reductions, Tax Increment Equivalent Grants (TIEG) and Cash-in-Lieu of Parkland (CIL) Reductions. The DC Grant/Reduction applies to major office developments greater than 7,000 square metres and freezes DC rates at the 2013 level. The TIEG program offsets the increase in property



taxes when a site is redeveloped, beginning with a grant equivalent to 70% of the increase in the first year and declining by 7% each year thereafter. The Cash-in-Lieu of Parkland (CIL) Reduction program waives the 2% dedication requirement for all office space and also encourages mixed residential-office buildings by significantly discounting the standard per-unit CIL requirement for every 70 square metres of office space included in the development. Vaughan's three CIP tools are set to remain in force for five years or until the target of 1.5 million square feet of office development is achieved in the VMC, whichever comes first.

The City of Toronto established a City-Wide CIP in 2012 to encourage a range of high-value employment uses in Employment Districts and along transit corridors. To be eligible for the Development Grants program in the CIP, development must be wholly or partially occupied by uses in creative sectors of the economy, such as biomedical, call centres, computer systems designs, creative industries, film studios, incubators, and research and development, among others. Development must have a minimum value of \$1,000,000 and add at least 500 square metres of new gross floor area. In addition to these uses, any office building located in a transit corridor outside of the financial district with a minimum GFA of 5,000 square metres is also eligible. The Development Grants program provides annual grants based on a declining percentage of the Municipal Tax Increment (defined as the increase in annual property taxes as a result of investment). Grants equal 100% in the first year of the tax increment and decrease incrementally to 20% by the tenth year.

The City of Mississauga has recently prepared a draft CIP for its downtown that also promotes office development. The CIP's "toolbox" includes a Tax Increment Equivalent Grant (TIEG) Program, a Development Processing Fees Rebate and a Municipally Funded Parking Program. The TIEG Program would be similar to those in other cities. The Development Progressing Fees Rebate would provide a one-time rebate on planning application fees related to official plan amendments, rezonings, minor variances, site plans and plans of subdivision. The Municipally Funded Parking Program would involve the City building and owning a municipal parking facility with the intent of offering spaces at below-market parking rates to office tenants in the downtown. The details of these programs are currently being determined through a public consultation process. To be eligible for the programs, buildings must be at least three storeys and contain at least 5,000 square metres of office space.

Based on what other, competitor municipalities are doing to attract office development, the City of Brampton should implement more incentive programs for the health and technology campus lands, and potentially the broader downtown. A TIEG program similar to Vaughan's or Toronto's should be considered at a minimum. Given that the market for residential development, compared to the market for office development, might continue to remain stronger in Brampton's Central Area, a cash-in-lieu of parkland reduction program like Vaughan's should also be considered. In time, the ongoing need for parking to support office development and the high-cost of structured parking, may prompt the City to explore the cost and benefits of a municipal parking program like the one Mississauga is considering.



The costs of any new CIP programs should be considered before they are implemented. To give the programs time to work and manage their fiscal impacts, they should be tied to a target for office development or given an expiry date of at least five years.

In addition to expanding the incentive programs under its CIP, the City should also encourage Peel Region to support local economic development strategies for centres and corridor by considering a CIP with financial incentives, such as a Regional Development Charges Reduction program. The Region can also encourage development of the health and technology campus by working to advance plans for BRT on Queen Street and improving the streetscape for pedestrians, cyclists and transit users.

## 4.5 Transit and Transportation Infrastructure

This section contains a series of discussion points that concern opportunities to enhance transit and active transportation in the PMC precinct.

### **Pedestrian Network**

A number of different road configurations are available that in the future would enhance and encourage active transportation within as well as to and from the PMC precinct area. By making these changes it is expected that residents within the area and commuters to it will have greater incentive to avoid using single occupancy vehicles, instead opting for easy to access and safe alternate routes.

**It is recommended that they City initiate a feasibility study to improve active transportation infrastructure in ways that enhance safety and accessibility to, from and within the PMC precinct based on consideration of the following alterations modes:**

- **Two-way street with enhanced design (i.e. designated bike areas, raised curb sidewalks, etc.)**
- **One-way street (same as above, but on a one way street)**
- **Shared street (Woonerf) (designed with extra breadth, usually on alternatively textured surfaces to help distinguish vehicular and other uses)**
- **Closed street (pedestrians and cyclists only)**

In addition to the improvements and recommendations provided to enhance the pedestrian realm via modifying a series of streets in the precinct, the City should also pursue other improvements to the current pedestrian network itself.



**It is recommended that consistent rules and signage be implemented at these primary pedestrian places to minimize conflicts between pedestrians and cyclists.**

Examples can be drawn from the City of Vancouver and the McGill University campus in Montreal where various public areas have implemented such regulations. However, it should be noted that these restrictions should only be applied to specific primary pedestrian areas in the precinct.

### **Public Streets**

Pedestrians crossing major streets at unprotected locations are a significant concern. Establishing crossing points at regular locations based on a finer grid road network will improve this condition. There are a variety of crossing types that can be considered based on OTM Book 15. Examples include uncontrolled, controlled, and physically separated facilities. As the finer grid network is established, care should be taken to identify new pedestrian desire lines and ensure that the appropriate crossing types are established in combination with other public realm improvements.

**It is recommended that the City establish additional crossing points at regular locations based on a finer grid network.**

### **Laneways and Informal Routes**

Another set of proposed improvements concern the laneways and informal pedestrian routes within the precinct. The informal routes exist either as open parking areas or private road ways that do not provide vehicle connectivity across property lines. Some of these laneways will be affected by development concept, and subsumed into the building, but new laneways may also be established. Laneways and informal routes, if viewed as a part of the public realm, can present a significant opportunity to increasing pedestrian connectivity. While, if ignored, will present a significant disincentive to encouraging walking and cycling.

Some challenges to laneways include a lack visual interest or destination attractions, as well as lighting and consistent activity. Public space laneways that are shared between pedestrians and service vehicles should be designed to balance the need for service vehicle functionality, and the facilitation of safe and pleasant pedestrian movement. In all cases, the pedestrian environment of laneways should be reinforced by distinct paving materials and building architecture that addresses the laneways both visually and functionally. The best practices review suggests that laneways can operate as shared public spaces for both pedestrians and service vehicles. **To improve pedestrian circulation along laneways, it is recommended that the City consider the following recommendations:**

- Pave laneways with a material other than asphalt. This could be cobblestone, interlocking, or simply a design with more visual interest than asphalt. The durability of the paving material should be reviewed with respect to need to accommodate heavy truck vehicles at certain laneway locations within the precinct



- Have buildings address the laneway architecturally, through changes to the façade, or the provision of windows or active doors
- Ensure clear lines of sight and vistas so that pedestrians can be guided through the path with a sense of direction;
- Improve the microclimate through the provision of greenery and landscaping
- If it is observed in the future that significant conflicts between pedestrian travel and service vehicles exist within laneway areas, the City can consider restricting large vehicular deliveries to the off-peak hours on laneways where width is a constraint.

#### 4.5.1.1 Bicycle Network

The proportion of precinct users choosing to cycle is expected to increase due to the vision of the development concept as well as other factors. Chief among them is the expansion of cycling infrastructure in the City, and potentially from the recommended public realm improvements to the existing streets within the precinct. The City's ongoing commitment to making the precinct an inviting location for cyclists and active transportation users in general is aimed at reducing the auto mode share and increasing that of cyclists and pedestrians.

**It is recommended, with regards to the cycling network and cyclists specifically, that the progress of City initiatives and mode split impacts from the recommended public realm improvements, particularly those along Queen Street, be promoted.**

**It is also recommended that a system of secondary routes be established within the precinct, particularly along Eastern Avenue, Trueman Street, John Street, and Orenda Road/Orenda Court.**

#### 4.5.1.2 Vehicular Network

Recognizing that the precinct currently relies on the movement of vehicular traffic, improvements to the road network have been considered, in such that they will provide flexibility to support transit and active transportation uses in the long-run. **Specifically, the recommendations focus around providing the missing links within the road network and establishing a finer-grid. Figure 19 illustrates the recommended road network improvements.**

In particular, the extension of Eastern Avenue between Hansen Road and Rutherford Road is a critical key to the development of the eastern half of the study area. This connection will establish a parallel route to Queen Street, providing relief for travellers to and from the precinct who wish to connect the highway system. This extension will also serve to accommodate the extension of local transit service through this area, which will be discussed in the following section. It is also included as a Short Term



Horizon project in the City's Transportation Master Plan (2015). Further, this project is included in the City's Draft Roads Capital Program and it is understood that the start date for the EA is 2018 with tendering of the project scheduled for 2027. **However, given the critical nature of this link for the development of the precinct, it is encouraged that the City undertake the required Environmental Assessment for its implementation as soon as possible and advance the construction schedule.**

Besides the link along Eastern Avenue, the extension of John Street between James Street and Centre Street (over Etokicoke Creek) as a pedestrian/cycling connection is being considered as part of the ongoing Queen Street Corridor Rapid Transit and the Downtown Mobility Hub studies. Further, this project was included as a recommended transportation network improvement in the City's 2009 Transportation and Transit Master Plan.

It was also identified that there may be an opportunity to connect the southern terminus of Trueman Street with Orenda Court, and by extension of Orenda Road. This would further serve to increase the connectivity of the PMC hospital site providing an additional east-west route. It is recognized that this connection will require an Environmental Assessment to be completed prior to its implementation. The EA should confirm not only the importance of this connection but the potential type of connection (active transportation, transit or vehicles).

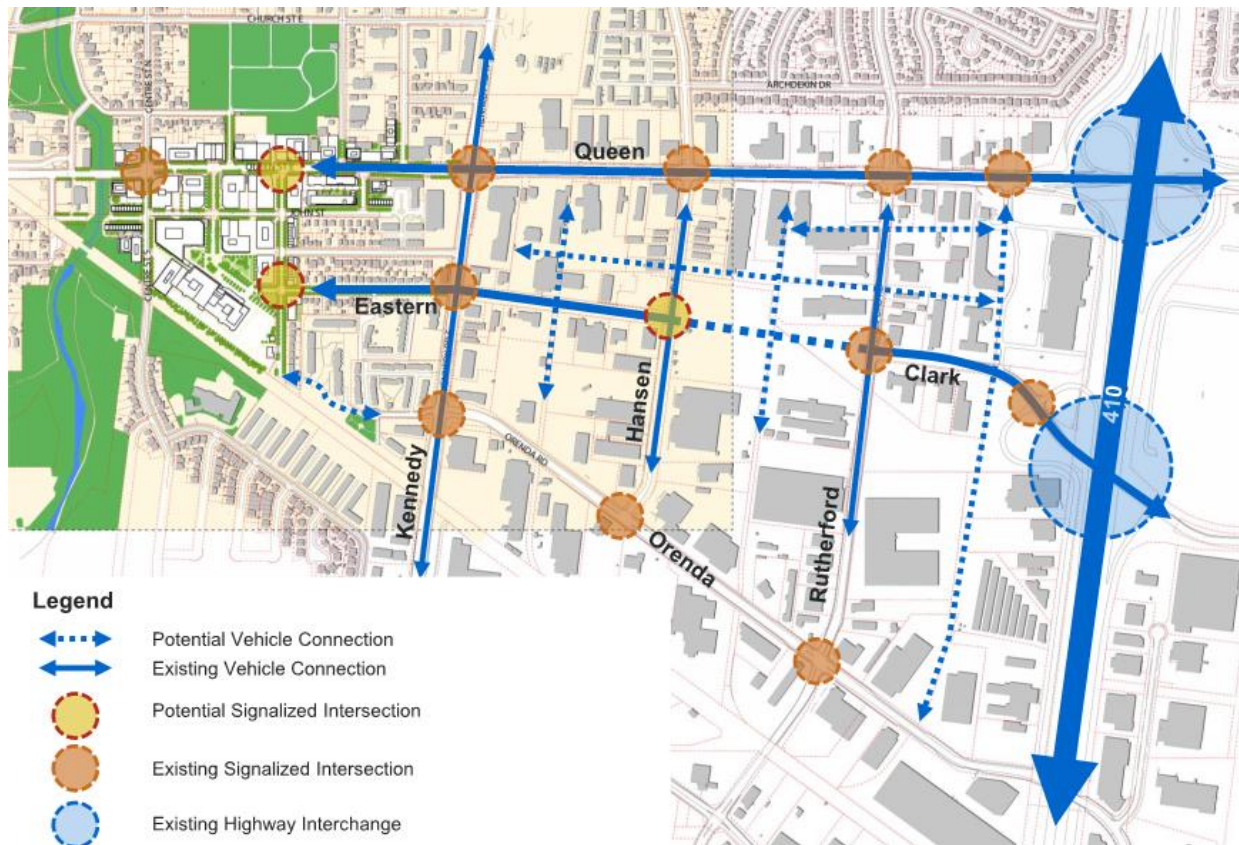
Finally, as development occurs east of Kennedy Road, it will be necessary to establish a finer-grid of local roads. In particular, mid-block local roads one between Kennedy Road and Hansen Road, as well as one between Hansen Road and Rutherford Road, should be pursued. It is recognized that establishing a finer grid road network is beginning to be introduced, particularly with the proposed redevelopment of 241 Queen Street East.

Associated with the finer-grid road network should also be additional signalized intersections, the intent of which will be to enhance pedestrian connectivity in addition to facilitating traffic movements. Of particular importance would be to signalize Trueman Street and Queen Street.





FIGURE 19: RECOMMENDED ROAD NETWORK IMPROVEMENTS



#### 4.5.1.3 Transit Network

Facilitating the projected growth within the precinct, it is recommended that alternatives to consider rerouting existing bus service be considered to provide coverage for the area. In particular, the following alternatives should be considered in consultation with Brampton Transit staff:



- **Extension of Route 52/52A to the east**
- **Realignment of Route 1A through the precinct**
- **Provision of a new local route or community-oriented service**

### **TRANSPORTATION DEMAND MANAGEMENT (TDM)**

**Besides the above noted infrastructure improvements, it is also recommended that the City take further actions to continue to reduce the auto use in the area. These actions can best be implemented as part of an integrated transportation demand management (TDM) program. A TDM program is recommended for the PMC precinct with two parts:**

- **Incentives to increase the attractiveness of alternative modes of transport**
- **Dis-incentives to decrease the attractiveness of driving**

To accommodate a shift in travel mode from auto to other forms of non-auto travel, the priority for the City would first be to invest in upgrading existing non-auto infrastructure and resources—mainly quality bicycle parking and support services. Once the non-auto infrastructure is upgraded to accommodate and attract more users, the disincentive measures of reducing guaranteed parking or maintaining the current supply as population increases, will make a further impact and shift preferred travel modes from auto to non-auto modes.

## **4.6 Economic Development**

A critically important element to the success of establishing (and growing) a human health and science cluster in the City of Brampton is grounded in a sophisticated approach to economic development. Just as an industry cluster requires the deeper interconnection of various businesses that feed into the supply and value chains, and draw from other supports such as educational, research, and institutional entities to foster workforce development, innovation, and growth, the City's staff and leadership must employ a multifaceted approach to relationship building across various touch points in the regional human health and sciences network.

The following recommendations outline various activities or initiatives that should be in place, not only to prepare Brampton in engaging in cluster development, but to maintain ongoing supports that will foster continued opportunity potential for the proposed concepts described in the sections above.





- Provide a dedicated role in economic development responsible for building and maintaining relationships in the Human Health and Sciences sector
  - This should include ongoing connectivity with Toronto Global, T.O. Health, MaRS Discovery District, Sheridan College and the Centre for Advanced Manufacturing and Design, William Osler Health System, local and regional industry, and local property owners and developers, among others
- Establish strong relationships with local and regional companies that have incorporated the new outcomes based model of health into their business models and service or product lines
  - Corporate and industry support for the Health and Technology Campus and cluster development will require business support – both financial and from an optics perspective
  - Seek opportunities to provide forward thinking companies in health and life sciences a platform for showcasing innovations in thought and industry leadership that will also serve as business development opportunities to drive awareness and interest in the City of Brampton, the PMC and the Health and Technology Campus
  - The purpose of this is to encourage greater involvement in cluster development and promote involvement of local anchor companies in health and life sciences
- Establish a plan of action for working with William Osler Health System to activate development on the Phase 3 site
  - This could include developing strategies on how to attract the necessary anchor tenants required to trigger the construction process and what supports the City can provide to move this agenda item forward
  - This activity should be resourced effectively and given priority status as the Phase 3 PMC development concept underpins the centre of the area concept
- Ensure that economic development management and leadership is integrated into all strategic and tactical urban planning and design that touches on the PMC site, The Central Area, transportation and transit, and development along the Queen Street Corridor
- Economic development leadership should participate in, and guide, strategic discussions related to university campus development to ensure that every opportunity is explored to locate the new university campus in proximity and benefit to the Health and Technology Campus (with emphasis on an urban campus and leveraging potential development to meet primary or satellite campus/classroom accommodations)
- Actively work to attract health practitioners and companies looking to nest in an area that is focused on prevention and integrated health delivery



- Relationships with local and regional health networks should be capitalized on to identify health researchers and practitioners looking for opportunities to operate in smaller and more nimble health systems that offer less competition and are focused on applied solutions as opposed to theoretical pursuits
- Develop an international program with targeted countries connected to local ethnic concentrations (e.g., South Asian populations) that correlate with recognized health conditions (heart disease, diabetes, etc.) that represent unique competitive advantages from a research and health delivery perspective
  - Specific emphasis should be placed on identifying and developing relationships with local health, business, and community leaders that have networks with target markets to stimulate discussions around global collaboration and heighten awareness of the City of Brampton's plans
- Once a necessary inventory threshold is reached, work with MaRS and The Discovery District to direct stage two growth companies that have successfully incubated and are looking for affordable and available space in the next two to three years to consider the Brampton Health and Technology Campus as a potential option for location
- Develop a marketing plan (building off of the existing promotional video and efforts) that specifically outlines target audiences, how to reach them, resources required, roles and responsibilities (of staff, elected officials, and partners), and key messaging to ensure a unified and cumulative approach to promoting the human health and science cluster
  - A key focus of this plan should be focused on rebranding Brampton in order to reposition the city away from negative stereotypes and generate new, more positive perceptions in line with attracting talent and opportunity
- Leverage momentum gained from workshops convened for this project and hold semi-regular stakeholder events (including an annual review) to keep community, industry, and government support and interest high and supporters engaged
  - This can be twinned with business retention and expansion related events (geared toward human health and sciences) to allow for networking opportunities. Industry, practitioners, regulators, institutions, community leaders, and entrepreneurs should be invited to encourage collaboration among all facets of health and wellness



## 6 Implementation Plan

The following section condenses the recommended initiatives and associated actions into a table format that includes a five year timeline. Each of the four strategic perspectives identified in the section above (Development Concept Recommendations, Policy and Planning Development Recommendations, Transit and Transportation Infrastructure Recommendations, and Economic Development Recommendations) are accompanied by their respective recommended initiatives. These are captured in a more abbreviated format than they appear in the section above.

In order to support the implementation planning process, two distinct components appear in the plan; a “champions” and a “prioritization” component. The champion component assigns an action “Lead” to each of the recommended initiatives to clearly identify what department within the City, community stakeholder, or combination of the two is responsible for spearheading or directing action on the item. A “Partners” category is also included and is where various internal (City) and external (non-City) stakeholders and supporters are identified. These partners are seen as integral to the successful execution of the recommended initiative and shows participation is important to its successful achievement.

The prioritization component contains a priority level and an associated timeline (along a five year window). As was discussed in the beginning of this report, there are two tiers in the reports approach: one is the recognition of a longer term vision that sees the city of Brampton taking a leading role in the Health and Human Sciences sector as a hub for applied research and innovation associated with new, and integrated models of health and wellness. The second, is the more immediate approach contained in how this can be launched, or effectively catalyzed through leveraging the new Peel Memorial Centre for Integrated Health and Wellness in the Central Area, and potential contained in positioning Brampton as an attractive location for growth in the Health and Human Sciences space.

The implementation plan below and the associated prioritization component are focused on the latter approach. As such, each of the recommended initiatives is assigned a priority level with an accompanying year along the five year spectrum that represents when the initiative should either be accomplished, or, at the very least begun. The table is structured as a Gantt chart, to make it easier to identify where the various recommendations should be occurring over the timeline, and to assist the City in understanding where and when resources will be required to support these initiatives. Further, in the immediate chart below, it allows the reader to observe overlaps, or potential pinch points where multiple initiatives are suggested to be achieved during similar periods.

Although the implementation plan is a static chart, it should be reviewed annually and treated as a living document that is revised and adjusted as needed in order to reflect current circumstance and accomplishment of objectives as the City moves towards its goal of establishing a human health and sciences cluster in Brampton.



Recommended Initiatives		Lead	Priority Level (Within x Years)				
			Highest	High	Mid	Long Term	Ongoing
			Now	1	3	3 to 5	
Development Concept							
1	Concentrate office-based firms within a campus environment in order to encourage cluster development	Economic Development					
2	Initiate a “catalyst-project” with WOHS on Phase 3 lands in order to serve as an “innovation hub”	Economic Development					
3	Formulate partnerships between WOHS, Ministry of Health, City of Brampton, and private sector to initiate project	Economic Development					
Planning and Policy Development							
4	Integrate the health and technology campus into the Downtown Secondary Plan	Planning					
5	Designate lands immediately north of PMC as an additional part of the primary office node in the Central Area	Planning					
6	Density structure for mixed use along Queen, Centre, and Kennedy Rd. corridor amended to allow increased density	Planning					
7	Amend Section 5.1.3 to clarify Queen St. / Hwy 410 area is intended to be a primary office node, but, not the only one	Planning					
8	Amend Section of 5.4 of the Queen Street Plan or 5.3 of the Downtown Plan to permit office uses on the Phase 3 site	Planning					
9	Amend Central Area Mixed Use and Institutional Area to require active ground-floor uses along Lynch St.	Planning					
10	Identify transportation elements to include a future pedestrian/bicycle bridge over Etobicoke Creek, linking John St.	Planning					
11	Link Eastern Ave. to Clark Blvd, and plan for new local north-south streets to improve access to the future campus area	Planning					
12	Amend the Zoning By-law to add an exception to the Service Commercial provisions in the subject areas	Planning					
13	Implement more incentive programs for the health and technology campus lands, and potentially the broader downtown	Planning					
14	Encourage Peel Region to consider a regional CIP with financial incentives, such as a Regional DC Reduction program	Planning					
Transit and Transportation Infrastructure							
15	Feasibility study to improve active transportation infrastructure to enhance safety and access to/from PMC precinct	Transportation					
16	Consistent rules and signage be implemented at recommended primary pedestrian places to minimize conflicts between pedestrians and cyclists	Transportation					
17	Public Streets: City establish additional crossing points at regular locations based on a finer grid network	Transportation					
18	Implement laneways and informal routes improvements as prescribed in the recommendations	Transportation					
19	Expansion of cycling infrastructure in the city as per Bicycle Network recommendations	Transportation					
20	Vehicular Network: focus around providing the missing links within the road network and establishing a finer-grid	Transportation					
21	Undertake an EA for a proposed extension of Eastern Ave. between Hansen Road and Rutherford Road and advance the construction schedule	Transportation					
22	Transit Network: strategically reduce auto use in the area by undertaking a Transportation Demand Management program	Transportation					
Economic Development							
23	Dedicated role in economic development responsible for relationships in the Human Health and Sciences sector	Economic Development					
24	Establish relationships with local / regional companies that have incorporated the new outcomes based model of health	Economic Development					
25	Establish a plan of action for working with William Osler Health System to activate development on the Phase 3 site	Economic Development					
26	Ensure that economic development management and leadership is integrated into all urban planning and design	Economic Development					
27	Economic development leadership should participate in / guide strategies related to university campus development	Economic Development					
28	Attract health practitioners / companies looking to nest in an area focused on prevention and integrated health delivery	Economic Development					
29	Develop an international program with targeted countries connected to local, unique competitive advantages	Economic Development					
30	Direct stage two growth companies looking for affordable space in the next 3-4 years to consider Brampton for location	Economic Development					



Recommended Initiatives			Lead	Priority Level (Within x Years)				
				Highest	High	Mid	Long Term	Ongoing
				Now	1	3	3 to 5	
31	Develop a marketing plan outlining target audiences, how to reach them, and messaging to ensure a unified approach		Economic Development					
32	Leverage momentum gained from this project to keep stakeholder and industry interest high and supporters engaged		Economic Development					

## 5.1 Implementation Plan

			Priority (Within x Years)				
Recommendations and Actions	Champions		High -est	High	Mid	Long Term	On-going
	Lead	Partner(s)	Now	1	3	3 to 5	Once Estab-lished
Development Concept							
1. Concentrate office-based firms within a campus environment in order to encourage cluster development based on a strong physical identity and ability to cross-pollinate among technology-oriented firms	Economic Development	<ul style="list-style-type: none"><li>WOHS</li><li>Peel RIC Centre</li><li>TO Health</li><li>MaRS</li><li>Discovery District</li><li>Toronto Global</li><li>Local Health and Human Sciences Industry</li><li>Local Development and Real Estate Community</li><li>Ministry of Economic Development and Growth</li><li>CTCS / Embassies</li></ul>					



Recommendations and Actions	Champions		Priority (Within x Years)				
			High -est	High	Mid	Long Term	On-going
	Lead	Partner(s)	Now	1	3	3 to 5	Once Estab-lished
2. Initiate a “catalyst-project” in Phase 3 lands in order to serve as an “innovation hub” and signal to the world that development of a health and technology campus is underway	WOHS and Economic Development	<ul style="list-style-type: none"> <li>Planning</li> <li>Mayor's Office</li> <li>CAO</li> <li>Peel RIC Centre</li> <li>LHIN</li> <li>Local Health and Human Sciences Industry</li> <li>Ministry of Health and Long Term Care</li> </ul>					
3. Formulate partnerships between William Osler Health System, the Ministry of Health, City of Brampton and the private sector in order to initiate the catalyst project	Planning and Economic Development	<ul style="list-style-type: none"> <li>CAO</li> <li>Mayor's Office</li> <li>WOHS</li> <li>Local Health and Human Sciences Industry</li> <li>Ministry of Health and Long Term Care</li> </ul>					
Policy and Panning Development							
4. Integrate the health and technology campus into the Downtown Secondary Plan, and reinforce the importance of improving transportation connections between the future campus and the existing downtown	Planning	<ul style="list-style-type: none"> <li>Economic Development</li> <li>WILL NEED PAUL TO FILL IN PARTNERS</li> </ul>					



Recommendations and Actions	Champions		Priority (Within x Years)				
			High -est	High	Mid	Long Term	On-going
	Lead	Partner(s)	Now	1	3	3 to 5	Once Established
5. Modify the objective to designate the lands at Highway 410 and Queen Street as the primary office node in the Central Area to state that the lands immediately north of the PMC are also intended to become a primary office node	Planning						
6. The Central Area Mixed Use designation should continue to apply to the properties on Queen Street, Centre Street and Kennedy Road a. The density structure along the corridor should be amended to increase the permitted overall maximum density west of Beech Street and Trueman Street to 3.5 FSI and to increase the maximum residential FSI to 2.0. b. This will allow for mid-rise office buildings and mixed-use development along the corridor generally in keeping with the concept for the campus	Planning						



Recommendations and Actions	Champions		Priority (Within x Years)				
			High -est	High	Mid	Long Term	On-going
	Lead	Partner(s)	Now	1	3	3 to 5	Once Established
7. Amend Section 5.1.3 to clarify that the Queen Street/Highway 410 area is intended to be a primary office node but not the only one	Planning						
8. Amend Section of 5.4 of the Queen Street Plan or 5.3 of the Downtown Plan, both of which apply to designated Institutional lands, including the PMC lands, to permit office uses on the Phase 3 site	Planning						
9. Ensure Lynch Street development is focussed on generating a lively gathering place within the campus, by amending the policies applicable to designated Central Area Mixed Use and Institutional Area to require active ground-floor uses along Lynch, such as restaurants and retail and service establishments	Planning						
10. Identify transportation elements to include a future pedestrian/bicycle bridge over Etobicoke Creek, linking the two ends of John Street and amend the necessary schedule(s)	Planning						





Recommendations and Actions	Champions		Priority (Within x Years)				
			High -est	High	Mid	Long Term	On- going
	Lead	Partner(s)	Now	1	3	3 to 5	Once Estab- lished
<p>11. In addition to linking Eastern Avenue to Clark Boulevard, there will be a need for new local north-south streets between Queen Street and Eastern/Clark, east of Kennedy Road, to improve access to the future campus and downtown, and to service intensification in the Queen Street corridor</p> <p>a. These local streets should be conceptually identified in Schedule B of the Queen Street Plan</p>	Planning						



Recommendations and Actions	Champions		Priority (Within x Years)				
			High -est	High	Mid	Long Term	On-going
	Lead	Partner(s)	Now	1	3	3 to 5	Once Established
<p>12. Amend the Zoning By-law to add an exception to the Service Commercial provisions, as they apply on the blocks fronting Queen Street, between Etobicoke Creek and Beech Street.</p> <p>While maintaining the current permissions, the exception would allow offices uses up to a maximum density of 3.5 FSI and a maximum height of 7 storeys, provided certain performance criteria were satisfied.</p> <p>The criteria include:</p> <ul style="list-style-type: none"> <li>a. Maximum front and side setbacks to ensure buildings are built close to the right-of-way (with greater setbacks along Lynch Street)</li> <li>b. Retail or other commercial uses must be provided on the ground floor portions of buildings fronting Queen Street and Lynch Street</li> <li>c. At least one level of underground parking must be provided and any surface or structured parking must be located at the rear of the building</li> </ul>	Planning						



Recommendations and Actions	Champions		Priority (Within x Years)				
			High -est	High	Mid	Long Term	On-going
	Lead	Partner(s)	Now	1	3	3 to 5	Once Established
<p>13. Implement more incentive programs for the health and technology campus lands, and potentially the broader downtown.</p> <p>Examples include:</p> <ul style="list-style-type: none"> <li>a. Tying community improvement plan (CIP) accessibility to specific sectors associated with the human health and sciences value chain and creative sectors of the economy</li> <li>b. Initiating a tax increment equivalent grant (TIEG) program</li> <li>c. Development processing fees rebate</li> </ul>	Planning	<ul style="list-style-type: none"> <li>■ Economic Development</li> <li>■ Finance</li> </ul>					
<p>14. Encourage Peel Region to consider a regional CIP with financial incentives, such as a Regional Development Charges Reduction program</p>	Planning	<ul style="list-style-type: none"> <li>■ Finance</li> <li>■ CAO</li> <li>■ Mayor's Office</li> <li>■ Council</li> </ul>					



Recommendations and Actions	Champions		Priority (Within x Years)				
			High-est	High	Mid	Long Term	On-going
	Lead	Partner(s)	Now	1	3	3 to 5	Once Established
<b>Transit and Transportation Infrastructure</b>							
<p>15. City initiate a feasibility study to improve active transportation infrastructure in ways that enhance safety and accessibility to, from and within the PMC precinct based on consideration of the following alterations modes:</p> <ul style="list-style-type: none"> <li>a. Two-way street with enhanced design (i.e. designated bike areas, raised curb sidewalks, etc.)</li> <li>b. One-way street (same as above, but on a one way street)</li> <li>c. Shared street (Woonerf) (designed with extra breadth, usually on alternatively textured surfaces to help distinguish vehicular and other uses)</li> <li>d. Closed street (pedestrians and cyclists only)</li> </ul>	WILL NEED PAUL TO FILL IN LEAD	WILL NEED PAUL TO FILL IN PARTNERS					
16. Develop consistent rules and signage to be implemented at these primary pedestrian places to minimize conflicts between pedestrians and cyclists							



Recommendations and Actions	Champions		Priority (Within x Years)				
			High -est	High	Mid	Long Term	On- going
	Lead	Partner(s)	Now	1	3	3 to 5	Once Estab- lished
17. Establish additional crossing points at regular locations based on a finer grid network							



Recommendations and Actions	Champions		Priority (Within x Years)				
			High-est	High	Mid	Long Term	On-going
	Lead	Partner(s)	Now	1	3	3 to 5	Once Established
<p>18. To improve pedestrian circulation along laneways, it is recommended that the City consider the following:</p> <ul style="list-style-type: none"> <li>a. Pave laneways with a material other than asphalt</li> <li>b. Have buildings address the laneway architecturally, through changes to the façade, or the provision of windows or active doors</li> <li>c. Ensure clear lines of sight and vistas so that pedestrians can be guided through the path with a sense of direction</li> <li>d. Improve the microclimate through the provision of greenery and landscaping</li> <li>e. If it is observed in the future that significant conflicts between pedestrian travel and service vehicles exist within laneway areas, the City can consider restricting large vehicular deliveries to the off-peak hours on laneways where width is a constraint</li> </ul>							



Recommendations and Actions	Champions		Priority (Within x Years)				
			High -est	High	Mid	Long Term	On- going
	Lead	Partner(s)	Now	1	3	3 to 5	Once Estab- lished
19. Provide the following bicycle network improvements: <ul style="list-style-type: none"> <li>a. progress of City initiatives and mode split impacts from the recommended public realm improvements, particularly those along Queen Street, be promoted</li> <li>b. A system of secondary routes be established within the precinct, particularly along Eastern Avenue, Trueman Street, John Street, and Orenda Road/Orenda Court</li> </ul>							



Recommendations and Actions	Champions		Priority (Within x Years)				
			High-est	High	Mid	Long Term	On-going
	Lead	Partner(s)	Now	1	3	3 to 5	Once Established
20. Provide solutions to missing links within the road network and establish a finer-grid. Examples include: <ul style="list-style-type: none"> <li>a. Extension of Eastern Avenue between Hansen Road and Rutherford Road</li> <li>b. Connection of the southern terminus of Trueman Street with Orenda Court by extension of Orenda Road</li> <li>c. Finer grids for mid-block local roads one between Kennedy Road and Hansen Road, as well as one between Hansen Road and Rutherford Road</li> </ul>							
21. Undertake an Environmental Assessment, particularly for the Eastern Avenue extension; however, to include all relevant road network improvements that result in a finer grid network							





Recommendations and Actions	Champions		Priority (Within x Years)				
			High-est	High	Mid	Long Term	On-going
	Lead	Partner(s)	Now	1	3	3 to 5	Once Established
22. City to take further actions to continue to reduce the auto use in the area. These actions can be implemented as part of an integrated transportation demand management (TDM) program. A TDM program is recommended for the PMC precinct with two parts: <ol style="list-style-type: none"> <li>Incentives to increase the attractiveness of alternative modes of transport</li> <li>Dis-incentives to decrease the attractiveness of driving</li> </ol>							
<b>Economic Development</b>							
23. Provide a dedicated role in economic development responsible for building and maintaining relationships in the Human Health and Sciences sector	Economic Development	<ul style="list-style-type: none"> <li>CAO</li> </ul>					
24. Establish strong relationships with local and regional companies that have incorporated the new outcomes based model of health into their business models and service or product lines	Economic Development	<ul style="list-style-type: none"> <li>WOHS</li> <li>Sheridan College</li> <li>TO Health</li> <li>Peel RIC Centre</li> <li>Local Industry</li> </ul>					



Recommendations and Actions	Champions		Priority (Within x Years)				
			High-est	High	Mid	Long Term	On-going
	Lead	Partner(s)	Now	1	3	3 to 5	Once Established
25. Establish a plan of action for working with William Osler Health System to activate development on the Phase 3 site	Planning and Economic Development	<ul style="list-style-type: none"> <li>WOHS</li> <li>LHIN</li> </ul>					
26. Ensure that economic development management and leadership is integrated into all strategic and tactical urban planning and design that touches on the PMC site, The Central Area, transportation and transit, and development along the Queen Street Corridor	CAO	<ul style="list-style-type: none"> <li>Economic Development</li> <li>Planning</li> <li>Transportation</li> <li>Transit</li> </ul>					
27. Economic development leadership should participate in, and guide, strategic discussions related to university campus development to ensure that every opportunity is explored to locate the new university campus in proximity and benefit to the Health and Technology Campus	CAO	<ul style="list-style-type: none"> <li>Council</li> <li>Mayor's Office</li> <li>Province</li> <li>WOHS</li> <li>Steering Committee</li> </ul>					



Recommendations and Actions	Champions		Priority (Within x Years)				
			High -est	High	Mid	Long Term	On-going
	Lead	Partner(s)	Now	1	3	3 to 5	Once Established
28. Actively work to attract health practitioners and companies looking to nest in an area that is focused on prevention and integrated health delivery	Economic Development	<ul style="list-style-type: none"> <li>MaRS</li> <li>WOHS</li> <li>Sheridan College</li> <li>Discovery District (and UHN)</li> <li>TO Health</li> <li>Toronto Global</li> <li>MEDG</li> <li>CTCS / Embassies</li> <li>Various Target Universities (e.g., U of T, McMaster, etc.)</li> <li>Various Target Colleges (e.g., Humber, Mohawk, etc.)</li> <li>Local Health and Human Sciences Industry</li> </ul>					
29. Develop an international program with targeted countries connected to local ethnic concentrations (e.g., South Asian populations) that correlate with recognized health conditions (heart disease, diabetes, etc.) that represent unique competitive advantages from a research and health delivery perspective	Economic Development	<ul style="list-style-type: none"> <li>Local Health and Human Sciences Industry</li> <li>WOHS</li> <li>Ministry of Economic Development and Growth</li> <li>CTCS / Embassies</li> <li>Mayor's Office</li> </ul>					



Recommendations and Actions	Champions		Priority (Within x Years)				
			High -est	High	Mid	Long Term	On-going
	Lead	Partner(s)	Now	1	3	3 to 5	Once Established
30. Direct stage two growth companies that have successfully incubated and are looking for affordable and available space in the next two to three years to consider the Brampton Health and Technology Campus as a potential option for location	Economic Development	<ul style="list-style-type: none"> <li>MaRS</li> <li>Discovery District (and UHN)</li> <li>TO Health</li> <li>WOHS</li> <li>Local Development and Real Estate Community</li> </ul>					
31. Develop a marketing plan (building off of the existing promotional video and efforts) that specifically outlines target audiences, how to reach them, resources required, roles and responsibilities (of staff, elected officials, and partners), and key messaging to ensure a unified and cumulative approach to promoting the human health and science cluster	Economic Development	<ul style="list-style-type: none"> <li>Communications</li> <li>Mayor's Office</li> <li>Council</li> <li>CAO</li> <li>TO Health</li> <li>Toronto Global</li> </ul>					
32. Leverage momentum gained from workshops convened for this project and hold semi-regular stakeholder events (including an annual review) to keep community, industry, and government support and interest high and supporters engaged	Economic Development	<ul style="list-style-type: none"> <li>Mayor's Office</li> <li>Council</li> <li>Local Human Health and Sciences Industry</li> </ul>					

**APPENDIX B:**  
**FOCUS GROUP REGISTRATION LIST**

**Human Health & Science Focus Group**  
**Thursday, November 10, 2016**  
**1:00 – 4:30 pm**  
**City Hall West Tower – 2C & 2D**

**Format:** Presentation, Round Table Discussion and Networking  
**Purpose:** To provide an opportunity for MDB Insight to present the status of their interim report, and gather feedback pertaining to the growth of the Human Health and Science sector and the potential for a hub Brampton's Central Area.

**Registration List:**

	<b>Last Name</b>	<b>First Name</b>	<b>Company</b>
	Aldunate	Paul	City of Brampton EDO
	Baccardax	Cassandra	City of Brampton EDO
	Baughan	Lynn	Central West Local Health Integration Network
	Binette	Christian	Region of Peel
	Chisholm	Ainsley	Lai Sing Co
	Chung	Michael	Lai Sing Co
	Debnath	Madhuparna	City of Brampton Urban Design
	Farjou	Jacob	Train Smart Wellness
	Ford	Ann	William Osler Health Centre
	Gautam	Vidya Sagar	
	Haddad	Dana	Ministry of Economic Development and Growth

	Haller	Andrew	TO Health
	Heslegrave	Ron	William Osler Health Centre
	Humphreys	James	Sheridan College
	Kanellopoulos	John	Kallo Developments
	Kanellopoulos	Bill	Kallo Developments
	Korets-Smith	Ella	TO Health
	Leard	Amanda	City of Brampton EDO
	Massey-Singh	Jaipaul	Wise Elephant Family Health Team
	Orlando	Jacqueline	Region of Peel
	Patel	Raj	RPDs
	Rayegani	Farzad	Sheridan College
	Shamim	Badar	Brampton Board of Trade
	Shi	Weiru	
	Sloan	Meaghan	Daniels Health
	Steiger	Bernie	City of Brampton Planning
	Syed	Zain	Mobile Live Inc
	Waters	David	City of Brampton Planning



# DOWNTOWN BRAMPTON UNIVERSITY AND CENTRE FOR EDUCATION, INNOVATION AND COLLABORATION

## Economic Impact Statement

Brampton, Ontario

Prepared for The Corporation of the City of Brampton

November 6, 2017



This document is available in alternative formats upon request by contacting:

info@urbanMetrics.ca  
416-351-8585 (1-800-505-8755)





November 6, 2017

Bob Seguin, Advisor to the CAO  
The Corporation of the City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

Dear Mr. Seguin:

**RE: Downtown Brampton University and Centre for Education, Innovation and Collaboration – Economic Impact Statement (Brampton, Ontario)**

urbanMetrics inc. is pleased to submit our report evaluating the economic benefits of establishing a Centre for Education, Innovation and Collaboration (CEIC) in conjunction with a new university campus in Downtown Brampton. This report identifies the transformative economic benefits that will be derived from the construction and operation of these facilities. These benefits include increased economic growth, additional jobs and labour income, reoccurring tax revenue, skills development and fostering a culture of innovation and collaboration that will benefit future generations in Brampton.

We appreciate the opportunity to conduct this assignment on your behalf and we look forward to discussing the results of our report with you.

Yours truly,

urbanMetrics inc.

A handwritten signature in black ink, appearing to read "P. Thoma", is positioned above the name Peter Thoma.

Peter Thoma, MCIP, RPP, PLE  
Partner  
pthoma@urbanMetrics.ca

A handwritten signature in black ink, appearing to read "Craig Ferguson", is positioned above the name Craig Ferguson.

Craig Ferguson, PLE  
Associate Partner  
cferguson@urbanMetrics.ca

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## 1.0 INTRODUCTION

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## INTRODUCTION

Expanding access to education and providing residents with the tools they need to become fully engaged in civic life represents one of the biggest opportunities for municipal governments today.

The City of Brampton is committed to a future that sees its residents, its businesses and its community organizations working together to help build a *future-ready city* that supports creativity, innovation, and life-long learning opportunities.

For the past 50 years, the City of Brampton has been defined by its capacity to plan and manage growth. Over a relatively short period of time, Brampton has emerged as Canada’s **9th** largest city (in population terms), and has become one of North America’s most attractive locations for new immigrants. According to the 2016 Census, more than 52% of Brampton residents were born outside of Canada, and 48% have a mother-tongue other than English.

Over the next 30 years, Brampton’s future will continue to be defined by growth. Official projections suggest that another 348,000 new residents will call Brampton home. By 2041, Brampton will have a residential population base of 890,000, which would be larger than present day Halifax, Regina, St. John’s, Victoria and Fredericton combined.

Despite its size, the City of Brampton has yet to realize the full potential of two of its strongest and most compelling assets –its residents and its downtown. We believe this is poised to change.

The City of Brampton currently finds itself at a defining moment in time.

Major investment initiatives supported by the Provincial and Federal governments will see new money flow into key portfolios such as transit, healthcare, research & development, and education. These so-called *strategic investments* all have direct and meaningful impact for Brampton residents and will, to varying degrees, be targeted to specific nodes such as Downtown

Brampton, which have already been defined in provincial policy as preferred candidate locations for community-based investment in major infrastructure.

In recognition of the growing role that suburban downtown areas—such as Brampton—are expected to play in the economic and social well-being of the Toronto-region, governments, major institutions and private business are looking for best-in-class locations that are served by high-frequency transit service, modern infrastructure, and pre-existing amenities such as shops, restaurants, parks and other meeting spaces to provide dynamic work environments.

Over the past decade the City has made several positive strides. A new performing arts centre. A new civic building. A new civic square. Collectively, these initiatives have helped move the needle in Downtown Brampton. They have encouraged other property owners to make much needed investments in under-utilized assets, but there is more to be done. At this juncture, the City of Brampton is moving forward with an ambitious plan that will bring about bold changes to its downtown. A number of “game-changing” investment options have been identified as policy-led vehicles for re-energizing Downtown Brampton.

This report focuses on two specific game changing options which could have a dramatic impact not only on the City’s downtown, but indeed the entire City of Brampton:

- a new university campus (championed by Ryerson-Sheridan); and,
- a new community-based learning centre (championed by the City of Brampton).

This report provides the City of Brampton with an evaluation of the economic and broader community benefits that would be realized through the parallel creation of these two entities in Downtown Brampton. The contents herein are intended to provide Brampton Council, staff and residents with a baseline understanding of how direct municipal involvement in these two projects

could be leveraged as a catalyst for more balanced growth, and as a mechanism to ensure that Brampton residents are empowered with the tools they need to build the type of future-ready city they desire – one that is supported by creativity, innovation and life-long learning.

*Persistent education and learning are the reality as people march through their days with their smartphones and, soon, the Internet of Things embedded everywhere. The library as people, place and platform is the new knowledge institution that can serve all those needs.*

-Lee Rainie, Director of the Pew Research Center Internet Project

## BACKGROUND

On December 20, 2013, the Ontario Ministry of Advanced Education and Skills Development (MAESD)<sup>1</sup> released its Major Capacity Expansion Policy Framework. This policy document outlined the Province's commitment to provide additional funding for upwards of 60,000 new post-secondary education spaces across the province. Submissions for funding under this framework were due in September 2014. Based on the submissions received, a partnership submission between York University and the City of Markham selected, green-lighting the construction of a new campus in Markham Centre.

On May 20, 2015, the Province announced they were planning a second competitive call for proposals under the Major Capacity Expansion Policy Framework. This round would canvass new submissions designed specifically to serve growing student needs within Peel and Halton Regions.

On July 8, 2015, Brampton City Council endorsed the creation of a Blue-Ribbon Panel comprised of industry, government, academic and community leaders to provide a realistic and achievable work plan and financial figures for a university campus in Brampton.

The Blue-Ribbon Panel was tasked with the preparation of a business case that would help strategically position Brampton as a viable candidate city that

could meaningfully accommodate the expansion of undergraduate and graduate academic learning in Ontario.

In September 2015, urbanMetrics inc. was retained by the City of Brampton to help support the Blue-Ribbon Panel's understanding of local and regional economic benefits associated with a new (hypothetical) university campus.

The purpose of this study was to identify the range of financial and non-financial benefits that would accrue to the City of Brampton should a new university campus be awarded to the City. The findings of our 2015 study, concluded that there would be a compelling business case for expanding post-secondary educational offerings in Brampton.

On October 26, 2016, the Province of Ontario announced a funding commitment for a new university campus in the City of Brampton.

On March 14, 2017 the MAESD identified that Ryerson University, in partnership with Sheridan College, submitted an application to establish a new facility in Brampton. It is anticipated MAESD will announce final details of the new facility, including formal funding, timing, location and other funding partners in late fall 2017.

## SCOPE OF THIS STUDY

In September 2017, urbanMetrics was retained by the City of Brampton to consider the additional (and cumulative) benefits that would be realized through the proposed development of a new, complementary, yet stand-alone facility that would be developed near or adjacent to the City's new university campus.

It is assumed that this facility, referred to as the Centre for Education, Innovation and Collaboration (CEIC), would be built by the City of Brampton for the full benefit of all Brampton area residents.

<sup>1</sup> Formally the Ontario Ministry of Training, Colleges and Universities (MTCU).

This new facility would be designed and implemented in a way that clearly articulates Brampton’s ongoing commitment to life-long learning, innovation and collaboration.

While detailed programming is beyond the scope of this study, the intention is to create a new landmark space in Downtown Brampton. The facility will become a new hub for individuals, community groups, businesses and cultural organizations that understand the importance of collaborative, peer-to-peer learning and community-based partnerships.

The overarching vision for the CEIC is a facility that provides a future-ready platform for individuals and organizations to achieve productive, collaborative and deeply enriching learning experiences.

In simple terms, the CEIC would be a flexible building featuring collaborative activity zones that are functionally supported by a network of partnership-based outreach programs designed to enable individuals and groups to reach their full potential.

The intent is to create a modern reinterpretation of the public library. The CEIC would be a place where residents *of all ages* learn from peers and mentors. The CEIC would be a place where discussions lead to shared understanding. A place where collaboration leads to innovation. Where innovation leads to better outcomes. Where better outcomes lead to more dynamic and connected community.

## APPROACH

In support of this business case, urbanMetrics inc. has been retained to prepare an updated Economic Impact Statement related to the local and regional benefits of both a major university campus with 5,000 full-time equivalent (FTE) students and the development of a new 200,000 square foot civic building that would be developed as a CEIC.

The quantitative economic impacts of a new university campus and CEIC in the City of Brampton have been estimated using the Statistics Canada Input-Output model, which simulates the flow of expenditures through the Canadian economy. The model provides a reliable measure of the following four economic impacts:

- Gross Economic Impact;
- Employment;
- Labour Income; and,
- Tax Revenues to the Three Levels of Government.

The range of impacts include the one-time impacts related to the construction of the facility, the ongoing impacts related to the annual expenditures necessary to operate the university and ongoing impacts related to student and visitor spending.

In preparing this Economic Impact Statement, the following work steps have been undertaken:

1. Quantification of the economic impact of a university and CEIC locating in the City of Brampton has been estimated using the Statistics Canada Input-Output model, as detailed in Appendix A.
2. Identification of qualitative benefits associated with a university campus and CEIC locating in the City of Brampton. This includes the benefits associated with fostering entrepreneurship, increased business start-up activity, improved youth employment and increased earnings potential for Brampton residents attending the university.
3. Demonstrate the value for money of a municipal contribution towards a new university campus and CEIC.



## CAVEAT

This report is focused primarily on the economic impact of a new university campus and CEIC in the City of Brampton, including the financial and non-financial (i.e., community) benefits that are expected to accrue to the municipality.

Our report is not intended to capture all of the extraneous benefits or costs that might be expected to accrue to Brampton. We recognize, for example that a new university campus could also have potential positive impacts on areas such as accelerated commercial and residential growth patterns, additional investments in public transit, and improved environmental outcomes. These matters, while important, fall beyond the scope of this Economic Impact Statement.

## WISE WORDS

*In recent years, a rising number of innovative firms and talented workers are choosing to congregate and co-locate in compact, amenity-rich enclaves in the core of central cities. Rather than building on green-field sites, marquee companies in knowledge-intensive sectors are locating key facilities close to other firms, research labs and universities so that they can share ideas, and practice “open innovation.” ... A growing array of entrepreneurs are starting their companies in collaborative spaces, where they can mingle with other entrepreneurs and have efficient access to everything from legal advice to sophisticated lab equipment ... A growing share of metropolitan residents are choosing to work and live in places that are walkable, bike-able and connected by transit and technology.*

-Bruce Katz, Director, Metropolitan Policy Program, Brookings Institution

*Libraries have always been an economic driver of communities. Libraries are like Starbucks without the coffee: an important place to build social connections. Anyone can use it.*

-Robert Harrison, City Administrator, Issaquah, Washington

*Whether you build a new library or transform an existing one, do not build the best library of the previous century. Create an environment that facilitates new patterns of interacting, learning and accessing information, and is sufficiently flexible to accommodate changes that inevitably will come.*

-Peter Gisolfi, Architect

*The physical library will become less about citizens checking out books and more about citizens engaging in the business of making their personal and civic identities. The physical library must undergo a transition that embraces the openness and flexibility needed to thrive in a world of constant change. Central to this flexibility is creating spaces that can adapt to the changing operation models of libraries.*

-Amy Garmer, Director, Apsen Institute Dialog on Public Libraries

*If current trends are any indication, innovation districts will continue to grow in size and scale, fuelled by market and demographic dynamics, open innovation, local leadership and place-based investments of large anchor institutions. But if innovation districts are to realize their full potential, then asset-rich companies, civic entities and financial institutions need to invest at scale. Higher levels of government also need to act with more predictability and purpose*

- Bruce Katz, Director, Metropolitan Policy Program, Brookings Institution

## 2.0 CONSTRUCTION IMPACTS (ONE-TIME)

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## DOWNTOWN UNIVERSITY

As identified in our 2015 report *Economic Impact Statement Major University Capacity Expansion*, the establishment of a new university campus in Brampton would have transformative impacts on the community.

This section of the report briefly summarizes the findings in our previous work and updates the economic impacts to reflect current dollar values (2017).

The **one-time impacts** associated with the construction of a new university campus in Downtown Brampton is expected to have a significant impact on employment, wages and tax revenue in the City.

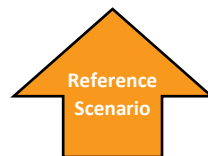
As shown in Figure 1, the initial phase of a new university campus supporting the first 1,000 students is expected to result in a one-time capital investment of approximately \$43.0 million (this figure represents an estimate of the total capital cost of building an institutional building in the GTA large enough to support an initial base of 1,000 post secondary students).

Total construction costs are expected to increase as more students are accommodated. These costs are further summarized in the table below.

**Figure 1: Estimated University Construction Costs**

	Full-Time Enrolment			
	1,000	5,000	10,000	20,000
Academic and Support Space	59,200	293,900	586,600	1,173,300
Non-Academic Space	58,100	288,500	575,900	1,151,700
<b>Total Space (sq.ft.)</b>	<b>117,300</b>	<b>582,400</b>	<b>1,162,500</b>	<b>2,325,000</b>
Hard Construction Costs	\$32,120,000	\$160,400,000	\$320,800,000	\$641,600,000
Soft Construction Costs	\$10,900,000	\$54,700,000	\$109,400,000	\$218,800,000
<b>Total Construction Costs</b>	<b>\$43,020,000</b>	<b>\$215,100,000</b>	<b>\$430,200,000</b>	<b>\$860,400,000</b>

Source: urbanMetrics inc.



For reference purposes we have considered the impacts of a university campus that achieves a **student enrollment of 5,000 students**. A campus developed in Brampton at this scale is expected to cost approximately **\$215.1 million**. Based on an input-output model the economic impacts of this level of investment would yield the following

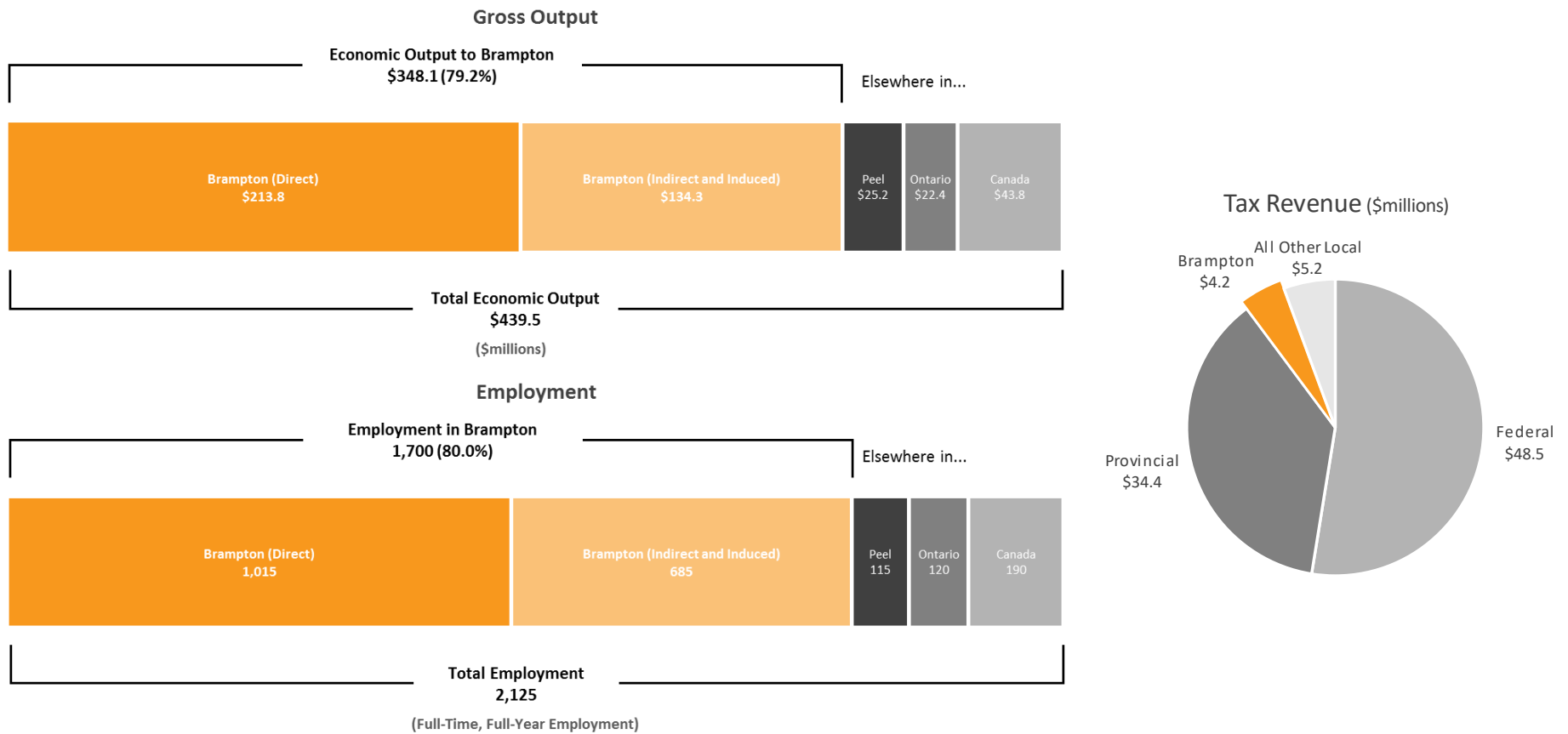
**± \$439.5 million in gross economic output** nation-wide (Figure 2). Overall, approximately 79% of this economic activity is expected to occur in the City of Brampton. The multiplier of 1.62 in the City of Brampton indicates that every \$1 dollar of capital expenditures is expected to generate gross output of \$1.62 in the local economy. The large share of economic activity that is expected to remain within Brampton reflects the well-diversified nature of the local economy.

**± 2,125 full-time years of employment** (including the indirect and induced jobs), of which approximately 80% will be in the City of Brampton (Figure 2). The multiplier of 7.9 in Brampton indicates that every \$1 million invested in the construction of a new university in Brampton will generate 7.9 new jobs with an average wage of \$66,000.

The one-time capital investment in the construction of the university campus will be felt broadly across Brampton's economy. Based on our estimates, approximately 60% of the employment in Brampton will be in the construction sector. Wholesale and Retail Trade and Professional, Scientific and Technical Services are also expected to experience increased employment related to the construction and design of the new campus. More detailed employment by industry for the City of Brampton are outlined in Appendix B.

**Total one-time government revenue of ± \$92.3 million**, of which ±\$4.2 million will flow to the City of Brampton (Figure 2). These figures include personal and corporate income tax, sales taxes (e.g., PST and GST), property taxes, building permit fees, cash-in-lieu of parkland and other miscellaneous taxes, tariffs and fees.

**Figure 2: Impact of One-Time Construction Expenditures (Downtown University)**



Source: urbanMetrics inc., based on Statistics Canada Input-Output Model.

Note: Rounded to the nearest 5 jobs and \$100,000.

## CENTRE FOR EDUCATION, INNOVATION AND COLLABORATION

In this analysis, we have assumed that the CEIC would be approximately 200,000 square feet (gross area), and include a public learning common, cultural and heritage space (possibly a museum) and public library occupying a combined 170,000 square feet of space, while space for a business incubator occupies the remaining 30,000 square feet.

The one-time impacts associated with the construction of a new CEIC in Downtown Brampton is also expected to have a significant impact on employment, wages and tax revenue in the City.

As shown in Figure 3, the construction of the CEIC is expected to result in a one-time capital investment of approximately **\$114.5 million**.

**Figure 3: Estimated CEIC Construction Costs**

Hard Construction Costs \$94.4	Soft Construction Costs \$20.1
Total Construction Costs <b>\$114.5</b> (\$millions)	

Source: urbanMetrics inc., based on Hanscomb Construction Cost Guide and Altus 2017 Construction Cost Guide.

The initial infrastructure investment and construction costs associated with the development of the new 200,000 square foot CEIC is expected to yield:

**± \$239.3 million in gross economic output** nation-wide (Figure 4).

Approximately 79.5% of this economic activity is expected to occur in the City of Brampton. The multiplier of 1.66 in the City of Brampton indicates that every \$1 dollar of capital expenditures is expected to generate gross output of \$1.66 in the local economy. The large share of economic activity that is expected to remain within Brampton reflects the well diversified nature of the local economy.

**± 1,025 full-time years of employment** (including the indirect and induced jobs), of which approximately 81% will be in the City of Brampton (Figure 4). The multiplier of 7.25 in Brampton indicates that every \$1 million invested in the construction of an CEIC in Brampton will generate 7.25 new jobs with an average wage of \$85,200.

The one-time capital investment in the construction of the CEIC will be felt broadly across the Brampton economy. Based on our estimates, approximately 60% of the employment in Brampton will be in the construction sector. Wholesale and Retail Trade and Professional, Scientific and Technical Services are also expected to experience increased employment related to the construction of the facility. Detailed employment by industry for the City of Brampton are outlined in Appendix C.

**Total one-time government revenue of ± \$55.4 million**, of which ± \$6.7 million will flow to local governments including the Region of Peel and City of Brampton (Figure 4). These taxes include personal and corporate income tax, sales taxes (e.g., PST and GST), building permit fees and other miscellaneous taxes, tariffs and fees.

**Figure 4: Impact of One-Time Construction Expenditures (CEIC)**



Source: urbanMetrics inc., based on Statistics Canada Input-Output Model.  
Note: Rounded to the nearest 5 jobs and \$100,000.

## COMBINED ONE-TIME BENEFITS FROM CONSTRUCTION

The investment in the CEIC and the establishment of a university campus in Brampton will have significant one-time benefits to the Brampton economy resulting from the total construction expenditures.

Combined, these two facilities are expected to result in the direct expenditure of **\$329.6 million** in the Brampton economy. This expenditure will create jobs, increase labour income and generate additional tax revenue for all levels of government.

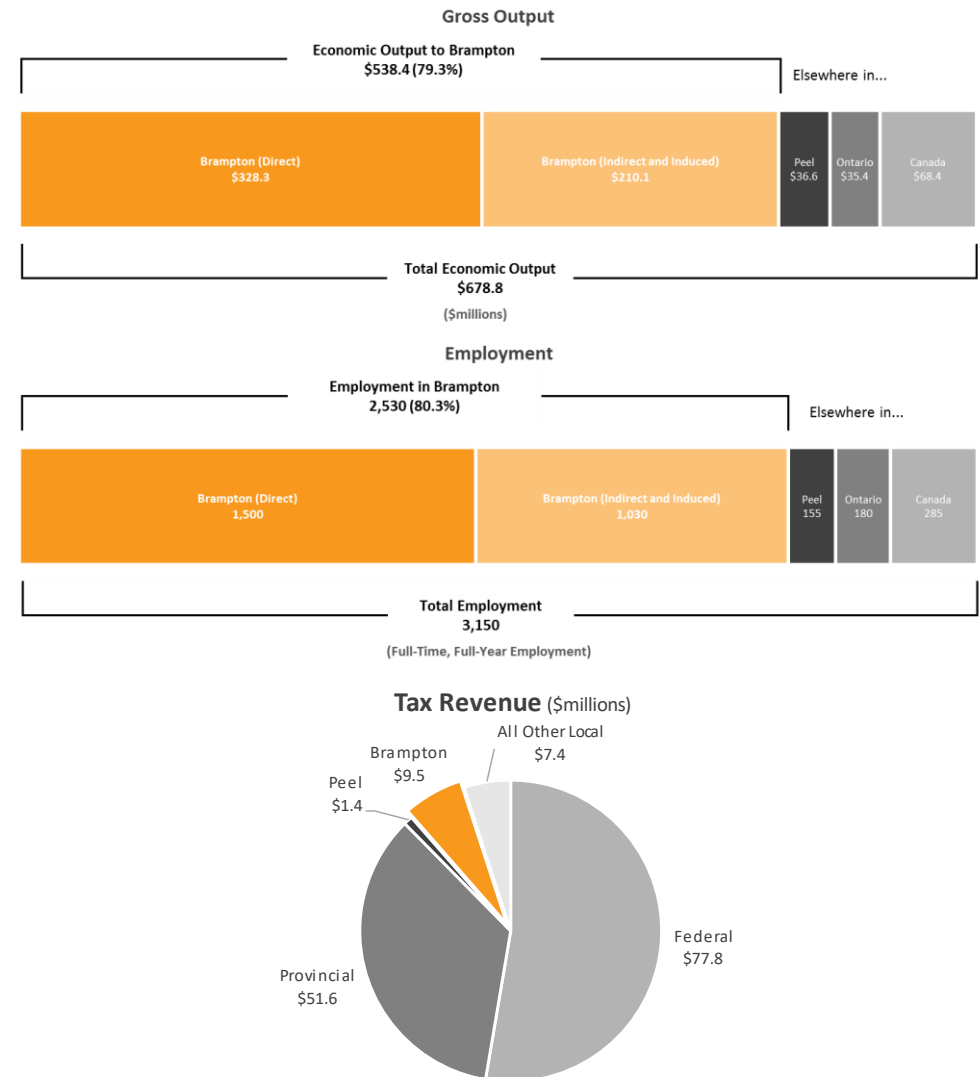
The combined construction costs associated with a 5,000-student university campus (reference case) and the accompanying CEIC would result in the following estimated benefits to the City of Brampton, Region of Peel and Province of Ontario:

**± \$678.8 million in gross economic output** nation-wide. Approximately 79.3% of this economic activity is expected to occur in the City of Brampton.

**± 3,150 full-time years of employment** (including the indirect and induced jobs), of which approximately 80.3% will be in the City of Brampton. These jobs in Brampton will have an average wage of \$72,300.

**Total one-time government revenue of ± \$147.7 million**, of which ±\$10.9 million will flow to local governments including the Region of Peel and City of Brampton.

Figure 5: Combined Impact of One-Time Construction Expenditures



Source: urbanMetrics inc., based on Statistics Canada Input-Output Model.  
Note: Rounded to the nearest 5 Jobs and \$100,000.

## 3.0 OPERATIONAL IMPACTS (ONGOING)

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## DOWNTOWN UNIVERSITY

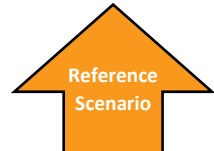
As identified in our 2015 report, *Economic Impact Statement Major University Capacity Expansion*, the ongoing spending associated with the daily operations of a new university campus in Downtown Brampton is expected to have a significant impact on employment, wages and tax revenue in the City.

The operation of a new university campus with 1,000 students is expected to result in ongoing expenditures of approximately \$26.8 million (Figure 6). This is expected to increase to \$134.3 million as the campus grows to an enrolment of 5,000 students and potentially \$268.6 million over the longer-term if 10,000 students are accommodated on the campus.

**Figure 6: Estimated Ongoing Operation Costs (Downtown University)**

	Full-Time Enrolment			
	1,000	5,000	10,000	20,000
Salaries and Benefits	\$16,600,000	\$82,900,000	\$165,700,000	\$331,500,000
Other Operational Expenditures	\$8,900,000	\$44,700,000	\$89,500,000	\$179,000,000
Ongoing Investment Expenditures	\$1,300,000	\$6,700,000	\$13,400,000	\$26,800,000
<b>Total Annual Operating Expenditures</b>	<b>\$26,800,000</b>	<b>\$134,300,000</b>	<b>\$268,600,000</b>	<b>\$537,300,000</b>

Source: urbanMetrics inc.



The ongoing expenditures associated with the operation of the new **5,000 student** university campus (reference case) is expected to yield:

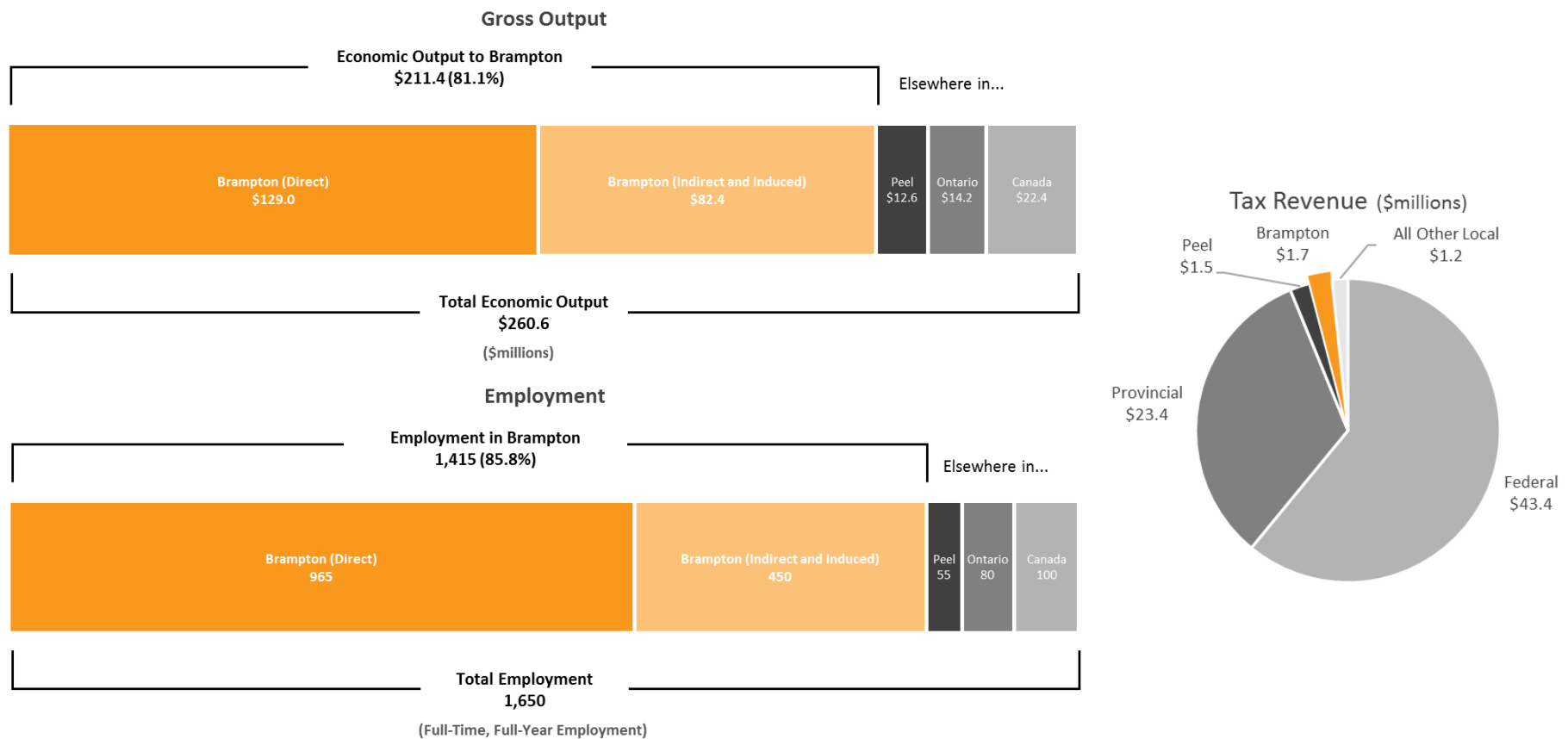
**± \$260.6 million in total gross economic output** to the Canadian economy, the majority of which is expected to occur in Brampton (Figure 7). The multiplier of 1.57 in the City of Brampton indicates that for every \$1 dollar spent on operations each year is expected to generate gross output of \$1.57 in the local economy

**± 1,650 full-time years of employment** (including the indirect and induced jobs), of which approximately 86% will be in the City of Brampton (Figure 7). The multiplier of 10.9 indicates that for every \$1 million spent on ongoing operations in the Brampton economy will generate almost 11 new jobs and an average wage of \$78,400.

The majority of jobs related to the ongoing operations at a new university will be in the educational services and retail/wholesale trade sectors of the economy. These two sectors are expected to account for 3 out of 4 jobs sustained in the economy as a result of the new university campus. Detailed employment by industry for the City of Brampton are outlined in Appendix B.

**Total annual government revenue of ± \$71.2 million**, of which ± \$3.2 million will likely flow to local governments including the Region of Peel and City of Brampton (Figure 7). Taxes accruing to the City of Brampton include heads and beds levy and property tax revenue associated with out-of-town students living off-campus. Taxes in Figure 7 also include personal and corporate income tax, sales taxes (e.g. PST and GST), property taxes and other miscellaneous taxes, tariffs and fees. Our analysis likely underestimates the potential tax revenue accruing to the City, as it does not include increased tax revenue related to new business investment (and reinvestment) that would serve the university.

**Figure 7: Impact of Ongoing Operating Expenditures (Downtown University)**



Source: urbanMetrics inc., based on Statistics Canada Input-Output Model.

Note: Rounded to the nearest 5 jobs and \$100,000.

## CENTRE FOR EDUCATION, INNOVATION AND COLLABORATION

The ongoing, daily operation of the CEIC will also provide a significant economic benefit to the Brampton economy on an ongoing basis through operational expenditures. These operational expenditures include items such as salaries, communications, professional fees, purchase of materials to operate the facilities, etc.

The ongoing spending associated with the daily operations of a new CEIC associated with a university campus in Downtown Brampton is expected to have a significant impact on employment, wages and tax revenue in the City. The operation of an CEIC of 200,000 square feet is expected to result in ongoing expenditures of approximately \$22.3 million (Figure 8). Our estimated operating expenditures are based on the Financial Information Returns for the City of Brampton as it relates to library operations. We have also reviewed the operating budgets for various incubators in Southern Ontario, including Communtech, the Innovation Factory, Innovation Guelph and the RIC Centre in Mississauga to arrive at our estimated annual operating expenditures for a 30,000 square foot incubator space in the CEIC.

**Figure 8: Estimated Ongoing Operation Costs (CEIC)**



Source: urbanMetrics inc., based on Hanscomb 2014 Construction Cost Guide and Altus 2017 Construction Cost Guide.

The ongoing expenditures associated with the operation of the new 200,000 square foot CEIC is expected to yield:

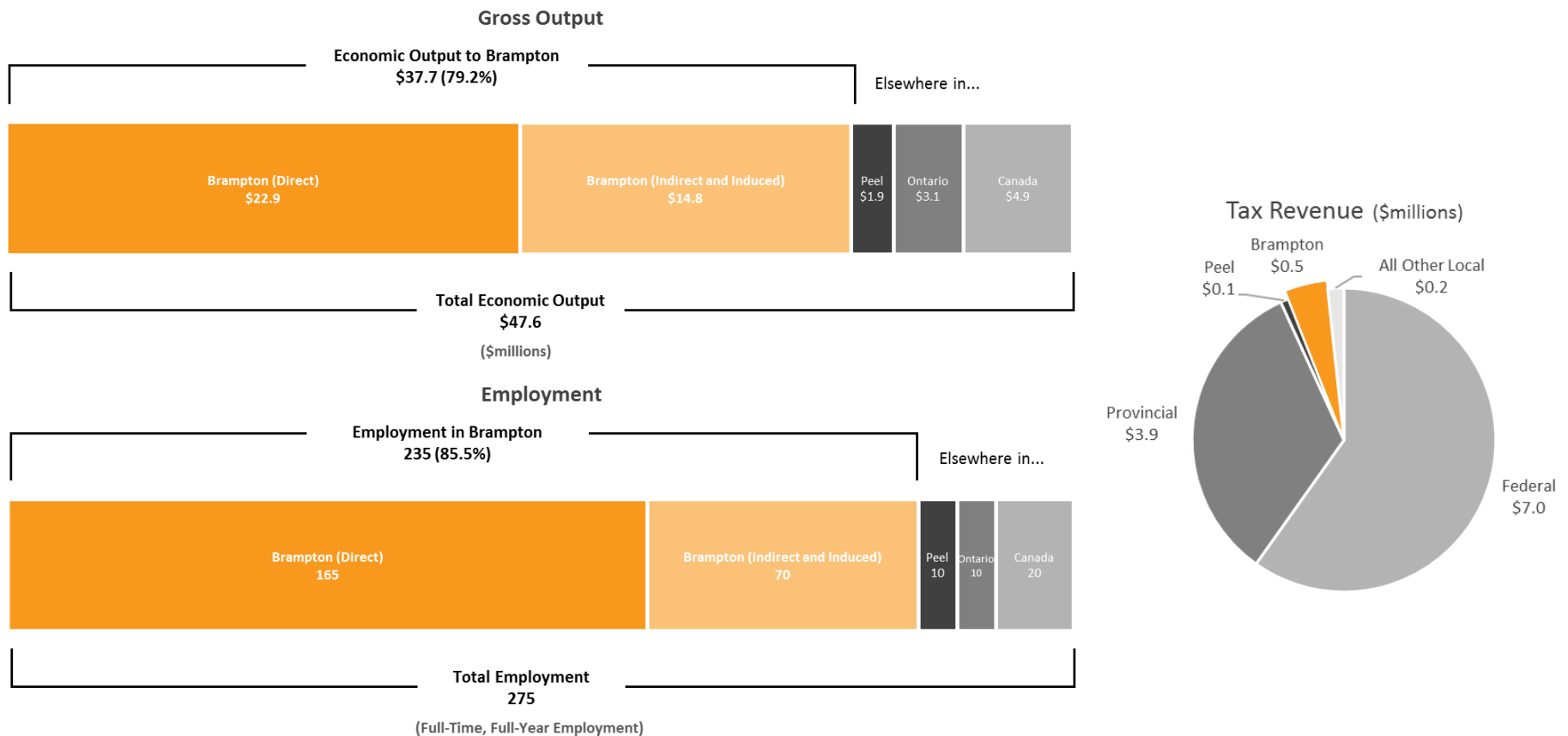
**± \$47.6 million in total gross economic output** to the Canadian economy, the majority of which is expected to occur in Brampton (Figure 9). The multiplier of 1.69 in the City of Brampton indicates that for every \$1 dollar spent on ongoing operations is expected to generate gross output of \$1.69 in the local economy.

**± 275 full-time years of employment** (including the indirect and induced jobs), of which approximately 85.5% will be in the City of Brampton (Figure 9). The multiplier of 10.5 indicates that for every \$1 million spent on ongoing operations in the Brampton economy will generate almost 11 new jobs and an average wage of \$76,600.

The majority of jobs related to the ongoing operations at a new CEIC will be in the public administration sector of the economy. This sector is expected to account for 3 out of 4 jobs sustained in the economy as a result of the new CEIC. Detailed employment by industry for the City of Brampton are outlined in Appendix C.

**Total annual government revenue of ± \$11.7 million**, of which ± \$0.6 million will likely flow to local governments including the Region of Peel and City of Brampton (Figure 9). These taxes include personal and corporate income tax, sales taxes (e.g. PST and GST), property taxes and other miscellaneous taxes, tariffs and fees.

Figure 9: Impact of Ongoing Operating Expenditures (CEIC)



Source: urbanMetrics inc., based on Statistics Canada Input-Output Model.  
Note: Rounded to the nearest 5 jobs and \$100,000.

## COMBINED ONGOING BENEFITS FROM OPERATIONS

The ongoing operations at a university campus with 5,000 students and the CEIC will generate significant ongoing benefits for the City of Brampton and Peel Region. These benefits include increased gross economic output, ongoing employment and increased tax revenue for all levels of government. The operation of these two facilities is expected to result in:

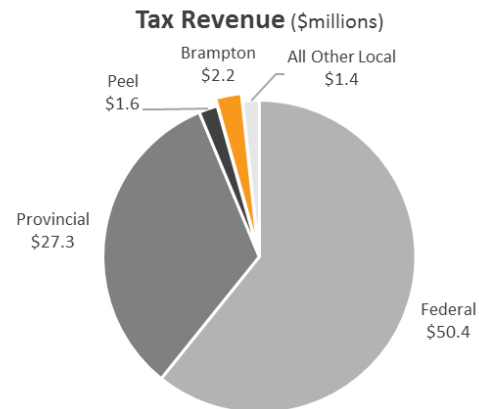
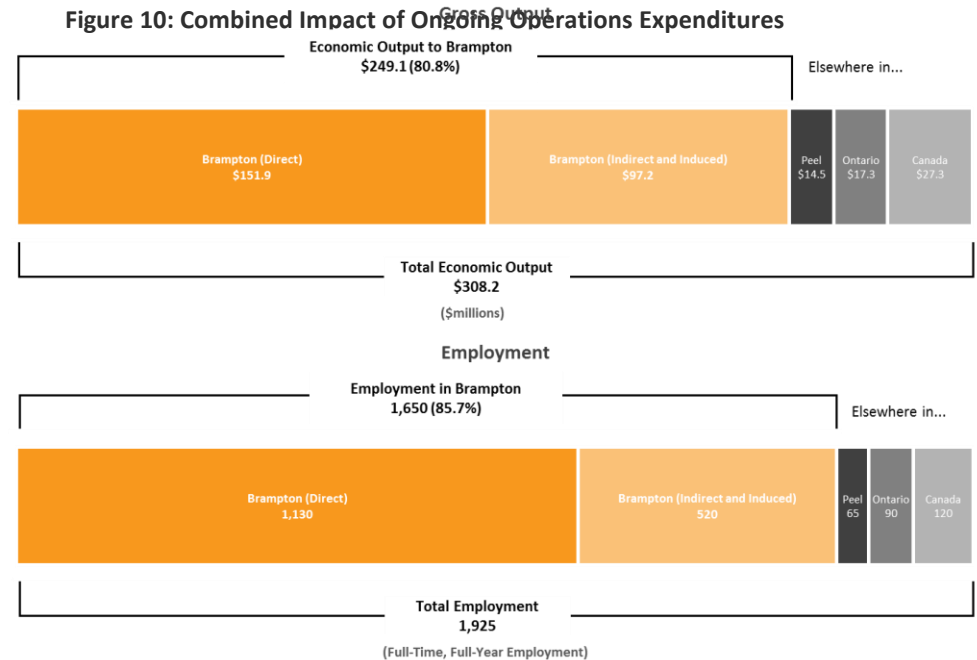
**± \$308.2 million in gross economic output** nation-wide. Approximately 80.8% of this economic activity is expected to occur in the City of Brampton.

**± 1,925 full-time years of employment** (including the indirect and induced jobs), of which approximately 85.7% will be in the City of Brampton. These jobs in Brampton will have an average wage of \$78,100.

**Total annual government revenue of ± \$82.9 million**, of which ± \$3.8 million will flow to local governments including the Region of Peel and City of Brampton.

It is important to note that this analysis only considers the economic impact related to operational expenditures on items such as salaries, utilities, communications, marketing, etc. for the university campus and CEIC. Later in this report we will estimate the ongoing economic impact associated with student and visitor spending in Brampton, as well as research expenditures, business start-ups and increased earning potential and their associated employment benefits.

**Figure 10: Combined Impact of Ongoing Operations Expenditures**



Source: urbanMetrics inc., based on Statistics Canada Input-Output Model.  
Note: Rounded to the nearest 5 Jobs and \$100,000.

## 4.0 Student & Visitor Spending Impacts (Ongoing)

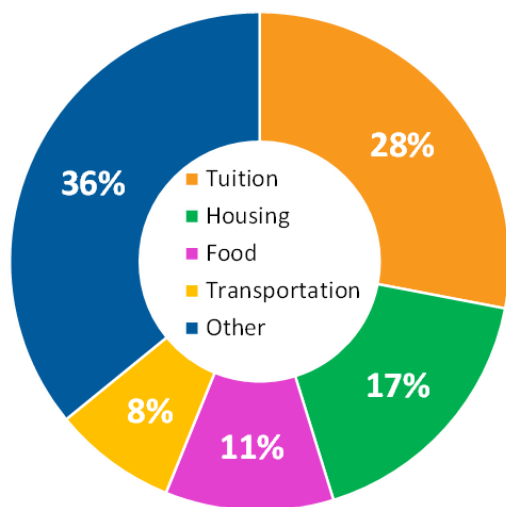
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## DOWNTOWN UNIVERSITY

The ongoing impact associated with student and visitor spending is expected to have a net positive impact on employment in the City.

Based on our review, we have estimated annual spending by out-of-town students living off-campus at approximately \$11,400 per student.<sup>2</sup> These expenditures are broken down in Figure 11.

**Figure 11: Breakdown of Annual Student Expenditures**



Source: urbanMetrics inc., based on our review Economic Impact statements prepared for other of Ontario universities and the student budgeting section for various universities.

We have also estimated expenditures made off-campus by students living in an on-campus residence. These expenditures have been estimated at \$2,520

<sup>2</sup> Estimate based on various sources, including Economic Impact statements prepared for other post-secondary institutions and the student budgeting section of websites for various universities.

per student per year and includes items such as food (purchased off-campus), transportation, entertainment and personal care items.

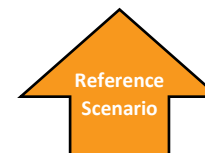
In addition to student spending, we have also estimated visitor spending associated with a university in the City of Brampton. Types of visits generated by universities include students visiting a university campus when trying to decide a university to attend, business visitors, event goers, conference attendees, alumni, and casual visitors. Overall, we have assumed an average of 5 visits per student, which is based on interviews we have conducted on similar assignments for other Ontario universities.

As shown in Figure 12, the initial phase of a new university campus with 1,000 students is expected to result in approximately \$3.0 million in annual student and visitor spending. This is expected to increase to \$14.7 million as the campus grows to a student enrolment of 5,000 students and potentially \$29.6 million over the longer-term if 10,000 students are accommodated on the campus.

**Figure 12: Estimated Student and Visitor Spending**

	Full-Time Enrolment			
	1,000	5,000	10,000	20,000
<b>Out-of-Town Student Spending</b>				
Students Living On-Campus (residence)	\$300,000	\$1,500,000	\$2,900,000	\$5,700,000
Students Living Off-Campus	\$1,900,000	\$9,400,000	\$19,000,000	\$37,900,000
<b>Total Out-of-Town Student Spending</b>	<b>\$2,200,000</b>	<b>\$10,900,000</b>	<b>\$21,900,000</b>	<b>\$43,600,000</b>
<b>Visitor Spending</b>				
	\$800,000	\$3,800,000	\$7,700,000	\$15,400,000
<b>Total Student and Visitor Spending</b>	<b>\$3,000,000</b>	<b>\$14,700,000</b>	<b>\$29,600,000</b>	<b>\$59,000,000</b>

Source: urbanMetrics inc.



The student and visitor expenditures associated with a new **5,000 student** university campus is expected to yield:

**± \$23.5 million in total gross economic output to the Canadian economy**, 71.5% of which is expected to occur in Brampton (Figure 13). The multiplier of 1.15 in the City of Brampton indicates that for every \$1 dollar spent on ongoing operations is expected to generate gross output of \$1.15 in the local economy. This multiplier is lower than the multiplier for capital expenditures and ongoing operations, as many of the consumer goods that are consumed by students and visitors are purchased in the City and not produced in Brampton.

**± 130 full-time years of employment** (including the indirect and induced jobs), of which approximately 73.1% will be in the City of Brampton (Figure 13). The multiplier of 6.7 indicates that for every \$1 million spent by students and visitors will generate almost 7 new jobs in Brampton and an average wage of \$58,900.

The majority of jobs related to student and visitor spending will be in retail/wholesale trade and transportation, specifically urban transportation. These two sectors are expected to account for half of the new jobs supported in the community. Detailed employment by industry for the City of Brampton are outlined in Appendix B.

**Total annual government revenue of ± \$6.4 million**, of which ± \$0.6 million will likely accrue to local governments including the Region of Peel and City of Brampton (Figure 13).



Figure 13: Impact of Student and Visitor Expenditures (Downtown University)



Source: urbanMetrics inc., based on Statistics Canada Input-Output Model.  
Note: Rounded to the nearest 5 jobs and \$100,000.

## CENTRE FOR EDUCATION, INNOVATION AND COLLABORATION

The proposed CEIC is also expected to stimulate local visitor spending in the Brampton economy. For example, when the Seattle Central Library opened its doors, more than 2.3 million people are estimated to have visited the facility in its first year, including as many as 700,000 out-of-town visitors<sup>3</sup>.

Based on our review of the Brampton Library Master Plan, libraries in Brampton average 11.3 annual visits per square foot. Therefore, based on our understanding of the CEIC (as proposed), the City could expect annual visitation **somewhere in the order of 2.3 million visits**, or about 6,200 visits per day. This excludes students attending the new university campus. As these expenditures are already captured in the previous analysis.

Further research for comparable new library facilities indicates that some 30% of visitors annually to the CEIC could be from out-of-town. Furthermore, we estimate that approximately **27% or 189,000 of these visitors annually will identify the CEIC as the primary reason for the visit.**

It is also important to note that some people using the new CEIC that would have otherwise used an existing library facility in Brampton, and therefore, would not generate a visitor spending impact, as these people would have spent their income elsewhere in Brampton. As such, these visits have been excluded from our analysis. However, it is important to note that Brampton residents who visit the CEIC and spend money in Downtown Brampton will ultimately help local businesses in the downtown and help bolster the vibrancy and economic success of the area.

Data from Regional Tourism Organization (RTO), which includes the City of Brampton, identifies that same day visitors in the area spend \$97 per visit, in

2017 dollars. This includes expenditures on items such as food, transportation, entertainment, clothing and personal care products. As shown in Figure 14, the CEIC is expected to result in approximately **\$18.3 million in annual visitor spending.**

**Figure 14: Visitor Spending (CEIC)**



Source: urbanMetrics inc.

The visitor expenditures associated with a new 200,000 square foot CEIC is expected to yield:

**± \$30 million in total gross economic output to the Canadian economy**, 68.3% of which is expected to occur in Brampton (Figure 15). The multiplier of 1.11 in the City of Brampton indicates that for every \$1 dollar spent on ongoing operations is expected to generate gross output of \$1.11 in the local economy. This multiplier is lower than the multiplier for capital expenditures and ongoing operations, as many of the consumer goods that are consumed by visitors are purchased in the City and not produced in Brampton.

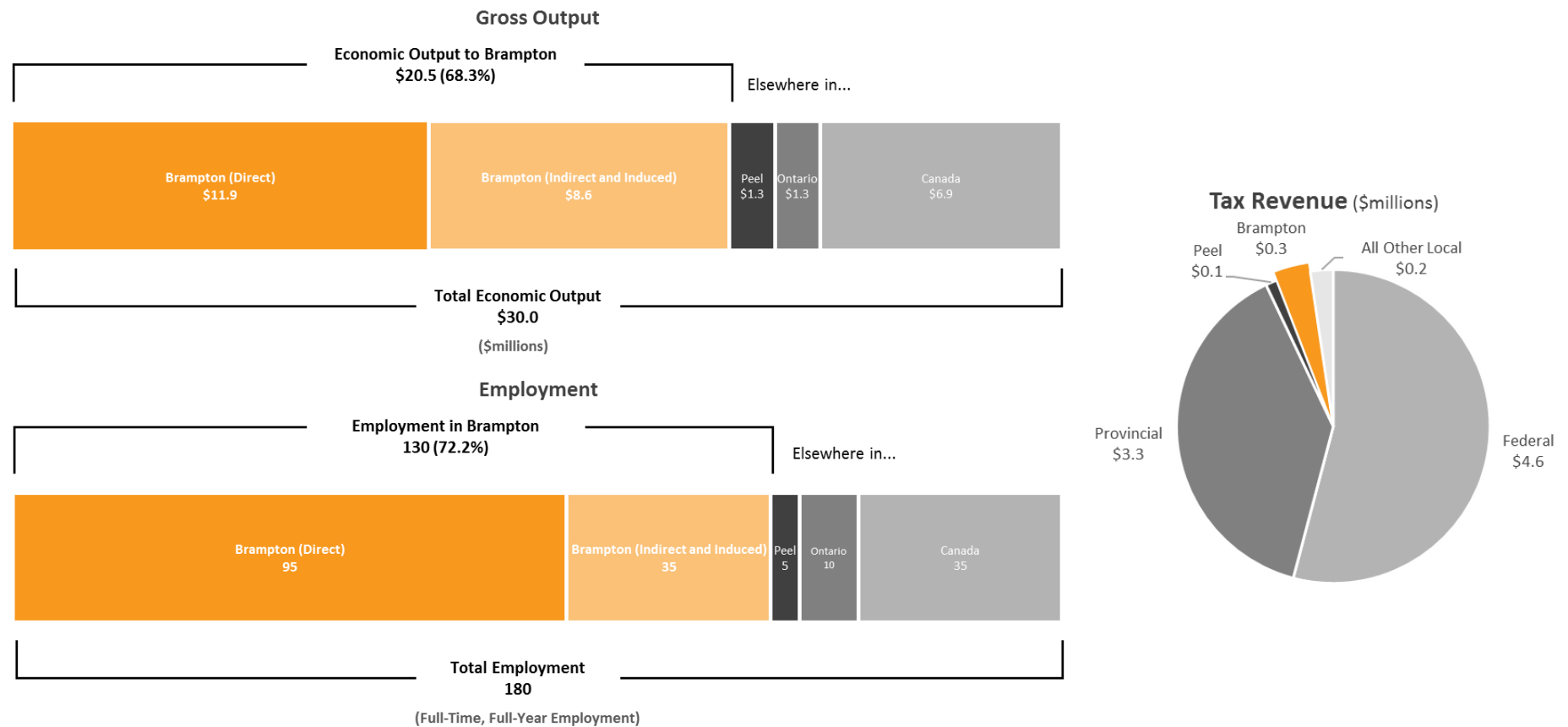
**± 180 full-time years of employment** (including the indirect and induced jobs), of which approximately 72.2% will be in the City of Brampton (Figure 15). The multiplier of 7.1 indicates that for every \$1 million spent by students and visitors will generate 7 new jobs in Brampton and an average wage of \$60,800.

<sup>3</sup> The Seattle Public Library Central Library: Economic Benefits Assessment; Berk & Associates, July 2005.

The majority of jobs related to visitor spending will be in transportation, specifically urban transportation, and food services. These two sectors are expected to account nearly three quarters of the new jobs supported in the community. Detailed employment by industry for the City of Brampton are outlined in Appendix C.

**Total annual government revenue of ± \$8.5 million**, of which ±\$ 0.4 million will likely accrue to local governments including the Region of Peel and City of Brampton (Figure 15).

Figure 15: Impact of Visitor Expenditures (CEIC)



Source: urbanMetrics inc., based on Statistics Canada Input-Output Model.

Note: Rounded to the nearest 5 jobs and \$100,000.

## COMBINED STUDENT & VISITOR SPENDING

Student and visitor spending associated with a 5,000-student university campus and CEIC will have transformative effects on Downtown Brampton. Much of the spending identified in this section of the report will flow directly to local businesses located in the downtown. As new businesses open to serve this growing base, it will reduce the amount of existing vacant space in Downtown Brampton and contribute towards the development of new space. This will in turn, create jobs at local businesses and contribute towards the vibrancy of the downtown. These are benefits identified in economic impact studies for libraries in other municipalities, where the establishment of a new library in the downtown is cited for increasing the livability and vibrancy of the downtown.

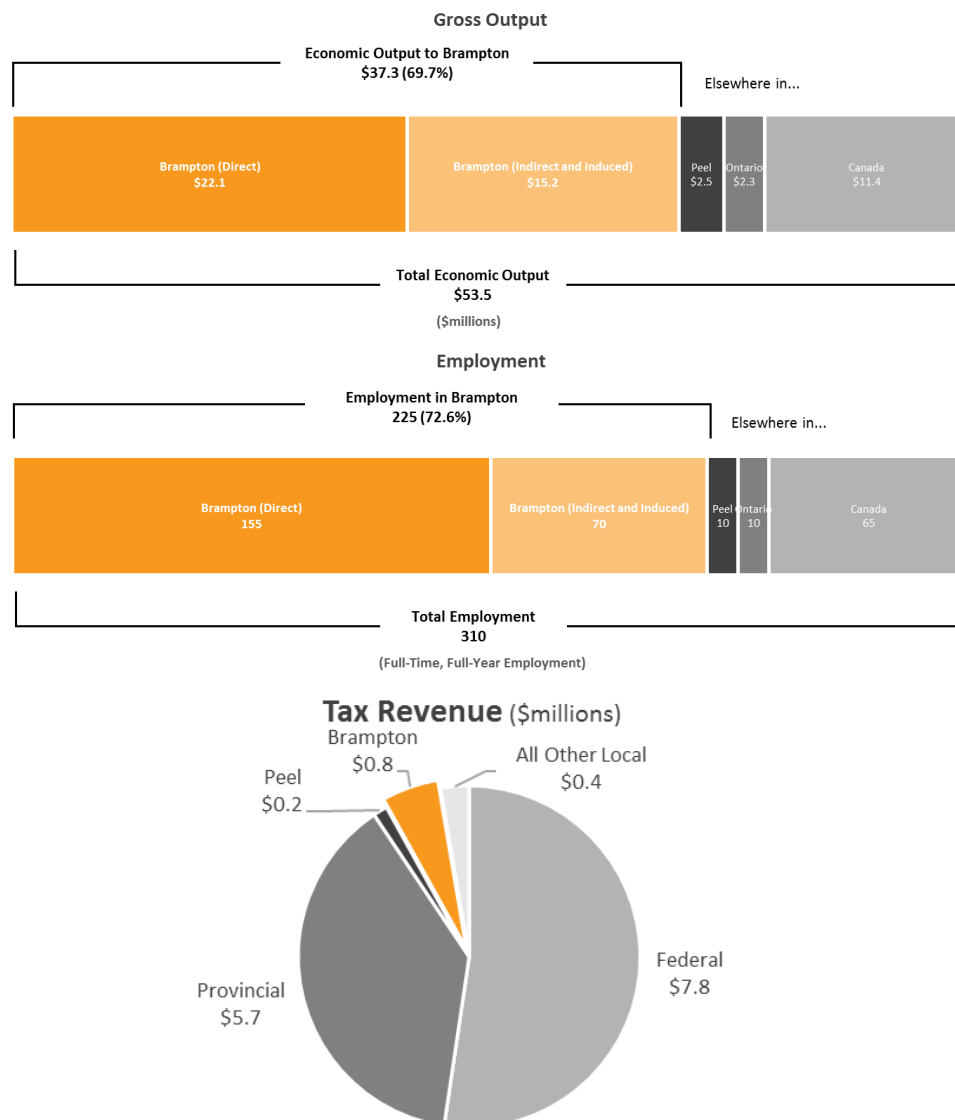
The combined student and visitor spending associated with a 5,000-student university campus and the new visitor spending associated with the CEIC will result in the following benefits to the City of Brampton, Region of Peel and Province of Ontario:

**± \$53.5 million in gross economic output** nation-wide. Approximately 69.7% of this economic activity is expected to occur in the City of Brampton.

**± 310 full-time years of employment** (including the indirect and induced jobs), of which approximately 72.6% will be in the City of Brampton. These jobs in Brampton will have an average wage of \$60,000.

**Total annual government revenue of ± \$14.9 million**, of which ± \$1.0 million will likely accrue to local governments including the Region of Peel and City of Brampton.

Figure 16: Combined Impact of Ongoing Student and Visitor Expenditures



Source: urbanMetrics inc., based on Statistics Canada Input-Output Model.

Note: Rounded to the nearest 5 Jobs and \$100,000.

## **5.0 Capitalizing on a New University and Centre for Education, Innovation and Collaboration**

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Establishing a new university campus in the City of Brampton provides an opportunity to deliver post-secondary education in a community that is clearly underserved in terms of current and future student need.

A new university campus in Brampton will provide Brampton residents with an opportunity to pursue a post-secondary education closer to home, thereby making post-secondary education more affordable.

Based on *Investing in Their Future: a Survey of Student and Parental Support for Learning (2006)* accommodations and food represent 28% of student expenditures on post-secondary education, a share which is equal to expenditures on tuition. Reducing or eliminating these accommodation and food costs by providing students with an opportunity to live at home while attending university can open access to a university education for segments of the population where it was previously not affordable. A university campus in Brampton would also make part-time enrolment a more practical option for those already in the workforce or with family commitments.

The MAESD has made a commitment to expanding undergraduate capacity at Ontario's universities. Addressing affordability and sustainability for students and maximizing the cost effectiveness of the Provincial investment are identified as a key government priority in expanding university capacity. The City of Brampton is an ideal location for a university campus as it clearly achieves both of these priorities.

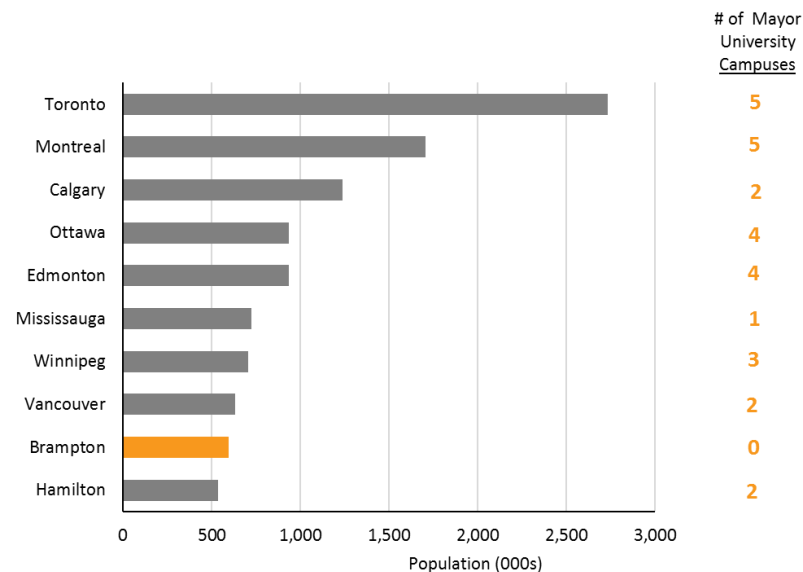
The City of Brampton also has a well-diversified economy. This economy is expected to draw newcomers and new business opportunities, leading to increased demand for highly skilled workers. Brampton, with a population of approximately 594,000 persons, is the 9th largest municipality in Canada, yet it is the only municipality among the top 10 that does not have a university campus.

There are a variety of socio-economic variables that determine future demand for a university education. Some of these variables include population in the 18 to 24 age cohort, family income levels, distance from a university campus

and parental education. Examining these variables in Brampton indicates a strong demand for university education both now and in the future.

Brampton also has the transportation connections in place to support a university campus. Brampton is served by both Brampton Transit and GO Transit, which link Brampton with the City of Toronto and surrounding municipalities. In addition to a significant public transit network, the City of Brampton is also served by five 400-series highways, including the 401, 403, 407, 410 and 427.

**Figure 17: Largest Municipalities in Canada and Number of Major University Campuses**



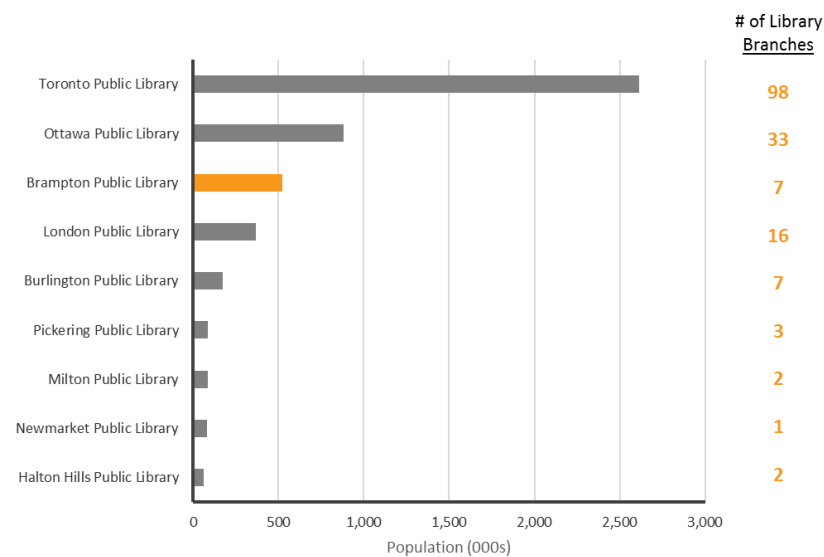
Source: urbanMetrics inc. based on 2016 Census of Canada

According to a recent publication by the Aspen Institute entitled *Rising to the Challenge: Re-envisioning Public Libraries* (2014), the library of the future will remain a destination for many users, serving many purposes – personal quiet

time for reading, research or homework; supervised afterschool activities; public events and performances; innovation labs; hacker and maker spaces; co-working and collaboration spaces. As part of our work to date, we have reviewed the CEIC proposal in the context of other jurisdictions that have made bold investments in transformative community anchors. The five projects in Figure 18 have been identified as *guideposts* for the 21<sup>st</sup> century library.






Furthermore, Figure 19 identifies library systems across Ontario that have made significant investments in recent years, based on research by Kimberly Silks (2017). As illustrated, the City of Brampton has nearly half the number of library branches than London, despite containing some 42% more residents. The City of Burlington contains the same number of branches as Brampton, despite containing one-third the population. On a per capita basis, both library systems contain more library space per resident than Brampton, at some approximately 0.9 square feet per resident and 0.6 square feet per resident, respectively. In contrast, the City of Brampton contained only 0.4 square feet per resident, a service level which has almost certainly gone down when population growth from 2011 – 2016 is factored in.

**Figure 19: GTHA Municipalities with Recent Library Investment**



Source: urbanMetrics inc., based on Silks, K (2017), *Creating a Culture of Evaluations, Library Impact Studies*

**Figure 18: Collaborative Hubs – Best Practices**

	Dokk1	Calgary Central Library	Ryerson Student Learning Centre	Halifax Central Library	Geelong Library & Heritage Centre
					
LOCATION	Aarhus, DK	Calgary, CAN	Toronto, CAN	Halifax, CAN	Geelong, AUS
MARKET POP.	415,000	1,300,000	40,000	415,000	235,000
OPENED	2015	opening 2018	2015	2012	2015
COST (CDN\$)*	\$415,000,000	\$245,000,000	\$120,000,000	\$58,000,000	\$45,000,000
SIZE (SF)	300,000	235,000	156,000	110,000	65,000
FLOORS	4	5	7	5	5
PARKING (SP.)	1000	none	none	107	none

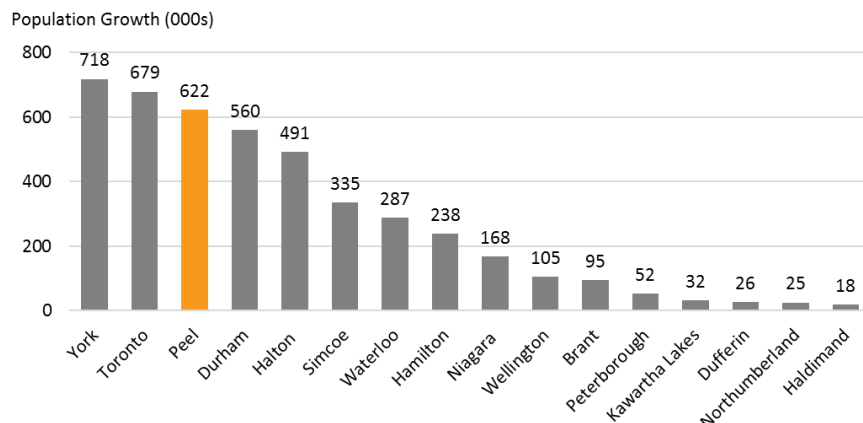
\*May include land acquisition costs.



## POPULATION GROWTH

Peel Region is forecast to have one of the fastest growing populations in the Province of Ontario over the 2011 to 2041 period. Over the 30-year period, Peel Region is expected to accommodate 622,000 new residents and account for 14% of population growth in the Greater Golden Horseshoe. The City of Brampton is forecast to account for 56% of population growth over the 2011-2041 period in Peel Region<sup>4</sup>.

**Figure 20: Population Growth 2011-2041, Greater Golden Horseshoe Municipalities**

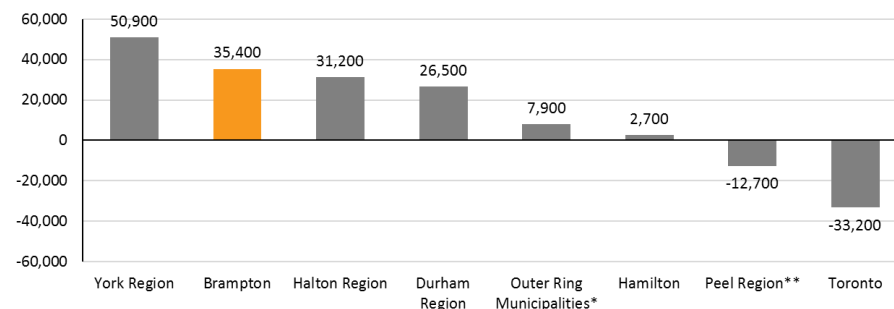


Source: urbanMetrics inc. based on Greater Golden Horseshoe Growth Forecasts to 2041, Technical Report, November 2012

## POPULATION AGE 18 TO 24

One of the most important factors in forecasting demand for post-secondary education is the population in the 18 to 24-age cohort. The strong population growth that Brampton has experienced in recent years is expected to significantly increase the number of people in this age cohort. Between 2011 and 2021, the population age 18 to 24 is expected to grow by approximately 35,400 persons in the City of Brampton (Figure 21). This represents one of the largest increases for a municipality in the Greater Golden Horseshoe.

**Figure 21: Population Growth in the 18 to 24 Age Cohort, Greater Golden Horseshoe Municipalities**



\* Includes municipalities in the Greater Golden Horseshoe outside the the GTHA.

\*\* Excludes the City of Brampton

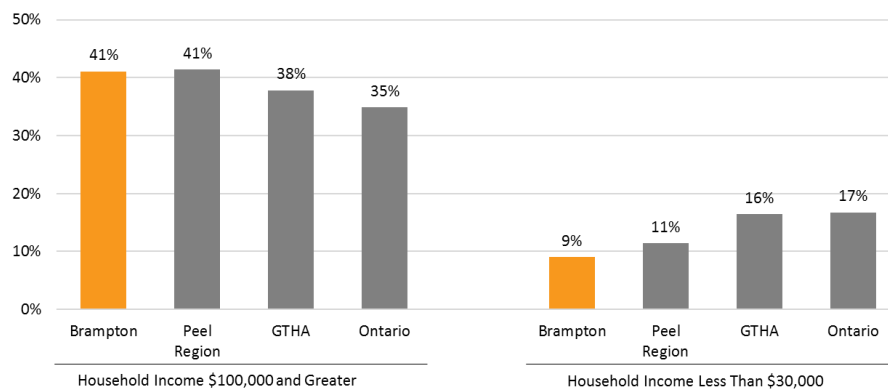
Source: urbanMetrics inc. based on data from Greater Golden Horseshoe Growth Forecasts to 2041, Technical Report November 2012, prepared by Hemson Consulting Ltd.

<sup>4</sup> Greater Golden Horseshoe Growth Forecasts to 2041, Technical Report, Hemson Consulting Ltd., November 2012.

## HOUSEHOLD INCOME

Household income is also an important factor impacting participation rates. Households reporting annual household income greater than \$100,000 had university participation rates that were 31% higher than households with an annual income under \$25,000. Based on The Price of Knowledge, Access and Student Finances in Canada<sup>5</sup>, close to three-quarters of individuals from families with income greater than \$100,000 participated in post-secondary studies. This compared to only 50% for families with income less than \$25,000. As shown in Figure 22 below, the relatively high share of households with an income \$100,000 and greater and lower share of households with an income below \$30,000 is expected to result in higher university participation rates in Brampton in future years relative to the Greater Toronto Hamilton Area (GTHA) overall<sup>6</sup>.

**Figure 22: Percent of Households with Income \$100,000 and Greater and Less than \$30,000 (2015 Dollars)**



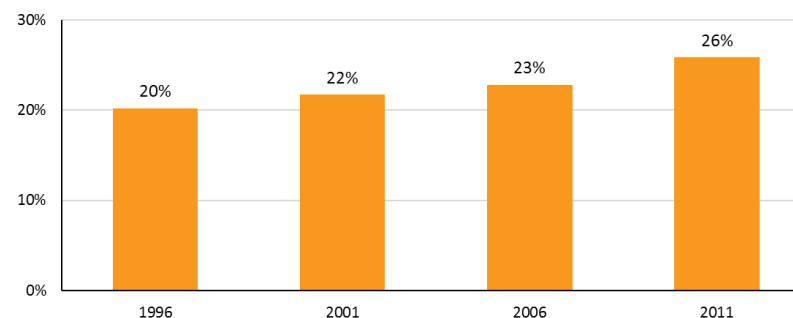
Source: urbanMetrics inc. based on Statistics Canada 2016 Census

<sup>5</sup> The Price of Knowledge, Access and Student Finance in Canada, Fourth Edition, Edited by Joseph Berger, Anne Motte and Andre Parkin

## PARENTAL EDUCATION

The Price of Knowledge, Access and Student Finances in Canada also states that “among 18 to 24-year-olds whose parents completed a university education, about 80 percent consistently enrol in post-secondary studies”. As shown in Figure 23, almost 26% of Brampton residents aged 15 and over had a university certificate, diploma or degree. This is up from 20% at the time of the 1996 Census of Canada and outpaced the increase in the province overall where rates grew from 24% to 28%. The growing share of Brampton residents with a university education is expected to increase university participation rates in the City in future years.

**Figure 23: City of Brampton Share of Population Aged 15 and Over with a University Certificate, Diploma or Degree**



Note: Based on share of population age 15 years and over, except for 2001 data, which is based on population age 20 and over.

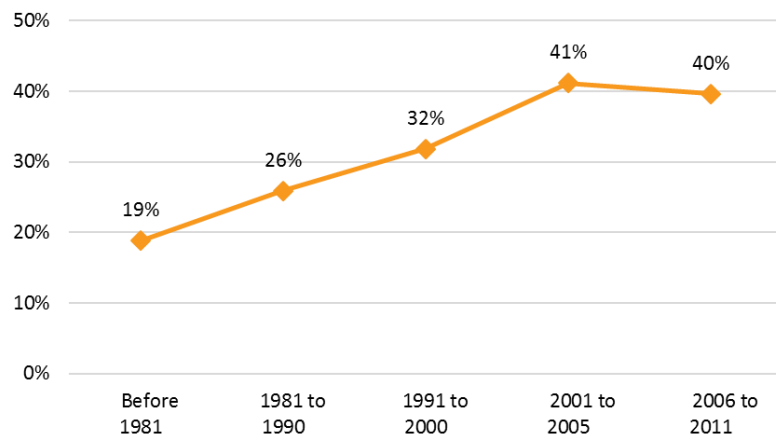
Source: urbanMetrics inc. based on Census of Canada and National Household Survey

<sup>6</sup> Statistics Canada only reports household income for the \$30,000 and lower income group.

## IMMIGRATION

The City of Brampton is attracting a sizable share of the foreign-born residents to Canada, a large portion of which have a university education. Data from the Statistics Canada 2011 National Household Survey indicate that approximately 40% of immigrants to Ontario since 2001 had a university education. This is significantly higher than immigrants who arrived prior to 2001. With a sizable share of these immigrants settling in Brampton, the number of residents with a university education is anticipated to increase. As the share of Brampton residents with a university education increases, it will increase demand for university education in the municipality.

**Figure 24: Share of Immigrants with a University Education by Period of Immigration, Ontario**



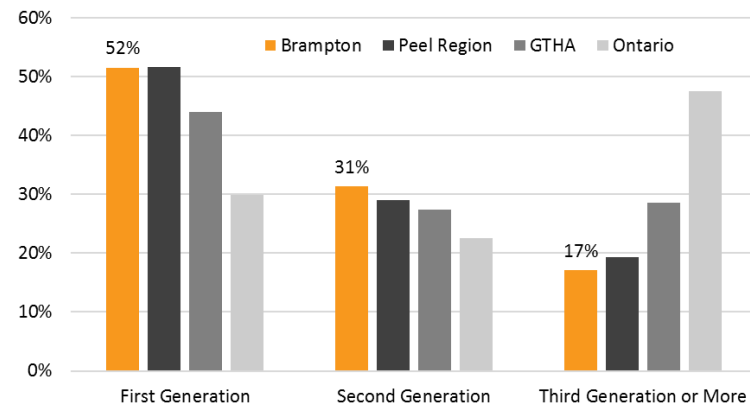
Source: urbanMetrics inc., based on Statistics Canada 2011 National Household Survey

## GENERATION STATUS

The generation status of individuals is also a predictor of university participation rates. Based on *Access to Post-Secondary Education in Canada Among First and Second Generation Immigrants: Raw Differences and Some Underlying Factors* (2008), first and second generation Canadians are much more likely to participate in a university education than Canadians who are third generation or higher. According to the study, university participation rates for first and second generation Canadians were 57% and 54%, respectively, compared to only 38% for Canadians who are third generation or higher.

As shown in Figure 25, the City of Brampton has a higher share of its population identifying as first and second generation Canadians compared to the GTHA and Province of Ontario. This relatively higher share of first and second generation Canadians is expected to increase university participation rates going forward.

**Figure 25: Population by Generation Status**



Source: urbanMetrics inc. based on Statistics Canada 2011 National Household Survey

## EMPLOYMENT GROWTH

In addition to being one of the fastest growing municipalities in the GTHA in terms of population, the City of Brampton also accounted for 14,220 new jobs between 2006 and 2011, which was the third largest increase in employment among GTHA municipalities, following Toronto and Mississauga.

Brampton also has a well-diversified economy that includes a concentration of companies in the knowledge-based sectors. Many of these sectors could be enhanced by the presence of a university in the City. There are numerous studies that connect the importance of universities in driving today's knowledge-based economy. These benefits include collaborations with private sector partners, and providing local businesses with a larger pool of skilled labour than is currently available.

## SOCIAL, CULTURAL AND ECONOMIC IMPACTS OF UNIVERSITIES

As part of previous research into the economic impacts of university campuses on their communities, urbanMetrics conducted extensive interview programmes with community, business and institutional leaders in Waterloo, Ottawa, Hamilton and Winnipeg. These interviews provided a very detailed understanding of the complex and important relationship between Universities and their communities. While the exact nature of impacts related to Brampton will vary depending on the programs offered, the following provides a summary of key benefits uncovered through this research:

- Intellectual property developed at universities results in significant opportunities for business spin-offs and commercialization within the local community. These benefits extend beyond those that can be captured by analyzing university operations alone. Over half of spin-off businesses would not exist but for the relationship with the university.

- Significant technology transfer occurs through linkages between the universities and the community, including: direct partnership ventures, co-op student and graduate placements. This technology transfer directly benefits local business competitiveness. Undergraduate and graduate programs offered by the universities equip graduates with the necessary tools required to generate new ideas that help firms in all sectors become more efficient and productive, through the introduction of new products and processes.
- Universities serve to broaden the cultural base of the community, both through direct activities (e.g., concerts, performances, lectures, athletic events, etc.) and by developing and fostering creativity. Universities with strong arts programs are an important source of creative talent within their communities (e.g., artists, actors, performers, writers, designers, etc.).
- Universities, through their involvement in the international academic community enhance the stature of the host communities.
- Universities develop unique and accessible urban spaces and green spaces that enhance the urban environment and offer both passive and active recreational amenities to the community.
- Universities also play a key role in terms of establishing, sustaining and expanding industry clusters within their regions.
- Universities play a role in generating tourism within a community, through special events, connections to the global community, the availability of meeting venues, and through the provision of summer accommodations.

Universities are not only key to enhancing the quality of businesses within a community, but also in terms of training future policy makers at all levels of government.

## GAMECHANGERS

The City of Brampton has identified six interconnected game changers in their 2016 – 2018 Strategic Plan. The collective impact of these game changers will have an exponential impact on the future of Brampton. One of these gamechangers is the University, which on its own is expected to stimulate an innovation hub that will create jobs, spur innovation and transform the vitality of the economy. The remaining gamechangers and their connection to the university are detailed herein.



### Planning Vision



The Planning Vision gamechangers will create a vision for Brampton to 2040 that aligns with the City's strategic plan for Smart Growth. This overall plan for the City will include community engagement and will result in a regulatory framework to implement the vision strategies, as well as an advocacy strategy that will build partnerships and leverage funding opportunities.

All other gamechangers, including the university, feed into the Planning Vision gamechanger. The university, and CEIC, will be a major contributor in achieving the initiatives in the Planning Vision, including fostering diversity in the community and building strong partnerships. The construction and operation of the new university and CEIC will also create jobs in the municipality, which will contribute towards an improved live-work ratio. Increasing the number of jobs available in Brampton will be important in ensuring the Brampton residents have an opportunity to live, work and play in the municipality.

### Regional Connections



The Regional Connections gamechanger will build on the strength of existing local and regional networks and expand on opportunities for development through the seamless integration of local and regional multi-modal transportation networks that connect Brampton with the Greater Toronto and Hamilton Area (GTHA). As a result of this gamechanger, residents will have an increased choice of mode and enhanced mobility within the City, and the GTHA. This also helps to support intensification and redevelopment in the Urban Centres, another one of the City's gamechangers.

Enhanced transit connections resulting from this gamechanger, such as the two-way, all day Regional Express Rail (RER) GO Transit rail service, will contribute directly to the success of the University gamechanger. The

strengthening of both regional and local transit in the City will allow future students and CEIC patrons to access these facilities more efficiently and cost effectively. These enhancements will serve to attract future students and CEIC patrons from across the City, Peel Region and the GTHA. Furthermore, the planning of mobility hubs under this gamechanger will serve to unlock transit oriented, mixed-use development opportunities that are important keys to a success university and community facility in Downtown Brampton.

## Health Partnerships



The Health Partnerships gamechanger seeks to build relations among health providers, and grow health and science investments. In the long term, this gamechanger will establish Brampton as a leader in health and life sciences.

The proposed science, technology, engineering, arts and mathematics (STEAM) programming at the university will provide health and sciences businesses in the City and the Region with a well qualified future work force. Furthermore, the potential for strategic partnerships between these companies and the university will serve to help attract future investment in the university.

## Riverwalk



The revitalization of Etobicoke Creek under the Riverwalk gamechanger will not only enhance the natural environment by increasing the parkland available for residents to enjoy, but will also serve to mitigate long standing floodplain risks associated with a regulatory storm. This will allow for the removal of the Special Policy

Area 3 designation in the area, removing current restrictions on land development and increasing the opportunities for new residential and commercial space in the downtown area. Not only does this initiative dovetail with the intent of the Urban Centres and Planning Vision gamechangers, but it

also serves to support a future university in the Downtown by providing much needed residential support within 700 metres of a downtown site, as well as additional opportunities for retail amenities and office space to serve any strategic partnership opportunities with the local business community.

## Urban Centres



This gamechanger will identify emerging urban centres of Brampton, including Downtown Brampton, and put in place a planning and design framework to encourage a collaborative city building approach. The aim is to create productive, creative and vibrant urban places. Expected benefits of the Urban Centre gamechanger include the creation—and strengthening—of destinations to attract

businesses and residents to the city, creation of diverse experiences that could attract private investment, co-location of uses supported by diverse housing options and increases in density to support amenities and uses. These benefits not only support the location of the university and CEIC in an urban centre, but are also achieved and enhanced by locating the university and CEIC in the downtown, an important urban centre.

The creation of “sticky” facilities such as the university and CEIC will help bring people to the downtown and keep them there. There are examples around the world of facilities such as the CEIC acting as a catalyst that promote residential growth to a downtown. The Seattle Public Library Economic Benefits Assessment stated:

*The [Seattle Central] Library is already being used to market downtown livability. The General Manager of Harbor Steps, a downtown mixed-use development, described the new Central Library as part of a collection of*

*attractions and amenities that make Downtown a desirable residential location.<sup>7</sup>*

Increased residential and office development in Downtown Brampton would contribute towards the density target identified for the Downtown Urban Growth Centre in the Growth Plan for the Greater Golden Horseshoe.

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<sup>7</sup> *The Seattle Public Library Central Library: Economic Benefits Assessment; The Transformative Power of a Library to Redefine Learning, Community and Economic Development*; Berk & Associates, July 2015

## 6.0 Associated Benefits to the City of Brampton

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In addition to the economic impacts that can be quantified in terms of specific economic outputs such as economic spin-off and job creation, a new university campus in the City of Brampton would have significant, transformative impacts on the entire community.

It is no secret that the City of Brampton currently occupies an important position on the national stage. Brampton continues to be a location of choice for thousands of new households and businesses each year seeking a stable, prosperous footing in the Greater Toronto Area.

Brampton is midst of a revised Strategic Plan with a new focus on 6 “Game Changers” to boldly shift the growth and focus of the City.

One key Game Changer is the University. As of mid-2017, Brampton was ranked as the 9th largest construction market in Canada (measured in terms of overall residential, commercial, institutional and industrial construction value).

By 2041 Brampton is forecast to reach a population of 900,000 residents – putting in on-par with major Canadian urban centres such as Edmonton (pop. 810,000) or Calgary (pop. 1.1 million).

While Brampton continues to play an increasingly prominent role on the national stage, the lack of a prominent university (or any major post-secondary institution for that matter) is clearly one of missing institutional pillars for a city of its size and importance.

In this section we will briefly explore some of the associated impacts (or benefits) that would accompany a major university facility. These benefits have been articulated in term of the benefits on students and families, as well as local business conditions.



## IMPROVING THE LIVES OF STUDENTS & FAMILIES

The City of Brampton is currently home to approximately 59,900 young adults aged 18-24<sup>8</sup>. Between 2011 and 2021 this demographic group is expected to grow by over 35,000 in the City of Brampton alone.

As young residents continue to occupy a growing share of the City's overall population base, there will be mounting pressures to ensure that post-secondary educational opportunities are strategically aligned with the cities and regions where the need is greatest.



### Helping to Deliver Affordable Education Options

The cost of a four-year university degree in Ontario continues to be a major financial challenge for students and families. As costs escalate, and as household debt grows, the decision to pursue post-secondary education means that students must make tough decisions to make their savings and loans last. Approximately one-half (i.e., 48%) of all Ontario students opt to live at home while attending university. For full-time Brampton student attending university in Downtown Toronto, the costs of a monthly pass (using Presto) would be \$215/month whereas the cost of commuting to York University would be nominally less at \$210/month. By comparison, a student living and going to school in Brampton would pay \$118/month. Over the course of an 8-month academic year, students would save nearly \$800 alone in commuting costs.

### More Time for Family

The presence of a university within Brampton would free up more time for families to spend time together. It is estimated that the average Brampton student currently pursuing post-secondary studies in downtown Toronto would spend as much as 800 hours per year commuting to and from school. This would not only have positive impact on family time, it would also substantive impact on the environment.

### Strengthening the Extended Family Network

While many students choose to remain at home with their parents, others are able to leverage extended family relationships (such as aunts, uncles, grandparents, etc.) when choosing affordable pathways to postsecondary education. Universities and colleges often play an important role in bridging families that live in different locations around the world.

<sup>8</sup> Based on the 2016 Census

As a richly diverse City, residents of Brampton maintain strong family and personal connections within the context of an increasingly more globalized world. The presence of a university would certainly provide Brampton-area families with an opportunity to support (or host) other family members (i.e. nieces, nephews, cousin, grandchildren) as they pursue academic opportunities in Canada.

### **Cultivating Town and Gown Relationships**

The cultivation of campus and community partnerships, commonly referred to as town and gown relationships, provides a number of opportunities to enhance the social fabric of a community at-large. Numerous studies have highlighted successful town and gown relationships as and the role they play in building community cohesion. These benefits include increased volunteerism provided by students and university staff, input into community initiatives such as the revitalization of downtowns and the creation of programs that emphasize the importance of sustainability and environmental protection.

A university campus in Brampton provides an opportunity to actively engage students and cultivate healthy town and gown initiatives that benefit a diverse array of residents in the City.

### **Continuous Learning and Program Accreditation**

The presence of a university in Brampton could play an important role in terms of educational programming designed to meet the needs of a more internationally mobile workforce. While the exact programming of a Brampton university remains unknown at this time, there is growing anecdotal evidence to suggest that a key component of Canada's post-secondary educational landscape will involve more programs designed to support accreditation of foreign credentials, continuous adult advanced learning, and post-graduate career development and advancement programs. To this end, universities are playing a more integral role in the lives of a wider audience of students.

### **Retaining Young People**

Many communities without post-secondary learning opportunities experience what is commonly described as “brain-drain”. While the impacts of brain drain are widely discussed within the context of cross-border and international labour markets (i.e., highly skilled Canadians putting their experience into practice in the US or overseas), many communities – especially those without post-secondary educational opportunities – routinely cited as a *hollowing-out* of young people who simply move away to pursue their educational and career aspirations. Universities and colleges play an important role in reversing this trend.

## BOOSTING THE BRAMPTON BUSINESS COMMUNITY

Brampton is widely regarded as one of Canada’s leading business centres.

The City of Brampton maintains a long-range vision of the future which is strongly based and equally focused on the redevelopment of its Central Area (i.e., downtown), and on the attraction of new business development in its modern, strategically located business parks.

The City of Brampton continues to be a major destination for international investment and trade. In many respects, Brampton plays an integral role in the economic standing of Canada and Ontario. Brampton is a leading Canadian business location across numerous key sectors, such as: manufacturing, wholesale trade, distribution and business services.

As Brampton executes its strategy for economic growth, the City’s business landscape is being quickly being transformed by a growing number of large head offices operations, pioneering life sciences firms, business services and IT and communications firms.



## Enhancing the Vitality and Viability of Downtown Brampton

The Growth Plan for the Greater Golden Horseshoe identifies Downtown Brampton as an Urban Growth Centre that must be planned to achieve a density of 200 residents and jobs, combined, per hectare. One way the City can achieve this density target is to encourage new development in the downtown through the creation of “sticky” destinations, such as a university campus or the CEIC. Destinations such as these will help draw people to the downtown and keep them there.

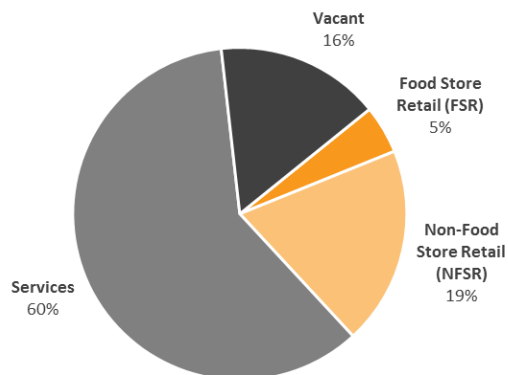
We fully anticipate that major public investments in projects of this scale will trigger the specific knock-on effects that ultimately support other community and policy ambitions related to intensification, transit and placemaking. In a city such as Brampton, investments that directly improve the day-to-day lives of residents expedite renewal efforts in the downtown area leading to transit-supported housing and employment growth opportunities.

Based on the information illustrated in Figure 26, the area within a 700m radius of Queen Street and Main Street contains a mix of 335,000 square feet of retail and service space.

To estimate the potential impact a new university campus and CEIC could have on Downtown Brampton we have analyzed various Ontario municipalities that have a comparable sized post-secondary facility located within the downtown area. As part of this analysis, we have evaluated the retail/service commercial space located within a 700m radius of several recent university facilities located in a downtown. As illustrated in Figure 27, the vacancy rates in these study areas varies from 3.5% to 11.2%, which is lower than the 15.9% vacancy rate in Downtown Brampton.

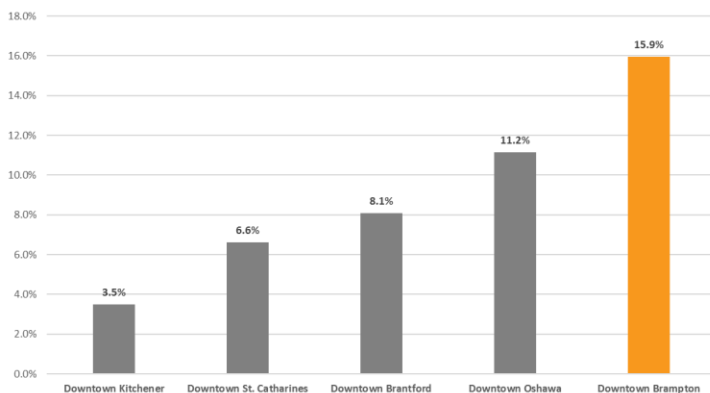


**Figure 26: Existing Downtown Brampton Retail/Service Commercial Inventory**



SOURCE: urbanMetrics inc., based CoStar retail tenant data for 700m radius area centred around the area of Queen Street and Main Street in Downtown Brampton.

**Figure 27: Retail/Service Commercial Vacancy within 700m radius of Downtown University Facilities**



SOURCE: urbanMetrics inc., based on CoStar Group retail tenant information as of August 2017. Brantford study area vacancy based on detailed inventory performed by urbanMetrics in July 2016.

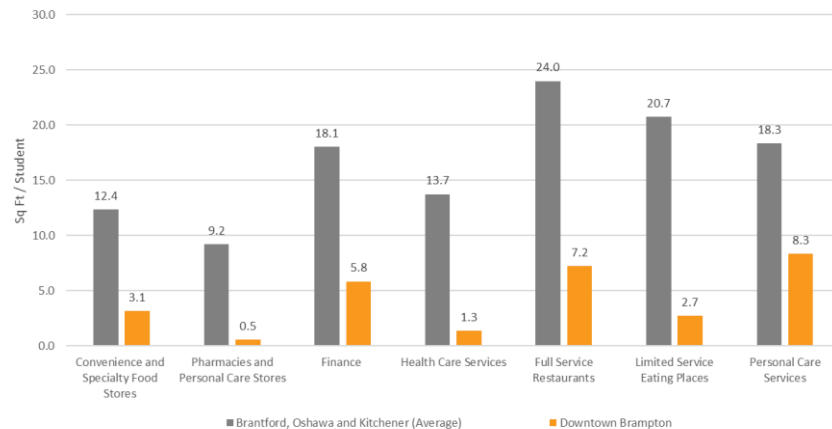
In order to better understand the potential effect on the retail/service commercial structure of Downtown Brampton from a university campus, we have compared the amount of retail/service commercial space per student for selected categories to the average space per student currently estimated in the Brantford, Oshawa and Kitchener studies areas. The categories we have reviewed are those most likely to support the needs of future university students and include:

- Convenience and Specialty Food Stores (e.g., Convenience Stores and Specialty Food Stores);
- Pharmacies and Personal Care Stores (e.g., Pharmacies, Beauty Supplies, Optical Goods);
- Finance (e.g., Banks and other financial institutions);
- Health Care Services (e.g., Physicians, Dentist, Chiropractors);
- Full Service Restaurants (e.g., Eat-in restaurants);
- Limited Service Eating Places (e.g., Starbucks, Subway, Pizza Pizza); and,
- Personal Care Services (e.g., Hair Salon, Dry Cleaning, Day Spa).

We note that although the increased demand for retail/service commercial space with the introduction of 1,000 students is likely fairly limited, once the university student population in Downtown Brampton reaches some 5,000 students, there will be a greater need for selected retail/service commercial space within 700m of the university, based on the average observed in downtown Brantford, Oshawa and Kitchener. Although at this stage it is hard to forecast the exact amount of retail/service commercial space required to serve these students, it is reasonable to assume that as the university student population grows, the amount of retail/service commercial businesses in the area will likely increase, absorbing space that currently sits vacant, as well as eventually driving demand for new retail/service commercial spaces. Figure 28 illustrates the potential opportunities for new investment in selected retail/service commercial space based on 5,000 future students located in

Downtown Brampton. We note that the addition of the CEIC to the downtown would further increase demand in these selected categories.

**Figure 28: Retail/Service Commercial Space per Student**



SOURCE: urbanMetrics inc., based on CoStar Group retail tenant information as of August 2017. Brantford study area based on detailed inventory performed by urbanMetrics in July 2016. Assumes 5,000 future students located in downtown Brampton.

Furthermore, locating the new university campus and CEIC in Brampton's downtown has many merits and few drawbacks, as originally summarized in our November 19, 2015 *Economic Impact Statement Major University Capacity Expansion* prepared for the City. These strengths, weaknesses, opportunities and threats of locating the university, and CEIC, in downtown Brampton include:

#### STRENGTHS

- Aligns closely with Key Growth Management Policies (Provincial, Regional, Local).

- Aligns with the MAESD's Major Capacity Expansion Policy Framework.
- Delivers on Council's commitment to Downtown Revitalization & Investment.
- Linkages to local and regional transit facilities.
- Linkages with existing public amenities (parks, theatres, etc.).
- Creates an opportunity to re-populate and re-animate Downtown Brampton.
- Increased land values and property assessment.
- Reputational Uplift for Downtown Brampton.

#### WEAKNESSES

- Complicated land assembly.
- Limited control on future expansion.

#### OPPORTUNITIES

- Opportunity for small, third- party enterprise (retail, restaurants, cafes, bars, etc.).
- Potential to re-use and re-purpose under-utilized heritage assets that exist in downtown.
- Opportunity to create a "car-free" pedestrian zone.

#### THREATS

- Potential displacement of existing businesses.
- Construction and transitional disruption to existing business community.

## Managing the Future Talent Pool

Over the next 15 years, the Brampton economy will support 74,000 net new jobs. To put this level of economic growth into perspective, 74,000 jobs added over a 15-year period would be comparable to the total number of jobs currently found in North York City Centre, Yonge-Eglinton Centre, Scarborough Town Centre, and Etobicoke Centre, combined.

To ensure that Brampton can fulfill its planned employment growth potential, decision-makers must understand the importance of maintaining and supporting a well-managed pool of talent capable of meeting the changing needs of our society.

## Diversifying Brampton's Economy

Existing strengths in manufacturing, transportation and warehousing, as well as education characterize Brampton's economy. By establishing a new university campus in Brampton there is an opportunity to further diversify the City's economic base by growing sectors which are currently integral to the regional economy but presently underrepresented in Brampton.

Universities have the capacity to attract the types of businesses that rely more heavily on a university education. This can be seen in the success of research and innovation parks affiliated with numerous Canadian universities. These research and innovation parks provide a backdrop for researchers and companies to work more collaboratively, which can ultimately generate spin-off benefits for the local municipality and the workforce.

## Development of Industry Clusters

Universities are increasingly identified as a central asset in the development of industry clusters. These industry clusters are commonly aligned with the research interest being carried out at the local university. For example, Waterloo has established industry clusters in areas of technology such as software that are closely aligned with research being conducted at the

University of Waterloo. Similarly, Guelph has established industry clusters in agricultural biotechnology and agri-food, which are closely aligned with the research activities being pioneered at the University of Guelph.

A university campus in Brampton has the potential to nurture the development of new industry clusters in the municipality. The type of industry clusters that can ultimately be established in Brampton will depend on the expertise and resources available at the new university campus. Nonetheless, a new university campus in Brampton provides an opportunity to enhance Brampton's economic base through the creation of industry clusters.

## Enhancing Strategic Partnerships between Business and Learning

Universities and business groups have long maintained close and mutually dependent relationships. Self-regulated professions such as accountants, lawyers, physicians, engineers, architects and nurses work collaboratively with post-secondary institutions to design and implement new educational curriculum that meets the changing needs of its workers. Ontario's post-secondary educational system is also playing an active role in offering specialized programming that is designed to improve the skills of workers that are adapting to the fast-paced changes in the modern workplace. Skills development and career-based learning programs are playing an increasingly more important role within our institutions.

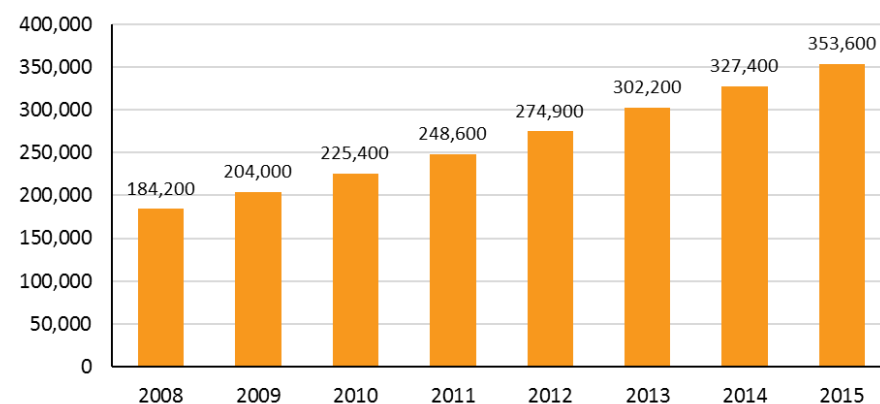
## Improving Global Connections

International education has been identified as a key driver of Canada's future economic prosperity, particularly in the areas of technology, innovation, trade and human capital development. The Government of Canada has identified international education as one of 22 priority sectors where Canada currently enjoys a strong competitive position.

Universities have the capacity to not only generate but accelerate global collaboration and innovation. As our world becomes increasingly more integrated, peer relationships formed within our learning institutions become the launching ground for lasting partnerships, innovation, technology transfer and international trade.

According to the Canadian Bureau of International Education (2016), Canada is currently ranked as the **sixth (6<sup>th</sup>)** most popular destination for international studies. Between 2008 and 2015, international student enrollment in Canada has increased by 92%, increasing from 184,200 to 353,600. University students account for more than half (50%) of all international students in Canada.

**Figure 29: International Students in Study, Canada**



Source: urbanMetrics inc., based on *A World of Learning 2016: Canada's Performance and Potential in International Education*, Canadian Bureau of International Education.

In 2014 the Government of Canada launched an aggressive new strategy designed to further expand Canada's role as an international destination of choice for students.

*Canada's International Education Strategy* is focussed on growing the number of international students in Canada to **450,000 by 2022**. The strategy is intended to be a blueprint that will attract talent and prepare Canada for the 21<sup>st</sup> century.

The strategy is concentrated on six key markets: India, China, Brazil, Mexico, Middle East/North Africa, and Vietnam.

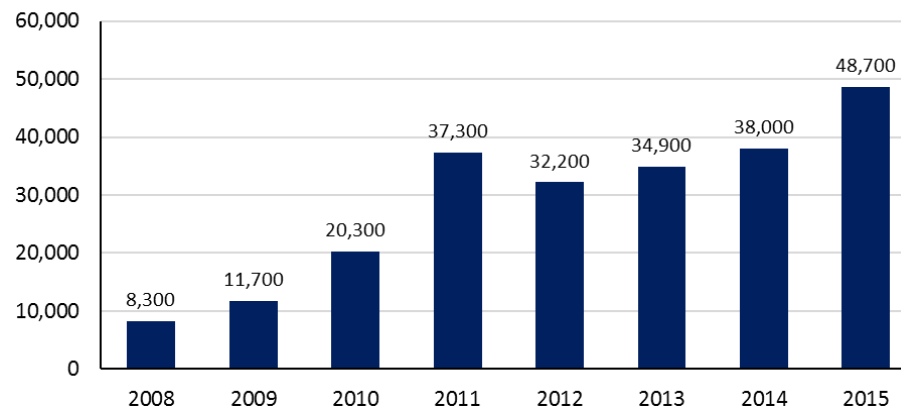
The Plan underscores the need to build additional educational capacity across the entire educational system, with an emphasis on building Canada's status as go-to market for the world's best and brightest students and researchers.

## Strengthening Connections with South Asia

Brampton is a city defined by its diversity and growth. The South Asian population of Brampton now represents approximately 40% of the City's total population base.

At 200,000+, Brampton's South Asian community is larger than the total population of many Ontario university towns. In fact, the City's south Asian community is larger than Kingston and Peterborough, combined. According to data provided by the Canadian Bureau for International Education, as of 2015 South Asian countries (India, Pakistan, and Bangladesh) currently account of 16% of all international students coming to Canada. India alone accounts for more than 13% of all international students visiting Canada – second only to China (34%). Since 2008, there has been a dramatic increase in the number of international students from India. Based on most recent data, there are an estimated 48,700 students from India enrolled in Canadian academic institutions, an increase of some 345% since 2008.



**Figure 30: International Students in Canada from India**

Source: urbanMetrics inc., based on *A World of Learning 2016: Canada's Performance and Potential in International Education*, Canadian Bureau of International Education.

Brampton not only provides an excellent platform upon which to help further build international student capacity, there are also important direct cultural and business linkages that could be reinforced by virtue of a stronger academic ties between Canada and key South Asian markets, particularly India and Pakistan.

## Rounding Out Brampton's Key Employers

In employment terms, a new university campus would provide significant depth to Brampton's current roster of Top Employers. A university campus with 10,000 students would directly support more than 800 jobs on-site. This scale of facility would place it firmly within the ranks of Brampton's leading private sector employers such as Canadian Tire (900 jobs), Coca-Cola (750 jobs), Gamma-Dyna Medical Labs (700 jobs) and HBC (600 jobs).

## PROVIDING OPPORTUNITIES FOR BRAMPTON RESIDENTS TO THRIVE AT HOME

As identified in the previous sections of this report, a 5,000-student university campus and the CEIC are expected to increase the number of jobs in Brampton through ongoing operational expenditures and student and visitor spending. This is in addition to employment associated with the construction of these facilities. These jobs will include people directly employed by the university and CEIC, in addition to the indirect and induced jobs at new business established in the area looking to serve burgeoning market of new students, employees and residents visiting the downtown.

In addition to the jobs created by the operation of the university campus and CEIC, the proposed incubator space located within the CEIC has the potential to create jobs through an improved, more robust ecosystem around business start-up, innovation and commercialization.

As part of our research, we have reviewed various incubator spaces in the GTA to determine the number of businesses supported by the incubator, the revenue generated by these firms, funding raised and new jobs created by firms operating in or graduating from the incubator.

For example, based on information from the Ryerson Digital Media Zone (DMZ), since 2010, the 309 start-ups supported by the DMZ have created over 2,900 jobs.

Closer to home, incubators such as the RIC Centre in Mississauga and HalTech in Oakville have had a positive impact on employment in these municipalities. The RIC Centre has created over 650 jobs, while HalTech created 50 jobs in the past year.

It is important to note that many of the jobs created at business incubators ultimately remain embedded in the region, even after a company 'graduated' from the incubator.

Based on survey research conducted on behalf of the David Johnston Research and Technology Park (R+T Park) in the City of Waterloo, 87.5% of business founders intend to maintain and grow their operations in Waterloo Region.<sup>9</sup> The most significant reasons identified for staying close to the incubator included continued access to business support services such as mentorship, access to financing and marketing. Therefore, the construction of the CEIC and associated incubator could contribute to overall employment growth in Brampton through the commercialization of new products and services.

The jobs created directly through the construction and operation of the university and CEIC, as well as the spin-off jobs created by the commercialization of new products and services will have a positive impact on the live-work ratio in Brampton<sup>10</sup>. The employment policies in the City of Brampton Official Plan encourage a City-wide activity rate of 50% by 2031, which is equivalent to a live-work ratio of 2:1. This live-work ratio will not only contribute to the sustainability of Brampton, but also enhance the quality of life in the community.

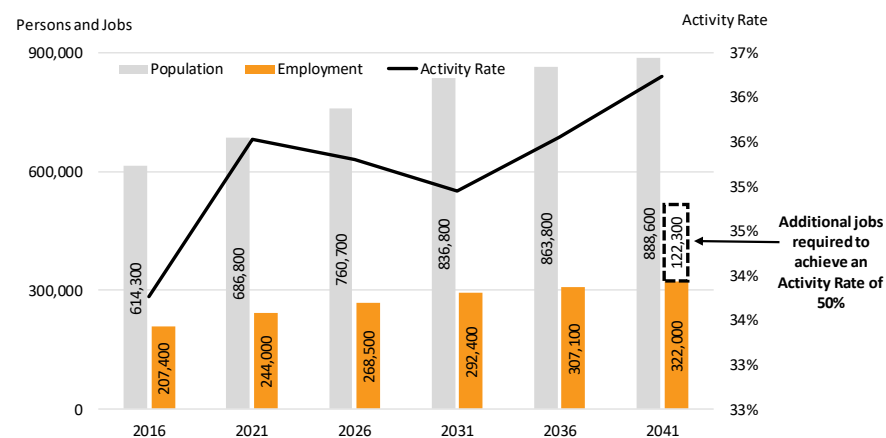
Data from the Census of Canada indicates that local population growth is out-pacing employment growth. As a result, the City's activity rate has failed to make the gains one would expect.

The City of Brampton currently has an activity rate of 34%, which is forecast to increase to 36% by 2041.<sup>11</sup> To achieve a live-work ratio of 2:1, the City would need to accommodate 122,300 more jobs by 2041 than are currently forecast (Figure 31).

A game changing investment by Brampton in a university campus and CEIC will contribute towards the City achieving the employment policies in the Official Plan through the creation of jobs related to the operation of these facilities,

ancillary businesses that service students and visitors and jobs at start-ups that are incubated in the CEIC.

**Figure 31: Forecast Population, Employment and Activity Rate in Brampton**



Source: urbanMetrics inc. based on data from Hemson Consulting Ltd.

## Creating Employment Opportunities for Youth

Youth unemployment remains a major concern in municipalities across Ontario. Brampton is no exception. A report prepared by TD Economics on youth employment in Canada<sup>12</sup> identified that since the recession in 2008/2009, the youth unemployment rate has remained persistently high and is also elevated relative to older Canadians. Leading up to the recession, the average employment rate for young people in the Toronto CMA was approximately 14% (Figure 32). However, since the recession, this unemployment rate has remained elevated nearly 17%.

<sup>9</sup> David Johnston Research + Technology Park Impact Study, June 2013, PWC.

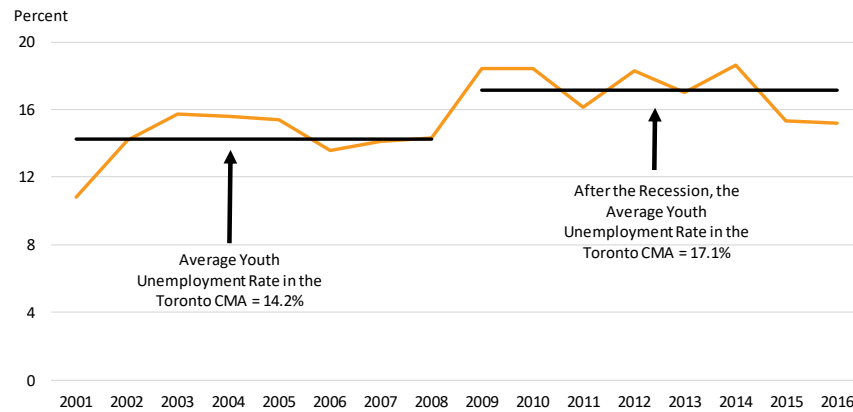
<sup>10</sup> The live-work ratio is defined as the proportion of residents to employees. A 2:1 live-work ratio is equal to an activity rate of 50%.

<sup>11</sup> Based on City-wide population and employment forecasts by Hemson Consulting Ltd.

<sup>12</sup> Young and Restless, A Look at the State of Youth Employment in Canada, TD Economics, December 2014.

The elevated youth unemployment rate in the Toronto CMA since the recession is consistent with youth employment data for Peel Region. Before the recession, the youth unemployment rate in Peel Region was approximately 13%. However, since the recession the unemployment rate has averaged 17.7%, slightly higher than the Toronto CMA.

**Figure 32: Youth Unemployment Rate (Age 15 to 24) – Toronto CMA**



Source: urbanMetrics inc. based on data from the Statistics Canada Labour Force Survey.

High youth unemployment is a serious matter. Research has shown that weaker employment prospects for youth present a growing drag on wealth accumulation and lifetime earning potential. In addition to high unemployment, TD Economics also highlighted the growing challenges around underemployment among Canadian youth, as many young Canadians find themselves stuck in positions of precarious employment.

The role of incubators is to foster young creative minds. The creation of the CEIC and associated incubator space within it could have a profound impact on youth employment in Brampton. A review of incubator spaces across the GTA

highlight that many of these incubators provide youth placements and support start-up firms headed by youth. For example, the RIC Centre identified that 39% of its clients are under the age of 30. Similarly, 13.5% of the start-ups supported by HalTech had youth founders.

In Downtown Brampton, the Lab B incubator operates the Zero Gravity program, which is a 15-week program for high school students that provides the resources and connections to explore pathways to employment. It is no longer the case that youth can expect to graduate from university and get a high paying, stable job. Increasingly young people have to create their own jobs. The CEIC and incubator will help facilitate the creation of these new jobs.

With young people in Brampton facing increasingly difficult employment conditions, the CEIC and associated incubator represents a new community outlet where youth can develop business skills, build confidence, advance new ideas, and create new pathways for success.

A new university campus will also contribute towards lower youth unemployment in Brampton. The university and spin-off businesses will create many jobs that will be available to youth. In addition to jobs that will be available to youth, a university education also leads towards increased employment opportunities and higher lifelong earning potential. For example, based on research from the Council of Ontario Universities, 87% of university graduates had found employment with 6 months of graduation, increasing to 93% two years after graduation.<sup>13</sup> This is consistent with information from the 2011 National Household Survey (NHS), which identified an unemployment rate 10.9% for people with a high school education. This was nearly twice the unemployment rate of university graduates, whom collectively had an unemployment rate of only 5.7%.

As Ontario moves towards a more knowledge-based economy, people without a university education will increasingly be left behind. Based on findings from the Canadian Occupation Projection System, between 2010 and 2022, 71% of

<sup>13</sup> Council of Ontario Universities Report to the Community: 2013-2014 Annual Report.

all new jobs will require a post-secondary education. By establishing a new university campus in Brampton, it will help ensure that youth in the municipality have the skills and experience necessary to thrive in this new economy.

## Increased Earning Potential of University Graduates

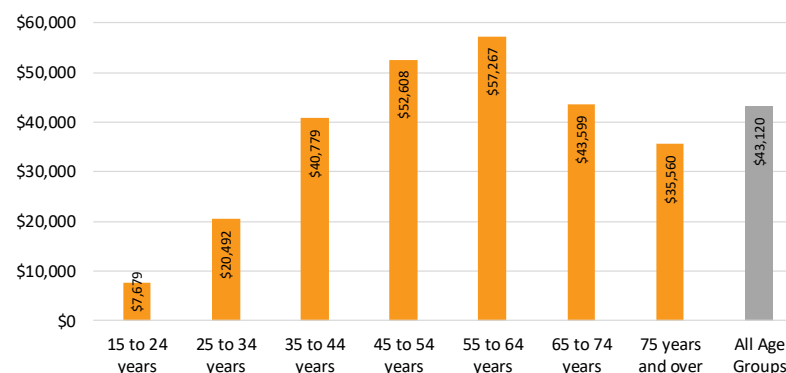
A university degree brings with it many advantages, one of which is higher life-long earning potential.

Students graduating from the Ryerson-Sheridan campus in Brampton will earn a higher income than people who only have a high school education. Based on data from the NHS, the average youth (15 to 24 years of age) in the Toronto CMA with a university education earned almost \$7,700 more per year than a youth with only a high school education. This increased to over \$57,000 per year for a university graduate aged 55 to 64 (Figure 33).<sup>14</sup>

Based on estimates prepared by urbanMetrics, a downtown university campus could result in upwards of \$246 million in increased earning potential for graduating students over the first 10-years of operation at the university.

This estimate is conservative, as the increased earning potential of university graduates continues to compound as they progress through their careers. If graduates from the Downtown Brampton campus remain in Brampton, we anticipate that these premium incomes will deliver additional tailwind support for companies serving the Brampton marketplace.

**Figure 33: Increased Earning Potential from a University Education, Toronto CMA**



Note: Inflated to 2016 dollars.

Source: urbanMetrics inc. based on National Household Survey.

<sup>14</sup> Inflated to 2016 dollars based on average weekly earnings data in the Statistics Canada Labour Force Survey.

## RESEARCH COLLABORATIONS, INCUBATORS AND START-UPS

The inclusion of incubator space—space designed to nurture and support young businesses through the early stages of their start-up life cycle—may provide Downtown Brampton with additional demand for office space in the future as these companies grow and flourish.

Commercial incubator spaces can range anywhere from 1,500 to 215,000 square feet. According to US-based research, the majority (60%) of incubators are smaller than 40,000 square feet<sup>15</sup>. In general, **30,000 square feet of net rentable space is widely regarded as the optimal size for achieving operational efficiencies**. This amount of incubator space can typically support upwards of 10-12 start up companies in early growth stages.

The following are some key considerations that should be considered in incorporating incubator space into the CEIC:

- **Scalability is important.** If the space is too large it may take too long to fill and if it is too small it may not generate enough revenue, both leading to difficulty breaking even. The ability to grow in phases allows the incubator to keep costs under control and ensures the facility does not feel empty.
- **Set aside space for client growth.** This will allow users to scale up in the early days of their business, without having to leave the support of the incubator before they're ready. 5 to 10 percent is generally enough space to facilitate modest growth.
- **Incubators tend to have higher than normal turnover rates.** This is due to regular turnover as businesses move through the start-up cycle. As such, it is a good practice to use 80 percent as your

breakeven point in order to take into account this frictional vacancy (or churn).

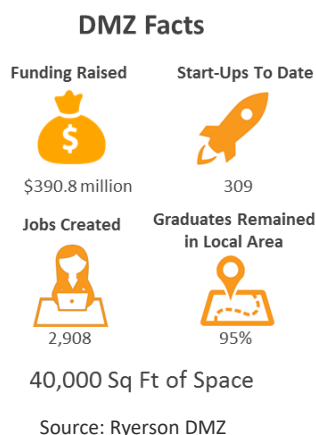
- **Not all incubators grow at the same rate.** In rural or economically depressed areas it may take up to 5 years to reach target occupancy
- **Design is important to an incubator's success.** Important factors include:
  - Highly efficient space (i.e., 85 percent or more of the space is rentable);
  - A layout which encourages networking and collaboration; and,
  - Access to up-to-date data communications infrastructure and equipment.

Incubator spaces have existed in North America for many years, however, several successful incubators have recently emerged as important hotbeds of innovation in Ontario and the western GTA.

<sup>15</sup> National Business Incubation Association (NBIA) *State of the Business Incubation Industry, 2006*.

## Ryerson Digital Media Zone (DMZ)

The Digital Media Zone (DMZ) affiliated with Ryerson University is widely cited as a best-practice for Canadian incubators. Opened in 2010, the DMZ is now the #1 university business incubator in North America and #3 in the world<sup>16</sup>. The DMZ began as a space of about 5,000 square feet in the heart of Downtown Toronto and has since grown to approximately 40,000 square feet to date, usually in increments of 5,000 to 10,000 square feet. Open to entrepreneurs and innovators from across the world, the DMZ contains an event space for 150 people, 15 meeting rooms, a smart classroom, social amenities such as a ping pong table and 5 private phone booths. Since its launch, the DMZ has incubated 308 start-ups, raised more than \$385.5 million in funding and created more the 2,879 jobs. 95% of DMZ graduates remain in the local area<sup>17</sup>.



The DMZ offers four core services:

**Coaching** – includes access to entrepreneurs-in-residence, mentors and advisors, as well as access to Advisory Council members and Pitch Coaching.

**Customers** – includes sales programs (DMZ Playbook) to accelerate growth and access to industry nights and tours to build strategic industry partnerships.

**Capital** – access to a global network of investors, including venture capitalists and angel investors, through 1:1 meeting and investor-led workshops.

**Community** – start-ups become part of a local community with access to P2P learning, educational workshops, conferences, competitions and access to talent, as well as a global community containing international partnerships and assistance with government relations.

Start-ups can apply online for admission. Applications are then pre-screened to assess company stage and eligibility for the program. Selected start-ups are then invited to pitch to the Startup Services Team. Once accepted, start-ups are offered a free two-month membership with the option to stay on for \$380 per desk afterwards.

Once admitted to the DMZ, start-ups have access to business perks (24hr access, meeting rooms, mail services, event space, vendor discounts), life perks (bike storage, shower facilities, garment station, ping pong, mental health services, yoga classes) and food and fun perks (daily breakfast and snacks, coffee, pancake Wednesdays, good scotch Fridays).

Start-ups in the DMZ can be from any industry sector. However, they typically have expertise in: Finance, Education, Healthcare, Retail, Sports, Gaming, Fashion and Transportation.

<sup>16</sup> As ranked by UBI Global 2015-16

<sup>17</sup> Defined as within 82km by the UBI Global.

## RIC Centre

The Research Innovation Commercialization (RIC) Centre is the entrepreneur and innovation hub for Mississauga, Brampton and Caledon. Located in the Xerox Research Centre of Canada, the RIC Centre is some 2,600 square feet of floor space and offers free support services for entrepreneurs. For 2016-2017, the centre's strategic focus has been on Advanced Manufacturing, Clean Technologies and Internet of Things (IoT) Digital Media.

### RIC Centre 2015-2016 Stats



Source: RIC Centre Annual General Report 2015-2016

The RIC Centre Incubator allows growing technology companies to work with a team of experts one-on-one. Since 2013, RIC Centre has helped over 700 start-ups raise over \$240 million in capital, generate over \$115 million in revenue, and create more than 650 jobs.

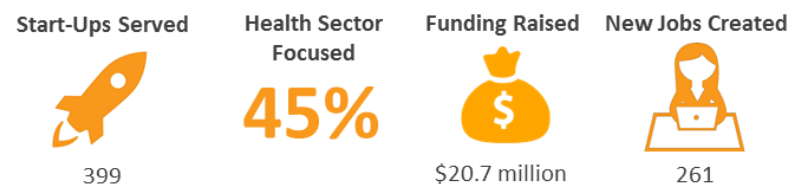
The RIC Centre Incubator works with companies, nearly ready to launch their product or have already made sales, to achieve a significant business milestone in the next 6 months and require office / lab space on a daily basis. Companies accepted into the incubator receive private office space, access to meeting rooms, access to lab space (at an additional fee), one-on-one mentorship, complimentary one-on-one meetings with top-tier professional service providers, investor pitch practice, educational training workshops and networking opportunities.

## VentureLAB

VentureLAB is located inside IBM's headquarters in Markham. In the past 5 years, VentureLAB has tripled in size, serving over 1,500 companies along the way. Recently, VentureLAB has teamed up with IBM Canada to create the IBM Innovation Space – Markham Convergence Centre. Together they have built a technology accelerator inside IBM Canada's headquarters to connect tech talent to the enterprise cluster of tech companies in York Region. Through this partnership, member companies receive unprecedented access to IBM talent and technology.

VentureLAB assists companies with an innovative product or service that is tech based and has some market traction. The core services offered include mentoring with their team of experts, partnerships with their 100 partners in the community to leverage resources and share expertise, and facilitating connections that helps accelerate the business growth of member companies.

### VentureLAB 2016 Stats



33,000 Sq Ft Hub and Collaborative Space

Source: VentureLAB Annual Review 2017

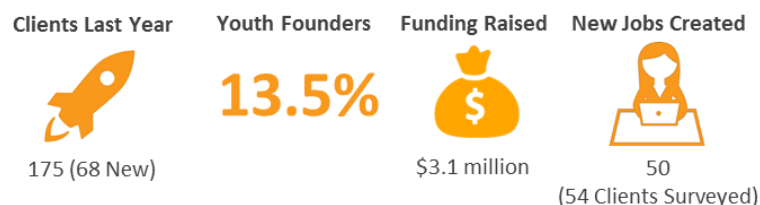
Over the past year, VentureLAB supported entrepreneurs in: Digital Media & ICT, Financial Services, Life Sciences & Advanced Health, Food & Beverage, Advanced Materials & Manufacturing, Clean Tech, Agri-tech, Tourism & Culture, Education and more.



## Haltech

Located in Burlington and Milton, the Haltech Region Innovation Centre is a non-profit organization that began in 2011 and has supported nearly 600 start-ups and entrepreneurs across the Halton and west-GTA regions. Haltech supports innovative companies within the in the Advanced Manufacturing, Digital Media & ICT, Clean Technology, and Life Sciences & Healthcare sectors.

### Haltech 2015-2016 Stats



Source: Haltech Annual Report 2015-16

Haltech's services are organized into the HEAT™ program which offers expert business advising and learning workshops in entrepreneurship and commercialization for every stage of development, along with personalized mentoring from Entrepreneurs-in-Residence (EIRs) and Volunteer Startup Advisors. The HEAT™ program has three service levels:

**IGNITE** – focused on ideation and company creation, this level includes free workshops, access to a business consultant, market intelligence and referral to mentors/service professionals

**ACCELERATE** – focused on customer acquisition and market development, this level provides additional access to entrepreneurs-in-residence, funding and pitch opportunities

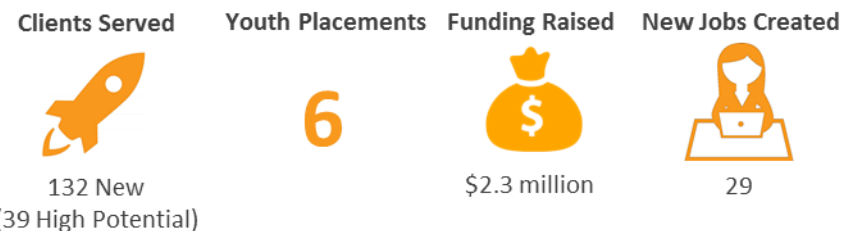
**RADIATE** – focused on scaleup and revenue growth, this level provides enhanced access and pitch opportunities

## Spark Centre

Beginning life in 2011 as Innovation Durham Northumberland (IDN), the Spark Centre was launched to work cooperatively with local entrepreneurs and organizations to cultivate and support a strong entrepreneurship culture within Durham Region and Northumberland County. In 2014, Spark Centre incorporated as its own organization and one year later, Spark Centre opened The Loft, Durham Region's first start-up eco-system and incubator on the second floor of Core21 with 92 seats for local entrepreneurs. Spark Centre now has eight employees and has helped over 800 clients.

Based on information contained in the Spark Centre Annual Report 2017, the centre has raised \$10.6 million in client funding to date and served some 822 clients. In the last 3 years, the Spark Centre has created some 138 paid jobs and 84 youth placements.

### Spark Centre FY2017 Stats



Source: Spark Centre Annual Report 2017

The Spark Centre assists innovation and technology based businesses with funding & investment (e.g., grants, private investment, loans and angel funding), start-up services (e.g., business plan, marketing strategy, product development) and operational support services (e.g., organizational scaling, growth, manufacturing, distribution).



## Lab B

Founded in 2014, Lab B's mission is to provide the resources, networking and knowledge that will help young people develop necessary skills and build companies. Located in Downtown Brampton, Lab B recently moved into a new, larger space at 60 Queen Street East which includes a recording studio, co-working space, meeting rooms and high-speed WiFi. Lab B focuses on supporting start-ups with founders who have demonstrated potential and are working full time to solve real problems making innovative use of technology with the potential to grow and scale.

### Lab B Stats (since 2014)



Source: Lab B

Lab B provides the following services:

**Business Modelling** – working with founders to hypothesize, validate and articulate the key elements of their business.

**Prototyping** – helping founders create a product development plan, design a prototype and build it out.

**Brand Development** – helping founders develop brandings and messaging that clearly their products value proposition.

**Community** – connecting founders to mentors, expert advisors, investors, customers, and other entrepreneurs.

**Access to Capital** – connecting founders with angel investors and helping them practice their pitch and make warm introductions.

**Workspace** – access to shared workspace, meeting rooms, and high-speed WiFi.

**Zero Gravity Co-op Program** – designed for high schools, this program uses an experiential learning program to build their skills through workshops and activities leading to the ability to one day start their own business.

## What Does This Mean for the CEIC?

The success of these incubators demonstrates the value and up-lift that these types of organizations can have in supporting entrepreneurship at the local level.

Each of these incubators have helped generate venture capital for young firms, and in doing so have created jobs in the local economy.

Based on statistics available from the DMZ and our own research in Waterloo and Kitchener, many of the incubated firms stay (or fully intend to stay) within the market they were established.

The creation of business incubator space in the CEIC could have a profound impact on the entrepreneurial capacity of Brampton's start-up community. It will provide them with an outlet and the resources to bring their ideas from concept to reality. An incubator in the CEIC would both enhance and promote Brampton's profile as a start-up friendly community. Venture capital raised by firms graduating from the incubator will have a direct impact on Brampton through the creation of jobs that may stay in City. While it is difficult to quantify, at this early stage, the direct jobs that come out of the incubator and CEIC, these new jobs will have a reverberating effect throughout the Brampton economy through the creation of jobs in supporting industries.

## Other Socio-Economic Benefits

In addition to the economic benefits associated with the CEIC and incubator space, this facility will also have a variety of socio-economic benefits that are more difficult to quantify, but are equally as important. The socio-economic benefits associated with a business incubator are highlighted in a report by the Centre for Digital Entrepreneurship and Economic Performance (DEEP)<sup>18</sup> and include:

- **Skills Development** – Incubators contribute towards the development of valuable skills, some of which are not gained through post-secondary education.
- **Cluster Formation** – There are many instances of incubators contributing towards the development of clusters that attract talent and capital to a geographic area. Notable examples include the Accelerator Centre and Communtech in Waterloo Region, which have contributed towards the creation of a technology triangle that extends between Waterloo and Toronto.
- **Network Enrichment and Density** – Incubators help establish interpersonal networks among entrepreneurs, investors and professionals that otherwise may not occur.
- **Creating and Entrepreneurial Culture** – Incubators contribute towards the fostering of an entrepreneurial culture by providing a safe place for people to explore new ideas.

More broadly, CEIC has the potential to become a platform for better community outcomes. These include:

- **Building Partnerships** with local schools to support coordinated learning and reduce out-of-school learning loss.
- **Giving virtual learning experiences a physical presence** in the community by offering events, meet-ups and multigenerational learning spaces and providing information/access to the best apps to support virtual learning.
- **Engaging youth** in dynamic learning labs that support interest-drive learning through use of digital media, mentors and networks of opportunities.
- **Creating alternative pathways** to learning, credentialing and certification that accelerates the integration of foreign trained professional into the local workforce.

## Productivity Gain from University and CEIC Research & Development

Research and development (R&D) has a significant and positive impact on the Canadian economy. The adoption of new and innovative products and services boost productivity in the economy and contribute towards strong economic growth. In Ontario, universities account for as much as one-third of R&D spending in the province. Therefore, the establishment of a new university campus and CEIC in Downtown Brampton will contribute towards productivity gains in the provincial economy.

The contribution of universities – and their affiliated innovation partners – towards productivity gains is often estimated using the Total Factor Productivity (TFP) approach developed by Fernand Martin (1998)<sup>19</sup>.

<sup>18</sup> Evaluating Business Acceleration and Incubation in Canada, Policy, Practice and Impact, October 2015.

<sup>19</sup> Fernand Martin. “The Economic Impact of Canadian University R&D.” Research Policy 27 (1998): 677-687

In the Council of Ontario Universities (COU) May 2017 study *Driving a Prosperous Future*, the TFP approach is used to estimate that in 2014, research conducted by Ontario universities had an economic impact of \$24.7 billion.

For the purpose of our research, we have analyzed the change in real GDP from 1981 – 2014, based on availability of information from Statistics Canada. As part of this approach, Martin estimates that 20% of economic growth is a result of increases in Total Factor Productivity. After removing the effects of foreign research and development (estimated by Martin at 31%), and identifying the share of TFP attributed to Ontario universities, we note that Ontario universities have generated about an \$18.5 billion impact on Ontario's GDP since 1981.

As detailed in Figure 34, we estimate that research conducted by Ryerson University accounts for some \$284 million of the total impact. It is important to note that these productivity gains are not confined to a single year, but rather continue to have a positive effect on GDP until they are replaced by new and improved innovations.

We note that in 2015—the most recent year for which data is available—Ryerson University received some \$44.8 million in funds to support research, an increase of almost 10% from the previous year. With the establishment of a Ryerson University Campus in Downtown Brampton, it is reasonable to expect that a portion of Ryerson University's future contribution to Ontario GDP growth will come through research and innovation taking place at the Brampton campus, as well as any potential partnerships that could be established with the CEIC.

**Figure 34: Economic Growth as a Result of Ryerson University Research**

Change in real GDP in Ontario since 1981 - 2014 <sup>1</sup>	\$391,374,000,000
Growth attributable to total factor productivity (TFP) <sup>2</sup>	20%
<b>Total Factor Productivity</b>	<b>\$78,274,800,000</b>
Less: Exclusions of Foreign R&D effects <sup>3</sup>	\$54,009,612,000
Share of Ontario Universities <sup>4</sup>	\$18,475,000,000
<b>Ryerson University's Share of Total Factor Productivity <sup>5</sup></b>	<b>\$284,000,000</b>

Source: urbanMetrics inc. Rounded to the nearest \$1 million.

<sup>1</sup> Based on Statistics Canada CANSIM Table 384-0038. 1981 data adjusted to 2014 dollars using Bank of Canada inflation calculator.

<sup>2</sup> As per Fernand Martin. "The Economic Impact of Canadian University R&D." Research Policy 27 (1998): 677-687

<sup>3</sup> Estimated at 31.0% by Fernand Martin. "The Economic Impact of Canadian University R&D." Research Policy 27 (1998): 677-687

<sup>4</sup> Estimated at 34.2% based on Statistics Canada CANSIM Table 384-0038 for the year 2014.

<sup>5</sup> Estimated at 1.5% based on RESEARCH Infosource Inc. *Canada's Top 50 Research Universities 2016*, FY2014 data.

## **7.0 Precedents for Local Contributions to University Expansions in Ontario**

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There are a variety of financial and non-financial (i.e., community) benefits that have been examined in this report which highlight the value of a contribution by the City of Brampton towards establishing a new university campus. For example, construction and operation of a university in Brampton will bring increased economic growth and jobs to the municipality, along with their associated spin-off benefits.

There are also a variety of non-financial benefits that are more difficult to measure, but nonetheless can have a significant impact on the local economy. These include promoting the City as an innovative economy; fostering entrepreneurialism; and providing Brampton residents with an opportunity to pursue post-secondary educational options closer to home.



















These benefits of post-secondary education have prompted some municipalities to provide financial contributions to help secure a university campus, or in some cases expand an existing campus. In fact, one criteria identified in the Major Capacity Expansion Policy Framework prepared by the MAESD as part of the first round of the funding proposals was “evidence of substantial support from the host community, including financial contributions and land ownership”. As part of the first round of submissions for funding from the MAESD, the Town of Milton, City of Barrie and City of Markham all approved financial and non-financial contributions for a new university

campus. Financial and non-financial support from host municipalities is a practice that has been adopted by a number of municipalities in recent years. Based on publicly available information, Figure 35 summarizes nine host municipalities that, since 2008, have committed financial and non-financial support to secure a university campus or expand an existing campus.

As shown, municipal contributions range from an \$8 million contribution by the City of Cambridge towards the expansion of the University of Waterloo School of Architecture to a proposed \$50 million contribution by the Town of Milton and Region of Halton towards a Laurier University campus in Milton. On average, where information is available, municipalities contributed an amount equal to 27% of the construction costs of a new university campus. Based on planned enrolment capacity, these host municipalities contributed almost \$8,000 per student. However, this underrepresents the full contribution made by the municipality, as in some cases the land value associated with contribution was not identified.

Overall, all host municipalities, with the exception of Milton which contributed land, provided a cash contribution to the university for the construction of the new facility. Many of these contributions amounted to \$500,000 per year over a 10 to 15-year horizon. In addition, four of the seven host municipalities also provided a land contribution, typically in the downtown of the municipality.

Figure 35: Summary of Financial and Non-Financial Support from Host Municipalities

 University of Waterloo	 University of Waterloo	 UNIVERSITY OF TORONTO	 McMaster University	 Lakehead UNIVERSITY	 Laurentian University Université Laurentienne	 McMaster University	 YORK UNIVERSITY	 LAURIER Inspiring Lives!
\$8 M contribution	\$10 M* contribution	\$10 M contribution	\$10 M contribution	\$11 M contribution	\$14 M contribution	\$20 M contribution	\$25 M* contribution	\$50 M contribution
360 Students	1,600 Students	2,300 Students	500 Students	1,500 Students	3,100 Students	4,000 Students	5,000 Students	2,500 Students
\$22,200 Per 	\$16,700 Per 	\$4,350 Per 	\$20,000 Per 	\$7,000 Per 	\$4,500 Per 	\$5,000 Per 	\$5,000 Per 	\$20,000 Per 

Source: urbanmetrics inc. See Appendix D for detailed contributions.

\* Municipal contribution excludes value of land contribution.

## 8.0 SWOT Analysis

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The question of whether the City of Brampton should directly support post-secondary education is a matter for public debate. Based on the facts and figures that we have reviewed as part of this exercise, we believe that there is a strong case to support the creation of an innovation hub within Downtown Brampton. This innovation hub would be supported and advanced by two key pillars: a new **University Campus** which can scale up to 5,000 or more students over time; and a new **Innovation Centre** (the CEIC) that becomes the central destination for residents looking to pursue opportunities related to life-long learning, innovation and collaboration.

The following section lays out the **Strengths**, **Weaknesses**, **Opportunities** and **Threats (SWOT)** of advancing city-supported policies leading toward the creation of an innovation hub in Downtown Brampton.

In preparing this SWOT, we have selected three specific lenses through which we can better evaluate the effects of transforming Downtown Brampton into an innovation-focused collaborative hub. These lenses include transportation, human capital and placemaking.

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## Strengths

**Transportation:** The existing transportation network (including buses and regional rail) has the capacity to support the development of an innovation hub. Brampton Transit and GO Transit services are readily available in the downtown and can be selected and adapted to serve the needs of riders accessing downtown Brampton.

**Human Capital:** The City of Brampton is Canada's 9<sup>th</sup> largest City. It is also home to a significant, and growing number of new Canadians. The development of an innovation hub located in Downtown Brampton has the capacity to help bridge the gaps that currently separate skills and opportunities.

**Placemaking:** The City of Brampton has the potential to direct growth and investment to its downtown area. An innovation hub supported by a new

university campus (Ryerson-Sheridan) and a new landmark building (CEIC) would yield significant physical and functional improvements for the entire downtown core.

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## Weaknesses

**Transportation:** The existing transportation network does not currently support 2-way regional service. GO Train service at the Brampton Station is limited to rush-hour service only on the Orangeville/Brampton route and business hours service (6am to 5pm) on the Kitchener route.

**Human Capital:** Education levels in Brampton are lower than the provincial average.

**Placemaking:** The existing inventory of commercial real estate options in the downtown could diminish the potential for new spin-off activity and commercial re-activation of the core.

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## Opportunities

**Transportation:** The province has recently announced its intention to implement full-day GO Train service between Toronto and Waterloo within the next 10 years. The introduction of 15-minute regional express rail service (RER) gives Brampton direct, all day access to both downtown Toronto and Waterloo.

**Human Capital:** An innovation hub located in Downtown Brampton has the potential to improve the pathways to education, professional certification and skills development in a single, accessible location. New post secondary educational opportunities have the potential to retain and attract skills not otherwise possible in the current environment. Overall, repositioning downtown as an "Innovation Hub" has the potential to strengthen Brampton's profile as a gateway opportunity for individuals and businesses looking to gain a competitive advantage in the Canadian market.



**Placemaking:** An innovation hub has the capacity to act as a catalyst for development and intensification of Downtown Brampton. It is reasonable to suggest that the introduction of students, visitors and jobs will collectively make investment conditions more attractive for a growing number of property owners and entrepreneurs.

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## Threats

**Transportation:** Changing investment priorities and uncertain timelines with respect to transit upgrades (i.e., RER service) have the potential to impact growth rates for future opportunities to expand activities within the downtown.

**Human Capital:** none.

**Placemaking:** none.

## 9.0 Summary of Key Findings

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A university campus in Downtown Brampton, combined with a 200,000-square foot Centre for Education, Innovation and Collaboration, is expected to have significant regional and local benefits. These include financial benefits such as increased economic activity, jobs and taxes, as well as social benefits such as delivering more affordable education, retaining young people and increasing the earning potential of residents. This section of the report summarizes the key findings.

## ECONOMIC IMPACTS

- A university campus with 5,000 students is expected to yield \$492.7 million in gross economic output and 2,275 full-time years of employment associated with the one-time construction of a \$241.1 million university campus. A CEIC of 200,000 square feet would cost somewhere in the order of \$114.5 million to build, yielding \$239.3 million in gross economic output and 1,025 full-time years of employment associated with the one-time construction.
- Ongoing operational expenditures of a new university campus are expected to yield gross economic output of \$260.6 million annually and support 1,650 jobs. Ongoing operational expenditures of a the CEIC are expected to yield gross economic output of \$47.6 million annually and support 275 jobs.
- Spin-off benefits associated with student and visitor spending connected to the university are expected to yield \$23.5 million in gross economic output annually and support 130 full-time jobs. Additionally, spin-off benefits associated with visitor spending connected to the CEIC are expected to yield \$30.0 million in gross economic output annually and support 180 full-time jobs.

## CAPITALIZING ON A NEW UNIVERSITY & CEIC

- The City of Brampton is one of the fastest growing municipalities in Ontario, particularly in the 18-24 age cohort most likely to attend post-secondary education.
- Brampton has a high percentage of households with income greater than \$100,000 and a low percentage of households with income less than \$30,000, a strong predictor of higher university participation rates in Brampton in future years.
- The growing share of Brampton residents with a university education is expected to increase university participation rates in the City in future years.
- A new university campus in Brampton provides an opportunity to deliver post-secondary education in a community that is currently underserved and anticipated to have strong growth in demand.
- Brampton also has favourable socio-economic characteristics that support increasing university participation rates.
- The university, and accompanying CEIC, will play an integral role in the exponential impact on the future of Brampton expected from the six gamechangers identified as part of Brampton Strategic Plan 2016 – 2018.

## ASSOCIATED BENEFITS TO THE CITY OF BRAMPTON

- In addition to economic impacts that can be quantified, the new university campus and the centre for education, innovation and culture will have significant, transformative impacts on the entire community.

- A new university provides an opportunity **to improve the lives of students and families**, including:
  - Providing more affordable education options close to home;
  - Reducing commuting time allowing for more time to be spent with friends and family;
  - Providing an opportunity to actively engage students and cultivate healthy town and gown initiatives that benefit a diverse array of residents in the City;
  - Supporting accreditation of foreign credentials, continuous adult advanced learning, and post-graduate career development and advancement programs; and,
  - Playing an important role in reversing “brain drain” consisting of young people migrating away to pursue their educational and career aspirations.
- The university campus and CEIC will provide **a welcome boost to the Brampton business community**, including:
  - Enhancing the vitality and viability of the downtown by providing opportunities for new retail/service commercial and office based business to support the university and CEIC;
  - Supporting the forecasted 74,000 net new jobs envisioned in the City with a diverse, creative and highly-educated future talent pool capable of meeting the changing needs of our society;
  - Encouraging industry clusters centred around research and development at the university and CEIC and through strategic partnerships between these new facilities and the business community;
  - Nourishing existing global connections, as well as cultivating new ones; and,

- Diversifying Brampton’s list of Top Employers by eventually supporting employment yields in-line with major employers such as Amazon, Gamma-Dyna Medical Labs, Brampton Transit and the Peel Memorial Centre for Integrated Health and Wellness in the City.
- The university campus and CEIC will **provide opportunities for Brampton residents to thrive at home**, including:
  - Contributing towards the City achieving the live-work ratio of 2:1 in the Official Plan through the creation of jobs related to the operation of these facilities, ancillary businesses that service students and visitors and jobs at start-ups that are incubated in the CEIC;
  - Creating jobs that will be available to youth, as well as skills that lead towards increased future employment opportunities and higher lifelong earning potential; and,
  - Providing opportunities to create new businesses through programs and facilities designed nurture and support young businesses through the early stages of their start-up life cycle

## LOCAL CONTRIBUTIONS TO UNIVERSITY EXPANSIONS

- The significant financial and non-financial benefits that accrue to municipalities that host university campuses has prompted some cities to provide financial contributions towards the construction of new facilities.
- Based on a review of available information, host municipalities have contributed between \$8 million and \$50 million to secure a university campus. This is equivalent to almost \$8,000 per student based on projected enrolment in the new facility.

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## Appendix A    Economic Impact Approach

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## Our Approach

The quantitative economic impacts of a new university campus and CEIC in the City of Brampton have been estimated using the Statistics Canada Input-Output model, which simulates the flow of expenditures through the Canadian economy. The model provides a reliable measure of the following four economic impacts:

- Gross Economic Impact;
- Employment;
- Labour Income; and,
- Tax Revenues to the Three Levels of Government.

We have tested the economic impact of bringing a new university campus to the City of Brampton at an enrolment level of 5,000 full-time equivalent (FTE) students. The range of impacts include the one-time impacts related to the construction of the facility, the ongoing impacts related to the annual expenditures necessary to operate the university and ongoing impacts related to student and visitor spending.

## Key Assumptions

As shown in Figure A-1, we have also estimated the impact of a new university campus with 1,000 students, ultimately growing to 10,000 students and 20,000 students. We have assumed that the initial phase of a new university in Brampton would achieve an enrolment of 1,000 students, increasing to an enrolment of 5,000 students over a 10-year period. This is similar to enrolment growth at the University of Ontario Institute of Technology (UOIT), which expanded from an initial enrolment of 900 students in the 2003-2004 academic year to almost 9,000 students 10-years later in the 2013-2014 academic year. Similarly, over a 10-year period the Wilfrid Laurier University campus in Brantford has expanded from an initial enrolment of 40 students in 1999-2000 to 2,330 students in the 2009-2010 academic year.

Estimating the economic impact of a university campus in Brampton requires making a variety of assumptions with regards to student enrolment, the size of the facility and the number of staff required to operate the campus. The overriding assumptions regarding space and staff per student that have been used in our analysis are summarized in Figure A-1. The analysis assumes the campus will include all of the features of a typical university campus, including classrooms, lecture halls, labs, faculty and administrative offices, library and recreation facilities, student service facilities and residence space.

**Figure A-1: Overriding Assumptions on space and staff per student**

Timeline	Full-Time Enrolment (FTE)	Building Size (sq.ft.) <sup>1</sup>	Teaching Faculty (FTE) <sup>2</sup>	Administrative and Support Staff (FTE) <sup>3</sup>
Year 1	1,000	117,300	30	50
Year 10	5,000	582,400	170	250
Beyond Year 10	10,000	1,162,500	340	500
Beyond Year 10	20,000	2,325,000	670	1,000

<sup>1</sup> Based on 116 square feet per student.

<sup>2</sup> Based on 0.03 faculty per student.

<sup>3</sup> Based on 0.05 administrative staff per student.

Source: urbanMetrics inc.

## Economic Impact Methodology

The main steps in running an economic impact model are: (a) compiling the input spending data; (b) assembling the data to ensure all expenses are accounted for and divided into categories to ensure that the individual economic sectors are appropriately represented; (c) calibrating the model to the local economy using employment data; and (d) running the finalized version of the model.

The majority of the infrastructure investment and construction cost data considered in our analysis has been estimated based on information from various sources including the Council of Ontario Universities (COU), CAUBO,



the Hanscomb Yardsticks for Costing, Statistics Canada, the Canadian Millennium Scholarship Foundation and information from university websites, among other sources.

The data assembly stage of our analysis involves allocating initial capital expenditures to appropriate industry sectors using the 2007 North American Industry Classification System (NAICS). Estimates made with regards to the nature and scale of these expenditures are based on our related professional experience with similar projects.

The economic impacts of the initial investments and ongoing expenditures have been measured at the national and provincial level through the use of the Statistics Canada Input-Output Model which is based on Input-Output tables produced by Statistics Canada, which mirrors the structure of the economy through the depiction of transactions (sales and purchases) made among and between different industry sectors of the economy. The outputs have been adjusted to the regional and local level by urbanMetrics inc.

## Types of Impacts

The model from Statistics Canada considers the direct impact of spending, as well as the indirect and induced impacts that are spread more broadly across the Province and Canada, as these one-time and ongoing expenditures filter through the economy.

The basic principle of the model is the concept that each dollar of expenditure on goods and/or services purchased from a given industry sector circulates and re-circulates within the economy, thereby multiplying the effects of the original expenditure. This process is commonly referred to as the multiplier effect. An estimated multiplier for the one-time capital and ongoing

<sup>20</sup> For example, with respect to a single construction project, an initial expenditure would be made to pay for the design firm and contractor. The design team would then hire staff, purchase equipment and materials, such as computers, software, paper, etc. The construction company, would also hire labourers, pay for construction equipment and materials. The staff in turn would purchase goods and services from their wages to support their everyday living. The sum of all of

expenditures on a new university campus in Brampton has three distinct components:

- **Direct Impacts** represent the initial capital investments made to construct the campus, the ongoing expenditures necessary to run the university in addition to student and visitor spending related to the university. These expenditures include the purchase of labour, equipment, other infrastructure and related services;
- **Indirect Impacts** represent the subsequent purchases by suppliers required to produce the goods/services related to the original and ongoing investments in the university; and
- **Induced Impacts** result when workers employed in the sectors, stimulated by direct and indirect expenditures, spend portions of their incomes on consumer goods and services.

Direct, indirect and induced impacts are estimated in terms of the following measures:

- **Gross Output** – a measure of total sales throughout the economy in question, as a result of an initial and ongoing expenditures on goods and/or services produced by an industry<sup>20</sup>.
- **Employment** – total full-time, full-year jobs generated by direct, indirect and induced expenditures. For one-time capital and ongoing expenditures, such as those being analyzed, the employment figures produced by the model represent years of full-time employment. For example, one job identified by the model represents the equivalent of one person working full-time for the duration of one year<sup>21</sup>.

these expenditures would be the gross output. This, however is not the true impact on the economy as it involves double counting (e.g. the initial expenditure, in reality covered wages and salaries, equipment, etc. of the contractors it hired).

<sup>21</sup> These employment figures represent the total *full-time, full-year* jobs generated by direct expenditures, as well as the indirect and induced impacts that are spread more broadly

- **Labour Income** – total value of wages, salaries and benefits received by employees associated with direct, indirect and induced expenditure.
- **Government Revenues** – revenues accruing to federal, provincial and local jurisdictions as a result of direct, indirect and induced expenditures. Revenue categories include personal and corporate income tax, sales taxes (e.g. PST and GST), property taxes and other miscellaneous taxes, tariffs and fees.

**Multipliers** are expressed by the ratio of total impacts (direct, indirect and induced) to initial expenditures. For example, the gross output multiplier is calculated by dividing total gross output by the initial expenditure on the bundle of goods and/or services in question. The only exception is that of the employment multiplier, where total employment is divided by millions of dollars of expenditure.

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throughout the regional, provincial and national economies. For on-time capital expenditures, such as those analyzed in this study, these employment figures represent total years of full-time

employment (e.g., one job identified represents the equivalent of one person working full-time for the duration of one year).

## **Appendix B**    **Downtown University Economic Impact Analysis (Detailed Tables)**

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Figure B-1: FTE Jobs in Brampton by Industry, 5,000 FTE Student University

	Capital Expenditures	Operating Expenditures	Student and Visitor Spending
<b>Goods-producing Sector</b>	<b>1,165</b>	<b>130</b>	<b>10</b>
Agriculture	0	0	0
Forestry, Fishing, Mining, Oil and Gas	0	0	0
Utilities	5	5	0
Construction	1,025	90	5
Manufacturing	135	35	5
<b>Services-producing Sector</b>	<b>535</b>	<b>1,285</b>	<b>80</b>
Trade	190	115	25
Transportation and Warehousing	35	20	25
Finance, Insurance, Real estate and Leasing	35	25	5
Professional, Scientific and Technical Services	105	20	0
Business, Building and Other Support Services	55	60	5
Educational Services	25	975	0
Information, Culture and Recreation	15	15	5
Accommodation and Food Services	30	25	10
Other Services	35	25	5
Public Administration	10	5	0
<b>TOTAL</b>	<b>1,700</b>	<b>1,415</b>	<b>90</b>

Source: urbanMetrics inc., based on Statistics Canada Input-Output Model.

\* Includes direct, indirect and induced jobs.

**Figure B-2: Capital Expenditure (one-time) Impact, University  
with 1,000 FTE Students**

	City of Brampton	Region of Peel	Ontario	Canada
<b>Initial Expenditure</b>	<b>\$43,020,000</b>	<b>\$43,020,000</b>	<b>\$43,020,000</b>	<b>\$43,020,000</b>
<b>Impact: Gross Output</b>				
Direct	\$42,700,000	\$42,800,000	\$42,900,000	\$42,900,000
Indirect	\$15,700,000	\$18,900,000	\$21,200,000	\$26,100,000
Induced	\$11,200,000	\$13,000,000	\$15,000,000	\$18,800,000
<b>Total</b>	<b>\$69,600,000</b>	<b>\$74,600,000</b>	<b>\$79,100,000</b>	<b>\$87,900,000</b>
<i>Multiplier</i>	1.62	1.73	1.84	2.04
<b>Impact: Value Added</b>				
Direct	\$19,400,000	\$19,400,000	\$19,400,000	\$19,400,000
Indirect	\$8,000,000	\$9,700,000	\$10,900,000	\$13,300,000
Induced	\$6,700,000	\$7,800,000	\$8,900,000	\$10,900,000
<b>Total</b>	<b>\$34,200,000</b>	<b>\$36,900,000</b>	<b>\$39,200,000</b>	<b>\$43,600,000</b>
<i>Multiplier</i>	0.79	0.86	0.91	1.01
<b>Impact: Employment (Full-Time, Full-Year Employment)</b>				
Direct	200	200	200	200
Indirect	85	100	110	130
Induced	55	60	75	95
<b>Total</b>	<b>340</b>	<b>360</b>	<b>385</b>	<b>425</b>
<i>Multiplier</i>	7.92	8.35	8.89	9.87
<b>Impact: Labour Income</b>				
Direct	\$13,800,000	\$13,800,000	\$13,800,000	\$13,800,000
Indirect	\$5,500,000	\$6,500,000	\$7,300,000	\$8,700,000
Induced	\$3,200,000	\$3,500,000	\$4,300,000	\$5,300,000
<b>Total</b>	<b>\$22,500,000</b>	<b>\$23,900,000</b>	<b>\$25,400,000</b>	<b>\$27,800,000</b>
<b>Impact: Taxes</b>				
Federal	\$7,000,000	\$8,200,000	\$8,800,000	\$9,700,000
Provincial	\$4,900,000	\$5,600,000	\$6,300,000	\$6,900,000
Local	\$2,300,000	\$2,300,000	\$3,200,000	\$3,300,000
<b>Total</b>	<b>\$15,100,000</b>	<b>\$17,100,000</b>	<b>\$19,400,000</b>	<b>\$21,100,000</b>

Note: Dollars are rounded to the nearest \$100,000 and employment is rounded to the nearest 5 jobs.  
Source: urbanMetrics inc. based on Statistics Canada Input-Output Model.

**Figure B-3: Capital Expenditure (one-time) Impact, University  
with 10,000 FTE Students**

	City of Brampton	Region of Peel	Ontario	Canada
<b>Initial Expenditure</b>	<b>\$430,200,000</b>	<b>\$430,200,000</b>	<b>\$430,200,000</b>	<b>\$430,200,000</b>
<b>Impact: Gross Output</b>				
Direct	\$427,600,000	\$427,600,000	\$428,900,000	\$429,100,000
Indirect	\$156,800,000	\$189,000,000	\$212,200,000	\$261,400,000
Induced	\$111,900,000	\$129,900,000	\$150,000,000	\$188,400,000
<b>Total</b>	<b>\$696,300,000</b>	<b>\$746,500,000</b>	<b>\$791,100,000</b>	<b>\$878,900,000</b>
<i>Multiplier</i>	1.62	1.74	1.84	2.04
<b>Impact: Value Added</b>				
Direct	\$194,000,000	\$194,100,000	\$194,100,000	\$194,200,000
Indirect	\$80,100,000	\$97,100,000	\$109,600,000	\$132,900,000
Induced	\$67,600,000	\$77,600,000	\$89,100,000	\$109,200,000
<b>Total</b>	<b>\$341,700,000</b>	<b>\$368,700,000</b>	<b>\$392,700,000</b>	<b>\$436,300,000</b>
<i>Multiplier</i>	0.79	0.86	0.91	1.01
<b>Impact: Employment (Full-Time, Full-Year Employment)</b>				
Direct	2,020	2,020	2,020	2,020
Indirect	815	975	1,085	1,295
Induced	550	625	745	925
<b>Total</b>	<b>3,390</b>	<b>3,620</b>	<b>3,855</b>	<b>4,240</b>
<i>Multiplier</i>	7.88	8.42	8.96	9.86
<b>Impact: Labour Income</b>				
Direct	\$138,300,000	\$138,200,000	\$138,300,000	\$138,300,000
Indirect	\$54,700,000	\$65,300,000	\$73,200,000	\$86,400,000
Induced	\$31,600,000	\$35,700,000	\$42,800,000	\$52,800,000
<b>Total</b>	<b>\$224,600,000</b>	<b>\$239,300,000</b>	<b>\$254,200,000</b>	<b>\$277,600,000</b>
<b>Impact: Taxes</b>				
Federal	\$69,600,000	\$82,200,000	\$88,200,000	\$97,200,000
Provincial	\$49,600,000	\$56,200,000	\$63,200,000	\$68,800,000
Local	\$17,700,000	\$17,700,000	\$16,500,000	\$17,700,000
<b>Total</b>	<b>\$135,400,000</b>	<b>\$156,000,000</b>	<b>\$178,700,000</b>	<b>\$195,500,000</b>

Note: Dollars are rounded to the nearest \$100,000 and employment is rounded to the nearest 5 jobs.  
Source: urbanMetrics inc. based on Statistics Canada Input-Output Model.

**Figure B-4: Capital Expenditure (one-time) Impact, University  
with 20,000 FTE Students**

	City of Brampton	Region of Peel	Ontario	Canada
<b>Initial Expenditure</b>	<b>\$860,400,000</b>	<b>\$860,400,000</b>	<b>\$860,400,000</b>	<b>\$860,400,000</b>
<b>Impact: Gross Output</b>				
Direct	\$855,200,000	\$855,200,000	\$857,800,000	\$858,200,000
Indirect	\$313,600,000	\$377,900,000	\$424,400,000	\$523,000,000
Induced	\$223,700,000	\$259,900,000	\$300,100,000	\$376,600,000
<b>Total</b>	<b>\$1,392,500,000</b>	<b>\$1,493,000,000</b>	<b>\$1,582,300,000</b>	<b>\$1,757,800,000</b>
<i>Multiplier</i>	1.62	1.74	1.84	2.04
<b>Impact: Value Added</b>				
Direct	\$388,200,000	\$388,200,000	\$388,200,000	\$388,400,000
Indirect	\$160,300,000	\$194,200,000	\$219,100,000	\$265,700,000
Induced	\$135,200,000	\$155,200,000	\$178,100,000	\$218,300,000
<b>Total</b>	<b>\$683,700,000</b>	<b>\$737,600,000</b>	<b>\$785,400,000</b>	<b>\$872,400,000</b>
<i>Multiplier</i>	0.79	0.86	0.91	1.01
<b>Impact: Employment (Full-Time, Full-Year Employment)</b>				
Direct	4,040	4,045	4,040	4,045
Indirect	1,635	1,950	2,180	2,590
Induced	1,105	1,250	1,490	1,850
<b>Total</b>	<b>6,780</b>	<b>7,245</b>	<b>7,710</b>	<b>8,485</b>
<i>Multiplier</i>	7.88	8.42	8.96	9.86
<b>Impact: Labour Income</b>				
Direct	\$276,400,000	\$276,400,000	\$276,500,000	\$276,600,000
Indirect	\$109,500,000	\$130,600,000	\$146,400,000	\$173,000,000
Induced	\$63,300,000	\$71,600,000	\$85,600,000	\$105,600,000
<b>Total</b>	<b>\$449,200,000</b>	<b>\$478,600,000</b>	<b>\$508,400,000</b>	<b>\$555,100,000</b>
<b>Impact: Taxes</b>				
Federal	\$139,300,000	\$164,500,000	\$176,300,000	\$194,300,000
Provincial	\$99,000,000	\$112,300,000	\$126,400,000	\$137,600,000
Local	\$7,700,000	\$7,700,000	\$25,300,000	\$27,600,000
<b>Total</b>	<b>\$263,000,000</b>	<b>\$304,200,000</b>	<b>\$349,600,000</b>	<b>\$383,200,000</b>

Note: Dollars are rounded to the nearest \$100,000 and employment is rounded to the nearest 5 jobs.

Source: urbanMetrics inc. based on Statistics Canada Input-Output Model.

**Figure B-5: Operating Expenditure (ongoing) Impact, University with 1,000 FTE Students**

	City of Brampton	Region of Peel	Ontario	Canada
<b>Ongoing Expenditure</b>	<b>\$26,900,000</b>	<b>\$26,900,000</b>	<b>\$26,900,000</b>	<b>\$26,900,000</b>
<b>Impact: Gross Output</b>				
Direct	\$25,900,000	\$25,900,000	\$26,300,000	\$26,400,000
Indirect	\$6,100,000	\$7,000,000	\$7,500,000	\$8,900,000
Induced	\$10,400,000	\$12,000,000	\$13,900,000	\$16,900,000
<b>Total</b>	<b>\$42,400,000</b>	<b>\$44,900,000</b>	<b>\$47,700,000</b>	<b>\$52,200,000</b>
<i>Multiplier</i>	<i>1.58</i>	<i>1.67</i>	<i>1.77</i>	<i>1.94</i>
<b>Impact: Value Added</b>				
Direct	\$19,200,000	\$19,200,000	\$19,200,000	\$19,200,000
Indirect	\$3,200,000	\$3,600,000	\$4,300,000	\$4,900,000
Induced	\$6,300,000	\$7,300,000	\$8,300,000	\$9,800,000
<b>Total</b>	<b>\$28,700,000</b>	<b>\$30,100,000</b>	<b>\$31,800,000</b>	<b>\$33,900,000</b>
<i>Multiplier</i>	<i>1.07</i>	<i>1.12</i>	<i>1.18</i>	<i>1.26</i>
<b>Impact: Employment (Full-Time, Full-Year Employment)</b>				
Direct	195	195	195	195
Indirect	40	45	50	55
Induced	50	55	65	80
<b>Total</b>	<b>285</b>	<b>295</b>	<b>310</b>	<b>330</b>
<i>Multiplier</i>	<i>11.00</i>	<i>11.39</i>	<i>11.97</i>	<i>12.74</i>
<b>Impact: Labour Income</b>				
Direct	\$16,800,000	\$16,800,000	\$16,800,000	\$16,800,000
Indirect	\$2,500,000	\$2,800,000	\$3,100,000	\$3,500,000
Induced	\$2,900,000	\$3,300,000	\$3,900,000	\$4,800,000
<b>Total</b>	<b>\$22,200,000</b>	<b>\$22,900,000</b>	<b>\$23,800,000</b>	<b>\$25,100,000</b>
<b>Impact: Taxes</b>				
Federal	\$6,900,000	\$7,800,000	\$8,200,000	\$8,700,000
Provincial	\$3,700,000	\$4,100,000	\$4,500,000	\$4,700,000
Local	\$1,700,000	\$3,200,000	\$800,000	\$800,000
<b>Total</b>	<b>\$12,300,000</b>	<b>\$15,100,000</b>	<b>\$13,500,000</b>	<b>\$14,200,000</b>

Note: Dollars are rounded to the nearest \$100,000 and employment is rounded to the nearest 5 jobs.  
Source: urbanMetrics inc., based on Statistics Canada Input-Output Model.

**Figure B-6: Operating Expenditure (ongoing) Impact, University with 10,000 FTE Students**

	City of Brampton	Region of Peel	Ontario	Canada
<b>Ongoing Expenditure</b>	<b>\$268,600,000</b>	<b>\$268,600,000</b>	<b>\$268,600,000</b>	<b>\$268,600,000</b>
<b>Impact: Gross Output</b>				
Direct	\$258,100,000	\$258,100,000	\$262,800,000	\$263,400,000
Indirect	\$60,900,000	\$69,400,000	\$74,400,000	\$88,800,000
Induced	\$104,000,000	\$120,700,000	\$139,300,000	\$169,000,000
<b>Total</b>	<b>\$423,000,000</b>	<b>\$448,200,000</b>	<b>\$476,500,000</b>	<b>\$521,200,000</b>
<i>Multiplier</i>	<i>1.57</i>	<i>1.67</i>	<i>1.77</i>	<i>1.94</i>
<b>Impact: Value Added</b>				
Direct	\$192,000,000	\$192,000,000	\$192,000,000	\$192,300,000
Indirect	\$32,100,000	\$36,600,000	\$42,100,000	\$49,300,000
Induced	\$62,900,000	\$72,200,000	\$82,800,000	\$98,000,000
<b>Total</b>	<b>\$287,000,000</b>	<b>\$300,800,000</b>	<b>\$316,900,000</b>	<b>\$339,600,000</b>
<i>Multiplier</i>	<i>1.07</i>	<i>1.12</i>	<i>1.18</i>	<i>1.26</i>
<b>Impact: Employment (Full-Time, Full-Year Employment)</b>				
Direct	1,935	1,935	1,935	1,940
Indirect	400	450	500	555
Induced	495	560	670	800
<b>Total</b>	<b>2,830</b>	<b>2,945</b>	<b>3,105</b>	<b>3,295</b>
<i>Multiplier</i>	<i>10.93</i>	<i>11.37</i>	<i>11.99</i>	<i>12.72</i>
<b>Impact: Labour Income</b>				
Direct	\$167,500,000	\$167,500,000	\$167,600,000	\$167,800,000
Indirect	\$24,900,000	\$28,100,000	\$31,300,000	\$35,000,000
Induced	\$29,500,000	\$33,300,000	\$39,700,000	\$47,400,000
<b>Total</b>	<b>\$221,900,000</b>	<b>\$228,900,000</b>	<b>\$238,600,000</b>	<b>\$250,200,000</b>
<b>Impact: Taxes</b>				
Federal	\$69,800,000	\$78,300,000	\$82,300,000	\$86,700,000
Provincial	\$37,300,000	\$41,400,000	\$44,100,000	\$47,000,000
Local	\$1,700,000	\$3,200,000	\$8,200,000	\$8,700,000
<b>Total</b>	<b>\$108,800,000</b>	<b>\$122,900,000</b>	<b>\$134,600,000</b>	<b>\$142,400,000</b>

Note: Dollars are rounded to the nearest \$100,000 and employment is rounded to the nearest 5 jobs.  
Source: urbanMetrics inc., based on Statistics Canada Input-Output Model.

**Figure B-7: Operating Expenditure (ongoing) Impact, University  
with 20,000 FTE Students**

	City of Brampton	Region of Peel	Ontario	Canada
<b>Ongoing Expenditure</b>	<b>\$537,400,000</b>	<b>\$537,400,000</b>	<b>\$537,400,000</b>	<b>\$537,400,000</b>
<b>Impact: Gross Output</b>				
Direct	\$516,300,000	\$516,300,000	\$525,700,000	\$526,900,000
Indirect	\$121,700,000	\$138,800,000	\$148,700,000	\$177,500,000
Induced	\$208,100,000	\$241,500,000	\$278,700,000	\$338,000,000
<b>Total</b>	<b>\$846,100,000</b>	<b>\$896,600,000</b>	<b>\$953,100,000</b>	<b>\$1,042,400,000</b>
<i>Multiplier</i>	<i>1.57</i>	<i>1.67</i>	<i>1.77</i>	<i>1.94</i>
<b>Impact: Value Added</b>				
Direct	\$384,000,000	\$384,000,000	\$384,000,000	\$384,600,000
Indirect	\$64,400,000	\$73,200,000	\$84,300,000	\$98,500,000
Induced	\$125,900,000	\$144,400,000	\$165,600,000	\$195,900,000
<b>Total</b>	<b>\$574,300,000</b>	<b>\$601,600,000</b>	<b>\$633,900,000</b>	<b>\$679,000,000</b>
<i>Multiplier</i>	<i>1.07</i>	<i>1.12</i>	<i>1.18</i>	<i>1.26</i>
<b>Impact: Employment (Full-Time, Full-Year Employment)</b>				
Direct	3,870	3,870	3,870	3,875
Indirect	795	895	1,000	1,115
Induced	990	1,120	1,335	1,595
<b>Total</b>	<b>5,655</b>	<b>5,885</b>	<b>6,205</b>	<b>6,585</b>
<i>Multiplier</i>	<i>10.91</i>	<i>11.36</i>	<i>11.98</i>	<i>12.71</i>
<b>Impact: Labour Income</b>				
Direct	\$335,000,000	\$335,000,000	\$335,100,000	\$335,600,000
Indirect	\$49,900,000	\$56,200,000	\$62,600,000	\$69,900,000
Induced	\$58,900,000	\$66,700,000	\$79,600,000	\$94,900,000
<b>Total</b>	<b>\$443,800,000</b>	<b>\$457,900,000</b>	<b>\$477,300,000</b>	<b>\$500,400,000</b>
<b>Impact: Taxes</b>				
Federal	\$139,700,000	\$156,600,000	\$164,500,000	\$173,500,000
Provincial	\$74,700,000	\$82,700,000	\$88,300,000	\$94,000,000
Local	\$1,700,000	\$3,200,000	\$16,400,000	\$17,500,000
<b>Total</b>	<b>\$216,100,000</b>	<b>\$242,500,000</b>	<b>\$269,200,000</b>	<b>\$285,000,000</b>

Note: Dollars are rounded to the nearest \$100,000 and employment is rounded to the nearest 5 jobs.

Source: urbanMetrics inc., based on Statistics Canada Input-Output Model.



**Figure B-8: Student & Visitor Spending (ongoing) Impact, University with 1,000 FTE Students**

	City of Brampton	Region of Peel	Ontario	Canada
<b>Ongoing Expenditure</b>	<b>\$2,900,000</b>	<b>\$2,900,000</b>	<b>\$2,900,000</b>	<b>\$2,900,000</b>
<b>Impact: Gross Output</b>				
Direct	\$2,100,000	\$2,100,000	\$2,100,000	\$2,300,000
Indirect	\$800,000	\$900,000	\$1,000,000	\$1,500,000
Induced	\$500,000	\$600,000	\$700,000	\$900,000
<b>Total</b>	<b>\$3,400,000</b>	<b>\$3,600,000</b>	<b>\$3,800,000</b>	<b>\$4,700,000</b>
<i>Multiplier</i>	<i>1.18</i>	<i>1.25</i>	<i>1.32</i>	<i>1.61</i>
<b>Impact: Value Added</b>				
Direct	\$1,200,000	\$1,200,000	\$1,200,000	\$1,300,000
Indirect	\$400,000	\$500,000	\$500,000	\$700,000
Induced	\$300,000	\$400,000	\$400,000	\$500,000
<b>Total</b>	<b>\$1,900,000</b>	<b>\$2,100,000</b>	<b>\$2,100,000</b>	<b>\$2,500,000</b>
<i>Multiplier</i>	<i>0.68</i>	<i>0.75</i>	<i>0.75</i>	<i>0.89</i>
<b>Impact: Employment (Full-Time, Full-Year Employment)</b>				
Direct	10	10	10	15
Indirect	5	5	5	5
Induced	5	5	5	5
<b>Total</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>25</b>
<i>Multiplier</i>	<i>7.14</i>	<i>7.14</i>	<i>7.14</i>	<i>8.93</i>
<b>Impact: Labour Income</b>				
Direct	\$700,000	\$700,000	\$700,000	\$800,000
Indirect	\$200,000	\$300,000	\$300,000	\$400,000
Induced	\$100,000	\$200,000	\$200,000	\$300,000
<b>Total</b>	<b>\$1,000,000</b>	<b>\$1,200,000</b>	<b>\$1,200,000</b>	<b>\$1,500,000</b>
<b>Impact: Taxes</b>				
Federal	\$400,000	\$500,000	\$500,000	\$600,000
Provincial	\$300,000	\$400,000	\$400,000	\$500,000
Local	\$100,000	\$100,000	\$200,000	\$200,000
<b>Total</b>	<b>\$800,000</b>	<b>\$1,000,000</b>	<b>\$1,100,000</b>	<b>\$1,300,000</b>

Note: Dollars are rounded to the nearest \$100,000 and employment is rounded to the nearest 5 jobs.  
Source: urbanMetrics inc. based on Statistics Canada Input-Output Model.

**Figure B-9: Student & Visitor Spending (ongoing) Impact, University with 10,000 FTE Students**

	City of Brampton	Region of Peel	Ontario	Canada
<b>Ongoing Expenditure</b>	<b>\$29,600,000</b>	<b>\$29,600,000</b>	<b>\$29,600,000</b>	<b>\$29,600,000</b>
<b>Impact: Gross Output</b>				
Direct	\$20,600,000	\$20,600,000	\$20,600,000	\$22,700,000
Indirect	\$7,800,000	\$9,300,000	\$10,400,000	\$14,500,000
Induced	\$5,400,000	\$6,200,000	\$7,200,000	\$9,700,000
<b>Total</b>	<b>\$33,800,000</b>	<b>\$36,100,000</b>	<b>\$38,200,000</b>	<b>\$46,900,000</b>
<i>Multiplier</i>	<i>1.14</i>	<i>1.22</i>	<i>1.29</i>	<i>1.59</i>
<b>Impact: Value Added</b>				
Direct	\$12,800,000	\$12,800,000	\$12,800,000	\$13,900,000
Indirect	\$3,700,000	\$4,700,000	\$5,500,000	\$7,600,000
Induced	\$3,200,000	\$3,700,000	\$4,300,000	\$5,600,000
<b>Total</b>	<b>\$19,700,000</b>	<b>\$21,200,000</b>	<b>\$22,600,000</b>	<b>\$27,100,000</b>
<i>Multiplier</i>	<i>0.67</i>	<i>0.72</i>	<i>0.76</i>	<i>0.92</i>
<b>Impact: Employment (Full-Time, Full-Year Employment)</b>				
Direct	125	125	125	135
Indirect	40	45	55	70
Induced	25	30	35	45
<b>Total</b>	<b>190</b>	<b>200</b>	<b>215</b>	<b>250</b>
<i>Multiplier</i>	<i>6.67</i>	<i>7.02</i>	<i>7.54</i>	<i>8.77</i>
<b>Impact: Labour Income</b>				
Direct	\$7,400,000	\$7,400,000	\$7,500,000	\$8,100,000
Indirect	\$2,500,000	\$3,000,000	\$3,500,000	\$4,600,000
Induced	\$1,500,000	\$1,700,000	\$2,100,000	\$2,700,000
<b>Total</b>	<b>\$11,400,000</b>	<b>\$12,100,000</b>	<b>\$13,100,000</b>	<b>\$15,400,000</b>
<b>Impact: Taxes</b>				
Federal	\$4,100,000	\$5,100,000	\$5,500,000	\$6,400,000
Provincial	\$3,100,000	\$3,600,000	\$4,300,000	\$4,900,000
Local	\$900,000	\$1,200,000	\$1,700,000	\$1,800,000
<b>Total</b>	<b>\$8,100,000</b>	<b>\$9,900,000</b>	<b>\$11,500,000</b>	<b>\$13,100,000</b>

Note: Dollars are rounded to the nearest \$100,000 and employment is rounded to the nearest 5 jobs.  
Source: urbanMetrics inc. based on Statistics Canada Input-Output Model.

**Figure B-10: Student & Visitor Spending (ongoing) Impact, University with 20,000 FTE Students**

	City of Brampton	Region of Peel	Ontario	Canada
<b>Ongoing Expenditure</b>	<b>\$59,000,000</b>	<b>\$59,000,000</b>	<b>\$59,000,000</b>	<b>\$59,000,000</b>
<b>Impact: Gross Output</b>				
Direct	\$41,100,000	\$41,100,000	\$41,100,000	\$45,400,000
Indirect	\$15,600,000	\$18,600,000	\$20,600,000	\$29,000,000
Induced	\$10,700,000	\$12,400,000	\$14,400,000	\$19,400,000
<b>Total</b>	<b>\$67,400,000</b>	<b>\$72,100,000</b>	<b>\$76,100,000</b>	<b>\$93,800,000</b>
<i>Multiplier</i>	<i>1.14</i>	<i>1.22</i>	<i>1.29</i>	<i>1.59</i>
<b>Impact: Value Added</b>				
Direct	\$25,500,000	\$25,500,000	\$25,500,000	\$27,800,000
Indirect	\$7,600,000	\$9,400,000	\$11,100,000	\$15,100,000
Induced	\$6,400,000	\$7,400,000	\$8,500,000	\$11,200,000
<b>Total</b>	<b>\$39,500,000</b>	<b>\$42,300,000</b>	<b>\$45,100,000</b>	<b>\$54,100,000</b>
<i>Multiplier</i>	<i>0.67</i>	<i>0.72</i>	<i>0.76</i>	<i>0.92</i>
<b>Impact: Employment (Full-Time, Full-Year Employment)</b>				
Direct	250	250	250	270
Indirect	75	90	110	140
Induced	50	55	70	90
<b>Total</b>	<b>375</b>	<b>395</b>	<b>430</b>	<b>500</b>
<i>Multiplier</i>	<i>6.59</i>	<i>6.94</i>	<i>7.56</i>	<i>8.79</i>
<b>Impact: Labour Income</b>				
Direct	\$14,700,000	\$14,700,000	\$14,800,000	\$16,200,000
Indirect	\$5,100,000	\$6,000,000	\$7,100,000	\$9,000,000
Induced	\$3,000,000	\$3,400,000	\$4,000,000	\$5,400,000
<b>Total</b>	<b>\$22,800,000</b>	<b>\$24,100,000</b>	<b>\$25,900,000</b>	<b>\$30,600,000</b>
<b>Impact: Taxes</b>				
Federal	\$8,200,000	\$10,200,000	\$11,100,000	\$12,900,000
Provincial	\$6,200,000	\$7,300,000	\$8,500,000	\$9,600,000
Local	\$1,900,000	\$2,600,000	\$3,300,000	\$3,500,000
<b>Total</b>	<b>\$16,300,000</b>	<b>\$20,100,000</b>	<b>\$22,900,000</b>	<b>\$26,000,000</b>

Note: Dollars are rounded to the nearest \$100,000 and employment is rounded to the nearest 5 jobs.

Source: urbanMetrics inc. based on Statistics Canada Input-Output Model.

# Appendix C    CEIC Economic Impact Analysis (Detailed Tables)

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Figure C-1: FTE Jobs in Brampton by Industry, 200,000 Square Foot CEIC

	Capital Expenditures	Operating Expenditures	Student and Visitor Spending
<b>Goods-producing Sector</b>	<b>560</b>	<b>10</b>	<b>10</b>
Agriculture	5	0	0
Forestry, Fishing, Mining, Oil and Gas	0	0	0
Utilities	0	0	0
Construction	495	5	5
Manufacturing	60	5	5
<b>Services-producing Sector</b>	<b>265</b>	<b>225</b>	<b>125</b>
Trade	35	5	5
Transportation and Warehousing	90	15	55
Finance, Insurance, Real estate and Leasing	15	5	5
Professional, Scientific and Technical Services	35	5	0
Business, Building and Other Support Services	30	10	5
Educational Services	10	5	0
Information, Culture and Recreation	10	0	10
Accommodation and Food Services	20	5	40
Other Services	15	5	5
Public Administration	5	170	0
<b>TOTAL</b>	<b>825</b>	<b>235</b>	<b>135</b>

Source: urbanMetrics inc. based on Statistics Canada Input-Output Model.

\* Includes direct, indirect and induced jobs.

**Figure C-2: Capital Expenditure (one-time) Impact, 200,000 Square Foot CEIC**

	City of Brampton	Region of Peel	Ontario	Canada
<b>Initial Expenditure</b>	<b>\$114,500,000</b>	<b>\$114,500,000</b>	<b>\$114,500,000</b>	<b>\$114,500,000</b>
<b>Impact: Gross Output</b>				
Direct	\$114,500,000	\$114,500,000	\$114,500,000	\$114,500,000
Indirect	\$42,600,000	\$49,700,000	\$56,700,000	\$69,700,000
Induced	\$33,200,000	\$37,500,000	\$43,500,000	\$55,100,000
<b>Total</b>	<b>\$190,300,000</b>	<b>\$201,700,000</b>	<b>\$214,700,000</b>	<b>\$239,300,000</b>
<i>Multiplier</i>	1.66	1.76	1.88	2.09
<b>Impact: Value Added</b>				
Direct	\$53,500,000	\$53,500,000	\$53,500,000	\$53,500,000
Indirect	\$21,600,000	\$25,200,000	\$28,900,000	\$35,100,000
Induced	\$19,800,000	\$22,100,000	\$25,600,000	\$31,600,000
<b>Total</b>	<b>\$94,900,000</b>	<b>\$100,800,000</b>	<b>\$108,000,000</b>	<b>\$120,200,000</b>
<i>Multiplier</i>	0.83	0.88	0.94	1.05
<b>Impact: Employment (Full-Time, Full-Year Employment)</b>				
Direct	485	485	485	485
Indirect	205	230	260	310
Induced	140	155	185	230
<b>Total</b>	<b>830</b>	<b>870</b>	<b>930</b>	<b>1,025</b>
<i>Multiplier</i>	7.25	7.60	8.12	8.95
<b>Impact: Labour Income</b>				
Direct	\$46,200,000	\$46,200,000	\$46,200,000	\$46,200,000
Indirect	\$15,300,000	\$17,200,000	\$19,500,000	\$23,200,000
Induced	\$9,200,000	\$10,000,000	\$11,900,000	\$14,900,000
<b>Total</b>	<b>\$70,700,000</b>	<b>\$73,400,000</b>	<b>\$77,600,000</b>	<b>\$84,300,000</b>
<b>Impact: Taxes</b>				
Federal	\$19,900,000	\$23,300,000	\$25,000,000	\$29,300,000
Provincial	\$11,500,000	\$13,000,000	\$14,600,000	\$17,200,000
Local	\$5,300,000	\$6,700,000	\$8,000,000	\$8,900,000
<b>Total</b>	<b>\$36,700,000</b>	<b>\$43,000,000</b>	<b>\$47,600,000</b>	<b>\$55,400,000</b>

Note: Dollars are rounded to the nearest \$100,000 and employment is rounded to the nearest 5 jobs.  
Source: urbanMetrics inc. based on Statistics Canada Input-Output Model.

**Figure C-3: Operating Expenditure (ongoing) Impact, 200,000 Square Foot CEIC**

	City of Brampton	Region of Peel	Ontario	Canada
<b>Ongoing Expenditure</b>	<b>\$22,300,000</b>	<b>\$22,300,000</b>	<b>\$22,300,000</b>	<b>\$22,300,000</b>
<b>Impact: Gross Output</b>				
Direct	\$22,900,000	\$22,900,000	\$22,300,000	\$22,300,000
Indirect	\$6,700,000	\$7,500,000	\$9,800,000	\$12,100,000
Induced	\$8,100,000	\$9,200,000	\$10,600,000	\$13,200,000
<b>Total</b>	<b>\$37,700,000</b>	<b>\$39,600,000</b>	<b>\$42,700,000</b>	<b>\$47,600,000</b>
<i>Multiplier</i>	1.69	1.78	1.91	2.13
<b>Impact: Value Added</b>				
Direct	\$13,100,000	\$13,100,000	\$13,100,000	\$13,100,000
Indirect	\$4,000,000	\$4,400,000	\$5,500,000	\$6,700,000
Induced	\$4,800,000	\$5,400,000	\$6,200,000	\$7,600,000
<b>Total</b>	<b>\$21,900,000</b>	<b>\$22,900,000</b>	<b>\$24,800,000</b>	<b>\$27,400,000</b>
<i>Multiplier</i>	0.98	1.03	1.11	1.23
<b>Impact: Employment (Full-Time, Full-Year Employment)</b>				
Direct	165	165	165	165
Indirect	35	40	45	55
Induced	35	40	45	55
<b>Total</b>	<b>235</b>	<b>245</b>	<b>255</b>	<b>275</b>
<i>Multiplier</i>	10.54	10.99	11.43	12.33
<b>Impact: Labour Income</b>				
Direct	\$13,100,000	\$13,100,000	\$13,100,000	\$13,100,000
Indirect	\$2,700,000	\$2,900,000	\$3,500,000	\$4,000,000
Induced	\$2,200,000	\$2,400,000	\$2,900,000	\$3,600,000
<b>Total</b>	<b>\$18,000,000</b>	<b>\$18,400,000</b>	<b>\$19,500,000</b>	<b>\$20,700,000</b>
<b>Impact: Taxes</b>				
Federal	\$5,300,000	\$6,200,000	\$6,600,000	\$7,000,000
Provincial	\$2,900,000	\$3,300,000	\$3,600,000	\$3,900,000
Local	\$500,000	\$600,000	\$700,000	\$800,000
<b>Total</b>	<b>\$8,700,000</b>	<b>\$10,100,000</b>	<b>\$10,900,000</b>	<b>\$11,700,000</b>

Note: Dollars are rounded to the nearest \$100,000 and employment is rounded to the nearest 5 jobs.  
Source: urbanMetrics inc. based on Statistics Canada Input-Output Model.

**Figure C-4: Visitor Spending (ongoing) Impact, 200,000 Square foot CEIC**

	City of Brampton	Region of Peel	Ontario	Canada
<b>Ongoing Expenditure</b>	<b>\$18,400,000</b>	<b>\$18,400,000</b>	<b>\$18,400,000</b>	<b>\$18,400,000</b>
<b>Impact: Gross Output</b>				
Direct	\$11,900,000	\$11,900,000	\$11,900,000	\$13,400,000
Indirect	\$4,900,000	\$5,700,000	\$6,400,000	\$9,900,000
Induced	\$3,700,000	\$4,200,000	\$4,800,000	\$6,700,000
<b>Total</b>	<b>\$20,500,000</b>	<b>\$21,800,000</b>	<b>\$23,100,000</b>	<b>\$30,000,000</b>
<i>Multiplier</i>	1.11	1.18	1.26	1.63
<b>Impact: Value Added</b>				
Direct	\$6,700,000	\$6,700,000	\$6,700,000	\$7,500,000
Indirect	\$2,300,000	\$2,800,000	\$3,300,000	\$5,000,000
Induced	\$2,200,000	\$2,400,000	\$2,800,000	\$3,800,000
<b>Total</b>	<b>\$11,200,000</b>	<b>\$11,900,000</b>	<b>\$12,800,000</b>	<b>\$16,300,000</b>
<i>Multiplier</i>	0.61	0.65	0.70	0.89
<b>Impact: Employment (Full-Time, Full-Year Employment)</b>				
Direct	95	95	95	110
Indirect	20	25	30	40
Induced	15	15	20	30
<b>Total</b>	<b>130</b>	<b>135</b>	<b>145</b>	<b>180</b>
<i>Multiplier</i>	7.07	7.34	7.88	9.78
<b>Impact: Labour Income</b>				
Direct	\$5,300,000	\$5,300,000	\$5,300,000	\$5,800,000
Indirect	\$1,600,000	\$1,800,000	\$2,000,000	\$2,800,000
Induced	\$1,000,000	\$1,100,000	\$1,300,000	\$1,800,000
<b>Total</b>	<b>\$7,900,000</b>	<b>\$8,200,000</b>	<b>\$8,600,000</b>	<b>\$10,400,000</b>
<b>Impact: Taxes</b>				
Federal	\$2,700,000	\$3,600,000	\$3,900,000	\$4,600,000
Provincial	\$2,000,000	\$2,400,000	\$2,900,000	\$3,300,000
Local	\$300,000	\$400,000	\$500,000	\$600,000
<b>Total</b>	<b>\$5,000,000</b>	<b>\$6,400,000</b>	<b>\$7,300,000</b>	<b>\$8,500,000</b>

Note: Dollars are rounded to the nearest \$100,000 and employment is rounded to the nearest 5 jobs.

Source: urbanMetrics inc. based on Statistics Canada Input-Output Model.

## **Appendix D**   **Local Contributions to University Expansions in Ontario**

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**Figure D-1: Detailed Financial and Non-Financial Support from Host Municipalities**

Contributing Municipality	University	Type of Campus	Contribution (millions)	Construction Cost (millions)	Share of Cost	Enrolment Capacity <sup>1</sup>	Per Enrolment
Orillia and Simcoe County	Lakehead	Suburban	\$10.5	\$50.0	21%	1,500	\$7,000
Milton	Laurier (Proposed)	Suburban	\$50.0	n.a.	n.a.	2,500	\$20,000
Hamilton	McMaster <sup>2</sup>	Urban	\$20.0	\$84.6	24%	4,000	\$5,000
Stratford	Waterloo	Urban	\$10.0 <sup>3</sup>	\$25.0	40%	600	\$16,667
Burlington and Halton Region	McMaster	Suburban	\$10.0	\$29.8	34%	500	\$20,000
Barrie	Laurentian (Proposed)	Urban	\$14.0	\$60.0	23%	3,100	\$4,516
Mississauga <sup>4</sup>	University of Toronto	Urban	\$10.0	\$35.0	29%	2,300	\$4,348
Cambridge <sup>5</sup>	Waterloo	Urban	\$8.0	\$24.0	33%	360	\$22,222
Markham and York Region	York	Urban	\$25.0 <sup>6,7</sup>	n.a.	n.a.	5,000	\$5,000
AVERAGE					27%		\$7,900

<sup>1</sup> FTE enrolment capacity at proposed campus.

<sup>2</sup> Contribution towards the David Braley Health Sciences Centre.

<sup>3</sup> Contributed up to 8 acres of land in the downtown core. Value of land was not identified.

<sup>4</sup> Contribution towards University of Toronto Mississauga's Innovation Complex.

<sup>5</sup> Contribution is only related to the expansion of the campus. The City of Cambridge contributed \$7.5 million to the construction of the original campus in 2001.

<sup>6</sup> The City of Markham has dedicated 5 acres of land in Markham Centre. Value was not identified.

<sup>7</sup> Forms of funding yet to be determined. Excludes land costs in Markham Centre.

Source: urbanMetrics inc. based on various sources



## **Appendix E**    **North American Industry Classification System (NAICS)**

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The following appendix provides a brief overview of the NAICS 2007 classification system and the two-digit level industry classifications, as described by Statistics Canada.

The North American Industry Classification System (NAICS) is an industry classification system developed by the statistical agencies of Canada, Mexico and the United States. Created against the background of the North American Free Trade Agreement, it is designed to provide common definitions of the industrial structure of the three countries and a common statistical framework to facilitate the analysis of the three economies. NAICS is based on supply-side or production-oriented principles, to ensure that industrial data, classified to NAICS, are suitable for the analysis of production-related issues such as industrial performance.

### **11. Agriculture, Forestry, Fishing and Hunting**

This sector comprises establishments primarily engaged in growing crops, raising animals, harvesting timber, harvesting fish and other animals from their natural habitats and providing related support activities.

Establishments primarily engaged in agricultural research or that supply veterinary services are not included in this sector.

### **21. Mining, Quarrying, and Oil and Gas Extraction**

This sector comprises establishments primarily engaged in extracting naturally occurring minerals. These can be solids, such as coal and ores; liquids, such as crude petroleum; and gases, such as natural gas. The term "mining" is used in the broad sense to include quarrying, well operations, milling (for example, crushing, screening, washing, or flotation) and other preparation customarily done at the mine site, or as a part of mining activity. Establishments engaged in exploration for minerals, development of mineral properties and mining operations are included in this sector. Establishments performing similar activities, on a contract or fee basis, are also included.

### **22. Utilities**

This sector comprises establishments primarily engaged in operating electric, gas and water utilities. These establishments generate, transmit, control and distribute electric power; distribute natural gas; treat and distribute water; operate sewer systems and sewage treatment facilities; and provide related services, generally through a permanent infrastructure of lines, pipes and treatment and processing facilities.

### **23. Construction**

This sector comprises establishments primarily engaged in constructing, repairing and renovating buildings and engineering works, and in subdividing and developing land. These establishments may operate on their own account or under contract to other establishments or property owners. They may produce complete projects or just parts of projects. Establishments often subcontract some or all of the work involved in a project, or work together in joint ventures. Establishments may produce new construction, or undertake repairs and renovations to existing structures.

**31-33. Manufacturing**

This sector comprises establishments primarily engaged in the physical or chemical transformation of materials or substances into new products. These products may be finished, in the sense that they are ready to be used or consumed, or semi-finished, in the sense of becoming a raw material for an establishment to use in further manufacturing. Related activities, such as the assembly of the component parts of manufactured goods; the blending of materials; and the finishing of manufactured products by dyeing, heat-treating, plating and similar operations are also treated as manufacturing activities. Manufacturing establishments are known by a variety of trade designations, such as plants, factories or mills.

**41. Wholesale Trade**

This sector comprises establishments primarily engaged in wholesaling merchandise and providing related logistics, marketing and support services. The wholesaling process is generally an intermediate step in the distribution of merchandise; many wholesalers are therefore organized to sell merchandise in large quantities to retailers, and business and institutional clients. However, some wholesalers, in particular those that supply non-consumer capital goods, sell merchandise in single units to final users.

**44-45. Retail Trade**

The retail trade sector comprises establishments primarily engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise.

**48-49. Transportation and Warehousing**

This sector comprises establishments primarily engaged in transporting passengers and goods, warehousing and storing goods, and providing services to these establishments. The modes of transportation are road (trucking, transit and ground passenger), rail, water, air and pipeline. These are further subdivided according to the way in which businesses in each mode organize their establishments. National post office and courier establishments, which also transport goods, are included in this sector. Warehousing and storage establishments are subdivided according to the type of service and facility that is operated.

**51. Information and Cultural Industries**

This sector comprises establishments primarily engaged in producing and distributing (except by wholesale and retail methods) information and cultural products. Establishments providing the means to transmit or distribute these products or providing access to equipment and expertise for processing data are also included.

**52. Finance and Insurance**

This sector comprises establishments primarily engaged in financial transactions (that is, transactions involving the creation, liquidation, or change in ownership of financial assets) or in facilitating financial transactions.

**53. Real Estate and Rental and Leasing**

This sector comprises establishments primarily engaged in renting, leasing or otherwise allowing the use of tangible or intangible assets. Establishments primarily engaged in managing real estate for others; selling, renting and/or buying of real estate for others; and appraising real estate, are also included.

**54. Professional, Scientific and Technical Services**

This sector comprises establishments primarily engaged in activities in which human capital is the major input. These establishments make available the knowledge and skills of their employees, often on an assignment basis. The individual industries of this sector are defined on the basis of the particular expertise and training of the service provider.

**55. Management of Companies and Enterprises**

This sector comprises establishments primarily engaged in managing companies and enterprises and/or holding the securities or financial assets of companies and enterprises, for the purpose of owning a controlling interest in them and/or influencing their management decisions. They may undertake the function of management, or they may entrust the function of financial management to portfolio managers.

**56. Administrative and Support, Waste Management and Remediation Services**

This sector comprises two different types of establishments: those primarily engaged in activities that support the day-to-day operations of other organizations; and those primarily engaged in waste management activities.

**61. Educational Services**

This sector comprises establishments primarily engaged in providing instruction and training in a wide variety of subjects. This instruction and training is provided by specialized establishments, such as schools, colleges, universities and training centres. These establishments may be privately owned and operated, either for profit or not, or they may be publicly owned and operated. They may also offer food and accommodation services to their students.

**62. Health Care and Social Assistance**

This sector comprises establishments primarily engaged in providing health care by diagnosis and treatment, providing residential care for medical and social reasons, and providing social assistance, such as counselling, welfare, child protection, community housing and food services, vocational rehabilitation and child care, to those requiring such assistance.

**71. Arts, Entertainment and Recreation**

This sector comprises establishments primarily engaged in operating facilities or providing services to meet the cultural, entertainment and recreational interests of their patrons. These establishments produce, promote or participate in live performances, events or exhibits intended for public viewing; provide the artistic, creative and technical skills necessary for the production of artistic products and live performances; preserve and exhibit objects and sites of historical, cultural or educational interest; and operate facilities or provide services that enable patrons to participate in sports or recreational activities or pursue amusement, hobbies and leisure-time interests.

**72. Accommodation and Food Services**

This sector comprises establishments primarily engaged in providing short-term lodging and complementary services to travellers, vacationers and others, in facilities such as hotels, motor hotels, resorts, motels, casino hotels, bed and breakfast accommodation, housekeeping cottages and cabins, recreational vehicle parks and campgrounds, hunting and fishing camps, and various types of recreational and adventure camps. This sector also comprises establishments primarily engaged in preparing meals, snacks and beverages, to customer order, for immediate consumption on and off the premises.

**81. Other Services (except Public Administration)**

This sector comprises establishments, not classified to any other sector, primarily engaged in repairing, or performing general or routine maintenance, on motor vehicles, machinery, equipment and other products to ensure that they work efficiently; providing personal care services, funeral services, laundry services and other services to individuals, such as pet care services and photo finishing services; organizing and promoting religious activities; supporting various causes through grant-making, advocating (promoting) various social and political causes, and promoting and defending the interests of their members. Private households are also included.

**91. Public Administration**

This sector comprises establishments primarily engaged in activities of a governmental nature, that is, the enactment and judicial interpretation of laws and their pursuant regulations, and the administration of programs based on them. Legislative activities, taxation, national defence, public order and safety, immigration services, foreign affairs and international assistance, and the administration of government programs are activities that are purely governmental in nature.

**Date:** 2021-05-24

**Subject:** **Asset Naming Policy and Process Update and Various Street and Park Naming Requests**

**Contact:** Peter Fay, City Clerk, Legislative Services  
905-874-2172; peter.fay@brampton.ca

**Report Number:** Legislative Services-2021-652

**Recommendations:**

1. That the report titled: Asset Naming Policy and Process Update and Various Street and Park Naming Requests, to the City Council meeting of July 7, 2021, be received; and
2. That the revised Asset Naming Policy (PND-11), as set out in Appendix 1, be approved to guide future asset naming requests; and
3. That staff develop standard operating procedures to implement the Asset Naming Policy; and
4. That the following names be approved and available for future use through the commemorative naming process for City streets, in accordance with the Asset Naming Policy:
  - a) Amrik,
  - b) Sindh,
  - c) Irvine,
  - d) Mustafa,
  - e) Metis,
  - f) Fiji,
  - g) Maha,
  - h) Zubeda,
  - i) Deshpande,
  - j) Iggy Kaneff; and
5. That, in consideration of the previously Council-approved name of Saigon Park:
  - a. the administratively-named Almond Park (Wards 9 and 10) be renamed Saigon Park, subject to the public notification and commenting period required by the Asset Naming Policy; and

- b. that, upon successful completion of the public commenting period, staff be directed to erect appropriate park signage and undertake notifications for addressing, mapping, operations and emergency services regarding the new park name;
6. That the following names be approved and available for future use through the commemorative naming process for City parks, in accordance with the Asset Naming Policy:
  - a) Iggy Kaneff,
  - b) Sean Monahan,
  - c) Alessia Cara
  - d) Manitoba or Winnipeg.

**Overview:**

- **The Asset Naming Policy was adopted by Council in early 2019 to consolidate the processing of street, park, facility and other City asset naming requests into one integrated policy. Various street, park and asset naming requests have been submitted to and initiated by City Council since the start of the term.**
- **While various specific staff reports and Council Resolutions have been considered for various street and park naming requests, a comprehensive report of name requests was submitted to Committee of Council in December 2020 with various street and park naming recommendations. Subsequently, City Council referred the report and recommended names back to staff for further consideration.**
- **Council also requested staff to look into possible updates to the Asset Naming Policy to better reflect the cultural diversity of the City.**
- **This report has three (3) purposes:**
  - **provide recommended updates to the Asset Naming Policy,**
  - **consider and recommend to Council the referred street and park naming requests, and**
  - **consider and recommend to Council new street and parking naming requests received since the last report prepared in December 2020.**

**Background:**

In August 2020, Council considered a [staff report explaining the City's commemorative street and park name request process](#).

December 2020, [staff reported on a number of street and park name requests](#). City Council, at its December 9, 2020 meeting, referred the report back to staff for further consideration:

CW341-2020 (RM 79/2020)

1. That the report titled: Various Street and Park Naming Requests, to the Committee of Council Meeting of December 2, 2020, be received; and
2. That the following clauses be referred to staff:
  2. That the following names be approved and available for future use through the commemorative naming process for City streets, in accordance with the Asset Naming Policy:
    - a. Amrik,
    - b. Sindh,
    - c. Irvine,
    - d. Mustafa,
    - e. Metis,
    - f. Fiji; and
  3. That the following names be approved and available for future use through the commemorative naming process for City parks, in accordance with the Asset Naming Policy:
    - a. Ciasullo,
    - b. Manitoba or Winnipeg
3. That:
  - a. The City rename a connecting pathway segment, between Fenton Way and Ryckman Lane, as Emilio's Way in honour of the passing of local resident Emilio Deo, and that the renaming be subject to the 30-day public consultation period as set out in the Asset Naming Policy.
  - b. Committee consider and provide direction regarding the following asset name request: Oliveira (new street name).

In January 2021, Committee of Council considered added new business and requested staff to report back on naming opportunities to commemorate the passing of Iggy Kaneff:

CW039-2021 (RM 5/2021)



That staff be requested to investigate the possible street or parking naming in honour of Iggy Kaneff, in consultation with appropriate family members, and report back to Council.

Further, in January 2021, Committee of Council considered added new business and requested staff to investigate possible amendments to the [City's Asset Naming Policy](#) to ensure its reflects the diversity of the City.

CW040-2021 (RM 6/2021)

That staff be requested to investigate park and street naming policies and processes in other municipalities, and report back with possible amendments to the policy to ensure the Brampton naming policy and process reflects the diversity of the City.

In March 2021, Council also requested staff to report back with proposals for naming a City asset to commemorate Sean Monahan.

C067-2021

That consideration of the naming of an asset to commemorate Sean Monahan be referred back to staff for further review and report back to Council within 30 days.

The City has a [public portal for street and park naming requests](#). Currently, a number of active street and park naming requests have been submitted to the City.

This report addresses all of these matters in the following three (3) sections:

- provide recommended updates to the Asset Naming Policy,
- consider and re-recommend to Council the referred street and park naming requests, and
- consider and recommend to Council new street and parking naming requests received since the last report prepared in December 2020.

## **Current Situation:**

### Asset Naming Policy Review and Updates:

The [Asset Naming Policy](#) was approved by Council in early 2019, after consolidation of existing street naming, park naming and other asset naming policy and procedure. The policy is quite broad and encompassing. The Asset Naming Policy is to be read in conjunction with the [Sponsorship and Naming Right Policy](#). Council has requested staff review the Asset Naming Policy to ensure it reflects the diversity of the City.

Staff reviewed similar asset naming policies in other municipalities. The City's current policy is consistent with other municipal policies, including similar policy statements

regarding the eligible asset type and criteria for naming and re-naming. Staff offer the following considerations for Brampton's policy:

- Brampton's policy is comprehensive and flexible enough to reflect and accommodate the City's diversity. The policy includes naming criteria and conditions that can accommodate Brampton's diversity, now and in the future. Additional preemptive statements are recommended for the policy to reinforce asset naming to reflect the City's diversity, including:
  - additional criteria statements to recognize naming requests that work to foster equality, promote inclusion and diversity ;
  - seeking consent of an individual, if alive, or families, if deceased, for naming requests for an individual;
  - recognizing the significance and contributions of indigenous people
- Similar asset naming policies in other municipalities include similar provisions to Brampton's policy and do not offer any particular insights or policy statements for inclusion in the City's policy, except for statements regarding naming requests that will not be considered due to the racist, discriminatory or divisive natures of a naming request. Statements are recommended in the City's policy to address inappropriate naming requests.
- Clarity is needed in policy implementation to ensure naming request processes and procedures are clear, understandable and informative to guide Council decision-making and public participation. Staff will develop specific naming request procedures to implement the Asset Naming Policy.
- Some other considerations noted from reviewing other municipal naming policies, for future consideration include:
  - Establishing a naming or name change request fee to cover costs associated with staff work to review, approve and implement individual or community group asset name change requests
  - Establishing a cross-department naming review staff committee to review and evaluate naming requests

The increasing public attention focused on the tragedy of Residential Schools and historical treatment of indigenous peoples is raising questions about City asset names that now may be considered racist, discriminatory and inappropriate. One complaint was recently received by the City requesting a review to possibly change street names considered inappropriate to indigenous peoples. Should Council provide direction, staff can review existing asset names to identify and assess possible insensitive and discriminatory names, for consultation with local indigenous leaders and future Council consideration for possible name changes.

Appendix 1 sets out the revised Asset Naming Policy with suggested amendments highlighted for reference. Staff will continue to review the Asset Naming Policy on a regular basis, and will develop procedures for processing asset naming requests.

#### Street Name Requests:

The following street name requests, previously recommended for approval and referred back to staff in December 2020, are again recommended for approval:

- Amrik,
- Sindh,
- Irvine,
- Mustafa,
- Metis,
- Fiji

Appendix 2 lists new street names submitted to the City for approval and the recommendation of the Peel Street Names Committee, along with the City staff comment and recommendation including review with the City's Asset Naming Coordinator for street names.

The following street names are identified for approval and refusal, through the commemorative naming process for City streets, in accordance with the Asset Naming Policy:

Street Names Identified for Approval	Street Names Not Approved	Street Names Under Review
Maha Zubeda Deshpande Iggy Kaneff	Ghani	Spina Kirk Diamond Cleave View Gurbax Malhi Arthur Freeman Lehna Robert Hall Ethan Nelles

Any proposed street name or renaming requires consideration and approval by the Peel Street Names Committee before it can be considered by the City for use. The regional committee reviews all street names proposed for new development and the renaming of existing streets, regardless of jurisdiction, to ensure there is no duplication, whether it sounds similar to existing or approved street names, is difficult to spell, or is difficult to pronounce in an emergency situation.

#### Park Naming/Renaming Requests:

The following park name request, previously recommended for approval as part of the master List of park names, and referred back to staff in December 2020, is again recommended for approval:

- Manitoba or Winnipeg

To commemorate the tragic passing of the Ciasullo family members in 2020, City Council, at its June 16, 2021 meeting, adopted a resolution to name the planned activity hub at Sesquicentennial Park (Wards 9 and 10) in their memory:

Whereas June 18<sup>th</sup> marks the one year anniversary of the tragic passing of Karolina Ciasullo and her daughters Klara, Lilianna and Mila; and

Whereas staff have been working closely with the Ciasullo family, through their legal counsel, to implement a number of commemorative tributes; and

Whereas the City is currently planning an Activity Hub at Sesquicentennial Park, including a new, fully inclusive playground, splash pad, and activity hub area for all ages and abilities, the construction of which will begin this Summer and is estimated to be completed by Fall 2022;

Therefore Be It Resolved that in addition to the commemorative efforts currently underway, staff be directed to implement the naming of the Activity Hub at Sesquicentennial Park to commemorate the lives of Karolina, Klara, Lilianna and Mila Ciasullo, in consultation with the Ciasullo family and their legal counsel.

Appendix 3 lists the recent park names submitted to the City for approval and the City staff comment and recommendation.

The following park names are identified for approval or Council direction, in accordance with the Asset Naming Policy:

#### Saigon Park

The name Saigon was previously approved by Council in 2020 as a park name, without a specific park location identified within the City. New parks developed by the City regularly receive an administrative park name, many times based on adjacent street names, to assist with parks operations and location identification for emergency services. These administratively-named parks are eligible for a Council-approved permanent name, in accordance with the Asset Naming Policy. Parks staff have worked with community representatives to identify an administratively-named park in Wards 9 and 10 – Almond Park – for renaming. The Council Reference Group (i.e., Mayor and Wards 9 and 10 Councillors, or their designates) recently met and concurred with the park renaming recommendation.

It is recommended that in consideration of the previously Council-approved name of Saigon Park, the administratively-named Almond Park (Wards 9 and 10) be renamed Saigon Park, and subject to a public notice and commenting period, staff be directed to erect appropriate park signage and undertake notifications for addressing, mapping, operations and emergency services regarding the new park name.

#### Iggy Kaneff

In early 2021, to commemorate the passing of business leader and philanthropist Ignat “Iggy” Kaneff, Council requested staff to identify a possible street or park naming to honour his contributions to the City. “Iggy Kaneff” is recommended as future street name within the City. Additionally, Parks staff have identified the possible renaming of

Kaneff Park (Ward 3) – there is currently a Park named “Kaneff Park” which will see dramatic redevelopment over the next 5-10 years (i.e., Shoppers World area). It is located within Ward 3 and It could be renamed Iggy Kaneff Park, subject to consultation with the family. Park naming is an appropriate recognition opportunity and is recommended for approval as a park name.

Sean Monahan

A request to name a street after Brampton NHLer and former Brampton resident, Sean Monahan, was previously refused by the Peel Street Names Committee for reasons due to “Too Many” similar spelled names in use already. Council subsequently requested staff to consider another asset for a renaming opportunity. Parks staff have considered possible neighbourhood parks where Sean grew up (Wards 7 and 8), with the following parks under consideration for renaming:

1. Greenbriar Park South
2. Jayfield Park
3. Jefferson Park
4. Jordon Park
5. Goldcrest Park
6. Glenforest Park South

Park naming is an appropriate recognition opportunity and is recommended for approval as a park name. Pending consultation with the Monahan family, a future location recommendation will be provided to Council.

Alessia Cara

A request to name a street after Brampton international award-winning singer/songwriter Alessia Cara, was previously refused by the Peel Street Names Committee for reasons due to “Spelling” and “Too Many” similar spelled names in use already. Staff are considering other appropriate recognition and/or asset naming opportunities to commemorate Alessia Cara within the City, and a park naming is an appropriate recognition opportunity and is recommended for approval as a park name.

Jai Sidhu

To memorialize a Brampton youth killed in 2019 as a result of impaired driving, a request has been made to name a small unnamed parkette on Bellini Avenue (Wards 9 and 10) after Jai Sidhu. This request is currently under consideration by Parks staff and will be reported to Council in the future.

In addition to these park name requests, some street name requests also requested consideration as park name requests, if not approved as street names. Any of those specific name requests not approved as street names will be considered by City staff for possible park names.

## **Corporate Implications:**

### Financial Implications:

There are no direct financial implications from this report. Naming requests and Council decisions on asset naming and re-naming will be accommodated within approved department budgets.

### Other Implications:

#### Sponsorship:

City asset naming requests will continue to be reviewed in consideration of the City's sponsorship policy and Council approved *Sponsorship Asset Inventory List for Naming Rights*, to ensure alignment and naming decisions do not limit the City's naming rights and potential to generate future revenue for the City.

## **Term of Council Priorities:**

This report supports the Term of Council priorities of a Well-Run City and celebrating our Mosaic by facilitating City building that is reflective of its diverse communities and history.

## **Conclusion:**

This report provides information to Council regarding updates to the Asset Naming Policy and responds to previously referred naming recommendations and new street and park naming requests.

Authored by:

Peter Fay, City Clerk  
Legislative Services

Reviewed and Approved by:

Marion Nader, Commissioner,  
Community Services

Approved and Approved by:

Richard Forward, Commissioner,  
Planning, Building and Economic  
Development

Submitted by:

David Barrick,  
Chief Administrative Officer

**Attachments:**

Appendix 1 – Proposed Amendments to Asset Naming Policy

Appendix 2 - Current Street Name Requests (June 2021)

Appendix 3 - Current Park Name Requests (June 2021)



## Council Policy

Category: Planning and Development

**Title:** Asset Naming Policy

Policy Number: PND-110

Approved by: CW102-2019, C067-2019

Administered by: **Planning and Development Department**

Effective: March 6<sup>th</sup>, 2019

### 1. Background

The naming of municipal assets plays an important role in simple and unambiguous identification of location and navigation within the City of Brampton. It also serves as a method of commemorative recognition to honour events and individuals' outstanding achievements, distinctive service, or significant community contributions.

Council approves the naming of municipal assets based on specific criteria and in consideration of the importance of public suggestion and comment, and the requirements of emergency services.

The City of Brampton recognizes and supports Asset Sponsorship and Naming Rights as an alternative revenue generation strategy to offset costs associated with the provision of municipal services.

### 2. Purpose

The purpose of this Policy is to provide guidance on the criteria and process for naming the City's Assets.

### 3. Application and Scope

This Policy applies to the naming, renaming or dedication of City Assets including the consideration of commemorative naming proposals and dedications.

This Policy should be read in conjunction with the City's policies on Sponsorship and Naming Rights. **Where an Asset has been approved by Council for the sale of naming rights that Asset is not available for naming under this Policy unless Council approves to remove it from the approved list of assets eligible for the sale of naming rights.**

Applicable Assets include:

- a) Streets;
- b) Buildings and external building features (major elements or significant features adjacent to these buildings);



- c) Major Network Recreational Trails or Pathways;
- d) Parks and park features (e.g. shade structures and public art);
- e) Open Spaces (e.g. valley lands and other natural heritage lands);
- f) Stormwater Management Ponds; and,
- g) Vehicular bridges.

Where Asset boundaries are not easily identified such as at a garden or overlook within a property, staff will determine the most appropriate boundary to encompass the name or dedication.

### 3.1 Exceptions

This Policy does not apply to the:

- a) Naming of communities, neighbourhoods and subdivisions; or,
- b) The commemoration of persons in memorium. Consult the [Memorial Bench and Tree Programs](#)

## 4. Outcomes

- 4.1 A standardized approach and consistent evaluation framework for naming City Assets;
- 4.2 A continued legacy of naming the City's Assets after outstanding individuals, events and natural features which reflect a positive image for the City, and reflect the history, contributions, accomplishments and diversity of the City, its communities and citizenry;
- 4.3 Engagement of communities and residents in the process of naming their surroundings; and,
- 4.4 The compilation of a centralized Commemorative Names reserve list for future Asset Naming opportunities.

## 5. Mandatory Requirements

### 5.1 General Requirements:

- a) All City Assets identified in Section 3 shall be named;
- b) An Administrative Name shall be applied to a City Asset unless a Commemorative Name is recommended. Part (b) does not apply if an Asset is being named pursuant to a Sponsorship or Naming Rights opportunity;

- c) An Asset that is given a Commemorative Name must be readily available for public use;
- d) Staff will determine if a Sponsorship or Naming Rights opportunity exists before considering Commemorative Names;
- e) There shall be no duplication of names between or within City Asset categories (e.g, park and cemetery) with the exception of Administrative Names;
- f) Similar sounding names shall be avoided due to confusion it may create for the community or emergency services;
- g) There may be additional naming requirements and procedures for different types of Assets in Section 3. These are identified in the associated Standard Operating Procedures (SOPs);
- h) All street names must be approved by the Region of Peel Names Committee prior to being submitted to Council for approval;
- i) Council shall approve all Commemorative Names before they are added to the City's Commemorative Names list;
- j) The public are welcomed and encouraged to suggest potential names for City Assets by submitting a completed [Asset Naming Request Form](#) with an explanation of how the proposed name complies with the naming conventions in this Policy;
- k) Suggestions for names in honour of individuals must be accompanied by a written biography of the individual, including a description of the individual's significant<sup>1</sup> contribution and an explanation of why the honour should be given. This will be kept on file and reviewed as opportunities arise;
- l) Asset Naming is not intended to commemorate an individual's death i.e. a memorial. Applications for memorials should be directed to the Memorial Bench and Tree Programs, or another appropriate memorial program;
- m) Where a person's name is being considered, it is the City's preference to consider the names of persons who are retired and/or deceased and therefore no longer active in their field to minimize the potential for controversy;
- n) Notice and public consultation shall be undertaken in accordance with the size and scope of the Asset being named, and in consultation with affected Members of Council. The public consultation period shall be a minimum of 30 calendar days;

- o) The intent for Commemorative Naming is permanent recognition. City Assets once named shall not normally be renamed unless the Asset has an Administrative Name. Council may consider renaming an Asset on an exceptional basis.

*‘Significant’ is not specifically defined. It shall be left to the discretion of staff and/or Council to assess whether a person’s achievements are ‘significant’ and therefore worthy of consideration in the context of this policy.*

## 5.2 Selection Criteria

All suggested names will be considered, unless it duplicates another existing name, or may cause confusion due to similarity with another existing name, or is meaningful only to a limited number of people.

Preference is given to names which:

- a) Have a direct relationship with the Asset;
- b) Reflect the location of the Asset (unique community or neighbourhood identifiers);
- c) Portray a strong positive image of the City, recognize the geographic, historical, cultural, indigenous or social significance of the area, the City, region, province or country;
- d) Reflect unique geographical or physical characteristics of the Asset site or area;
- e) Are in keeping with a specific theme (historical, cultural, or other significance to the City), and that highlights and promotes activities and industries that were/are prevalent in Brampton;
- f) Historic groups of people or recognized associations;
- g) Recognize the contributions of organizations to a particular Asset such as partnership with or without financial contributions;
- h) Honour the significant contribution of an individual to the community;
- i) Reflect the diversity of the various communities, diaspora and citizenry contributing to the ethnic, social and economic well-being of the City and/or honour significant contributions made by individuals, groups or organizations to the community; and
- j) Other selection criteria as deemed appropriate by Council.

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Names shall not discriminate against people in accordance with the Ontario Human Rights Code. Names shall not be derogatory or political in nature. Names that convey

a secondary negative or offensive connotation, any sexual overtones, inappropriate humour, slang or double meanings shall be avoided. Names must not, In light of generally prevailing community standards, be likely to cause deep or widespread offence.

### 5.3 Use of People's Names

Where a person's name or a group of people are being considered, it shall be limited to persons who have:

- a) Made a significant<sup>1</sup> contribution to the municipality or to a group or association within the community, which has improved the quality of life for Brampton residents. This includes retired Members of Council and staff that have made positive, lasting and acknowledged contributions to the City;
- b) Contributed to the conveyance of lands or buildings and/or its subsequent development or renovation (beyond legislative requirements);
- c) Demonstrated excellence, courage, or exceptional service to the citizens of Brampton, to the Province of Ontario, to Canada, or to the world, and/or;
- d) Put themselves in harm's way - through military service, Brampton Fire service, or Region of Peel Police service (primarily in Brampton);
- e) **Worked to foster inclusion, equality and reduce discrimination**
- f) Promoted Brampton to the world;
- g) Demonstrated themselves to be a recognized national or international figure, commonly acknowledged to have high standing and repute.

If the proposed name will identify a specific person, consent of the individual, or if deceased, consent of the family or next of kin (if the person is not a national or international public figure) is required.

Names should not be divisive in nature. When an individual or group is identified by a name, best efforts should be taken to ensure that the name is not seen as linked with discrimination, oppression and systemic racism nor in violation of community standards as they exist today. Names that are otherwise offensive, misleading, or ineffective are also not permitted.

### 5.4 Re-naming Process

- a) Assets, once named, should not normally be renamed. Council may consider renaming an Asset on an exceptional basis i.e. when new information regarding the effectiveness of that Asset Name becomes apparent;
- b) If it is deemed appropriate to change the name of the Asset, a name will be selected using the same criteria as that for naming a new Asset and in consultation with the respective ward Councillors and the Mayor;
- c) The cost and impact of changing existing signage and re-building community recognition should be considered before an Asset is renamed;
- d) The City will notify all residents and ratepayer associations within a 120 metres radius of the Asset of the proposed name change. The notice allows 30 days for public comment.

#### 5.5 Naming/Dedication Plaques and Ceremonies:

- a) When a City Asset is named after an individual or dedicated to an individual, a plaque describing the significance of the individual may be installed. A ceremony may be held to unveil the plaque and/or commemorate the name, unless the name was chosen or the dedication made based solely on the historical significance of the individual; and,
- b) The timing of the ceremony depends on whether the facility is being newly opened/re-opened; or re-named/dedicated.

## 6. Roles and Responsibilities

### 6.1 Members of Council

- a) Approving names for City Assets, functioning as a Council Reference Group comprised of the Mayor and the applicable Ward Councillors (or delegates), based on recommendations provided by staff for reporting to Committee or Council;
- b) Providing input on naming suggestions for City Assets.

### 6.2 Region of Peel Street Naming Committee

- a) Ensuring that street names are technically sound on a Region wide basis to facilitate emergency response;
- b) Timely approval of street name proposals from the City.

### 6.3 Asset Owner

- a) Evaluate the naming opportunity including ensuring that the naming proposal is complete;
- b) Consult with Economic Development to determine whether a Sponsorship or Naming Rights opportunity exists;
- c) Consult with the Asset Naming Coordinator in the responsible department to determine if an appropriate Commemorative Name is available in the reserve list;
- d) Circulate the proposal to affected stakeholder groups for feedback as per the public consultation provision in section 5.1(n);
- e) Work with partner departments to ensure appropriate signage is erected, including updating corporate mapping and the Geographical Information System.

#### 6.4 Asset Naming Coordinator

- a) Be responsible for the intake of all public suggestions for Commemorative Names for City Assets identified in Section 3;
- b) Maintain the City's respective databases of Council approved Commemorative Names for streets and/or other City assets (e.g., parks, facilities and structures);
- c) Support Asset Owners with the interpretation of policy requirements and to validate that naming proposals meet the requirements described in this Policy;
- d) Research and evaluate naming proposals against the requirements and criteria described in this Policy;
- e) Prepare naming reports for consideration of Committee and for final decision by Council;
- f) Track approved, rejected and withdrawn names in the City's Commemorative Names Reserve List including any background information (example naming reports, submissions etc.) location and asset boundary;
- g) Inform the naming applicants of a name's final acceptance or rejection and the installation of the appropriate signage indicating the name.
- h) Notify addressing and mapping, operations and emergency response personnel of name changes.

#### 6.5 Public Works and Engineering

Create, install and maintain signage in conformance of City policies and procedures.

#### 6.6 Strategic Communications, Special Events and Protocol

Organize and conduct special ceremonies, as appropriate / needed, in recognition of approved names.

## **7. Monitoring and Compliance**

- 7.1 The Public Works and Engineering Department Building Design & Construction Division, will coordinate the naming of building and facility assets and will ensure that this Policy, and any associated SOPs, are kept up-to-date.
- 7.2 The Community Services Department, Parks Division, will coordinate the naming of parks and open space assets, and will ensure that this Policy, and the associated SOPs, are kept up-to-date.
- 7.3 The Planning, Buildings and Economic Development Department, Policy Planning Division Department will coordinate the naming of City streets and bridges and will ensure that this Policy, and the associated SOPs, are kept up-to-date.

## **8. Definitions**

- 8.1 “Administrative Name” means an Asset name which is based on a locational reference to a community or street name i.e. Springdale Library or Gore Meadows Community Centre);
- 8.2 “Asset Owner” means the Director of the City Division or business unit, or the designate, that is ultimately responsible for the long-term operation and maintenance of the City Asset and is accountable for the final recommendation regarding the naming of a City Asset;
- 8.3 “City Asset” means an item, object, thing (including a service, program, event or activity) or real estate property owned by The City;
- 8.4 “City”/“The City” means The City of Brampton;
- 8.5 “Commemorative Name” means an Asset name which commemorates a person or group of persons, tradition or tradition bearers, a historic event, diverse communities and diaspora, a topographic feature, or native flora and fauna;
- 8.6 “Community” means a geographic area comprehensively planned and developed over time;
- 8.7 “Council” means the municipal Council of the City of Brampton;
- 8.8 “Heritage” means tangible culture (such as buildings, monuments and artifacts) and intangible culture (such as traditions, language and person(s)) that has a shared significance connected to the past;

- 8.9 “Municipal Naming” means naming of the City’s roadways and other City Assets by The City without the exchange of goods, services or financial contribution between;
- 8.10 “Naming Rights” means a contractual arrangement for a defined period of time where a third party provides goods, services or financial contribution in return for access to the commercial/marketing potential associated with rights for the inclusion and public display of the third party’s name as part of the name of a City Asset;
- 8.11 “Park features” means hard elements or physical structures;
- 8.12 “Sponsorship” means a contractual arrangement for a defined period of time where a third party provides goods, services or financial contribution in return for access to the commercial/marketing potential associated with rights to be publicly denoted as being a sponsor of a City service, program, event, activity or sub-component of a City Asset and/or rights for the inclusion and public display of the third party’s name as part of the name of a City service, program, event, activity or sub-component of a City Asset.

## 9. References and Resources

Please note that some of the items listed below may not be publicly available

### External references

N/A

### References to related bylaws, Council policies, and administrative directives

- [Sponsorship and Naming Rights Policy](#)

### References to related corporate-wide procedures, forms, and resources

- [Memorial Tree Plantings and Bench Plaques](#)
- Street Naming SOP
- Parks and Open Space Naming SOP

## Revision History

Date	Description
2019/03/06	<p>Approved – by Council Resolution CW101-2019 &amp; C067-2019 on March 6 2019 – Replaces the following rescinded policies:</p> <ul style="list-style-type: none"> <li>• Street Naming Policy, 2005;</li> <li>• Parks and Open Space Naming Policy, 2017</li> </ul> <p>Also replaces Municipal Naming and Corporate Signage Programs (CW019-2004).</p>



Appendix 1 – Proposed Amendments to Asset Naming Policy

2021/07/07	Revisions requested by Council to reflect diversity of the City and align with current naming procedures.
2022/03/06	Next Scheduled Review

Appendix 2  
Current Street Name Requests (June 2021)

Street Name Request	Peel Street Names Committee Decision	City Staff Recommendation
<p><b>Deshpande</b></p> <p>Request by Brampton resident.</p> <p>Gangdhar "George" Deshpande is a 50-year resident of Brampton, a long-time library staff member, and one of the first South Asian residents of note.</p> <p>Deshpande began his career as a librarian at academic and special libraries in India, then at the Sudbury Public Library. Fifteen years into his career, he joined the Township of Chinguacousy library system in 1969, as a reference librarian.</p> <p>The Township of Chinguacousy and Town of Brampton libraries merged in 1974 as the Brampton Public Library. Deshpande would eventually become the head of reference, and the branch manager.</p> <p>During this time, he helped found the Region of Peel's archival record program in the 1970s, which later became part of what is now PAMA. (He also served as the chair of the Peel Heritage Complex around 2000)</p> <p>In 1996, around two years after his retirement, the reference collection at the Chinguacousy branch of the Brampton Public Library was named in his honour. This naming gradually faded away, as the library diminished its reference collection, and later mixed the remaining volumes with the circulating collection.</p>	<p>Approved</p>	<p>Add to Master Street Name List</p>
<p><b>Spina</b></p> <p>Request by family member.</p> <p>Honour the Spina family which immigrated from Boiano, Italy in the late 1950s and settled in Brampton in 1970s. The family established Spina's Steel Workers Company Limited in 1976,</p>	<p>Currently under review</p>	<p>Recommendation to be provided to Council at future date.</p>

Street Name Request	Peel Street Names Committee Decision	City Staff Recommendation
<p>known for their quality and supplying the City of Brampton and neighbouring regions with steel structures, highway lighting poles and traffic systems to help with Brampton's ever growing city. The Company is set to celebrate 45 years of service within the City of Brampton in 2021, with two generations of family members currently living in Brampton. Request is to remember the family's hard work (and original immigrants, now grandparents) and recognize their success in Brampton.</p> <p>Request is for street name in Wards 2 or 6, within Heart Lake area. Park name request made if street name not approved.</p>		
<p><b>Kirk Diamond</b></p> <p>Request from Brampton resident.</p> <p>Kirk Diamond – Brampton resident and Juno Award Winner Kirk Diamond is singer, songwriter, producer and social activist. As a member of The Movement of Ahryel, the band has opened for international reggae musicians. The two-time Juno Nominee was awarded his first Juno Award in 2018 for Reggae Recording of the Year. This request is made to celebrate diverse local talent.  <a href="http://www.kirkdiamondmusic.com/about.html">http://www.kirkdiamondmusic.com/about.html</a></p> <p>Rename Jewel Crescent or Kalahari Road or surrounding streets in Ward 9. If not possible, then elsewhere in the City or a new street name. Park name request made if street name not approved.</p>	Currently under review	
<p><b>Zubeda</b></p> <p>Request by Brampton developer.</p> <p>One of the names of the founders of the company – Digram Developments. The importance of these names bring significant impact to the community and of the work that we do.</p> <p>Request for use of name in new development in Ward 9 (File: C05E16.004 &amp; 21T-17006B)</p>	Approved.	Add to Master Street Name List
<p><b>Ghani</b></p>	Not approved based on "Spelling" (proposed name causes confusion with respect to its	Do not add to Master Street Name List.

Street Name Request	Peel Street Names Committee Decision	City Staff Recommendation
<p>Request by Brampton developer.</p> <p>One of the names of the founders of the company – Digram Developments. The importance of these names bring significant impact to the community and of the work that we do.</p> <p>Request for use of name in new development in Ward 9 (File: C05E16.004 &amp; 21T-17006B)</p>	<p>spelling or which may be spelled in two or more different ways) and “Too Similar” policy (proposed street name that sounds similar to an existing street name – Ghan, Gana and Ghandi).</p>	<p>Consideration for other City asset naming consideration at some future point.</p>
<p><b>Maha</b></p> <p>Request by Brampton developer.</p> <p>Requested by Digram Developments. The importance of these names bring significant impact to the community and of the work that we do.</p> <p>Request for use of name in new development - Ward 10</p>	<p>Approved.</p>	<p>Add to Master Street Name List</p>
<p><b>Cleave View</b></p> <p>Request by Brampton resident.</p> <p>Existing Name - Abigail Grace Crescent – be renamed to - Cleave View Crescent. Abigail Crescent already exists in Caledon and has been a source of confusion for any trades appointments visiting the house for work.</p> <p>Family and friends who did drive by/door drop off visits also kept getting routed to Caledon. Had to resort to sharing explicit address link from maps.</p> <p>"Cleave View" honours the builders and community naming for this subdivision.</p> <p>New Subdivision in West Brampton – Ward 6</p>	<p>Currently under review</p>	
<p><b>Iggy Kaneff</b></p>	<p>Approved (subject to not being used for “Crescent” as Kaneff Crescent in Mississauga)</p>	<p>Add to Master Street Name List</p>

Street Name Request	Peel Street Names Committee Decision	City Staff Recommendation
<p>Request by City Council.</p> <p>Commemorate passing of business leader and philanthropist Ignat “Iggy” Kaneff.</p>		
<p><b>Gurbax Malhi</b></p> <p>Request by Brampton resident.</p> <p>Gurbax Singh Malhi PC is an Indian-born Canadian politician. A Liberal, he was first elected as the Member of Parliament for Bramalea—Gore—Malton in 1993, and served as its representative in the House of Commons for 18 consecutive years. Mr. Malhi is an honourable human being who greatly contributed to our City - we believe he should be celebrated.</p> <p>Wards 9 and 10.</p>	Currently under review	
<p><b>Arthur Freeman</b></p> <p>Request Brampton family member.</p> <p>"My grandfather and Father, (Arthur and Don), both worked at Gummed Papers Ltd at 12 Henderson Ave from 1924 to 1999. Both were plant managers and were long time residents of Brampton. My father worked there for 50 years, my grandfather 42 years until his death. I also worked there for 10 years, as well as my dads cousin, whose mother was a Freeman, for over 40 years. We have long and deep ties to this factory which was a major employer in Brampton during the 40's, 50's, and 60's. My grandfather was also a decorated WW1 veteran and member of the Brampton Legion.</p> <p>Jessie Park was an open field behind their home at #9 McMurchy and #239 Queen St W. until my grandfathers death in 1966. It was used year round by them as a playing field, skate pond, adventure area, and during the 30's, a source of food."</p>	Currently under review	

Street Name Request	Peel Street Names Committee Decision	City Staff Recommendation
<p>Request for new development at 12 Henderson Ave to have one of the new streets there named Freeman Street or Road – Ward 3</p> <p>If street name not approved, consider for renaming existing park - Jessie Park or Royce Park – to Freeman Park.</p>		
<p><b>Lehna</b></p> <p>Request by Brampton resident.</p> <p>Lehna was the second teacher of Sikh faith. He was the first teacher to take over the legacy and promote the teachings of this great faith that preaches "Well-being of the entire humanity"</p> <p>Chinguacousy and Mayfield Area – Ward 6</p>	Currently under review	
<p><b>Robert Hall</b></p> <p>Request by Brampton developer.</p> <p>Proposed for new subdivision which contains the historic Robert Hall house. The house will be restored and placed on this street. We feel this would be a good tribute to Robert Hall who was an important person in historic Brampton.</p> <p>Draft Plan 21T-21003B - 11687 Chinguacousy Road - TFP Mayching Developments Limited – Ward 6</p>	Currently under review	
<p><b>Ethan Nelles</b></p> <p>Request by Brampton family member.</p> <p>Ethan Nelles, a Brampton resident, was fatally stabbed in Mississauga 20 days after his 20th birthday in the year 2020. Request from family members to give his memory the respect it deserves.</p> <p>Mount Pleasant area – Ward 6</p>	Currently under review	

Appendix 3  
Current Park Name Requests (June 2021)

Park Name Request	City Staff Recommendation
<p><b>Alessia Cara</b></p> <p>Request by Brampton Resident.</p> <p>A request to name a street previously refused by the Peel Street Names Committee.</p>	Currently under review.
<p><b>Bhangal</b></p> <p>Request by Brampton family member.</p> <p>Honour contributions made to Brampton by Bhangal family through business and philanthropy over the years, including “In-n-Out” Car Wash.</p> <p>Street name request refused, so alternative park name request considered.</p>	Currently under review.
<p><b>Jai Sidhu</b></p> <p>Request by Brampton resident.</p> <p>Jai Sidhu was a 17 year old boy who passed away near Da Vinci Ave and McVean Drive as a result of impaired driving. The local community has created a vigil on site where his vehicle crashed in honour of him. We believe this naming would be a beautiful way to remember Jai.</p> <p>Bellini Avenue - small parkette on this street that has not yet been named – Wards 9 and 10.</p>	Currently under review.
<p><b>Saigon</b></p> <p>Request by community representatives (name approved by Council in 2020).</p>	Rename administratively-named Almond Park (Ward 9 and 10) to Saigon Park.
<p><b>Iggy Kaneff</b></p> <p>Request by Council.</p>	Currently under review.

Park Name Request	City Staff Recommendation
<p><b>Sean Monahan</b></p> <p>Request by Council.</p> <p>A request to name a street previously refused by the Peel Street Names Committee.</p>	<p>Currently under review.</p>



**Date:** 2020-01-28

**Subject:** Recommendation Report - Establishment of Reserve #33 - Community Benefits pursuant to Section 37 of the Planning Act

**Contact:** Bob Bjerke, Director, Policy Planning  
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**Report Number:** Planning, Bld & Ec Dev-2021-789

**Recommendations:**

1. **THAT** the report titled “**Recommendation Report - Establishment of Reserve #33 - Community Benefits pursuant to Section 37 of the Planning Act**”, to the Council meeting of July 7, 2021, be received;
2. **THAT** Council approve the establishment of Reserve #33 - Community Benefits;
3. **THAT** the attached By-law be enacted; and
4. **THAT** the appropriate City of Brampton staff be authorized to take the necessary actions as indicated in this report.

**Overview:**

- **Brampton’s Housing Strategy and Action Plan (“Housing Brampton”)** was approved by City Council on May 19, 2021. Its recommendations endorsed by Council include the timely advancement of various regulatory tools to support the provision of affordable housing, such as Section 37 (Density Bonusing and/or Community Benefit Charge).
- **Section 37 of the Planning Act** in its original version provides that a municipality can allow increases in planned height and/or density of development in return for the provision of certain facilities or services. This is commonly referred to as "density bonusing".

- **Brampton plans to pursue density bonusing until the earlier of September 18, 2022 or the establishment of a Community Benefits Charge (CBC) Strategy and By-law. Brampton also plans to allow developers to pay a cash contribution in lieu of in-kind community benefits.**
- **A Reserve #33 - Community Benefits needs to be established to receive cash contributions as negotiated with the developers to provide for community benefits under Section 37 density bonusing.**
- **This report and accompanying By-law will enable the City to establish a Reserve #33 - Community Benefits.**

### **Background:**

Housing Brampton and its recommendations endorsed by Council direct staff to advance the timely implementation of regulatory tools identified in Housing Brampton, such as inclusionary zoning, Section 37 (density bonusing and/or a Community Benefits Charge By-law), to facilitate affordable housing in appropriate development applications.

Section 37 of the Planning Act in its original version provides that a municipality can increase the height and density of approved development in return for the provision of facilities, services or matters specified in the site-specific zoning by-law. Bill 73 (the Smart Growth for our Community Act) amended Section 37 of the Planning Act by adding the following new subsections:

(5) Special Account- All money received by the municipality under this Section shall be paid into a special account and spent only for facilities, services and other matters specified in the By-law;

(6) Investments- The money in the special account may be invested in securities in which the municipality is permitted to invest under the Municipal Act, 2001; or the City of Toronto Act, 2006, as the case may be, and the earnings derived from the investment of the money shall be paid into the special account, and the auditor in the auditor's annual report shall report on the activities and status of the account.

These changes require that municipalities maintain a special account (reserve) for funds collected under Section 37 of the Planning Act. On an annual basis, the Treasurer is required to provide a financial statement on this reserve.

### **Current Situation:**

Bill 197: The COVID-19 Economic Recovery Act, 2020 repealed and replaced Section 37 of the Planning Act, which allowed municipalities to accept cash or in-kind contributions in exchange for increases in height and density. The newly enacted Section 37 permits

the Council of a local municipality to impose, by by-law, Community Benefits Charges (hereinafter referred to as a “CBC”) a financial contribution that is required to be paid when land is developed to contribute to the “capital costs of facilities, services and matters” incurred from development and population growth. Unlike density bonusing, CBCs are no longer restricted to zoning and minor variance applications proposing height and/or density beyond the as-of-right planning permissions. CBCs may not be imposed for development or redevelopment with fewer than five storeys and development or redevelopment that adds fewer than 10 residential units.

The new CBC regime under Section 37 is permissive, not mandatory. As such, municipalities can choose whether or not to avail themselves of a CBC By-law and, by the operation of s. 37.1(2)1, are even permitted to continue enacting by-laws under the original/old Section 37 density bonusing until the earlier of September 18, 2022 or the date the municipality enacts a CBC by-law. During this transition phase, there is an opportunity for Brampton to use density bonusing to obtain community benefits such as affordable housing, in exchange for higher than permitted densities and/or heights; while ensuring that technical and public concerns are addressed, and the developments make good planning sense.

Brampton will continue to assess the viability and implementation of a CBC strategy and by-law and initiate a study to establish a CBC strategy in Q3/Q4 of 2021.

Based on the direction from Council in relation to Housing Brampton, and the fact that a CBC regime will need a study to be prepared and approved first, staff have decided to pursue density bonusing as originally prescribed under Section 37 of the Planning Act, as an interim measure until the establishment of a CBC Strategy and By-law.

At a Council workshop on June 28, 2021, staff presented their analysis and density bonusing principles of use in Brampton, along with a process chart. Brampton currently has received numerous development applications requesting an increase to the in-force height and/or density, where Brampton can pursue obtaining community benefits through density bonusing provisions of Section 37. Many of these development applications may propose a payment of cash contribution instead of in-kind contribution of benefits.

City of Brampton will accept two forms of community benefits under density bonusing:

1. In-kind services - for example, park improvements (above and beyond the requirements under section 42 and 51.1 of the Planning Act) or the construction of facilities which are completed by a developer as part of the development of their site (i.e community space or day care space in the ground floor of a mixed-use development or the installation of public art); and/or
2. The payment of cash in an amount equivalent to a percentage of the profit to be realized as a result of the additional height and/or density of a project. The general contribution of this uplift will range from 20% at the low end to 60% at the higher end. This will be determined by an appraiser who calculates the uplift resulting from the additional height and/or density.

This report is accompanied by a By-law that establishes a Reserve #33 - Community Benefits for the collection of contributions under Section 37 of the Planning Act. Upon approval of the By-law, a financial statement relating to the reserve will be reported to Council.

### **Corporate Implications:**

#### Financial Implications:

There are no direct financial implications associated with this report. Staff recommend establishment of Reserve #33 – Community Benefits to deposit cash contributions from Section 37 Density Bonusing of the Planning Act. These funds can be used towards costs of facilities, services and matters specified in the site-specific zoning by-law as per Section 37 of the Planning Act and subject to Council approval. Funds in the reserve may be invested in securities in which the municipality is permitted to invest under the Municipal Act, 2001 and investment earnings will be deposited into the reserve. Any cash contributions from applications subject to Section 37 will be discussed in future reports to Council.

#### Other Implications:

There are no other implications in this report. The approval of the establishment of the Reserve #33 – Community Benefits will support the City to provide community benefits to residents and offset the impacts of greater density by securing a range of community benefits such as: improved parkland and enhanced urban spaces, public institutional space (daycare, community centre, etc.), affordable housing, public art, improved streetscaping, heritage building preservation and others.

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

This report directly aligns with the Council Priority to Create Complete Communities. This report also achieves the Term of Council Priority of Brampton as a Well-run City through strict adherence to effective financial management policies and supports Brampton's 2040 Vision by ensuring sustainable financial revenues.

### **Conclusion:**

The establishment of a Reserve #33 – Community Benefits will support the receipt of cash contributions based on density bonusing approaches. The monies collected will help the City in various capital projects to create complete communities, including the Housing Catalyst Capital Project.

Authored by:

Bindu Shah, Policy Planner III,

Reviewed by:

Bob Bjerke, MCIP., RPP.

City Planning & Design  
Planning, Building and Economic  
Development Department  
[Author]

Director, Policy Planning,  
Planning, Building & Economic  
Development Department  
[Director]

Reviewed by:

Mark Medeiros  
Treasurer, Finance,  
Corporate Support Services Department  
[Treasurer]

Approved by:

Richard Forward, MBA, M.Sc., P.Eng.  
Commissioner, Planning, Building &  
Economic Development  
[Commissioner]

Approved by:

Michael Davidson,  
Commissioner, Corporate Support  
Services Department  
[Commissioner]

Submitted by:

David Barrick  
[Chief Administrative Officer]

**Attachment:**

1. By-law to establish Reserve #33 – Community Benefits Pursuant to Section 37 of the Planning Act



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To establish Reserve #33 - Community Benefits pursuant to Section 37 of the Planning Act, R.S.O. 1990, c.P.13, as amended

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WHEREAS Municipal Act, S.O. 2001, c.25, as amended, authorizes municipal councils to establish reserve funds for any purpose for which it has authority to spend money;

AND WHEREAS the Council for the Corporation of the City of Brampton has provided for the establishment of a reserve;

AND WHEREAS Section 37 of the Planning Act, R.S.O. 1990, c.P.13, as amended, permits a municipality to enact a zoning by-law authorizing increases in height and density of development otherwise permitted by the by-law in return for the provision of such facilities, services or other matters as are set out in the by-law, provided that the municipality's Official Plan authorizes such increases in height and density; and

AND WHEREAS Section 37 of the Planning Act, R.S.O. 1990, c.P.13, as amended, requires all money received under Section 37 to be paid into a special account;

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

1. That a Reserve #33 - Community Benefits be established;
2. That all deposits to the Reserve #33 - Community Benefits are subject to the signed agreement between the City and developer pursuant to Section 37 of the Planning Act;
3. That the Reserve #33 - Community Benefits be utilized only for funds needed and expended pursuant to Section 37 of the Planning Act;
4. If excess funds remain after completion of any particular community benefit-project funded pursuant to Section 37 of the Planning Act, such excess funds shall remain in the Reserve #33 - Community Benefits and shall be spent only in accordance with Section 37 of the Planning Act;
5. Interest earned on the investment of fund balances shall form part of this reserve; and
6. This By-law comes into force on the date it is passed.

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

(file reference, if applicable, or delete)

DRAFT

**Date:** 2021-06-18

**File:** **OZS-2021-0013**

**Subject:** **Recommendation Report**  
Application to Amend the Zoning By-law  
(To remove a Holding (H) provision to allow for the development of  
73 townhouse dwelling units)  
**Brampton Bramalea Christian Fellowship Inc. – Corbett Land  
Strategies Inc.**  
11613 Bramalea Road  
East of Bramalea Road and South of Inspire Boulevard  
Ward 9

**Contact:** Mark, Michniak, Development Planner  
Planning, Building and Economic Development  
905-874-3882, mark.michniak@brampton.ca  
Steve Ganesh, Manager, Development Services  
Planning, Building and Economic Development  
905-874-2089, steve.ganesh@brampton.ca

**Report Number:** Planning, Bld & Ec Dev-2021-775

**Recommendations:**

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Zoning By-law, **Brampton Bramalea Christian Fellowship Inc. – Corbett Land Strategies Inc.**, 11613 Bramalea Road, Ward 9 (OZS-2021-0013 and Planning, Building and Economic Development-2021-775), dated June 18, 2021 to the Council Meeting of July 7, 2021 be received; and
2. **THAT** a By-law attached hereto as Appendix 3 be passed to amend the Comprehensive Zoning By-law 270-2004, as amended.

**Overview:**

- This report forwards an amending Zoning By-law to Council to remove a “Holding” symbol from lands zoned R3A (H) Section – 3002 for the development of 73 townhouse dwelling units.



- **Council passed a Zoning By-law Amendment (file: C05E17.006) on August 5, 2020 to permit residential development of lands located east of Bramalea Road and south of Inspire Boulevard and zoned R3A (H) Section – 3002. The overall development contains 153 townhouse dwelling units, a medium density block along Inspire Boulevard, 450 m<sup>2</sup> of amenity area, and environmental buffer areas. The application was approved with a Holding Symbol in order to ensure that servicing concerns were addressed prior to development. The approval only permitted agricultural uses until the Holding Symbol is removed.**
- **The proposal is consistent with the “2019-2022 Term of Council Priorities” by supporting the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.**

### **Background:**

This application to amend the Zoning By-law was received on April 15, 2021 and was deemed to be Complete on April 15, 2021.

A Holding symbol “H” is a mechanism that can be included in a Zoning By-law to allow development to proceed in an area only when specific provision(s), such as a completion of a study, have been met to the satisfaction of Council. The Holding symbol is removed through an application to amend the Zoning By-law. After the Holding symbol is removed, the lands can be developed for the full extent of the permissions included in the zoning for the property.

A Zoning By-law Amendment approved on August 5, 2020 (C05E17.006) rezoned the subject lands to R3A (H) Section – 3002, which permitted various forms of townhouse dwellings. However, a Holding provision was included that limited the site to agricultural uses until the Holding symbol was removed. The Holding Symbol was not to be removed until a Functional Servicing Report was approved to the satisfaction of the Director of Engineering Services and the Region of Peel and clearance has been provided from the Toronto and Region Conservation Authority and the Region of Peel.

The applicant has submitted a Functional Servicing Report to the Planning, Building and Economic Development Department.

## **Current Situation:**

### Proposal:

The applicant has applied to amend the Zoning By-law to remove a Holding symbol to allow lands zoned R3A (H) Section – 3002 to be developed for the following purposes, which were approved through the previous Zoning By-law Amendment:

- 73 townhouse dwelling units;
- 225 m<sup>2</sup> amenity area; and
- A private road system with access from Inspire Boulevard and the adjacent property to the west.

### Property Description and Surrounding Land Use:

The lands have the following characteristics:

- Located on the east of Bramalea Road and south of Inspire Boulevard;
- Roughly rectangular shaped parcel with an area of approximately 1.45 ha (3.58 ac) with frontage along Inspire Boulevard; and
- Currently vacant.

The surrounding land uses are described as follows:

North: Inspire Boulevard with a commercial area beyond.

South: Valleylands.

East: Temporary stormwater management pond with vacant lands beyond.

West: Place of worship

## **Summary of Recommendations:**

This report recommends that Council amend the Zoning By-law to remove the Holding symbol to allow for the residential development of 73 residential units on lands zoned R3A (H) Section – 3002, whereas with the Holding symbol in place only agricultural uses are permitted.

#### Rationale for Lifting the Holding Provision:

A Functional Servicing and Stormwater Management Report prepared by Rand Engineering Corporation dated June 22, 2021 was submitted with this application. It recommended that “the site can be adequately serviced by the existing and proposed drainage, sanitary and water servicing systems.” Until the future 525 mm diameter sanitary sewer is constructed along Inspire Boulevard, the report proposes “a private pumping station and forecmain . . . to temporarily address the site’s sanitary servicing needs.” The report proposes water servicing “via two connections to the existing 400mm diameter watermain along Inspire Boulevard.

The study and associated drawings were circulated to the Region of Peel and the City of Brampton’s Public Works & Engineering department for review, and both are satisfied with the study and its recommendations.

Therefore, staff recommends approval of this application to remove the Holding symbol. The removal of the “H” symbol from the existing zoning would allow the applicant to proceed with the proposed residential development on lands zoned R3A (H) Section – 3002.

#### Community Engagement:

Pursuant to the requirements in the Planning Act, no statutory public meeting is required in association with an application to remove a Holding symbol.

Prior to amending the Zoning By-law, notice informing the public of Council’s intent to lift the “Holding” symbol will be provided in a newspaper advertisement in the Brampton Guardian.

#### **Corporate Implications:**

##### Financial Implications:

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

##### Other Implications:

There are no other corporate implications associated with the application.

## **Term of Council Priorities:**

This 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 development of lands makes efficient use of land and resources and will provide a transit supportive, pedestrian friendly development.

## **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.

## **Conclusion:**

Staff is satisfied that the requirements for the removing of the Holding symbol have been met. Staff recommends that the by-law be adopted to remove the Holding (H) Symbol on lands zoned R3A (H) Section – 3002.

Authored by:

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Mark Michniak, MCIP, RPP  
Development Planner III  
Planning, Building & Economic  
Development

Reviewed by:

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

Approved by:

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

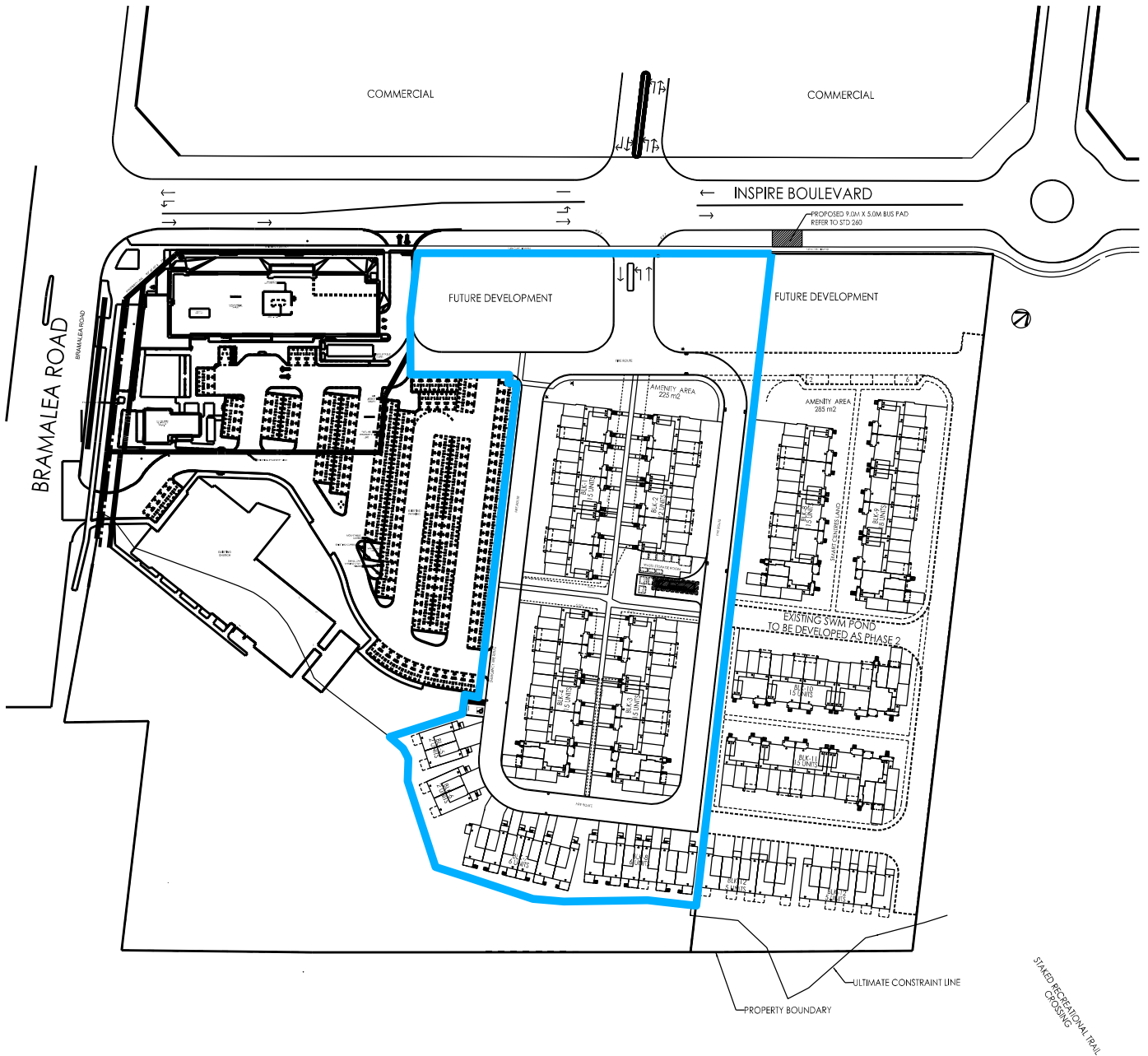
Submitted by:

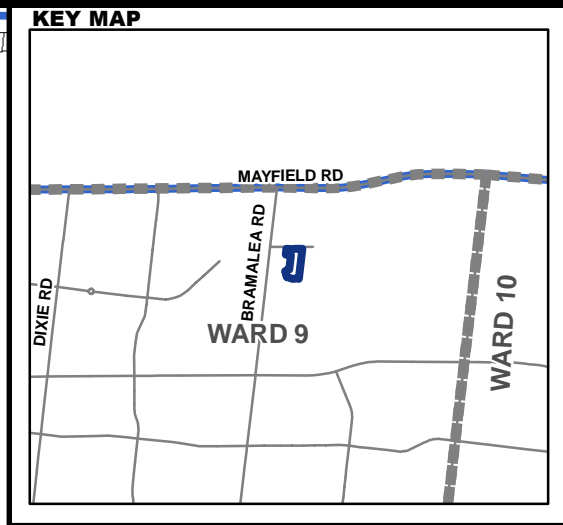
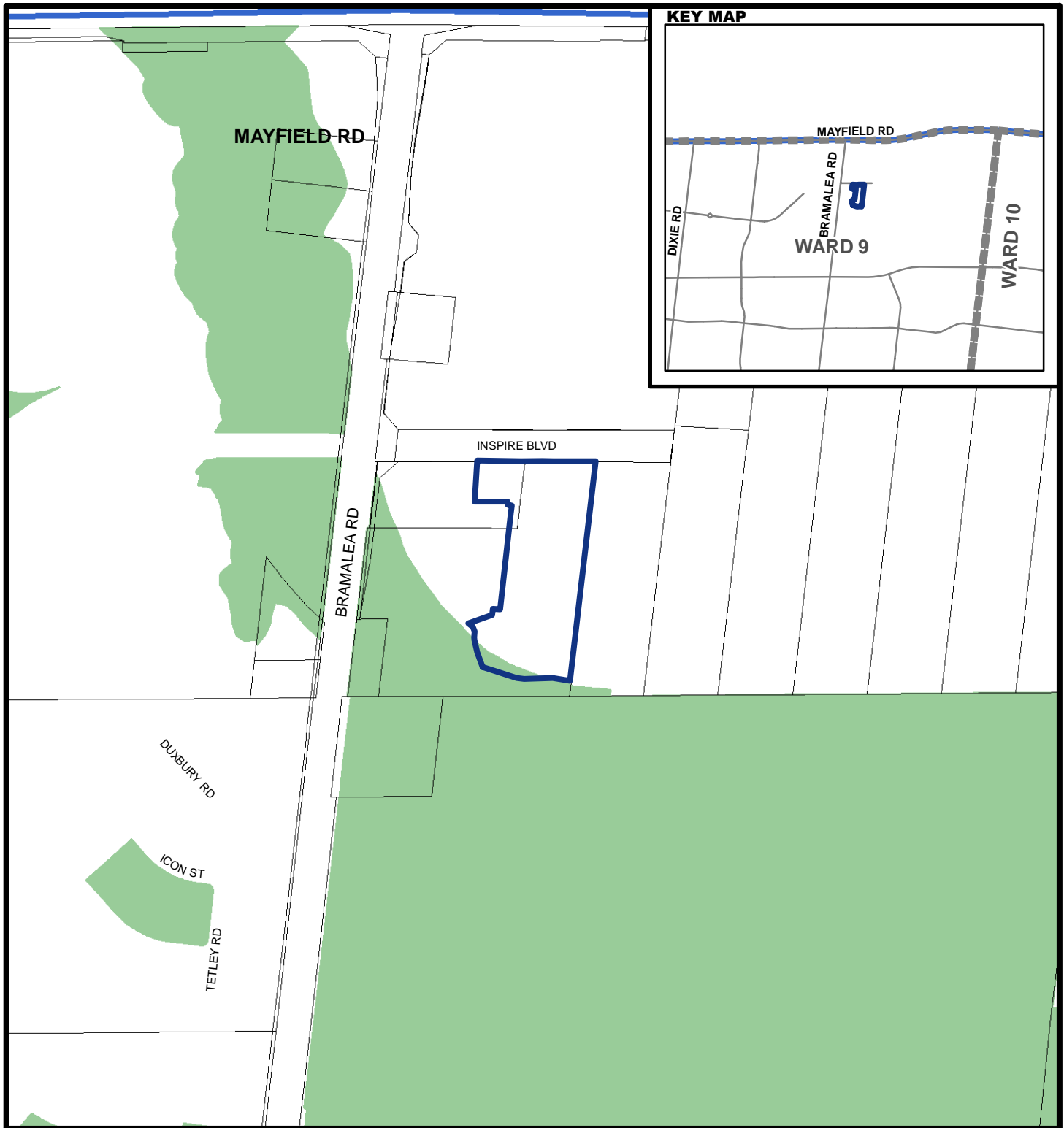
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David Barrick  
Chief Administrative Officer

## **Attachments:**

Appendix 1:	Concept Plan
Appendix 2:	Location Map
Appendix 3:	Draft Zoning By-law
Appendix 4:	Results of the Application Circulation





- SUBJECT LAND
- GREENSPACE
- PROPERTY LINE
- CITY LIMIT





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

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

To amend Comprehensive Zoning By-law 270-2004, as amended

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

1. By-law 270-2004, as amended, is hereby further amended:
- (1) By changing the zoning designation of the lands as shown outlined on Schedule A to this by-law:
- | From:  | To:   |
|--|---|
| Residential Townhouse A (H) – Section 3002 (R3A(H)-3002) | Residential Townhouse A – Section 3002 (R3A-3002) |
- (2) By amending Section 3002 by:
- a. Deleting the Holding “(H)” symbol from “R3A(H)-3002” in the opening sentence;
  - b. Deleting the “(H)” symbol from “R3A(H)-3002” in Section 3002.2 (7);
  - c. Deleting the “(H)” symbol from “R3A(H)-3002” in Section 3002.2 (22);
  - d. Deleting the “(H)” symbol from “R3A(H)-3002” in Section 3002.5; and
  - e. Deleting Section 3002.6 in its entirety.

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

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

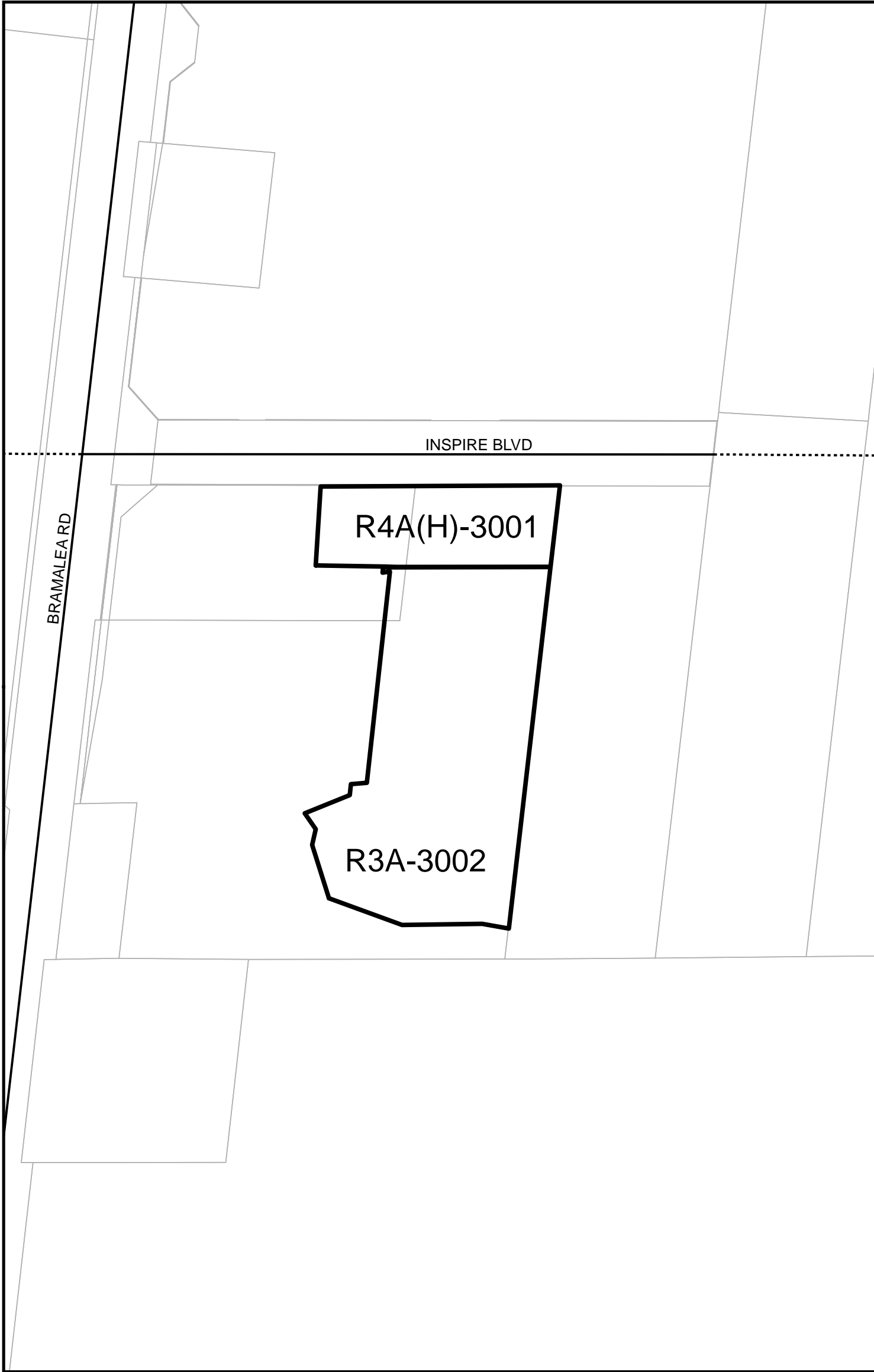
\_\_\_\_\_  
Patrick Brown, Mayor

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

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

(OZS-2021-0013)







 SUBJECT LANDS

## **APPENDIX 4**

### **OZS-2021-0013 – RESULTS OF APPLICATION CIRCULATION**

## Public Works

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

peelregion.ca

July 6, 2021

Mark Michniak  
Planner III  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Mark.Michniak@brampton.ca](mailto:Mark.Michniak@brampton.ca)

**RE: Region of Peel Comments  
Lifting of the H Application  
11613 Bramalea Road  
Brampton Bramalea Christian Fellowship Inc.  
OZS-2021-0013  
Regional File: HOZ-21-002B**

Dear Mr. Michniak,

Region of Peel staff have reviewed the first and second formal submissions for the above noted lifting of the H application. The original application circulated by the City noted the proposal was to lift the H designation on lands zoned R4A(H)-3001, R3A(H)-3002, and R3A(H)-3003. However, the Region understands the proposal has now been revised to remove the holding symbol on lands specific to the R3A(H)-3002 zone which pertains to the proposed Phase 1 lands. As such, I am pleased to offer Regional clearance for the lands specific to the R3A(H)-3002 zone based on the following:

- The Region is in receipt of the MTE Memo (dated June 2021) as an addendum to the latest FSR (dated June 2021) prepared by RAND Engineering Corporation. The addendum states there are no capacity concerns impacting the feasibility of this development. Additionally as part of the previous rezoning application (Regional file no. RZ-19-5E17-06B), the Region approved a functional servicing report (dated June 2019) prepared by MTE which confirmed there are no capacity constraints in the downstream gravity sewer on Bramalea Road that the phase 1 lands will ultimately drain to.
- It is our understanding that sanitary sewer servicing is dependent on private side shared sanitary sewer services. The Region of Peel does not have jurisdiction on private property with respect to Ontario Building Code requirements. As part of the ongoing site plan application, and prior to Regional clearance for the Phase 1 lands, the Region will require confirmation from the City of Brampton Building Department that a private shared connection for sanitary servicing is permitted (as per the Ontario Building Code).
- The revised FSR must demonstrate interim and ultimate service connections for both water and wastewater as per the approved FSR for the Countryside Villages Secondary Plan (Block 48-2). Any costs associated with the interim servicing scenario will be solely at the developer's expense.

- Regional clearance of the associated site plan application will not be issued until the applicant has demonstrated satisfactory interim and ultimate servicing proposals that meet both Region of Peel and City of Brampton standards.

If you have any questions or concerns, please contact me ([Alex.Martino@peelregion.ca](mailto:Alex.Martino@peelregion.ca) 905.791.7800 x4645) at your earliest convenience.

Yours truly,



Alex Martino  
Planner, Development Services  
Region of Peel

## Michniak, Mark

---

**From:** Adam Miller <Adam.Miller@trca.ca>  
**Sent:** 2021/06/22 11:46 AM  
**To:** Michniak, Mark  
**Subject:** [EXTERNAL]RE: [OZS-2021-0013] Notice of Application and Request for Comments: DUE JUN 10/2021 (REGION/TRCA)

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

Hi Mark,

We are currently reviewing the FSR dated May 2021 as part of the site plan application. We already signed off on the holding provision. Also, we can't expedite the review and receive updated plans half way through our review. Please confirm what has changed and what precipitated the revised report.

Thanks

**Adam Miller, BES, MCIP, RPP**

Senior Manager

Development Planning and Permits | Development and Engineering Services

T: [416\) 661-6600 ext. 5244](tel:4166616600)

E: [adam.miller@trca.ca](mailto:adam.miller@trca.ca)

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



**Date:** 2021-05-31

**Subject:** **Surplus Declaration of Easement Rights over City owned Buffer Blocks for sewer infrastructure in connection with the development of adjacent residential lands, (Escribe #2021-694 and RS File# PM03W15F), Ward 6, to the Council meeting of**

**Contact:** **Kristine Thususka, Senior Real Estate Coordinator, SR/WA, 416 464-1785**

**Report Number:** Community Services-2021-694

**Recommendations:**

1. That the report titled **“Surplus Declaration of Easement Rights over City owned Buffer Blocks for sewer infrastructure in connection with the development of adjacent residential lands (Escribe #2021- 694 and RS File# PM03W15F) Ward 6”**, to the **Council Meeting of July 7 2021**, be received and;
2. THAT a by-law be passed to declare surplus to the City’s requirements a limited interest in the City’s lands, comprising two Buffer Blocks being Block 163, Plan 43M-1725, all of PIN 14366-2519(LT) and Block 164, Plan 43M-1725, all of PIN 14366-1789(LT), having a total area of 0.044 acres, in order that a permanent non-exclusive servicing easement can be disposed of to Coscorp Wanless Inc., required to facilitate their development of the adjacent lands located at 1265-1323 Wanless Drive.

**Overview:**

- **Coscorp Wanless Inc. (“Coscorp”) is developing the lands located at on the south side of Wanless Drive, east of Treegrove Crescent, having a municipal address of 1265-1323 Wanless Drive, as a townhouse and semi-detached development, in accordance with planning file number C03W15.008 (“Development Parcel”).**
- **The City owns two Buffer Blocks located immediately to the west of the Development Parcel, being Block 163 on Plan 43M-1725, PIN 14366-2519(LT) and Block 164 on Plan 43M1725, in the City of Brampton, in the Regional Municipality of Peel, PIN 14366-1789 (LT)(“City’s Lands”).**

- During a detailed review of the engineering design, City Staff requested that Coscorp acquire from the City, a permanent, non-exclusive, private servicing easement (“Limited Interest”) over the City’s Lands in order to provide a servicing connection to the Development Lands.
- While Activity 103(i) of the Administrative Authority Bylaw as currently written does provide for delegated authority to dispose of a limited interest for a period of 21 years or longer to an adjacent property owner if the fair market value is \$75, 000 or less, there is no clear delegated authority to declare the Limited Interest surplus in this instance. The City did not initiate surplus declaration nor is the surplus declaration of the Limited Interest a condition of development approval. Therefore, authority from Council is being sought to have the Limited Interest declared surplus.
- This report recommends therefore, that the Limited Interest in the City’s Lands be declared surplus to the City’s requirements so that the permanent non-exclusive servicing easement can be sold to Coscorp.
- Public notice of the City’s intention to declare the said Limited Interest in the City’s Lands surplus to the City’s requirements has been given in accordance with the City’s Procedure By-law.

### **Background:**

The City owned property subject to this report is comprised of two Buffer Blocks, being Block 163 on Plan 43M-1725, PIN 143662519(LT) and Block 164 on Plan 43M1725, in the City of Brampton, in the Regional Municipality of Peel, PIN143661789 (the “City’s Lands”). The City’s Lands are located immediately to the west of the lands owned Coscorp Wanless Inc. (Coscorp”) located at 1265-1323 Wanless Drive, as shown on Appendix A.

During a detailed review of the engineering design, City staff determined that the only means by which to provide a connection for services to the Development Parcel, which include, storm, sanitary and foundation drainage was through the City’s Lands. Due to the number of services as well as the relatively small area of the City’s lands, being 0.44 acres in size, it was determined that the entirety of the City’s Lands, would be required.

In order to allow Coscorp to acquire the necessary Limited Interest in the City’s Lands, the Limited Interest will need to be declared Surplus.

### **Current Situation:**



Given that the Delegated Authority By-Law as currently drafted does not provide authority to convey private easements, approval from Council is required.

As the private servicing easements are necessary in order to facilitate construction of the Development Parcel, City staff is supportive of the Limited Interest being declared surplus to the City's requirements, in order that the surplus land are deemed saleable for easement purposes.

Public notice of intent to declare surplus the aforesaid limited interest in the Subject Parcel has been made in accordance with the City's Procedure By-law.

### **Corporate Implications:**

Financial Implications: There are no financial implications in connection with the recommendations in this report.

### Other Implications:

**Public Works and Engineering- Development Engineering** is in agreement with the proposal to declare surplus to the City's requirement, permanent non-exclusive easement rights for the private infrastructure identified, over the City's Lands, as illustrated in Appendix A.

**Corporate Services – Legal Services** will review and approve as to form the by-law to declare surplus the requisite easement rights.

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

This report supports the Term of Council Priorities and the 2040 Vision.

Through stewardship of assets and services, and a focus on service excellence, this report demonstrates that Brampton is a Well Run City.

### **Conclusion:**

This report recommends that a Limited Interest in the City's be declared surplus for the purpose of conveying permanent non-exclusive easement rights for servicing purposes to Coscorp.

Authored by:

---

Kristine Thususka, Senior Real Estate  
Coordinator, SR/WA

Reviewed by:

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Donn Bennett, Senior Manager, Realty  
Services

Approved by:

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Marion Nader, Commissioner  
Community Services

Submitted by:

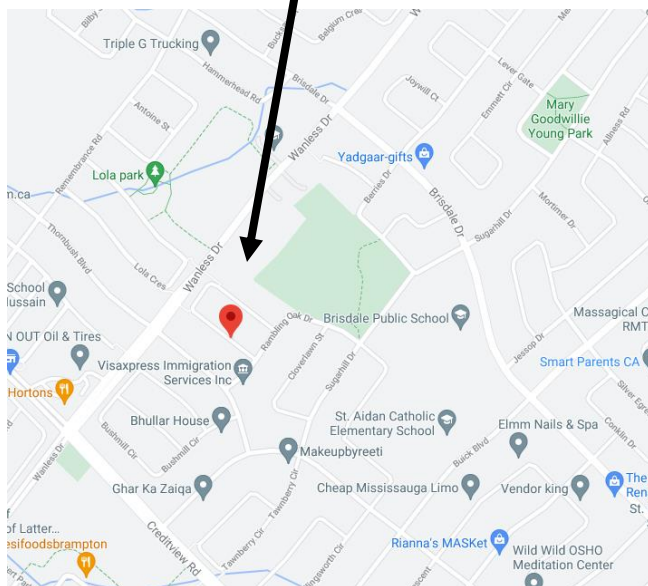
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David Barrick

**Attachments:**

Appendix A: City's Lands

## APPENDIX A-CITY'S LANDS



**Date:** 2021-06-23

**Subject:** **Information Report: Phragmites at Professors Lake**

**Contact:** Ed Fagan, Acting Director, Parks Maintenance and Forestry  
(905) 874-2913

**Report Number:** Community Services-2021-784

**Recommendations:**

1. That the report titled: **Information Report: Phragmites at Professors Lake (RM 45/2021)**, to the City Council Meeting of July 7, 2021, be received.

**Overview:**

- At the meeting of June 16, 2021, Council requested staff report back with an update on possible interim solutions for the 2021 season to address Phragmites in Professor's Lake.
- Phragmites have been identified at 10 locations at Professors Lake and are of great concern to residents in the surrounding areas.
- In response to resident concerns, City representatives are exploring various mitigating strategies and collaborating with The Ontario Invasive Plant Council and the Ministry of the Environment Conservation and Parks.
- The purpose of this report is to provide a status update on Phragmite growth at Professors Lake, preventable steps and options for both long term and short term control.

**Background:**

Phragmites are a common and invasive tall reed that can grow within aquatic or subaquatic environments up to 6 meters in height. By investigating the surrounding areas, staff have found a mixture of Native and Non-Native Phragmites.

Native Phragmites are less invasive and are usually mixed with other plant species. Their stems tend to break down quickly with smaller seed heads. Non-Native Phragmites are very invasive with large, tall and dense seed heads. They contain both living and dead shoots from previous growing seasons. This makes it easy for the re-sprouting process, if it should be cut down. Due to how tall they can grow, they tend to overcrowd other species by blocking the sunlight.

### **Current Situation:**

The Phragmites are currently in the reproduction phase along the South, East and North side of Professors Lake. They can be dispersed naturally through water, air or animal movement, as well as through human actions and equipment such as horticultural trades, boats and trailers. The most common method of reproduction is through rhizomes that can grow horizontally several meters per year. Vertical plant growth can reach 4cm per day and plants can produce thousands of seeds annually.

Staff are looking into various mitigating strategies that will be communicated with both Council and the Professor's Lake Association. There are 10 sites at Professors Lake that are currently being investigated which includes a mixture of native phragmites, non-native phragmites and other species such as cattails and bulrushes.

### **Preventative Measures**

#### **1. Do not purposely plant**

Invasive Phragmites are available for purchase at garden and horticultural centers. Gardeners should consider using only native Phragmite plants in their water gardens. By choosing to not plant invasive Phragmites in a garden, the risk of spread is limited.

#### **2. Avoid transportation via equipment**

When leaving an area containing Phragmites, be sure to brush off clothing and clean equipment on-site to avoid the transfer of seeds to new sites.

#### **3. Do not attempt to compost invasive Phragmites**

Seeds and rhizomes can survive and grow in a compost heap, creating a new stand or dispersing to other areas. In order to dispose of invasive Phragmites, plants should be dried and burned or disposed of in the garbage or at a landfill.

### **Various Methods**

#### **Method 1: Use of treatment (Habitat Aqua Herbicide) directly on foliage**

A new product is Imazapyr, a non-selective herbicide used for the management of broad range of weeds and brush in agricultural and non-agricultural, forestry or industrial setting. It is considered a post emergence that is absorbed by the leaves and roots. It moves rapidly through plants and inhibits activity of a necessary enzyme. Susceptible plants stop growing soon after treatment is administered. Imazapyr is

approved for sale and use in an aquatic setting in non-cropland areas, for the control of certain invasive plants that grow in and around aquatic sites. City representatives are working with the Ministry of the Environment Conservation and Parks to determine the permit process and upon being granted will utilize the product.

#### **Method 2: Manually cutting**

The benefits of this process is that the plant will drown and die once it is cut below the water line. Manually cutting the plant above the water line or on the shore will not impact the root system and may stimulate the growth of the plant.

#### **Method 3: Use of Truxor machine to mechanically remove Phragmites**

Staff are meeting with a technical expert to determine availability and timelines of the Executive Director for the Invasive Phragmites Control Centre. Our intentions are to use this method upon confirming timelines and costing.

#### **Method 4: Controlled burn**

This is an effective way of removing the dead biomass in the winter months and allows staff to re-inspect the following year for any new shoots. However, the scheduling of this procedure has proven to be difficult over the past couple of seasons as the lake has to be completely frozen. Staff will continue to evaluate and explore this option for future seasons.

#### Next Steps

As staff seek to discover mitigating strategies for Phragmite growth, staff will continuously evaluate the best option(s) for each location while being mindful of preserving the natural habitat of the environment. Further research and discussions will be made to attain permits for the use of herbicides and or machinery. A management plan will be shared with residents and members of Council that incorporates a variety of the aforementioned options depending on location

#### **Corporate Implications:**

##### Financial Implications:

There are no financial implications directly associated with the approval of this report. Staff will ensure any additional resources required will be incorporated in the 2022 Budget Submission or requested through a budget amendment report, subject to Council approval.

##### Other Implications:

There are no other implications associated with the approval of this report.

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

This report supports the following Term of Council Priorities:

- Brampton is a Green City – Implement a Green Framework

- Brampton is a Well-Run City – Continue to transform corporate culture to be more resident-focused in its approach to service delivery

**Conclusion:**

Managing the Phragmite population will be a long term program that will require extensive timeframes to see lasting results. Staff will continue to collaborate with entities that will allow the City to identify environmentally suitable solutions to eradicate the Phragmite growth within the Professor's Lake area. This will also allow staff to develop a feasible plan that can be implemented in other areas that are challenged by this plant. Through this process, we will continue to have open communication with residents that will in return foster a strong relationship with the community.

Reviewed by:

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Ed Fagan, Acting Director  
Parks Maintenance & Forestry

Approved by:

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Marion Nader,  
Commissioner, Community Services

Submitted by:

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David Barrick  
Chief Administrative Officer

**Attachments:**

Appendix A: Phragmites Site Overview Photos  
Appendix B: Truxor Machine





















## Truxor Machine to mechanically remove Phragmites





## Minutes

### Committee of Council

### The Corporation of the City of Brampton

**Wednesday, June 9, 2021**

Members Present: Mayor Patrick Brown (ex officio)  
Regional Councillor R. Santos  
Regional Councillor P. Vicente  
City Councillor D. Whillans  
Regional Councillor M. Palleschi  
Regional Councillor M. Medeiros  
City Councillor J. Bowman  
City Councillor C. Williams  
Regional Councillor P. Fortini  
City Councillor H. Singh  
Regional Councillor G. Dhillon

Staff Present: David Barrick, Chief Administrative Officer  
Michael Davidson, Commissioner, Corporate Support Services  
Richard Forward, Commissioner, Planning, Building and  
Economic Development  
Marion Nader, Commissioner, Community Services  
Jason Schmidt-Shoukri, Commissioner, Public Works and  
Engineering  
Paul Morrison, Acting Commissioner, Legislative Services  
Alex Milojevic, General Manager, Transit  
Bill Boyes, Fire Chief, Fire and Emergency Services  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Sonya Pacheco, Legislative Coordinator

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**1. Call to Order**

Note: In consideration of the current COVID-19 public health orders prohibiting large public gatherings of people and requirements for physical distancing between persons, in-person attendance at this Committee of Council meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 9:33 a.m., recessed at 1:33 p.m., reconvened at 2:00 p.m., recessed at 5:14 p.m., moved into Closed Session at 5:30 p.m., recessed from Closed Session at 6:17 p.m., reconvened in Open Session at 6:30 p.m. and adjourned at 6:32 p.m.

As this meeting of Committee of Council was conducted with electronic participation by Members of Council, the meeting started with the City Clerk calling the roll for attendance at the meeting, as follows:

Members present during roll call: Councillor Santos, Councillor Vicente, Councillor Whillans, Councillor Palleschi, Councillor Bowman, Councillor Medeiros, Councillor Williams, Councillor Fortini, Councillor Singh, Councillor Dhillon

**2. Approval of Agenda**

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

The following motion was considered.

**CW290-2021**

That the agenda for the Committee of Council Meeting of June 9, 2021 be approved, as amended, as follows:

To add:

- 8.3.1. Discussion Item at the request of City Councillor Bowman, re: Use of External Legal Services by the City
- 9.3.1. Discussion Item at the request of City Councillor Bowman, re: Promoting Small Business
- 10.2.8. Staff Report re: 2018-2020 Public Sector Salary Disclosure: Management Salaries



10.3.2. Discussion Item at the request of Regional Councillor Palleschi, re:  
12061 Hurontario Street North

10.3.3. Discussion Item at the request of Regional Councillor Dhillon, re:  
Independent External Counsel Coverage for Employees

12.3.1. Discussion Item at the request of City Councillor Williams, re: Gypsy  
Moths

Carried

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

Nil

**4. Consent**

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed 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.

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

8.2.1, 10.2.2, 10.2.4, 10.2.5, 10.2.6, 11.2.4, 11.2.5, 11.2.6, 11.2.7, 11.2.8, 11.2.9, 11.4.1, 15.2

The following motion was considered.

**CW291-2021**

That the following items to the Committee of Council Meeting of June 9, 2021 be approved as part of Consent:

8.2.1, 10.2.2, 10.2.4, 10.2.5, 10.2.6, 11.2.4, 11.2.5, 11.2.6, 11.2.7, 11.2.8, 11.2.9, 11.4.1, 15.2

Yea (11): Mayor Patrick Brown, Regional Councillor Santos , Regional Councillor Vicente , City Councillor Whillans, Regional Councillor Palleschi, Regional Councillor Medeiros, City Councillor Bowman, City Councillor Williams , Regional Councillor Fortini , City Councillor Singh, and Regional Councillor Dhillon

Carried (11 to 0)

## **5. Announcements**

### **5.1 Announcement - Rapid Testing Kits for Small Businesses in Brampton**

Denise McClure, Senior Manager, Economic Development, announced that as part of the City's COVID-19 economic recovery plan, free rapid testing kits will be provided to small businesses. Ms. McClure provided information regarding the distribution and benefits of the kits and promotion of this initiative.

### **5.2 Announcement - The 77th Anniversary of The D-Day Landings of WWII (June 6) and the 131st Anniversary of Decoration Day (June 2)**

Henry Verschuren, Government and Community Liaison, Lorne Scots Regimental Association, and Parade Commander, City of Brampton, announced the 77th Anniversary of the D-Day Landings of WWII (June 6) and the 131st Anniversary of Decoration Day (June 2). Mr. Verschuren outlined the history and significance of these events and recited a veteran's prayer "An Act of Remembrance".

City Councillor Singh thanked Mr. Verschuren for the announcement, acknowledged the work of the Lorne Scots Regimental Association, and outlined the importance of remembering the sacrifices of Canadians.

## **6. Public Delegations**

### **6.1 Delegation from Paddy Cosgrave, Founder and CEO, Web Summit, re: Brampton Participation in Web Summit and Collision**

Items 6.2 and 9.1.1 were brought forward and dealt with at this time.

Andrea Williams, Coordinator, Economic Development, provided a presentation entitled "2021 Collision Conference Results".

Paddy Cosgrave, Founder and CEO, Web Summit, provided information to Committee regarding 2021 Collision, the growth and success of this event, and future planned events. In addition, Mr. Cosgrave provided information on the development of the virtual platform for conferences, due to the COVID-19 pandemic.

Manny Abraham, Founder and CEO, Reven AI, provided information to Committee regarding his business and work with the Ryerson Venture Zone. He thanked City staff for their support during the COVID-19 pandemic and outlined his experience in the Collision 2021 virtual event.

Committee Members thanked Mr. Cosgrave for his partnership with the GTA, and thanked Mr. Abraham for sharing his experience at Collision 2021.

Committee discussion took place with respect to the following:

- Success of Web Summit and Collision conferences
- Benefits of participating in events like Collision to attract business investment
- 2021 Collision conference results for Brampton
- Importance of a high quality of life to attract business investment

The following motions were considered.

**CW292-2021**

That the delegation from Paddy Cosgrave, Founder and CEO, Web Summit, to the Committee of Council Meeting of June 9, 2021, re: **Brampton Participation in Web Summit and Collision**, be received.

Carried

**CW293-2021**

That the delegation from Manny Abraham, Founder and CEO, Reven AI, on behalf of Ryerson Venture Zone Brampton, to the Committee of Council Meeting of June 9, 2021, re: **Collision 2021 Update**, be received.

Carried

**CW306-2021**

That the presentation titled: **2021 Collision Conference Results**, to the Committee of Council Meeting of June 9, 2021, be received.

Carried

- 6.2 Delegation from Manny Abraham, Founder and CEO, Reven AI, on behalf of Ryerson Venture Zone Brampton, re: Collision 2021 Update

**Dealt with under Item 6.1 - Recommendation CW293-2021**

- 6.3 Delegation from Alectra Utilities, re: Development of a New Operations Centre in Brampton

Note: Joseph Almeida, Director, Supply Chain, Alectra Utilities, was not in attendance.

James Macumber, Vice-President, Supply Chain, Alectra Utilities, provided a presentation regarding Alectra Utilities and the development of a new Operations Centre on Kennedy Road in Brampton.

Committee discussion took place with respect to the Kennedy Road project and included the following:

- Economic impact of this investment
- Employment and future growth at Alectra Utilities
- Importance of transit service on Kennedy Road
- Alectra Utilities contributions in the Brampton community

Committee thanked Alectra Utilities for this significant investment in Brampton.

The following motion was considered.

#### **CW294-2021**

That the delegation from Alectra Utilities, to the Committee of Council Meeting of June 9, 2021, re: **Development of a New Operations Centre in Brampton**, be received:

1. James Macumber, Vice-President, Supply Chain
2. Michael Frisina, Specialist, Government
3. Chris Wray, Director of Government and Industry Relations.

Carried

#### **6.4 Delegation from Joanna Eyquem, Intact Centre on Climate Adaptation, Faculty of Environment, University of Waterloo, re: Exclusion of Natural Assets from the Financial Reporting Framework**

Joanna Eyquem, Intact Centre on Climate Adaptation, Faculty of Environment, University of Waterloo, provided a presentation regarding the PSAB Conceptual Framework Revision and the exclusion of natural assets from the financial reporting framework. Ms. Eyquem sought the City's support for a joint consultation response.

Committee discussion took place with respect to the need to address climate adaptation, and enabling natural asset accounting.

Staff confirmed that the City of Brampton will be signing the joint consultation response.

The following motion was considered.

**CW295-2021**

That the delegation from Joanna Eyquem, Intact Centre on Climate Adaptation, Faculty of Environment, University of Waterloo, to the Committee of Council Meeting of June 9, 2021, re: **Exclusion of Natural Assets from the Financial Reporting Framework**, be received.

Carried

6.5 Delegation from Kay Matthews, Executive Director, Ontario BIA Association, re: Initiating New Business Improvement Areas

Item 9.2.1 was brought forward and dealt with at this time.

Kay Matthews, Executive Director, Ontario BIA Association, provided a presentation to Committee regarding Business Improvement Areas (BIA).

Committee discussion on this matter included the following:

- Role of a BIA and return on investment for businesses
- Barriers to establishing a new BIA
- Process for creating a BIA, including the development of a vision and the need to engage businesses and the local community
- Possible creation of a BIA in the Bramalea and Mount Pleasant areas
  - Staff were requested to work with area Councillors in this regard
- Suggestions for improving the appearance of an established area to make it more desirable
- Challenges in creating "destination places" in Brampton, similar to the City of Toronto (e.g. Little Italy)
- Establishment of multiple BIAs in a municipality

The following motion was considered.

**CW296-2021**

1. That the delegation from Kay Matthews, Executive Director, Ontario BIA Association, to the Committee of Council Meeting of June 9, 2021, re: **Initiating New Business Improvement Areas**, be received;

2. That the report titled: **Initiating New Business Improvement Areas**, to the Committee of Council Meeting of June 9, 2021, be received; and
3. That staff consult with the business community to inform and solicit feedback on the establishment of boards or management for new Business Improvement Areas (BIAs), where appropriate, through such tactics as, but not limited to, surveys, public meetings, stakeholder sessions and a dedicated website.

Carried

- 6.6 Delegation from Myrna Adams, President, Brampton Senior Citizens Council and Brampton Young At Heart Seniors, and Charles Matthews, Owner and Founder, CMJ Entertainment Event Planning & Marketing, re: Museum of African History and Culture

Myrna Adams, President, Brampton Senior Citizens Council and Brampton Young At Heart Seniors, and Charles Matthews, Owner and Founder, CMJ Entertainment Event Planning & Marketing, provided a presentation regarding a proposal to establish a Museum of African History and Culture in the City of Brampton.

Committee discussion took place with respect to the proposal, and included the following:

- The City's role in establishing a Museum of African History and Culture
- Benefits of this proposal to educate the community regarding Black history
- Strength of Brampton's diverse community
- Suggestion that the delegations approach the Region of Peel and local school boards for potential partnerships
- Potential economic benefits of this proposal, and support from the business community for this initiative

The following motion was considered

**CW297-2021**

That the delegation from Myrna Adams, President, Brampton Senior Citizens Council and Brampton Young At Heart Seniors, and Charles Matthews, Owner and Founder, CMJ Entertainment Event Planning & Marketing, to the Committee of Council Meeting of June 9, 2021, re: **Museum of African History and Culture**, be **referred** to staff for consideration and a future report to Committee of Council.

A recorded vote was requested and carried unanimously, as follows:

Yea (11): Mayor Patrick Brown, Regional Councillor Santos , Regional Councillor Vicente , City Councillor Whillans, Regional Councillor Palleschi, Regional Councillor Medeiros, City Councillor Bowman, City Councillor Williams , Regional Councillor Fortini , City Councillor Singh, and Regional Councillor Dhillon

Carried (11 to 0)

- 6.7 Delegation from Arda Erturk, Co-founder and Chief Communications Officer, Roll Technologies Inc., re: Regulation of E-Scooters / Shared E-Scooter Pilot in Brampton

Arda Erturk, Co-founder and Chief Communications Officer, Roll Technologies Inc., provided a presentation to Committee regarding Roll Technologies Inc. and the Shared E-Scooter Pilot in Brampton.

The following motion was considered.

**CW298-2021**

That the delegation from Arda Erturk, Co-founder and Chief Communications Officer, Roll Technologies Inc., to the Committee of Council Meeting of June 9, 2021, re: **Regulation of E-Scooters / Shared E-Scooter Pilot in Brampton**, be received.

Carried

- 6.8 Delegation from Rick Wesselman, Chairman, The Villages of Rosedale Inc., re: Report Items 11.2.2 and 11.2.3 - Noise Walls in Rosedale Village - Ward 9

Report Items 11.2.2 and 11.2.3 were brought forward and dealt with at this time.

Rick Wesselman, Chairman, The Villages of Rosedale Inc. and Bruce Pichler, Consulting Engineer, Pichler Engineering Limited, provided a presentation entitled "Villages of Rosedale Noise Walls".

Committee discussion on this matter included the following:

- Clarification from staff that Report Item 11.2.3 supersedes report 11.2.2, which was deferred by Council on December 9, 2020
- Uniqueness of the Villages of Rosedale community
- Impacts of Sandalwood Road traffic, Highway 410 expansion and future development on this community

- Challenges of the local improvement process, as it relates to noise walls

An amendment to the recommendations in Report Item 11.2.3 was introduced to replace clause 4 with the following:

That staff be directed to immediately initiate a Local Improvement process and work with the Region of Peel, to replace the noise wall and entry features on the north side of Sandalwood Parkway from Dixie Road to Via Rosedale and relocate them on City property as a one-time exception.

The motion, in its entirety, was considered as follows.

#### **CW299-2021**

1. That the delegation from Rick Wesselman, Chairman, The Villages of Rosedale Inc., Joe Spina, Director, PVLCC 895, and Bruce Pichler, Consulting Engineer, Pichler Engineering Limited, to the Committee of Council Meeting of June 9, 2021, re: **Report Items 11.2.2 and 11.2.3 - Noise Walls in Rosedale Village - Ward 9**, be received;
2. That the report titled: **Noise Walls in Rosedale Village – Ward 9** (dated October 6, 2020), to the Committee of Council Meeting of June 9, 2021, be received; and
3. That the report titled: **Update - Noise Walls in Rosedale Village – Ward 9** (dated June 3, 2021), to the Committee of Council Meeting of June 9, 2021, be received;
4. That the Rosedale Noise Report (Report # “Public Works & Engineering-2020-252”) included on the December 9, 2020 Council agenda and deferred to the future meeting pursuant to Resolution C468-2020 be superseded in its entirety and replaced by this report as this report includes updated information after the deferral;
5. That the Rosedale Village Inc. be advised that the owners of the properties adjacent to the private noise wall along the north side of Sandalwood Parkway between Dixie Road to Via Rosedale are responsible for the maintenance of the noise wall and should continue to maintain it as per the Condominium Development Agreement;
6. That staff be directed to immediately initiate a Local Improvement process and work with the Region of Peel, to replace the noise wall and entry features on the north side of Sandalwood Parkway from Dixie Road to Via Rosedale and relocate them on City property as a one-time exception.

A recorded vote was requested and carried unanimously, as follows:



Yea (11): Mayor Patrick Brown, Regional Councillor Santos , Regional Councillor Vicente , City Councillor Whillans, Regional Councillor Palleschi, Regional Councillor Medeiros, City Councillor Bowman, City Councillor Williams , Regional Councillor Fortini , City Councillor Singh, and Regional Councillor Dhillon

Carried (11 to 0)

6.9 Delegation from Sylvia Roberts, Brampton Resident, re: Report Item 10.2.1 - 2022 Budget Process

Sylvia Roberts, Brampton Resident, provided a presentation entitled "2022 Budget Process".

Committee discussion on this matter included the following:

- Potential future impact of a tax freeze
- Infrastructure levy and gap, and the importance of investing in the City's infrastructure
- Concerns raised by the delegation regarding the City's 2021 Budget document
- Growth-related costs and future considerations

The following motion was considered.

**CW300-2021**

That the delegation from Sylvia Roberts, Brampton Resident, to the Committee of Council Meeting of June 9, 2021, re: **Report Item 10.2.1 - 2022 Budget Process**, be received.

Carried

**7. Government Relations Matters**

7.1 Staff Update re: Government Relations Matters

B. Lucas, Senior Manager, Public Affairs, Office of the CAO, provided a presentation entitled "Government Relations Matters", which included updates on Regional, Provincial and Federal Government matters, and updates from the Federation of Canadian Municipalities and the Association of Municipalities of Ontario.

Committee discussion on this matter included a request for information from staff on the Canada Greener Homes Grant, and the City's role in this regard.

The following motion was considered.

**CW301-2021**

That the staff update re: **Government Relations Matters**, to the Committee of Council Meeting of June 9, 2021, be received.

Carried

7.2 Update from Mayor P. Brown, re: COVID-19 Emergency

Mayor Brown provided an update on the COVID-19 Emergency, which included information on the following:

- Number of cases, positivity rates, and hospital capacity in Brampton has improved
- Delta variant is a concern and can cause more severe illness
- Information was provided on the provincial re-opening plan

The following motion was considered.

**CW302-2021**

That the update from Mayor P. Brown, re: **COVID-19 Emergency**, to the Committee of Council Meeting of June 9, 2021, be received.

Carried

**8. Legislative Services Section**

8.1 Staff Presentations

Nil

8.2 Reports

8.2.1 ^ Staff Report re: Impacts Associated with Illegal Election Signs – All Wards (RM 84/2019)

**CW303-2021**

That the report titled: **Impacts Associated with Illegal Election Signs – All Wards (RM 84/2019)**, to the Committee of Council Meeting of June 9, 2021, be received.

Carried

### 8.3 Other/New Business

#### 8.3.1 Discussion Item at the request of City Councillor Bowman, re: Use of External Legal Services by the City

City Councillor Bowman requested that staff provide information on the use of external legal services by staff.

Committee discussion on this matter included the following:

- Reasons for retaining external legal services
- Process and budgeting for external legal services
- The need to determine if additional expertise is needed in the Legal Services Division

The following motion was considered.

#### **CW304-2021**

That staff be requested to report on the extent of external legal services, for 2020 and 2021 to-date, employed for matters throughout City departments, to a future meeting of Committee of Council.

Carried

### 8.4 Correspondence

#### 8.4.1 Correspondence from Dr. Lawrence Loh, Medical Officer of Health, Region of Peel, dated May 28, 2021, re: Recommended Amendments and Extension of the Municipal Mandatory Face Covering By-laws

Committee discussion took place regarding the request in the subject correspondence to amend and extend the Municipal Mandatory Face Covering By-law. It was noted that the current by-law is set to expire on June 30, 2021 and Dr. Loh, Medical Officer of Health, Region of Peel, is requesting that Brampton extend the by-law, with the amendments outlined within, through to September 30, 2021.

The following motion was considered.

#### **CW305-2021**

1. That the correspondence from Dr. Lawrence Loh, Medical Officer of Health, Region of Peel, dated May 28, 2021, to the Committee of Council Meeting of June 9, 2021, re: **Recommended Amendments and Extension of the Municipal Mandatory Face Covering By-laws**, be received; and

2. That staff be requested to present a proposed by-law thereon for consideration to the June 16, 2021 meeting of Council.

Carried

#### 8.5 Councillors Question Period

Nil

#### 8.6 Public Question Period

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

### 9. **Economic Development Section**

#### 9.1 Staff Presentations

##### 9.1.1 Staff Presentation re: 2021 Collision Conference Results

**Dealt with under Item 6.1 - Recommendation CW306-2021**

#### 9.2 Reports

##### 9.2.1 Staff Report re: Initiating New Business Improvement Areas

**Dealt with under Item 6.5 - Recommendation CW296-2021**

#### 9.3 Other/New Business

##### 9.3.1 Discussion Item at the request of City Councillor Bowman, re: Promoting Small Businesses

City Councillor Bowman outlined the need to provide assistance to businesses that have remained closed during the COVID-19 provincial lockdowns.

A motion was introduced with the following operative clause:

Therefore Be It Resolved:

1. That the City of Brampton's Strategic Communications, Culture and Events department create a well-thought-out program to highlight and support small businesses and promote them for the entire month of July; and
2. That an appropriate budget be developed and approved to carry out this program.

Committee discussion on this matter included the following:

- The need to help impacted businesses prepare for Stage Two of Ontario's "Roadmap to Reopen", which is tentatively scheduled for July 2, 2021, through the implementation of a robust communications program to promote these businesses
- Engaging with local business to identify needs
- The Support Local Campaign

The following motion was considered.

**CW307-2021**

Whereas The City of Brampton's local businesses have suffered tremendously due to the various COVID-19 restrictions and rules;

Whereas unlike restaurants and other businesses that were able to provide curbside pick-up services to continue generating income and revenue, many local businesses had to continue paying rent, phone/internet connections, modifications to reopen for a few weeks before being closed again, and pay for many other expenses while not having any source of income;

Whereas local businesses pay a yearly business licence fee to the City of Brampton, despite having to remain closed during the stay-at-home orders and Provincial lockdowns;

Whereas Ontario's "Roadmap to Reopen" for Stage Two is tentatively scheduled for July 2, 2021;

Therefore Be It Resolved:

1. That the City of Brampton's Strategic Communications, Culture and Events department create a well-thought-out program to highlight and support small businesses and promote them for the entire month of July; and
2. That an appropriate budget be developed and approved to carry out this program.

Carried

9.4 Correspondence

Nil

9.5 Councillors Question Period

Nil

9.6 Public Question Period

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

**10. Corporate Services Section**

10.1 Staff Presentations

Nil

10.2 Reports

10.2.1 Staff Report re: 2022 Budget Process

In response to questions from Committee, M. Medeiros, Interim Treasurer, advised that a report on the Long-term Financial Plan is expected to be presented to Committee by the end of 2022. In addition, staff provided information regarding the status of reserves and project funding.

The following motion was considered.

**CW308-2021**

1. That the report titled: **2022 Budget Process**, to the Committee of Council Meeting of June 9, 2021 be received;
2. That the 2022 Budget be developed in recognition of the considerable economic uncertainty and challenges facing residents and businesses, as a result of COVID-19;
3. That the 2022 Budget be developed to provide Budget Committee with various tax levy scenarios for consideration, including a 0% property tax change option on the City's portion of the tax bill; and

4. That the 2022 Budget timelines be tentatively scheduled, in order to achieve approval prior to the beginning of the 2022 fiscal period, pending the ongoing review of the external environment related to COVID-19 and related advocacy efforts for funding relief from other levels of government.

Carried

10.2.2 ^ Staff Report re: Land Tax Apportionments

**CW309-2021**

1. That the report titled: **Land Tax Apportionments**, to the Committee of Council Meeting of June 9, 2021, be received; and,
2. That the unpaid taxes for the lands encompassed by the assessment roll numbers listed in Schedule A to this report be apportioned according to their relative value for each year as indicated in Schedule A.

Carried

10.2.3 Staff Report re: Council Intimation of Purchasing Contract Extensions and Renewals (\$200,000 or greater, or if equal or greater value than the original contract) (RM 74/2020)

Committee discussion took place with respect to the following:

- Purchasing contract extensions and renewal processes in the City of Mississauga and Region of Peel, including monetary thresholds
- Operational and financial impacts of Council's proposal to receive contract extension and renewal requests for information, prior to execution
- Request that information on contract renewals be provided to Council through the Purchasing Activity Reports, prior to contract renewal execution

The following motion was considered.

**CW310-2021**

That the report titled: **Report on Council Intimation of Purchasing Contract Extensions and Renewals (\$200,000 or greater, or if equal or greater value than the original contract) (RM 74/2020)**, to the Committee of Council Meeting of June 9, 2021, be **referred** to the June 16, 2021 Council Meeting.

Carried

10.2.4 ^ Staff Report re: Purchasing Activity Quarterly Report – 1st Quarter 2021

**CW311-2021**

That the report titled: **Purchasing Activity Quarterly Report – 1<sup>st</sup> Quarter 2021**, to the Committee of Council Meeting of June 9, 2021, be received.

Carried

10.2.5 ^ Staff Report re: Status of Tax Collection Accounts

**CW312-2021**

That the report titled: **Status of Tax Collection Accounts**, to the Committee of Council Meeting of June 9, 2021 be received.

Carried

10.2.6 ^ Staff Report re: 2021 First Quarter Operating Budget and Reserve Report

**CW313-2021**

That the report titled: **2021 First Quarter Operating Budget and Reserve Report**, to Committee of Council Meeting of June 9, 2021, be received.

Carried

10.2.7 Staff Report re: Standing Item on Meeting Agendas – Use of Consultants (RM 29/2021)

Committee discussion on this matter included the following:

- Availability of consulting services information through the Purchasing system, and information that would require manual updates by the responsible departments
- Challenges in reporting information for consulting engagements less than \$25,000
- Indication that separate transactions for a service (contract-splitting) is prohibited under the Purchasing By-law
- Timelines for a competitive process compared to a direct purchase
- Consulting services retained for matters that are confidential in nature and the possibility of reporting this information in closed session



The following motion was considered.

**CW314-2021**

1. That the report titled: **Standing Item on Meeting Agendas – Use of Consultants (RM 29/2021)**, to the Committee of Council Meeting of June 9, 2021, be received; and
2. That Use of Consultant reporting by way of a standing item on Committee of Council agendas be commenced immediately, once every two months, based on the attributes referenced within the report, and for items with a contract value greater than \$25,000.

Carried

10.2.8 Staff Report re: 2018 - 2020 Public Sector Salary Disclosure: Management Salaries

Committee noted that, as the subject report was added to the agenda at the beginning of this meeting, it was not available for public viewing on the City's website .

The following motion was considered.

**CW315-2021**

That the report titled: **2018 - 2020 Public Sector Salary Disclosure: Management Salaries**, to the Committee of Council Meeting of June 9, 2021, be **referred** to the June 16, 2021 Council meeting.

Carried

10.3 Other/New Business

10.3.1 Discussion Item at the request of Regional Councillor Palleschi, re: Indigenous Reconciliation - Discussion and Status of City Actions

Committee discussion on this matter included the following:

- Indication that a Ryerson University task force is reviewing the matter of Indigenous Reconciliation, including the possibility of changing the university's name, and is expected to submit their report in September 2021
- Indication from staff that the Egerton Ryerson statue, which was pulled down during a demonstration, will not be replaced

- Indication that Egerton Ryerson had a role in designing Canada's residential school system
- Concerns regarding the City's use of the name "Ryerson" in university references on City assets
- Request that a Ryerson University representative be requested to respond to Council with respect to this matter

The following motion was considered.

**CW316-2021**

1. That staff be requested to report to Council on June 16, 2021, with an inventory of City use of the name "Ryerson" in university references on City assets, for possible consideration for removal or changes; and
2. That the University representative(s) be requested to respond by Correspondence or Delegation to Council to the June 16, 2021 meeting.

Carried

10.3.2 Discussion Item at the request of Regional Councillor Palleschi, re: 12061 Hurontario Street North

The following motion was considered.

**CW317-2021**

That Council direct staff to process a complete application for the severance of the Snelgrove Baptist Church building and a portion of the surrounding lands from the Coptic Orthodox Patriarchate of Alexandria The Church of Archangel Michael and Saint Tekla located at 12061 Hurontario Street.

Carried

10.3.3 Discussion Item at the request of Regional Councillor Dhillon, re: Independent External Counsel Coverage for Employees

In response to a question from Regional Councillor Dhillon as to whether the City has a policy for independent external counsel coverage for employees, staff advised there is no such policy in place and provided information regarding the indemnity by-law for employees for legal issues that may arise during the course of their work.

Councillor Dhillon indicated he had further questions on this matter, which should be dealt with in closed session.

S. Akhtar, City Solicitor, advised that this matter could be added to closed session as follows:

15.4. Open Meeting exception under Section 239 (2) (b), (d) and (f) of the Municipal Act, 2001:

Personal matters about an identifiable individual, including municipal or local board employees, labour relations or employee negotiations, and advice that is subject to solicitor-client privilege, including communications necessary for that purpose

There was Committee consensus to consider this matter in closed session.

#### 10.4 Correspondence

Nil

#### 10.5 Councillors Question Period

Nil

#### 10.6 Public Question Period

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

### 11. **Public Works and Engineering Section**

#### 11.1 Staff Presentations

Nil

#### 11.2 Reports

##### 11.2.1 Staff Report re: Replacement and Relocation of Private Noise Walls onto City Right-of-Way (Citywide)

Committee discussion took place with respect to the following:

- Information provided to new homeowners regarding their obligations to maintain and replace noise walls
- Intent of the recommendations outlined in the subject report regarding the responsibility for the maintenance of noise walls
- Significant costs to the City to implement a program to replace all private noise walls adjacent to City roads
- Challenges with the Local Improvement Process for noise walls and possible amendments to allow residents to receive a 75 per cent subsidy, on an as requested basis
- Infrastructure funding opportunities from the Provincial and Federal Governments for noise walls
- Indication that residents were informed that noise walls would be installed and landscape work undertaken along Williams Parkway, from east of Dixie Road
- Clarification from staff that, due to the cancellation of the Williams Parkway road widening project, development charges are no longer an eligible source of funding for the noise walls on this road, and an alternative funding source would be required
- Request for information on the number of trees to be removed for the installation of noise walls, and on the number of residents in favour of installing noise walls

The following motion was considered.

**CW318-2021**

That the report titled: **Replacement and Relocation of Private Noise Walls onto City Right-of-Way (Citywide)**, to the Committee of Council Meeting of June 9, 2021, be **referred** back to staff for further consideration and to report back on:

1. Infrastructure funding opportunities from the Provincial and Federal Governments to replace the fences that abut City-owned property erected before 2015; and
2. Amending the Local Improvement process to allow residents to receive the 75 per cent subsidy on an as requested basis.

Carried

### **CW319-2021**

That staff be directed to report on the option of noise walls and landscaping along Williams Parkway from east of Dixie Road, with an appropriate funding source to be identified by staff.

Carried

### **CW320-2021**

That staff be requested to report on the number of trees that will be required to be removed in the installation of the noise walls, and on the number of residents currently in favour of installation of the noise walls.

Carried

- 11.2.2 Staff Report re: Noise Walls in Rosedale Village – Ward 9 (RM 58/2020)

**Dealt with under Item 6.8 - Recommendation CW299-2021**

- 11.2.3 Staff Report re: Update - Noise Walls in Rosedale Village - Ward 9

**Dealt with under Item 6.8 - Recommendation CW299-2021**

- 11.2.4 ^ Staff Report re: Request to Begin Procurement – Gasoline and Diesel Fuels from Retail and/or Commercial Outlets for City owned Vehicles and Equipment for a Three (3) Year Period

### **CW321-2021**

1. That the report titled: **Request to Begin Procurement - Gasoline and Diesel Fuels from Retail and/or Commercial Outlets for City owned Vehicles and Equipment for a Three (3) Year Period**, to the Committee of Council Meeting of June 9, 2021, be received; and
2. That the Purchasing Agent be authorized to commence the procurement for Gasoline and Diesel Fuels from Retail and/or Commercial Outlets for City owned Vehicles and Equipment for a Three (3) Year Period.

Carried

- 11.2.5 ^ Staff Report re: Request to Begin Procurement - Supply and Delivery of Tires and Associated Services for City of Brampton Vehicles for a Two (2) Year Period  
**CW322-2021**

1. That the report titled: **Request to Begin Procurement - Supply and Delivery of Tires and Associated Services for City of Brampton Vehicles for a Two (2) Year Period**, to the Committee of Council Meeting of June 9, 2021, be received; and
2. That the Purchasing Agent be authorized to commence the procurement for the Supply and Delivery of Tires and Associated Services for City of Brampton Vehicles for a Two (2) Year Period.

Carried

- 11.2.6 ^ Staff Report re: Initiation of Subdivision Assumption - Medallion Developments (Castlestone) Limited, Registered Plan 43M-1783 – (West of Bramalea Road, South of Countryside Drive), Ward 9 - Planning References – C04E15.003 and 21T-02015B

**CW323-2021**

1. That the report titled: **Initiation of Subdivision Assumption, Medallion Developments (Castlestone) Limited, Registered Plan 43M-1783 – (West of Bramalea Road, South of Countryside Drive), Ward 9, Planning References – C04E15.003 and 21T-02015B**, to the Committee of Council Meeting of June 9, 2021 be received;
2. That the City initiate the Subdivision Assumption of Medallion Developments (Castlestone) Limited, Registered Plan 43M-1783; and
3. That a report be forwarded to City Council recommending the Subdivision Assumption of Medallion Developments (Castlestone) Limited, Registered Plan 43M-1783 once all departments have provided their clearance for assumption.

Carried

- 11.2.7 ^ Staff Report re: Initiation of Subdivision Assumption - Yellowpark Property Management Limited, Registered Plan 43M-1933 – (East of Clarkway Drive, South of Castlemore Road), Ward 10 - Planning References – C11E10.004 and 21T-05023B

### **CW324-2021**

1. That the report titled: **Initiation of Subdivision Assumption, Yellowpark Property Management Limited, Registered Plan 43M-1933 – (East of Clarkway Drive, South of Castlemore Road), Ward 10 - Planning References – C11E10.004 and 21T-05023B**, to the Committee of Council Meeting of June 9, 2021 be received;
2. That the City initiate the Subdivision Assumption of Yellowpark Property Management Limited, Registered Plan 43M-1933; and
3. That a report be forwarded to City Council recommending the Subdivision Assumption of Yellowpark Property Management Limited, Registered Plan 43M-1933 once all departments have provided their clearance for assumption.

Carried

- 11.2.8    ^ Staff Report re: Initiation of Subdivision Assumption - Destona Homes (2003) Inc., Registered Plan 43M-1872 – (East of Mississauga Road, North of Queen Street West), Ward 5 - Planning References – C04W07.010 and 21T-08001B

### **CW325-2021**

1. That the report titled: **Initiation of Subdivision Assumption, Destona Homes (2003) Inc., Registered Plan 43M-1872 – (East of Mississauga Road, North of Queen Street West), Ward 5 - Planning References – C04W07.010 and 21T-08001B**, to the Committee of Council Meeting of June 9, 2021 be received;
2. That the City initiate the Subdivision Assumption of Destona Homes (2003) Inc., Registered Plan 43M-1872; and
3. That a report be forwarded to City Council recommending the Subdivision Assumption of Destona Homes (2003) Inc., Registered Plan 43M-1872 once all departments have provided their clearance for assumption.

Carried

- 11.2.9    ^ Staff Report re: Initiation of Subdivision Assumption - Mattamy (Credit River) Limited, Registered Plan 43M-1932 – (East of Mississauga Road, South of Sandalwood Parkway), Ward 6 - Planning References – C04W11.008 and 21T-12006B

### **CW326-2021**

1. That the report titled: **Initiation of Subdivision Assumption, Mattamy (Credit River) Limited, Registered Plan 43M-1932 – (East of Mississauga Road, South of Sandalwood Parkway), Ward 6 - Planning References – C04W11.008 and 21T-12006B**, to the Committee of Council Meeting of June 9, 2021 be received;
2. That the City initiate the Subdivision Assumption of Mattamy (Credit River) Limited, Registered Plan 43M-1932; and
3. That a report be forwarded to City Council recommending the Subdivision Assumption of, Mattamy (Credit River) Limited, Registered Plan 43M-1932 once all departments have provided their clearance for assumption.

Carried

#### 11.3 Other/New Business

Nil

#### 11.4 Correspondence

- 11.4.1 ^ Correspondence from Mayor Allan Thompson, Town of Caledon, dated May 26, 2021, re: Caledon GO Rail Line Status Update

### **CW327-2021**

That the correspondence from Mayor Allan Thompson, Town of Caledon, dated May 26, 2021, to the Committee of Council Meeting of June 9, 2021, re: **Caledon GO Rail Line Status Update**, be received.

Carried

#### 11.5 Councillors Question Period

Nil

#### 11.6 Public Question Period

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



## 12. Community Services Section

### 12.1 Staff Presentations

Nil

### 12.2 Reports

#### 12.2.1 Staff Report re: Budget Amendment and Request to Begin Procurement - Supply and Delivery of One (1) Fully Electric Powered Fire Truck

Committee discussion on this matter included the following:

- Cost and funding source for the purchase of one (1) electric powered fire truck
- Potential savings of electric powered fire trucks (e.g. fuel costs)
- Lifespan and warranty for electric powered fire trucks
- Information regarding the corporate Green Fleet Strategy
- Impact of redirecting funds from this initiative towards replacing other City vehicles to further reduce the City's carbon footprint

The following motion was considered.

#### **CW328-2021**

That the report titled: **Budget Amendment and Request to Begin Procurement - Supply and Delivery of One (1) Fully Electric Powered Fire Truck**, to the Committee of Council Meeting of June 9, 2021, be **referred** to the June 16, 2021 Council meeting, and staff be requested to provide a verbal update on sustainability implications of the marginal cost increase from this procurement.

Carried

### 12.3 Other/New Business

#### 12.3.1 Discussion Item at the request of City Councillor Williams, re: Gypsy Moths

City Councillor Williams raised the issue of gypsy moth infestations in Brampton, and staff responded to questions with respect to the following:

- Number of infestations in Brampton, problem areas and the negative impact on trees
- Preventative measures, including trapping and monitoring

- Availability of information for residents on this issue through the City's website and by calling 311

#### 12.4 Correspondence

Nil

#### 12.5 Councillors Question Period

Nil

#### 12.6 Public Question Period

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

#### 13. **Referred Matters List**

Nil

#### 14. **Public Question Period**

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made at this meeting. P. Fay, City Clerk, read the following question submitted by Sylvia Roberts, Brampton resident:

"Regarding the delegation on a Black History Museum, how many council members learned in school that Ontario had racially segregated schools, until it was ended in the 1960's by Minister of Education Bill Davis?"

#### 15. **Closed Session**

Item 15.2 was added to consent.

The following motion was considered.

## **CW329-2021**

That Committee proceed into Closed Session to address matters pertaining to:

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

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

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

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

- 15.4. Open Meeting exception under Section 239 (2) (b), (d) and (f) of the Municipal Act, 2001:

Personal matters about an identifiable individual, including municipal or local board employees, labour relations or employee negotiations, and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Carried

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

15.1 - This item was considered by Committee in Closed Session, information was received and direction was given to staff, including direction to consider a public motion below - See Recommendation CW330-2021.

15.2 - This item was approved on consent and therefore was not considered by Committee in Closed Session

15.3 - This item was considered by Committee in Closed Session, information was received and no direction was given to staff.

15.4 - This item was considered by Committee in Closed Session, information was received and no direction was given to staff.

The following motion was considered pursuant to Item 15.1.

**CW330-2021**

That the Chief Administrative Officer be delegated the authority to execute a letter of intent to confirm the City's interest in The Regional Municipality of Peel (the "Region") directing title or assigning its rights and obligations with respect to the Region's acquisition of the linear corridor lands within Brampton, as considered during closed session, said letter of intent to be substantially in accordance with the terms and conditions as directed by Council, and otherwise on such terms and conditions as may be satisfactory to the Commissioner of Community Services, and in form acceptable to the City Solicitor or designate.

Carried

**16. Adjournment**

The following motion was considered.

**CW331-2021**

That the Committee of Council do now adjourn to meet again on Wednesday, June 23, 2021 at 9:30 a.m. or at the call of the Chair.

Carried

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Chair, Community Services Section

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Chair, Legislative Services Section

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Chair, Economic Development Section

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Chair, Corporate Services Section

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Chair, Public Works & Engineering Section



## **Minutes**

### **Audit Committee**

#### **The Corporation of the City of Brampton**

**Tuesday, June 15, 2021**

#### **Special Meeting**

Members Present: Regional Councillor M. Medeiros  
Regional Councillor R. Santos  
Regional Councillor G. Dhillon  
City Councillor J. Bowman  
City Councillor H. Singh  
Iqbal Ali,  
Rishi Jain  
Abid Zaman

Members Absent: Regional Councillor M. Palleschi  
City Councillor D. Whillans

Staff Present: David Barrick, Chief Administrative Officer  
Richard Gervais, Acting Director, Internal Audit  
Sameer Akhtar, City Solicitor  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Sonya Pacheco, Legislative Coordinator

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1. **Call to Order**

Note: In consideration of the current COVID-19 public health orders prohibiting large public gatherings of people and requirements for physical distancing between persons, in-person attendance at this Special Audit Committee meeting was limited to Members of Council and essential City staff only. Physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 9:30 a.m. and adjourned at 10:41 a.m.

As this Special meeting of the Audit Committee was conducted with electronic participation by the Members, the meeting started with the City Clerk calling the roll for attendance at the meeting, as follows:

Members present during roll call: Councillor Medeiros, Councillor Santos, Councillor Dhillon, Councillor Bowman, Councillor Singh, Abid Zaman, Iqbal Ali, Rishi Jain

Members absent: Councillor Palleschi (personal), Councillor Whillans (other municipal business)

Other Council Members present: Councillor Fortini

2. **Approval of Agenda**

The following motion was considered.

**AU018-2021**

That the agenda for the Special Audit Committee Meeting of June 15, 2021 be approved as published and circulated.

Carried

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

Nil

4. **Consent**

Nil

**5. Presentations\Delegations**

Nil

**6. Reports - Internal Audit**

Nil

**7. Reports - Finance**

Nil

**8. Other/New Business**

**8.1 Discussion re: Hiring Process for the Director of Internal Audit**

Committee discussion took place with respect to the hiring process for the Director of Internal Audit and included the following:

- Authority of the Audit Committee, as outlined in the Audit Charter (March 2019), relating to the Chief Audit Executive (CAE) position, including the appointment, dismissal, performance review and remuneration
  - Indication that the language in the Audit Charter is ambiguous and there is a need for clarification on the role of the Audit Committee and CAO in the hiring of the CAE / Director of Internal Audit
- Indication that the Director of Internal Audit reports functionally to the Audit Committee and administratively to the CAO
- Provisions in the *Municipal Act* regarding the CAO's responsibility for the management of the City, and potential conflict with the Audit Charter as it relates to the hiring of the Director of Internal Audit
- Previous recruitment process for the Director of Internal Audit
- Suggestion to establish a sub-committee of the Audit Committee to work with the CAO on the recruitment process
- Suggestion that the recruitment process be clarified and documented for future reference, and that a legal opinion be obtained
- Clarification regarding Council's position on the Auditor General Model, and confirmation that this model is not being considered at this time

- Information regarding the hybrid Auditor General Model in the City of Hamilton
- Indication that the Audit Charter conforms to the International Standards for the Professional Practice of Internal Auditing

The following motion was introduced:

That staff be directed to clarify and report back on a process and timeline for the hire of a Director of Internal Audit, with consideration of alignment with the *Municipal Act* and the Internal Audit Charter (2019).

Further Committee discussion included the following:

- Active recruitment for an Internal Audit Manager
- Questions as to whether Audit Committee citizen members can participate in the hiring process for the Director of Internal Audit

A motion to refer the following motion to the June 16, 2021 Council meeting was introduced:

That staff be directed to clarify and report back on a process and timeline for the hire of a Director of Internal Audit, with consideration of alignment with the *Municipal Act*, the Internal Audit Charter (2019), and Legal and Human Resource advice on the inclusion of Audit Committee Citizen Members within the hiring process.

The following amendments to the motion were introduced and accepted by the mover:

- To add the words "and reference to previous Director of Internal Audit hiring processes employed".
- To add the words "and consideration for the establishment of a sub-committee."

The motion, in its entirety, was considered as follows.

#### **AU019-2021**

That the following motion be **referred** to the June 16, 2021 meeting of Council.

"Moved by Councillor Santos

That staff be directed to clarify and report back on a process and timeline for the hire of a Director of Internal Audit, with consideration of alignment with the



*Municipal Act*, the Internal Audit Charter (2019), and Legal and Human Resource advice on the inclusion of Audit Committee Citizen Members within the hiring process, and reference to previous Director of Internal Audit hiring processes employed, and consideration for the establishment of a sub-committee.”

Carried

9. **Question Period**

Nil

10. **Public Question Period**

The public was given the opportunity to submit questions via e-mail to the City Clerk’s Office regarding any decisions made at this meeting. P. Fay, City Clerk, confirmed that no questions were submitted regarding decisions made at this meeting.

11. **Closed Session**

Nil

12. **Adjournment**

The following motion was considered.

**AU020-2021**

That the Audit Committee do now adjourn to meet again on Wednesday, September 28, 2021 at 9:30 a.m. or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair



## Minutes

### Brampton Heritage Board

### The Corporation of the City of Brampton

**Tuesday, June 15, 2021**

Members Present: Peter Dymond (Co-Chair)  
Douglas McLeod (Co-Chair)  
Kathryn Fowlston  
Palvinder Gill  
Janet Millington  
Paul Willoughby  
Regional Councillor P. Vicente - Wards 1 and 5

Members Absent: Stephen Collie  
Vipul Shah  
Basavaraj Toranagal  
Ken Wilde

Staff Present: Jeffrey Humble, Manager, Policy, Program & Implementation  
Pascal Doucet, Heritage Planner  
Harsh Padhya, Heritage Planner  
Chandra Urquhart, Legislative Coordinator

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1. **Call to Order**

The meeting was called to order at 7:00 p.m. and adjourned at 7:30 p.m.

2. **Approval of Agenda**

**HB027-2021**

That the agenda for the Heritage Board meeting of June 1, 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 - Brampton Heritage Board - May 18, 2021

The minutes were considered by Planning and Development Committee on June 7, 2021, and approved by Council on June 16, 2021. The minutes were provided for the Board's information.

It was noted that Councillor Vicente's absence at the meeting of May 18, 2021 was due to other municipal business.

5. **Consent**

Nil

6. **Presentations\Delegations**

Nil

7. **Sub-Committees**

Nil

8. **Designation Program**

Nil

9. **Heritage Impact Assessment (HIA)**

Nil

**10. Correspondence**

Nil

**11. Other/New Business**

- 11.1 Report by Pascal Doucet, Heritage Planner, re: Alterations to a Property Designated under Part V of the Ontario Heritage Act - 7770 Creditview Road – Ward 6 (HE.x 7770 Creditview Road)

Pascal Doucet, Heritage Planner, Planning, Building and Economic Development, provided an overview of the subject report noting that the construction of the one-storey addition will require the removal of a mature cedar tree on the property.

The following motion was considered.

**HB028-2021**

1. That the report by Pascal Doucet, Heritage Planner, Planning, Building and Economic Development, to the Brampton Heritage Board meeting of June 15, 2021, re: **Alterations to a Property Designated under Part V of the Ontario Heritage Act - 7770 Creditview Road – Ward 6 (HE.x 7770 Creditview Road)** be received; and

2. That the alterations to the heritage property at 7770 Creditview Road, in accordance with section 42 of the Ontario Heritage Act, as amended (the “Act”) for the construction of a one-storey addition and the removal of one tall and mature cedar tree, with such alterations substantially in accordance with the plans, drawings and outline of material specification, attached as Appendix A to the report be approved, and subject to the following additional conditions:

- b. That prior to the issuance of any permit for all or any part of the property at 7770 Creditview Road, including a heritage permit or a building permit, but excluding permits for repairs and maintenance, usual and minor works and work that does not require a heritage permit as described in the Village of Churchville Heritage Conservation District Plan in accordance with subsection 41.1(5) of the Act and as are acceptable to the Commissioner of Planning, Building and Economic Development, the owner shall:
  - i. Provide building permit drawings in accordance with the plans and drawings required in recommendation 2, including notes and specifications for a description of materials and finishes; and

- ii. Obtain approval to injure or destroy a tree in accordance with the City's Tree Preservation By-law 317-2012.

Carried

- 11.2 Report by Pascal Doucet, Heritage Planner, re: Alterations to a Property Designated Under Part IV of the Ontario Heritage Act – 18 Grafton Crescent – Ward 10 (H.Ex. 18 Grafton Crescent)

Pascal Doucet, Heritage Planner, Planning, Building and Economic Development, provided an overview of the subject report noting that the proposed alteration will require the removal of two trees at the front of the property.

Committee noted support for the proposed alterations.

The following motion was considered:

**HB029-2021**

1. That the report by Pascal Doucet, Heritage Planner, Planning, Building and Economic Development, to the Brampton Heritage Board meeting of June 15, 2021, re: **Alteration to a Property Designated Under Part IV of the Ontario Heritage Act – 18 Grafton Crescent – Ward 10 (HE.x 18 Grafton Crescent)**, be received; and
2. That the Heritage Impact Assessment of the Cassin Farmhouse at 18 Grafton Crescent, dated May 3, 2021, prepared by Megan Hobson (CAHP), Built Heritage Consultant, and attached as Appendix A to this report (the "HIA") be received and accepted to endorse the proposed conservation, preservation, rehabilitation of the two-storey heritage brick dwelling as well as the demolition of the existing non-heritage one-storey frame addition and the construction of a new contemporary one-storey addition.
3. That the alterations to the heritage property at 18 Grafton Crescent, in accordance with section 33 of the Ontario Heritage Act, as amended (the "Act"), with such alterations substantially in accordance with the plans and drawings prepared by SMPL Design Studio Architectural Design Services, dated 2021.03.26, attached as Appendix A to the report, be approved, and subject to the following additional conditions:
  - a. That prior to final Site Plan Approval for the property at 18 Grafton Crescent, the owner shall;

- i. Provide a final Landscape Plan, to the satisfaction of the Commissioner of Planning, Building and Economic Development; and
  - ii. Provide final site drawings in accordance with the plans and drawings required in recommendation 3.
- b. That prior to the issuance of any permit for all of any part of the property at 18 Grafton Crescent, including a heritage permit or a building permit, but excluding permits for repairs and maintenance, usual and minor works and work that is not likely to affect a heritage attribute as are acceptable to the Commissioner of Planning, Building and Economic Development, the owner shall:
  - i. Provide building permit drawings in accordance with the plans and drawings required in recommendation 3.

Carried

### 11.3 Report by Harsh Padhya, Heritage Planner, re: Direction to enter into a Designated Heritage Property Incentive Grant Agreement as per the By-law 235-2020

Harsh Padhya, Heritage Planner, Planning, Building and Economic Deployment, provided an overview of the subject report.

Committee noted support of the Heritage Incentive Grant for the property owner.

The following motion was considered:

#### **HB030-2021**

1. That the report by Harsh Padhya, Heritage Planner, Planning, Building and Economic Department, to the Brampton Heritage Board meeting of June 15, 2021, re: **Direction to enter into a Designated Heritage Property Incentive Grant Agreement as per the By-law 235-2020**, be received, and
2. That the Director, Policy Planning, Planning, Building and Economic Development or their designate be authorized to execute Designated Heritage Property Incentive Grant Agreements which are referenced in By-law 266-2011 as amended by By-law 235-2020 as a “Standard Agreement” and that the staff be authorized to take the necessary steps to implement the terms of the agreement.

Carried

11.4 Discussion at the request of the Co-Chairs, re: Application for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision 115, 117, 119, 121, 123 Queen Street and 2/2A Mill Street

Doug McLeod, Co-Chair, advised that both he and Peter Dymond, Co-Chair, delegated at the Planning and Development Committee meeting on June 7, 2021 to express concerns on the scale of the proposed development, and its impact on properties at 127 Queen Street West, 10 Byng Avenue and 9 Elizabeth Street South. He noted that the Board will continue to monitor the progress of the development on the overall impact of historic downtown.

Committee discussion on this matter included the following:

- Question regarding the proposed development and how it fits in with the Brampton 2040 Vision
  - indication that high rise development is envisioned for strategic corners or major aerial roads in the downtown
- Advised that 10 Byng Street, 9 Elizabeth South, and 127 Queen Street West were currently listed on the Municipal Register of Cultural Heritage Resources

The following motion was considered:

**HB031-2021**

1. That the discussion at the request of the Co-Chairs, to the Brampton Heritage Board meeting of June 15, 2021, re: **Application for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision 115, 117, 119, 121, 123 Queen Street and 2/2A Mill Street** be received; and
2. That staff be requested to assess the properties at 10 Byng Street, 9 Elizabeth Street South, and 127 Queen Street West, under Ontario Regulation 9/06, criteria for determining cultural heritage value or interest and report back to a future meeting of the Board.

Carried

**12. Referred/Deferred Items**

Nil

**13. Information Items**

Nil

14. **Question Period**

Nil

15. **Public Question Period**

Nil

16. **Closed Session**

Nil

17. **Adjournment**

The following motion was considered:

**HB032-2021**

That Brampton Heritage Board do now adjourn to meet again on July 20, 2021 at 7:00 p.m.

Carried

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Douglas McLeod, Co-Chair

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Peter Dymond, Co-Chair





## Minutes

### Planning and Development Committee The Corporation of the City of Brampton

**Monday, June 21, 2021**

- 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
- Members Absent: Regional Councillor G. Dhillon - Wards 9 and 10
- Staff Present: David Barrick, Chief Administrative Officer  
Richard Forward, Commissioner Planning and Development Services  
Allan Parsons, Director, Planning, Building and Economic Development  
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development  
Jeffrey Humble, Manager, Policy Planning  
Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development  
Andrew McNeill, Manager, Official Plan and Growth Management, Planning, Building and Economic Development  
Steve Ganesh, Manager, Planning Building and Economic Development  
David Vanderberg, Manager, Planning Building and Economic Development  
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development  
Carmen Caruso, Central Area Planner, Planning, Building and

Economic Development  
Rob Nykyforchyn, Development Planner, Planning, Building and  
Economic Development  
Dana Jenkins, Development Planner, Planning, Building and  
Economic Development  
Mirella Palermo, Policy Planner, Planning, Building and  
Economic Development  
Sameer Akhtar, City Solicitor  
Mark Michniak, Development Planner, Planning, Building and  
Economic Development  
Anthony-George D'Andrea, Legal Counsel, Legislative Services  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk

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**1. Call to Order**

Note: In consideration of the current COVID-19 public health orders prohibiting large public gatherings of people and requirements for physical distancing between persons, in-person attendance at this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and adjourned at 9:12 p.m.

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

Members present during roll call: Councillor Santos, Councillor Vicente, Councillor Whillans, Councillor Palleschi, Councillor Bowman, Councillor Medeiros, Councillor Fortini, Councillor Williams, Councillor Singh

Members absent during roll call: Councillor Dhillon (personal)

**2. Approval of Agenda**

The following motion was considered:

**PDC093-2021**

That the Agenda for the Planning and Development Committee Meeting of June 21, 2021, be approved as published and circulated.

Carried

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

Nil

**4. Consent Motion**

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed 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.

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

7.4, 8.1

The following motion was considered:

**PDC094-2021**

That the following items to the Planning and Development Committee Meeting of June 7, 2021, be approved as part of Consent:

7.4, 8.1

A recorded vote was requested and the motion carried as follows:

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, and City Councillor Singh

Nay (0): nil

Absent (1): Regional Councillor Dhillon

Carried (9-0-1)

## 5. **Statutory Public Meeting Reports**

### 5.1 Staff report re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Mayching Developments Ltd. - File OZS-2021-0007**

Carmen Caruso, Central Area 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.

Items 6.2 and 11.1 were brought forward at this time.

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Salil Buchar and Nikita Walia, Brampton residents
2. Yashpal Jaura, Brampton resident - not present
3. Faisal Salik, Brampton resident - not present
4. Harpreet Sidhu, Brampton resident - not present
5. Nawab Singh Dhaliwal, Brampton resident - not present
6. Anjan Rakshit, Brampton resident

Committee consideration of the matter included questions of clarification with respect to current and proposed land use designations, and peer review logistics.

The following motion was considered:

#### **PDC095-2021**

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Mayching Developments Ltd. - File OZS-2021-0007**, to the Planning and Development Committee Meeting of June 21, 2021, be received, and,
2. That 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.
3. That the following delegations re: Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Mayching Developments

Ltd. - File OZS-2021-0007, to the Planning and Development Committee Meeting of June 21, 2021, be received:

1. Salil Buchar and Nikita Walia, Brampton residents

2. Anjan Rakshit, Brampton resident

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Mayching Developments Ltd. - File OZS-2021-0007, to the Planning and Development Committee Meeting of June 21, 2021, be received:

1. Parvi Singh, Brampton resident, dated May 10, 2021, including a petition of objection containing approximately 58 signatures

2. Amanjot Kaur, Brampton resident, dated June 12, 2021

3. Harshpreet and Nisha Karir, Brampton residents, dated June 14, 2021

4. Navindra Budhwa, Brampton resident, dated June 14, 2021

5. Mandeep Deol and Rajbir Sohi, Brampton residents, dated June 14, 2021

6. Nishan Singh and Reetinder Kaur Madhae, Brampton residents, dated June 15, 2021

7. Salil Bhuchar and Nikita Walia, Brampton residents, dated June 15, 2021

8. Suthan Ponnaiah, Brampton resident, dated June 14, 2021

9. Thavasuthan Ponnaiah and Saranya Thavasuthan, Brampton residents, dated June 15, 2021

10. Manav Mahajan, Brampton resident, dated June 15, 2021

11. Mandeep Kumar Garg and Surya Jyoti Verma, Brampton residents, dated June 15, 2021

12. Hricha and Anjan Rakshit, Brampton residents, dated June 15, 2021

13. Elisha Moniz, Brampton resident, dated June 15, 2021

14. Anjan and Swapna Rakshit, Brampton residents, dated June 15, 2021

15. Yashpal and Manjit Jaura, Brampton residents, dated June 15, 2021

16. Baskaran Ratnam, Brampton resident, dated June 15, 2021

17. Yogesh Patel, Brampton resident, dated June 15, 2021

18. Faisal Salik and Komal Arif, Brampton residents, dated June 15, 2021

19. Jayesh Khatri and Ekta Khatri, Brampton residents, dated June 15, 2021
20. Thirukaran Sinnathurai and Thanusha Thirukaran, Brampton residents, dated June 15, 2021
21. Simrandeep and Jasleen Chadha, Brampton residents, dated June 15, 2021
22. Savitri Looknauth and Ariff Jailall, Brampton residents, dated June 17, 2021
23. Kamaldeep Aurora, Brampton resident, dated June 21, 2021

Carried

**6. Public Delegations (5 minutes maximum)**

**6.1 Delegations re: Application to Amend the Official Plan and Zoning By-law - Great Gulf Homes - Scottish Heather Developments Inc. and Brampton G&H Holdings Inc. - FileOZS-2020-0011**

Gloria Shan, Brampton resident, and Jiwanjot Sandhu, Brampton resident, addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application.

The following motion was considered:

**PDC096-2021**

That the following delegations re: **Application to Amend the Official Plan and Zoning By-law - Great Gulf Homes - Scottish Heather Developments Inc. and Brampton G&H Holdings Inc. - FileOZS-2020-0011**, to the Planning and Development Committee Meeting of June 21, 2021, be received:

1. Gloria Shan, Brampton resident
2. Jiwanjot Sandhu, Brampton resident

Carried

Item 7.3 was brought forward at this time.

In response to a question from Committee, staff provided details on the applicant-proposed revisions to the residential development, and provided an estimated completion date for the proposed community centre to be located south of the subject lands.

Committee consideration of the matter included acknowledgment that a request to advance the completion date of the community centre was put forth during the last budget process.

The following motion was considered:

**PDC097-2021**

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law - Great Gulf Homes - Scottish Heather Developments Inc. and Brampton G&H Holdings Inc. - File OZS-2020-0011**, to the Planning and Development Committee Meeting of June 21, 2021, be received;
2. That the application to amend the Official Plan and Zoning By-law submitted by Great Gulf Homes – c/o Scottish Heather Developments Inc, Brampton G&H Holdings Inc, Brampton G&H Holdings II Inc., Ward: 6, File: OZS-2020-0011, as revised, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan for the reasons set out in the report.
3. That the amendments to the Official Plan including the Bram West Secondary Plan generally in accordance with the by-law attached as Appendix 12 of the report be adopted;
4. That the amendments to the Zoning By-law generally in accordance with the by-law attached as Appendix 13 of the report be adopted;
5. That staff be directed to work with the applicant to ensure that amendments are made to the Purchase and Sale Agreement and the Detailed Community Information Maps to illustrate the revised housing and lotting changes; and,
6. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended;

Carried

- 6.2 Delegations re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Mayching Developments Ltd. - File OZS-2021-0007**

**Dealt with under Item 5.1 - Recommendation PDC095-2021**

6.3 Delegation from Sylvia Roberts, Brampton resident, re: **Child Care Centres in Brampton – RM 44/2020**

Sylvia Roberts, Brampton resident, addressed Committee and expressed suggestions and concerns with respect to the City's child care centre zoning provisions.

The following motion was considered:

**PDC098-2021**

That the delegation from Sylvia Roberts, Brampton resident, re: **Child Care Centres in Brampton - RM 44/2020**, to the Planning and Development Committee Meeting of June 21, 2021, be received.

Carried

Item 7.6 was brought forward at this time.

In response to questions from Committee, staff provided clarification with respect to data collection of unlicensed child care centres, and noted that a review of the zoning regulations will include consideration of relaxed restrictions.

The following motion was considered:

**PDC099-2021**

That the staff report re: **Child Care Centres in Brampton - RM 44/2020** to the Planning and Development Committee Meeting of June 21, 2021, be received and item RM44/2020 be removed from the Referred Matters List.

Carried

6.4 Delegation from Sylvia Roberts, Brampton resident, re: **Council Appointment for Town and Gown Advisory Committee**

Sylvia Roberts, Brampton resident, addressed Committee and expressed suggestions and concerns with respect to the subject staff report.

The following motion was considered:

**PDC100-2021**

That the delegation from Sylvia Roberts, Brampton resident, re: **Council Appointment for Town and Gown Advisory Committee**, to the Planning and Development Committee Meeting of June 21, 2021, be received.

Carried



Item 7.7 was brought forward at this time.

In response to questions from Committee, staff clarified that any post-secondary institutions and student unions with an interest in participating on the committee will be encouraged to do so.

Committee consideration of the matter included consensus to appoint three Members of Council to the Committee. The floor was opened at this time and the following Members received a nomination:

- Regional Councillor Santos
- City Councillor Williams
- City Councillor Bowman

The following motion was considered:

**PDC101-2021**

1. That the staff report re: **Council Appointment for Town and Gown Advisory Committee**, to the Planning and Development Committee Meeting of June 21, 2021, be received;
2. That the following Members of Council be appointed to participate in the staff-led Town and Gown Advisory Committee in 2021/2022, with the option of remaining on the Committee or appointing three other representatives:
  1. Councillor Santos
  2. Councillor Williams
  3. Councillor Bowman

Carried

**7. Staff Presentations and Planning Reports**

**7.1 Staff presentation re: Brampton Plan - Natural Environment, Climate Change and Resiliency, and Transportation and Connectivity**

Staff provided a presentation on the Brampton Plan - Natural Environment, Climate Change and Resiliency, and Transportation and Connectivity that included the following:

- Overview and timeline
- policy context and key areas for policy development
- strengths and opportunities

- public engagement, next steps, and participation avenues

Item 7.2 was brought forward at this time.

Committee consideration of the matter included the following suggestions:

- guiding policies to increase tree biodiversity
- road construction and consideration for trail/walkway connectivity
- increased signage on trails and public education with respect to natural heritage sites
- update of aging policies to adequately address reducing urban emissions

The following motion was considered:

**PDC102-2021**

1. That the staff report re: **Brampton Plan – Discussion Papers - Natural Environment, Climate Change and Resiliency, and Transportation and Connectivity – City Wide**, to the Planning and Development Committee Meeting of June 21, 2021, be received; and,
2. That the staff presentation re: **Brampton Plan – Natural Environment, Climate Change and Resiliency, and Transportation and Connectivity**, to the Planning and Development Committee meeting of June 21, 2021, be received.

Carried

- 7.2 Staff report re: **Brampton Plan Discussion Papers - Natural Environment, Climate Change and Resiliency, and Transportation and Connectivity - City-wide**  
**Dealt with under Item 7.1 - Recommendation PDC102-2021**

- 7.3 Staff report re: **Application to Amend the Official Plan and Zoning By-law - Great Gulf Homes - Scottish Heather Developments Inc. and Brampton G&H Holdings Inc. - File OZS-2020-0011**  
**Dealt with under Item 6.1 - Recommendation PDC097-2021**

- 7.4 ^Staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Your Home Developments (Ebenezer) Inc. - Candevcon East Ltd. - File OZS-2020-0012 & 21T-20004B**

## **PDC103-2021**

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Your Home Developments (Ebenezer) Inc. - Candevcon East Ltd. - File OZS-2020-0012 & 21T-20004B** to the Planning and Development Committee Meeting of June 21, 2021 be received;
2. That the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Candevcon East Limited on behalf of Your Home Developments (Ebenezer) Inc., Ward 8, Files: OZS-2020-0012 and 21T-20004B 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 the Recommendation Report;
3. That the amendments to the Official Plan and Bram East Secondary Plan, generally in accordance with Appendix 7 to the report, be adopted; and
4. That the amendments to the Zoning By-law, generally in accordance with Appendix 8 to the report, be adopted.

Carried

### **7.5 Staff report re: Application to Amend the Zoning By-law - Humphries Planning Group Inc. - 1968610 Ontario Ltd. - File OZS-2020-0035**

In response to a question from Committee, staff confirmed that through the review process, the subject development's compatibility with surrounding land uses was deemed to be appropriate; further consideration will be given during the site plan process. Committee requested that all attempts be made to maximize the subject site's employment potential.

The following motion was considered:

## **PDC104-2021**

1. That the staff report re: **Application to Amend the Zoning By-law - Humphries Planning Group Inc. - 1968610 Ontario Ltd. - File OZS-2020-0035**, to the Planning and Development Committee Meeting of June 21, 2021, be received; and
2. That the Zoning By-law Amendment application submitted by Humphries Planning Group Inc. on behalf of 1968610 Ontario Limited, File: OZS-2020-0035,

as revised, 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 of Brampton Official Plan, for the reasons set out in this Recommendation Report; and

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 12 attached to the report be adopted; and

4. That no further notice or public meeting be required for the attached Zoning By-law amendment pursuant to Section 34(17) of the *Planning Act*.

Carried

7.6 Staff report re: **Child Care Centres in Brampton - RM 44/2020**

**Dealt with under Item 6.3 - Recommendation PDC099-2021**

7.7 Staff report re: **Council Appointment for Town and Gown Advisory Committee**

**Dealt with under Item 6.4 - Recommendation PDC101-2021**

## **8. Committee Minutes**

8.1 **^Minutes - Age-Friendly Brampton Advisory Committee - May 25, 2021**

**PDC105-2021**

That the **Minutes of Age-Friendly Brampton Advisory Committee Meeting of May 25, 2021**, Recommendations AFC011-2021 to AFC015-2021 to the Planning and Development Committee Meeting of June 21, 2021, be approved, as published and circulated.

Carried

The recommendations were approved as follows:

AFC011-2021

That the agenda for the Age-Friendly Brampton Advisory Committee meeting of May 25, 2021, be approved as published and circulated.

AFC012-2021

That the delegation by Vasco Alcantara, Rick Hansen Foundation, to the Age-

Friendly Brampton Advisory Committee meeting of May 25, 2021, re: Benefits of Universal Design, Age Friendly, Accessible Housing be received.

AFC013-2021

That the presentation by Mirella Palermo, Policy Planner, and Melinda Yogendran, Assistant Planner, to Age-Friendly Brampton Advisory Committee meeting of May 25, 2021, re: Staying Connected: Video Resource & Directory for Seniors and Caregivers be received.

AFC014-2021

That the presentation by Tristan Costa, Planner, and Gloria Ruiz, Coordinator, Community Innovation and Resilience, to the Age-Friendly Brampton Advisory Committee meeting of May 25, 2021, re: Nurturing Neighbourhoods Program Update be received.

AFC015-2021

That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again June 22, 2021, at 7:00 p.m.

**9. Other Business/New Business**

Nil

**10. Referred/Deferred Matters**

Nil

**11. Correspondence**

- 11.1 Correspondence re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Mayching Developments Ltd. - File OZS-2021-0007**

**Dealt with under Item 5.1 - Recommendation PDC095-2021**

**12. Councillor Question Period**

Nil

### **13. Public Question Period**

The following questions with respect to Item 7.3, were received from Prashanth Kumar Panda, Brampton resident; Karambir Singh, Brampton resident, Gloria Shan, Brampton resident; and Jiwanjot Sandhu, Brampton resident:

1. "I heard Councillor Palleschi talking about expedite of Embleton / Mississauga Community Centre however residents are not having transparency. The request to expedite was first raised in 2017 2018 and until now we are still not sure what actions has been taken. We had sent emails requesting time lines and budget allocation in December 2020 and didn't hear back from city. Also in today meeting community services team are not available to answer questions raised by Councillor Palleschi. So wondering if we can get answer during public question regarding budget allocation for the community centre and time lines and setup virtual town hall in coming weeks with residents showing the action taken and progress done so far with regard to expedite of community centre."

2. "I had requested on behalf of residents in Brampton west (Mississauga / Steels) regarding outdoor play places for teens and young adults in the neighbourhood so want to know if there any plans for outdoor play area such as basket ball court, tennis court, cricket stadium or soccer etc."

In response to the questions, Committee confirmed that a virtual town hall will be organized for the area residents as an opportunity for information-sharing and collaboration.

P. Fay, City Clerk, confirmed that no further questions were submitted regarding decisions made at this meeting.

### **14. Closed Session**

Nil

### **15. Adjournment**

The following motion was considered:

**PDC106-2021**

That the Planning and Development Committee do now adjourn to meet again on Monday, July 26, 2021, at 7:00 p.m., or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair



## Minutes

### Committee of Council

### The Corporation of the City of Brampton

**Wednesday, June 23, 2021**

Members Present: Mayor Patrick Brown (ex officio)  
Regional Councillor R. Santos  
Regional Councillor P. Vicente  
City Councillor D. Whillans  
Regional Councillor M. Palleschi  
Regional Councillor M. Medeiros  
City Councillor J. Bowman  
City Councillor C. Williams  
Regional Councillor P. Fortini  
City Councillor H. Singh  
Regional Councillor G. Dhillon

Staff Present: David Barrick, Chief Administrative Officer  
Michael Davidson, Commissioner, Corporate Support Services  
Richard Forward, Commissioner, Planning, Building and  
Economic Development  
Marion Nader, Commissioner, Community Services  
Jason Schmidt-Shoukri, Commissioner, Public Works and  
Engineering  
Paul Morrison, Acting Commissioner, Legislative Services  
Alex Milojevic, General Manager, Transit  
Bill Boyes, Fire Chief, Fire and Emergency Services  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Sonya Pacheco, Legislative Coordinator



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**1. Call to Order**

Note: In consideration of the current COVID-19 public health orders prohibiting large public gatherings of people and requirements for physical distancing between persons, in-person attendance at this Committee of Council meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 9:31 a.m., recessed at 2:49 p.m., reconvened at 3:20 p.m., and recessed again at 6:53 p.m. At 7:10 p.m., Committee reconvened in Closed Session, recessed at 9:31 p.m., reconvened in Open Session at 10:00 p.m. and adjourned at 10:26 p.m.

As this meeting of Committee of Council was conducted with electronic participation by Members of Council, the meeting started with the City Clerk calling the roll for attendance at the meeting, as follows:

Members present during roll call: Mayor Brown, Councillor Santos, Councillor Vicente, Councillor Whillans, Councillor Palleschi, Councillor Bowman, Councillor Medeiros, Councillor Williams, Councillor Fortini, Councillor Singh, Councillor Dhillon

**2. Approval of Agenda**

Committee discussion took place with respect to proposed amendments to the agenda and the order of, and time limits for, delegations.

The following motion was considered.

**CW332-2021**

That the agenda for the Committee of Council Meeting of June 23, 2021 be approved, as amended, as follows:

To add:

Under Item 6.6 (re: Item 11.2.5 - City of Brampton Micromobility (E-bike/E-Scooter) Pilot - All Wards (RM 45/2020 and RM 52/2020)

3. Chris Schafer, Vice President, Government Affairs, Bird Canada

6.8. Delegation from Suzy Godefroy and Rick Evans, Downtown Brampton BIA, re: Item 11.1.3 - Downtown Revitalization - IDP Meanwhile Strategies - Short-term Initiatives

- 6.9. Delegation from Sylvia Roberts, Brampton resident, re: Items 11.1.1 and 11.2.1 - Light Rail Transit (LRT) Extension Study along Main Street from Brampton Gateway Terminal to Brampton GO Station – Preferred LRT Alignments
- 6.10. Delegation from Peter Robertson, former Mayor, re: Item 10.3.4 – Proposed Monument for Former Premier Bill Davis
- 10.3.4. Discussion Item at the Request of Regional Councillor Palleschi, re: Monument for Former Premier Bill Davis
- 10.3.5. Discussion Item at the Request of Mayor Brown re: Ryerson University - Medical School in Brampton
- 10.3.6 Discussion Item at the request of Regional Councillor Dhillon re: Retroactive Development Charge Interest Fees
- 10.3.7 Discussion Item at the request of Regional Councillor Dhillon re. By-law 103-2021 and Retroactive Enforcement of Side Entrance Before House is Built

Carried

Note: Later in the meeting, P. Fay, City Clerk, responded to questions from Committee regarding the Closed Session agenda items, and advised there was an error in the numbering of these items.

On a two-thirds majority vote to reopen the question, the Approval of Agenda was reopened and the referral of Item 15.5 to the July 7, 2021 Council meeting was removed.

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

Nil

**4. Consent**

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed 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.

Discussion included clarification from P. Fay, City Clerk, regarding an error in the numbering of the Closed Session agenda items. There was Committee consensus to hold all Closed Session items for consideration.

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

8.2.2, 10.3.1, 10.4.1, 11.2.2, 11.2.4, 11.2.6, 11.2.9, 11.2.10, 11.2.11, 11.2.12, 11.3.1, 12.2.1, 12.2.2, 12.2.3

The following motion was considered.

### **CW333-2021**

That the following items to the Committee of Council Meeting of June 23, 2021 be approved as part of Consent:

8.2.2, 10.3.1, 10.4.1, 11.2.2, 11.2.4, 11.2.6, 11.2.9, 11.2.10, 11.2.11, 11.2.12, 11.3.1, 12.2.1, 12.2.2, 12.2.3

Yea (11): Mayor Patrick Brown, Regional Councillor Santos , Regional Councillor Vicente , City Councillor Whillans, Regional Councillor Palleschi, Regional Councillor Medeiros, City Councillor Bowman, City Councillor Williams , Regional Councillor Fortini , City Councillor Singh, and Regional Councillor Dhillon

Carried (11 to 0)

## **5. Announcements**

### **5.1 Announcement - Five Weeks of Drive-By Food Drives**

Paula Schulzke, Just Serve Specialist - Brampton Area, provided information regarding the Just Serve organization, food insecurity, and the Five Weeks of Drive-By Food Drives taking place in July and August 2021. Ms. Schulzke encouraged all Members of Council and the public to participate in and promote this initiative.

City Councillor Bowman thanked Ms. Schulzke and the Just Serve organization for their efforts.

### **5.2 Announcement - Summer Company 2021**

Ashley Naraine-Crevier, Business Associate, Brampton Entrepreneur Centre, provided information to Committee regarding the Summer Company 2021 program and responded to questions from Committee regarding how Members of Council can support students with their summer companies.

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

Miwako Chang, Miwako, and Joshua De Jesus, St. Joseph Tutoring Academy, provided information to Committee regarding their respective businesses, and their experience in the Summer Company program.

Committee members asked questions of the delegations regarding their businesses and thanked them for sharing their experiences with the Summer Company program.

The following motion was considered.

**CW334-2021**

That the delegations from the following 2021 Summer Company Students, to the Committee of Council Meeting of June 23, 2021, re: **Participation in the 2021 Summer Company Program**, be received:

1. Miwako Chang, Miwako
2. Joshua De Jesus, St. Joseph Tutoring Academy

Carried

**6. Public Delegations**

**6.1 Delegation from Ryerson University Representatives, re: Medical School in Brampton**

Mohamed Lachemi, President and Vice-Chancellor, provided a presentation entitled "A New Kind of Medical School", and requested that the City match the provincial government's funding contribution of \$1 million for a medical school in Brampton.

Committee discussion on this matter included the following:

- Benefits of having a medical school located in Brampton
- Barriers for internationally trained doctors and the opportunity for these doctors to obtain the necessary credentials to work in Canada
- Barriers for students accessing medical school
- Opportunity resulting from Brampton's diverse population

See Item 10.3.5 - Recommendation CW358-2021

The following motion was considered.

### **CW335-2021**

That the delegation from Ryerson University Representatives, to the Committee of Council Meeting of June 23, 2021, re: **Medical School in Brampton**, be received:

1. Mohamed Lachemi, President and Vice-Chancellor
2. Glenn Craney, Deputy Provost and Vice-Provost, University Planning
3. Matthew Baker, Associate Director, Government Relations

Carried

- 6.2 Delegations from 2021 Summer Company Students, re: Participation in the 2021 Summer Company Program

#### **Dealt with under Item 5.2 - Recommendation CW334-2021**

- 6.3 Delegation from Sylvia Roberts, Brampton Resident, re: Mayfield Road and the Transportation Master Plan

Sylvia Roberts, Brampton Resident, provided a presentation regarding Mayfield Road and the Transportation Master Plan (TMP), which included concerns relating to insufficient traffic capacity on Mayfield Road and a suggestion for the City to plan for a BRT to improve capacity.

Committee discussions on this matter included the following:

- Current transit projections on Mayfield Road, which do not warrant high order transit
- Future population increases in the Town of Caledon along Brampton's border, which may impact capacity on Mayfield Road
- Indication from staff that this matter will be examined as part of the TMP and Official Plan work with the Region of Peel
- Timelines for completion of the TMP work and an indication that a detailed overview will be provided to the Brampton Transit Advisory Committee

The following motion was considered.

### **CW336-2021**

That the delegation from Sylvia Roberts, Brampton Resident, to the Committee of Council Meeting of June 23, 2021, re: **Mayfield Road and the Transportation Master Plan**, be received.

Carried

6.4 Delegation by Alexandra Hopkins and Geraldine Esemezie, Business Professional Women Brampton, re: Resolution To Increase Options Available To Victims Of Domestic Violence to Live Safely In Their Community

Alexandra Hopkins and Geraldine Esemezie, Business Professional Women (BPW) Brampton, provided a presentation regarding the BPW Brampton organization, the impact of COVID-19 on women, domestic violence in Brampton, and a resolution to increase options available to victims of domestic violence to live safely in their community.

In response to questions from Committee, Ms. Hopkins provided information on the Project Guardian program and device.

Item 12.3.1 was brought forward and dealt with at this time.

Committee discussion on this matter included the following:

- Importance of raising awareness of the Project Guardian program to support women
- Number of active Project Guardian devices
- Advocacy for core funding from senior levels of government for this program
- Work undertaken at the City and Region to address the issue of domestic violence, and a suggestion that the delegations also present at the Region of Peel

Committee thanked the delegations for their efforts in addressing domestic violence in Brampton.

The following motion was considered.

**CW337-2021**

1. That the delegation by Alexandra Hopkins and Geraldine Esemezie, Business Professional Women Brampton, to the Committee of Council Meeting of June 23, 2021, re: **Resolution To Increase Options Available To Victims Of Domestic Violence to Live Safely In Their Community**, be received;
2. That the Mayor, on behalf of Council, write a letter of endorsement of the Business Professional Women's (BPW) Project Guardian and support the program's expansion that will protect more individuals at risk of violence from assaults, human trafficking, hate crimes, and domestic violence; and
3. That the following resolution from the delegation be endorsed:

WHEREAS there has been an increased risk of domestic violence against women and children during COVID-19;

AND WHEREAS Peel Regional Police reported spending more hours on scenes of domestic incidents than any other type of incident; they spent 40, 000 hours more than the next highest type of incident in 2016/2017;

AND WHEREAS Peel Regional Police responded to over 18,000 family violence calls, including 10, 000 intimate partner calls, in 2019, a rate of approximately 50 per day;

AND WHEREAS the rate of police-reported incidents of domestic violence in Peel has increased over the past several years with an increase of 859 intimate and family violence incidents in 2018/2019, an increase higher than any other type of incident in Peel, however intimate partner violence victims represent only one third of all police-reported violent crime in Canada;

AND WHEREAS the rate of homicides in Peel increased 24% in 2019 and nearly half of all homicides in Peel Region were domestic related;

AND WHEREAS more than 60% of those who utilize emergency shelters in Canada are women and 80% of women seeking shelter as a result of abuse cited a former or current intimate partner as being their abuser;

AND WHEREAS on a snapshot day in Ontario, 42% of shelters were at capacity, and shelter being at capacity was the reason women were turned away in 82% of situations;

AND WHEREAS in 2009, 15% of female victims of spousal violence obtained a protection order (e.g., restraining order, no contact, peace bond), and 32% of these orders were breached; 65% of these breaches were reported to police;

AND WHEREAS the most dangerous time for a victim of intimate partner violence is during a pending or actual separation, and was a risk factor present in 67% of homicides investigated by the Domestic Violence Death Review Committee between 2003-2017;

AND WHEREAS the City of Brampton continues to support Pilot Project Guardian and other support programs that similarly offer options to victims of domestic and gender-based violence to better meet the needs of the Brampton community;

THEREFORE BE IT RESOLVED THAT Brampton City Council write a letter of support to endorse BPW Brampton's resolution for the Region of Peel and Province of Ontario to support Project Guardian.

A recorded vote was requested and the motion carried as follows:

Yea (10): Mayor Patrick Brown, Regional Councillor Santos , Regional Councillor Vicente , City Councillor Whillans, Regional Councillor Palleschi, Regional Councillor Medeiros, City Councillor Bowman, City Councillor Williams , Regional Councillor Fortini , and Regional Councillor Dhillon

Carried (10 to 0)

6.5 Delegation from Bill Godfrey, People Against Littering (P.A.L.) re: Item 11.2.7 - Litter Action and Education (RM 20/2021)

Bill Godfrey, People Against Littering (P.A.L.), addressed Committee with respect to staff report Item 11.2.7 - Litter Action and Education. He provided information regarding the P.A.L. community group, outlined their vision for a litter-free Brampton and their efforts in this regard. In addition, Mr. Godfrey requested the City's support for additional signage/promotion of clean-up areas to raise awareness, and funding for clean-up supplies for volunteers.

Committee thanked Mr. Godfrey for his efforts and dedication to make Brampton a litter-free City.

See Item 11.2.7 - Recommendation CW366-2021

The following motion was considered.

**CW338-2021**

That the delegation from Bill Godfrey, People Against Littering (P.A.L.), to the Committee of Council Meeting of June 23, 2021, re: **Item 11.2.7 - Litter Action and Education (RM 20/2021)**, be received.

Carried

6.6 Delegations re: Item 11.2.5 - City of Brampton Micromobility (E-bike/E-Scooter) Pilot - All Wards (RM 45/2020 and RM 52/2020)

Shoaib Ahmed, CEO, and Moaz Ahmad, Civic and Policy Lead, SCOOTY (Scooty Mobility Inc.), provided a presentation regarding SCOOTY (Scooty Mobility Inc.), highlighted the positive results of the Chinguacousy Park micropilot, outlined the benefits of an e-bike/e-scooter share system in the City and expressed support for the recommendations in the staff report.

Arda Ertürk, Co-Founder, Roll Technologies Inc., provided a presentation regarding Roll Technologies Inc. micromobility program, outlined the benefits of an e-bike/e-scooter share system in the City and expressed support for the recommendations in the staff report.



Chris Schafer, Vice President, Government Affairs, Bird Canada, provided information regarding the Bird Canada micromobility program, outlined the need for municipalities to have regulations in place for micromobility vehicles, and expressed support for the recommendations in the staff report.

Ashley Brown, Head of Government Partnerships, Spin Mobility Inc., provided information regarding the Spin Mobility Inc. micromobility program and operations, outlined best practices for a pilot program and expressed support for the recommendations in the staff report.

In response to a question from Committee, the delegations provided information on methods for educating e-bike/e-scooter share customers on the micromobility program and rules for riding, and the use of technology to ensure regulations are adhered to.

See Item 11.2.5 - Recommendation CW364-2021

The following motion was considered.

**CW339-2021**

That the following delegations, to the Committee of Council Meeting of June 23, 2021, re: **Item 11.2.5 - City of Brampton Micromobility (E-bike/E-Scooter) Pilot - All Wards (RM 45/2020 and RM 52/2020)**, be received:

1. Shoaib Ahmed, CEO, and Moaz Ahmad, Civic and Policy Lead, SCOOTY (Scooty Mobility Inc.)
2. Arda Ertürk, Co-Founder, Roll Technologies Inc.
3. Chris Schafer, Vice President, Government Affairs, Bird Canada
4. Ashley Brown, Head of Government Partnerships, Spin Mobility Inc.

Carried

6.7 Delegation from Tim Lichti, CEO, Top Hat Robotics, re: Item 11.2.8 - Winter Maintenance - Windrow Cleaning Report

Tim Lichti, CEO, Top Hat Robotics, provided a presentation to Committee regarding Top Hat Robotics, which included information on the technology used for providing sidewalk snow plowing and salting services, and the opportunity for Brampton to participate in a free pilot project. Mr. Lichti provided an overview of the pilot project, funded by Innovative Solutions Canada, and outlined the benefits of this project for the City.

In response to questions from Committee, Mr. Lichti provided further information regarding how this equipment would be stored and operated, and the possibility of opening a satellite office in Brampton if the pilot project proceeds.

The following motion was considered.

**CW340-2021**

That the delegation from Tim Lichti, CEO, Top Hat Robotics, to the Committee of Council Meeting of June 23, 2021, re: **Item 11.2.8 - Winter Maintenance - Windrow Cleaning Report**, be **referred** to staff for consideration.

Carried

6.8 Delegation from Suzy Godefroy and Rick Evans, Downtown Brampton BIA, re: Item 11.1.3 - Downtown Revitalization - IDP Meanwhile Strategies - Short-term Initiatives

Item 11.1.3 was brought forward and dealt with at this time.

J. Schmidt-Shoukri, Commissioner, Public Works and Engineering, advised Committee that the staff presentation was prepared in response to a resolution passed by Council on May 19, 2021, and outlines work undertaken by staff, in collaboration with the Region of Peel and the Downtown Brampton BIA, to identify options for the revitalization of the downtown area.

Harry Persaud, Senior Project Engineer, Public Works and Engineering, and Shahid Mahmood, Senior Supervisor, Principal Planner, Planning, Building and Economic Development, provided a presentation entitled "Progress Update: IDP Meanwhile Strategies".

Suzy Godefroy and Rick Evans, Downtown Brampton BIA (DBBIA), advised Committee that the DBBIA supports the projects outlined in the staff presentation, suggested greater collaboration with downtown businesses and the residential community, and requested that target dates be set for project completion. In addition, the delegations highlighted the importance of beautifying the downtown and outlined the need to coordinate timelines with the Region of Peel's watermain project.

Committee discussion on this matter included the following:

- Development and objective for a downtown office, and a request that information be provided to Council at the July 7, 2021 meeting
- Opinions that a number of initiatives outlined in the presentation should be part of regular maintenance
- Clarification from staff that the chess tables on Vivian Lane will be refurbished, not removed

- It was noted that these tables were donated to commemorate deceased loved ones
- The importance of collaboration to ensure the success of this project

The following motion was considered.

#### **CW341-2021**

1. That the delegation from Suzy Godefroy and Rick Evans, Downtown Brampton BIA, to the Committee of Council Meeting of June 23, 2021, re: **Item 11.1.3 - Downtown Revitalization - IDP Meanwhile Strategies - Short-term Initiatives**, be received; and
2. That the presentation titled: **Downtown Revitalization – IDP Meanwhile Strategies - Short-term Initiatives**, to the Committee of Council Meeting of June 23, 2021, be received.

Carried

- 6.9 Delegation from Sylvia Roberts, Brampton resident, re: Items 11.1.1 and 11.2.1 - Light Rail Transit (LRT) Extension Study along Main Street from Brampton Gateway Terminal to Brampton GO Station – Preferred LRT Alignments

Items 11.1.1, 11.2.1 and 11.4.1 were brought forward and dealt with at this time.

Doug Rieger, Director, Transit Development, Transit, provided a presentation entitled "LRT Extension Study".

Sylvia Roberts, Brampton resident, addressed Committee with respect to the LRT Extension Study and provided information regarding development in northern Brampton and the need for transit solutions, rising LRT costs, opinion that an LRT is not warranted on Main Street between the Gateway Terminal and the GO station, and equity benefits in relation to bike lanes.

Committee discussion on this matter included the following:

- use of bike lanes and Bike Brampton work with diverse communities
- Enhancing transportation infrastructure in the City
- Suggestion that:
  - a preferred alignment for the LRT be identified to assist with the City's advocacy efforts, and that the preferred alignment be the tunnel option

- staff be directed to move forward with two preferred alignments, one surface and one tunnel, for the 30 per cent design and draft environmental project report
- Impact of the tunnel option on the Region of Peel downtown watermain project and utility work

Committee considered the recommendations outlined in the staff report.

A motion was introduced to approve the recommendations in the staff report, and replace Recommendation #2 with the following:

2. a. That staff be directed to move forward with two preferred alignments, one surface and one tunnel, for the 30% design and draft environmental project report, for the LRT extension from Steeles Avenue to Downtown Brampton; and
- b. That City Council supports the tunnel option as the preferred alignment to advance funding advocacy, with the current provincial and federal governments.

An amendment to the motion was introduced to add the following clause:

5. That the resolution be communicated to the local MPs, MPPs, the respective Federal and Provincial Ministers of Infrastructure, and the Region of Peel;

Further Committee discussion on this matter included the following:

- Information from staff regarding the TPAP process and clarification that only one alignment option will proceed at this stage of the process
- Cost differences between the surface and tunnel alignment options
- Purpose for selecting a preferred alignment option at this time and for moving forward with two preferred options
- Community engagement results
- Timelines associated with the "lame duck" status for Council in advance of the 2022 Municipal Election, and the potential impact on Council decisions for this project
- Impact of the LRT on the Downtown Revitalization project

Further amendment to the motion was introduced to add the following clause:

6. That the alignment not deter the immediate implementation of the Downtown Revitalization and the Region of Peel be requested to proceed as expeditiously as possible.

The motion, as amended, and in its entirety, was considered as follows:

**CW342-2021**

1. That the delegation from Sylvia Roberts, Brampton resident, to the Committee of Council Meeting of June 23, 2021, re: **Items 11.1.1 and 11.2.1 - Light Rail Transit (LRT) Extension Study along Main Street from Brampton Gateway Terminal to Brampton GO Station – Preferred LRT Alignments**, be received;
2. That the correspondence from Chris Drew, Brampton resident, dated June 22, 2021, to the Committee of Council Meeting of June 23, 2021, re: **Light Rail Transit (LRT) Extension Study along Main Street from Brampton Gateway Terminal to Brampton GO Station – Preferred LRT Alignments**, be received;
3. That the presentation titled: **LRT Extension Study**, to the Committee of Council Meeting of June 23, 2021 be received;
4. That the report titled: **Light Rail Transit (LRT) Extension Study along Main Street from Brampton Gateway Terminal to Brampton GO Station – Preferred LRT Alignments – Wards 1, 3 and 4 (File IA.A)**, to the Committee of Council Meeting of June 23, 2021, be received;
5. a. That staff be directed to move forward with two preferred alignments, one surface and one tunnel, for the 30% design and draft environmental project report, for the LRT extension from Steeles Avenue to Downtown Brampton; and  
b. That City Council supports the tunnel option as the preferred alignment to advance funding advocacy, with the current provincial and federal governments;
6. That a budget amendment be approved in the amount of \$650,000 to top-up Project #174115-001 – Light Rail Transit Extension Study, with funding of \$650,000 coming from the Community Investment Fund Reserve #110;
7. That Council endorse that the relocation of the LRT stop from the south side to the north side of the Steeles and Hurontario intersection, be incorporated into future design work for the LRT Extension Study;
8. That the resolution be communicated to the local MPs, MPPs, the respective Federal and Provincial Ministers of Infrastructure, and the Region of Peel; and

9. That the alignment not deter the immediate implementation of the Downtown Revitalization and the Region of Peel be requested to proceed as expeditiously as possible.

A recorded vote was requested and the motion carried as follows:

Yea (11): Mayor Patrick Brown, Regional Councillor Santos , Regional Councillor Vicente , City Councillor Whillans, Regional Councillor Palleschi, Regional Councillor Medeiros, City Councillor Bowman, City Councillor Williams , Regional Councillor Fortini , City Councillor Singh, and Regional Councillor Dhillon

Carried (11 to 0)

- 6.10 Delegation from Peter Robertson, former Mayor, re: Item 10.3.4 – Proposed Monument for Former Premier Bill Davis

Peter Robertson, former Brampton Mayor, addressed Committee with respect to a proposal for a monument in honour of former Premier Bill Davis. He provided information on the consideration of this proposal at the Region of Peel, outlined potential sponsorship opportunities to mitigate costs, potential contributions from the Cities of Brampton and Mississauga, and the possibility of having a local artist create this monument.

See Item 10.3.4 - Recommendation CW357-2021

The following motion was considered.

**CW343-2021**

That the delegation from Peter Robertson, former Brampton Mayor, to the Committee of Council Meeting of June 23, 2021, re: **Item 10.3.4 – Proposed Monument for Former Premier Bill Davis**, be received.

Carried

**7. Government Relations Matters**

- 7.1 Staff Update re: Government Relations Matters

The following motion was considered.

**CW344-2021**

That the staff update re: **Government Relations Matters**, to the Committee of Council Meeting of June 23, 2021, be received.

Carried

## 7.2 Update from Mayor P. Brown, re: COVID-19 Emergency

Mayor Brown provided an update on the COVID-19 Emergency, which included information on the following:

- Low COVID-19 positivity rate in Brampton, and improved capacity at Brampton Civic Hospital due to reduced COVID-related hospitalizations
- Vaccination rates in Peel and an indication that Peel has met the Stage 3 requirements of the provincial re-opening plan
- The need to be cautious in re-opening due to the potential for a resurgence of cases, as seen in other countries
- Expression of thanks to staff working with the Brampton Farmers Market, and a suggestion that the number of complimentary stalls for downtown businesses be increased from 10 to 12

The following motion was considered.

### **CW345-2021**

1. That the update from Mayor P. Brown, re: **COVID-19 Emergency**, to the Committee of Council Meeting of June 23, 2021, be received; and
2. That thanks be extended to staff working with the Brampton Farmers Market, and the number of complimentary stalls for downtown businesses be increased from 10 to 12.

Carried

## **8. Legislative Services Section**

### 8.1 Staff Presentations

#### 8.1.1 Staff Presentation re: Short-term Rental Policy Review

Item 8.2.3 was brought forward and dealt with at this time.

Mirella Palermo, Policy Planner, Planning, Building and Economic Development, provided a presentation entitled "Short-Term Rental Property Review".

In response to a question from Committee, Ms. Palermo advised that short-term rentals will be permitted City-wide and are limited to the principal residence. In addition she advised that a cap on the number of short-term rentals is not being considered at this time.

The following motion was considered.

### **CW346-2021**

1. That the presentation titled: **Short-term Rental Policy Review**, to the Committee of Council Meeting of June 23, 2021, be received;
2. That the report titled: **Budget Amendment - Policy Review and Proposed Adoption of the Short-Term Rental Business Licensing By-Law**, to the Committee of Council Meeting of June 23, 2021, be received;
3. That revenues generated from the program will offset direct and indirect costs of this program including requesting the approval of one (1) new Licensing Administration Clerk to be hired in 2021 to assist with the licensing for the new class of licence; and,
4. That the Short-Term Rental Licensing By-Law, attached as Appendix 1 to this report, be enacted.

Carried

## 8.2 Reports

### 8.2.1 Staff Report re: Construction of a New Animal Shelter

The following motion was considered.

### **CW347-2021**

1. That the report titled: **Construction of a New Animal Shelter**, to the Committee of Council Meeting of June 23, 2021, be received; and
2. That the funds approved for the construction of a new Animal Shelter at 475/485 Chrysler Drive be used to build at an alternate site.

Carried

### 8.2.2 ^ Staff Report re: Comprehensive Accessibility Policy

### **CW348-2021**

1. That the report titled: **Comprehensive Accessibility Policy**, to the Committee of Council Meeting of June 23, 2021, be received; and,
2. That the Inclusive Customer Service Policy 14.12.1 be repealed and replaced with the new, comprehensive Accessibility Policy outlined in Appendix 1 of this report.

Carried



- 8.2.3 Staff Report re: Budget Amendment: Policy Review and Proposed Adoption of the Short-Term Rental Business Licensing By-law

**Dealt with under Item 8.1.1 - Recommendation CW346-2021**

- 8.3 Other/New Business

Nil

- 8.4 Correspondence

Nil

- 8.5 Councillors Question Period

Nil

- 8.6 Public Question Period

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

**9. Economic Development Section**

- 9.1 Staff Presentations

- 9.1.1 Staff Presentation re: Support Local Brampton – Next Phase Re-opening

Denise McClure, Senior Manager, Economic Development, and Laura Lukasik, Manager, Tourism and Special Events, provided a presentation entitled "Support Local Brampton – Next Phase Re-opening".

Committee discussion took place with respect to the following:

- Launch of the Support Local Brampton campaign in response to challenges faced by local businesses due to the COVID-19 pandemic
- Indication that this campaign will support the revitalization of the downtown area

- Information from staff on how the Tourism Strategy supports downtown businesses
- Impact of COVID-19 on women in the workforce
- Focus on supporting businesses that remained closed for an extended period of time due to provincial restrictions

Committee thanked staff for their efforts in providing support to local businesses throughout the COVID-19 pandemic.

The following motion was considered.

**CW349-2021**

That the presentation titled: **Support Local Brampton – Next Phase Re-opening** (File CE.x), to the Committee of Council Meeting of June 23, 2021, be received.

Carried

- 9.1.2 Staff Presentation re: Economic Development Update – Advanced Manufacturing
- Daryl Van Moorsel, Sector Manager, Advanced Manufacturing, Planning, Building and Economic Development, provided a presentation entitled "Economic Development Update – Advanced Manufacturing".

The following motion was considered.

**CW350-2021**

That the presentation titled: **Economic Development Update – Advanced Manufacturing** (File CE.x), to the Committee of Council Meeting of June 23, 2021, be received.

Carried

- 9.1.3 Staff Presentation re: FDI Virtual Mission - Germany

Clare Barnett, Director, Economic Development, provided a presentation regarding the virtual FDI Mission to Germany.

Committee thanked Ms. Barnett and her team for their efforts and creativity during the mission, and acknowledged the challenges of undertaking these missions virtually.

The following motion was considered.

## CW351-2021

That the presentation titled: **FDI Virtual Mission - Germany**, to the Committee of Council Meeting of June 23, 2021 (File CE.x), be received.

Carried

### 9.1.4 Staff Presentation re: FDI Africa and the Caribbean Markets 2021 Strategy

Item 9.2.1 was brought forward and dealt with at this time.

Clare Barnett, Director, Economic Development, advised Committee that Brampton was the first municipality to reach out to the African and Caribbean markets for FDI with a focus on the Innovation and Technology and Food and Beverage sectors.

Erica Henry-Jackman, FDI Coordinator, Economic Development, provided a presentation entitled "Investment Attraction - FDI Africa and the Caribbean Markets 2021 Strategy".

Committee discussion on this matter included the following:

- Results and connections made during Brampton's participation in Collision 2021
- Diversifying business investments, and an indication from staff that the City is well-positioned for investment opportunities from these regions

The following motion was considered.

## CW352-2021

1. That the presentation titled: **FDI Africa and the Caribbean Markets 2021 Strategy** (File CE.x), to the Committee of Council Meeting of June 23, 2021, be received;
2. That the report titled re: **Investment Attraction - Foreign Direct Investment (FDI) 2021 Work plan, Africa and the Caribbean Markets (File CE.x)**, to the Committee of Council Meeting of June 23, 2021, be received;
3. That Council approve the 2021 work plan, as outlined in this report;
4. That the CAO, in consultation with the Commissioner of Planning, Building and Economic Development and Director of Economic Development, be authorized to approve investment missions which are not currently on the list of 2021 Mayor-led Investment Missions as such opportunities arise, subject to alignment with the overall FDI strategy, 2021 budget, existing assets, current activities and focus on priority sectors including, but not limited to Advanced

Manufacturing, Food and Beverage, Health and Life Sciences, and Innovation and Technology, generating international awareness of Brampton's competitive advantages and value proposition, to support and encourage local economic growth; and

5. That staff be authorized to pivot virtual plans to in-person travel, should borders re-open and it is safe to travel internationally.

A recorded vote was requested and the motion carried as follows:

Yea (10): Mayor Patrick Brown, Regional Councillor Santos , Regional Councillor Vicente , City Councillor Whillans, Regional Councillor Palleschi, Regional Councillor Medeiros, City Councillor Bowman, City Councillor Williams , City Councillor Singh, and Regional Councillor Dhillon

Carried (10 to 0)

## 9.2 Reports

- 9.2.1 Staff Report re: Investment Attraction - Foreign Direct Investment (FDI) 2021 Work plan, Africa and the Caribbean Markets

**Dealt with under Item 9.1.4 - Recommendation CW352-2021**

## 9.3 Other/New Business

Nil

## 9.4 Correspondence

Nil

## 9.5 Councillors Question Period

Nil

## 9.6 Public Question Period

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

## **10. Corporate Services Section**

### **10.1 Staff Presentations**

#### **10.1.1 Staff Presentation re: Film Office Update**

Laura Lukasik, Manager, Tourism and Special Events, and Michael Ciuffini, Specialist, Film and Tourism, Corporate Support Services, provided a presentation entitled "Film Office Update".

Committee discussion on this matter included the following:

- Economic impact and revenue from 2018 to 2021
- Increased interest from the industry in Brampton and the GTA
- Increase in studio capabilities in the GTA
- Feedback from the industry in regard to operating in Brampton
- The Ontario Green Screen Strategic Plan 2021-2023
- Opportunities for film resulting from the COVID-19 pandemic
- Economic opportunity in film and television production, and a suggestion that staff explore options for increasing the City's portfolio
- Suggestion to provide celebrity guests with a welcome package including information about Brampton, and to encourage them to promote Brampton on social media

The following motion was considered.

#### **CW353-2021**

That the presentation titled: **Film Office Update**, to the Committee of Council Meeting of June 23, 2021, be received.

Carried

### **10.2 Reports**

Nil

### **10.3 Other/New Business**

#### **10.3.1 ^ Minutes - Accessibility Advisory Committee - June 1, 2021**

## **CW354-2021**

That the **Minutes of the Accessibility Advisory Committee Meeting of June 1, 2021**, to the Committee of Council Meeting of June 23, 2021, Recommendations AAC007-2021 to AAC013-2021 be approved as published and circulated.

Carried

The recommendations were approved as follows:

### **AAC007-2021**

That the agenda for the Accessibility Advisory Committee meeting of June 1, 2021 be approved as published and circulated.

### **AAC008-2021**

That the delegation from Mayaan Ziv and Jo Ann Dizey, Founder/CEO and VP Partnerships, AccessNow, to the Accessibility Advisory Committee meeting of June 1, 2021, re: Mapping our Cities for All Project be referred to staff for consideration.

### **AAC009-2021**

That the delegation by Rich Padulo, Treat Accessibility, Founder, to the Accessibility Advisory Committee meeting of June 1, 2021, re: Grassroot Movement to make Halloween Accessible to Children of all Abilities be referred to staff for consideration.

### **AAC010-2021**

That the delegation by Vincent Goetz, Architect, Diamond Schmitt Architects, to the Accessibility Advisory Committee meeting of June 1, 2021, re: Chris Gibson Recreation Centre Accessibility be received.

### **AAC011-2021**

That the presentation by Andrew McNeill, Manager, Official Plan and Growth Management, and Tristan Costa, Planner, to the Accessibility Advisory Committee meeting of June 1, 2021, re: The Brampton Plan – Official Plan Review be received.

### **AAC012-2021**

That the update by Ryan Maiss, Accessible Enforcement Officer, Enforcement and By-law Services, to the Accessibility Advisory Committee meeting of June 1, 2021, re: Enforcement and By-law Services, Accessible Enforcement Update - 2021 be received.

### **AAC013-2021**

That the Accessibility Advisory Committee meeting of June 1, 2021, do now adjourn to meet again on September 7, 2021.

10.3.2 Discussion Item at the request of Mayor Brown, re: Call for National Action Summit Addressing Islamophobia

Mayor Brown provided information to Committee on the NCCM's call to have a national summit to address Islamophobia, and requested that the City of Brampton support this call and participate in the summit.

The following motion was considered.

**CW355-2021**

1. That the Mayor, on behalf of the City of Brampton, send a letter of support of the NCCM's call for a summit to address Islamophobia; and
2. That the letter also be circulated to local MPs.

Carried

10.3.3 Discussion Item at the request of Regional Councillor Palleschi, re: Indigenous Reconciliation – Discussion and Status of City Actions

Regional Councillor Palleschi requested that any signage or namings using the name of 'Ryerson', within the control of the City, be removed or covered as soon as possible, and any further use of the name be discontinued until the University's task force has completed its report on this issue.

Committee discussion on this matter included the following:

- Timeline for a decision from the task force on the University's name, and a suggestion that the City wait for this decision prior to taking any action
- Suggestion that the City engage the community on this issue
- Indication that there may be other namings that conflict with the City's values

The following motion was considered.

**CW356-2021**

1. That any signage or namings using the name of 'Ryerson', within the control of the City, be removed or covered as soon as possible; and
2. That any further use of the name be discontinued until the Task Force has reported thereon.

Carried

10.3.4 Discussion Item at the Request of Regional Councillor Palleschi, re: Monument for Former Premier Bill Davis

Regional Councillor Palleschi expressed disappointment with the Region of Peel's decision to create an advisory panel for a monument honouring former Premier Bill Davis, and sought Committee's support for Brampton to contribute \$100,000 towards this monument.

Committee discussion on this matter included the following:

- Opportunity for additional funding from Heritage Canada, other orders of government and/or various interested organizations
- Indication that the monument should be located on Main Street
- Approximate cost and procurement process for the monument
- Status of the regional advisory panel

The following motion was considered.

**CW357-2021**

1. That \$100,000 be allocated by the City of Brampton, from an account to be determined by Finance, for the establishment of a Monument to Premier Bill Davis within Brampton;
2. That a local procurement process, in accordance with the Purchasing By-law and City policy, be commenced; and
3. That the additional sum of support required be sought from another order of government and/or various interested organizations.

Carried

10.3.5 Discussion Item at the Request of Mayor Brown re: Ryerson University - Medical School in Brampton

Committee discussion on this matter included the following:

- Ryerson University request for financial support in the planning of the Brampton School of Medicine
- Funding source for a financial contribution towards this project
- Identifying a location, and community consultations for, this project
- Request for information on the financial contributions from the City to Ryerson University to date, for various academic initiatives, and the resulting economic benefits

The following motion was considered.



## CW358-2021

That the Chief Administrative Officer (CAO), or his assigned designate, begin working together with designated representatives from Ryerson University regarding their request for financial support in the planning of the Brampton School of Medicine, with the assistance of other staff resources, as determined operationally essential by the CAO which includes but is not limited to:

- a. The request from Ryerson University to have the City of Brampton financially support the development of the Brampton School of Medicine Business Case submission to the Province of Ontario by providing \$1 million towards the expected total costs of \$3 million; and
- b. The request from Ryerson University to work with City staff on the terms and conditions of this funding; and
- c. The request from Ryerson University to have City staff identify opportunities for members of Brampton City Council to work alongside the University to host community consultations, contributing to the planning of the Brampton School of Medicine; and
- d. The request from Ryerson University to collaborate with City staff to identify potential facility locations on municipal property to accommodate the Brampton School of Medicine; and
- e. The request from Ryerson University to have City staff collaborate on a joint media release to inform the community.

Carried

### 10.3.6 Discussion Item at the request of Regional Councillor Dhillon re: Retroactive Development Charge Interest Fees

Regional Councillor Dhillon addressed Committee with respect to the matter of retroactive development charge interest fees.

Committee discussion on this matter included the following:

- Lack of communication provided to residents regarding the retroactive development charge interest rate
- Information from staff regarding the application of the development charge interest rate and the freezing of rates
- Significant financial impact of curtailing the interest for 5000 applications

- Indication that staff will explore options to improve communications with future applicants, to ensure they have a full understanding of the process and related fees and charges

The following motion was considered.

**CW359-2021**

That staff be requested to enhance communication with site plan and rezoning process applicants to develop a full understanding of the related charges.

Carried

10.3.7 Discussion Item at the Request of Regional Councillor Dhillon re: By-law 103-2021 and Retroactive Enforcement of Side Entrance Before House is Built

Regional Councillor Dhillon advised Committee that residents that purchased a new house with the intent of installing a side entrance are now being advised by the builder that, due to the passing of By-law 103-2021, the side entrances can no longer be constructed as planned.

Staff responded to questions from the Councillor and discussion took place with respect to the following:

- Effective date of the by-law and enforcement of these side entrances
- Indication that the building permits for those houses were not issued prior to the passing of the by-law
- Appeal period for the by-law under the *Planning Act*
- Indication that the by-law only applies to side entrances that do not allow a minimum 1.2 metre clearance
- Request that staff explore options to "grandfather" or allow exemptions to this by-law for houses that were purchased prior to the passing of this by-law with a commitment from the builder that a side entrance would be installed
  - Prohibitions under the *Building Code Act* relating to the above-noted request
- Option for residents to apply for a minor variance to install a side entrance
- Indication that staff are working with builders to identify solutions

The following motion was introduced and later withdrawn:

That staff be requested to report on possible options to address a request to grandfather in properties prior to the enactment of By-law 103-2021.

#### 10.4 Correspondence

- 10.4.1 ^ Correspondence from Nando Iannicca, Regional Chair and Chief Executive Officer, Region of Peel, dated June 11, 2021, re: Region of Peel Agricultural Advisory Working Group Update and Related Initiatives

##### **CW360-2021**

That the correspondence from Nando Iannicca, Regional Chair and Chief Executive Officer, Region of Peel, dated June 11, 2021, to the Committee of Council Meeting of June 23, 2021, re: **Region of Peel Agricultural Advisory Working Group Update and Related Initiatives**, be received.

Carried

#### 10.5 Councillors Question Period

Nil

#### 10.6 Public Question Period

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

### **11. Public Works and Engineering Section**

#### 11.1 Staff Presentations

- 11.1.1 Staff Presentation re: LRT Extension Study Presentation

##### **Dealt with under Item 6.9 - Recommendation CW342-2021**

- 11.1.2 Staff Presentation re: Williams Parkway Review Feasibility Assessment Study:

Item 11.2.3 was brought forward and dealt with at this time.

Bino Varghese, Senior Project Engineer, Public Works and Engineering, provided a presentation entitled "Williams Parkway Review Feasibility Assessment Study".

Committee discussion on this matter included the following:

- Varying opinions on the option to stain the noise wall

- Maintenance and costs associated with staining noise walls
- The need to seek public input on the design/colour of noise walls

A motion was introduced to amend clause 4 of the staff report, as follows:

4. That Council approve in principle proceeding with staining the existing noise wall, subject to public consultation to confirm staining is desired and a preferred colour, and a report back to Council thereon prior to commencing procurement;

At the request of Committee, the motion was split, and clauses 1, 2, 3, 7 and 8 were voted on and carried, as follows:

1. That the report titled: Request for Budget Amendment – Williams Parkway (McLaughlin Road to Dixie Road): Maximize People moving capacity and Public realm design including staining of existing noise wall – Wards 1, 5 and 7 (RM 15/2021), to the Committee of Council Meeting of June 23, 2021, be received;
2. That Council endorse the scope for the project based on the information presented in this report and direct Staff to carry forward with the detailed design of Williams Parkway;
3. That Council approve to lower the posted speed on Williams Parkway between McLaughlin Road and Dixie Road, and that Traffic By-law 93-93, as amended, be further amended to reduce the speed limit on Williams Parkway from 60 km/h to 50 km/h between McLaughlin Road and Dixie Road once construction is complete;
7. That a budget amendment be approved in the amount of \$1,600,000 to increase Capital Project # 083610-006-Design-Williams Parkway: McLaughlin Road and North Park Drive, with funding of \$1,600,000 to be provided from Roads and Engineering DC Reserves # 137; and
8. That Council approve return of funds in the amount of \$1,600,000 from Utility Relocation project # 093625-004-Williams Parkway between McLaughlin Road and North Park Drive, to applicable DC reserves, as there is no widening planned on Williams Parkway.

A recorded vote was requested for clauses 4, 5 and 6. The vote carried 6-5, as follows:

4. That Council approve in principle proceeding with staining the existing noise wall, subject to public consultation to confirm staining is desired and a preferred colour, and a report back to Council thereon prior to commencing procurement;

5. That Council direct staff to conduct an online survey to obtain public feedback on the preferred colour if Council approves the direction to proceed with staining the existing noise wall on Williams Parkway between West of Harridine Road and East of North Park Drive;
6. That Council direct staff to proceed with detailed design, tender and construction using the most popular colour selected by Public if Council approves the direction to proceed with staining the existing noise wall;

A recorded vote was requested and carried as follows:

Yea (6): Mayor Patrick Brown, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Medeiros, City Councillor Williams, City Councillor Singh

Nay (5): City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, Regional Councillor Fortini, Regional Councillor Dhillon

The motion, in its entirety, carried as follows:

#### **CW361-2021**

1. That the presentation titled: **Williams Parkway Review Feasibility Assessment Study - Maximize People moving capacity and Public realm design between McLaughlin Road and Dixie Road and Colour options for staining the existing noise wall between west of Harridine Road and east of North Park Drive**, to the Committee of Council Meeting of June 23, 2021, be received;
2. That the report titled: **Request for Budget Amendment – Williams Parkway (McLaughlin Road to Dixie Road): Maximize People moving capacity and Public realm design including staining of existing noise wall – Wards 1, 5 and 7 (RM 15/2021)**, to the Committee of Council Meeting of June 23, 2021, be received;
3. That Council endorse the scope for the project based on the information presented in this report and direct Staff to carry forward with the detailed design of Williams Parkway;
4. That Council approve to lower the posted speed on Williams Parkway between McLaughlin Road and Dixie Road, and that Traffic By-law 93-93, as amended, be further amended to reduce the speed limit on Williams Parkway from 60 km/h to 50 km/h between McLaughlin Road and Dixie Road once construction is complete.

5. That Council approve in principle proceeding with staining the existing noise wall, subject to public consultation to confirm staining is desired and a preferred colour, and a report back to Council thereon prior to commencing procurement;
6. That Council direct staff to conduct an online survey to obtain public feedback on the preferred colour if Council approves the direction to proceed with staining the existing noise wall on Williams Parkway between West of Harridine Road and East of North Park Drive;
7. That Council direct staff to proceed with detailed design, tender and construction using the most popular colour selected by Public if Council approves the direction to proceed with staining the existing noise wall;
8. That a budget amendment be approved in the amount of \$1,600,000 to increase Capital Project # 083610-006-Design-Williams Parkway: McLaughlin Road and North Park Drive, with funding of \$1,600,000 to be provided from Roads and Engineering DC Reserves # 137; and
9. That Council approve return of funds in the amount of \$1,600,000 from Utility Relocation project # 093625-004-Williams Parkway between McLaughlin Road and North Park Drive, to applicable DC reserves, as there is no widening planned on Williams Parkway.

Carried

- 11.1.3 Staff Presentation re: Downtown Revitalization - IDP Meanwhile Strategies - Short-term Initiatives

**Dealt with under Item 6.8 - Recommendation CW341-2021**

## 11.2 Reports

- 11.2.1 Staff Report re: Light Rail Transit (LRT) Extension Study along Main Street from Brampton Gateway Terminal to Brampton GO Station – Preferred LRT Alignments

**Dealt with under Item 6.9 - Recommendation CW342-2021**

- 11.2.2 ^ Staff Report re: Hurontario LRT Project Road Dedication By-Laws – Hurontario Street and Kennedy Road

### **CW362-2021**

1. That the report titled: **Hurontario LRT Project Road Dedication By-Laws – Hurontario Street and Kennedy Road**, to the Committee of Council Meeting of June 23, 2021, be received;
2. That a by-law be enacted to establish as part of the public highway system lands owned by the City of Brampton and described as follows:
  - (a) Part of Lots 4, 5 and 6 on Plan 347, designated as Part 7 on Plan 43R-27461, Brampton being all of PIN 14079-0328 (LT) to be part of Hurontario Street; and
  - (b) Part of Lot 12, Concession 2 East of Hurontario Street, designated as Parts 2, 4, 7, 9, 11, 13, 15, 17 and 48 on Plan 43R-31747, Brampton being part of PIN 14300-0196 (LT) to be part of Kennedy Road.
3. That with respect to any additional City lands now owned or subsequently acquired, that staff may from time to time recommend be established as public highway in order to facilitate the completion of the Hurontario LRT Project, staff be directed to dispense with a recommendation report to Council provided the draft road establishing by-law to be included in any agenda for Council's meeting explicitly indicates that same is to facilitate the completion of the Hurontario LRT Project.

Carried

- 11.2.3 Staff Report: Request for Budget Amendment – Williams Parkway (McLaughlin Road to Dixie Road): Maximize people-moving capacity and public realm design including staining of existing noise wall - Wards 1, 5 and 7 (RM 15/2021)

### **Dealt with under Item 11.1.2 - Recommendation CW361-2021**

- 11.2.4 ^ Staff Report re: Request to Begin Procurement of Decorative Light Emitting Diode (LED) for Street Light Conversion Project

### **CW363-2021**

1. That the report titled: **Request to Begin Procurement of Decorative Light Emitting Diode (LED) - Street Light Conversion Project**, to the Committee of Council Meeting of June 23, 2021, be received;
2. That the Purchasing Agent be authorized to commence the procurement to select decorative LED fixtures to be used for the next phases of the City's LED Street Light Conversion Project,

3. That the Purchasing Agent be authorized to enter into direct negotiations with RealTerm Energy to extend their existing contract to provide engineering design, incentive application, fixture procurement, inspection and contract administration services; and,
4. That the Purchasing Agent be authorized to commence the procurement for the installation of decorative LED street lights at various locations throughout the City of Brampton.

Carried

11.2.5 Staff Report re: City of Brampton Micromobility (E-bike/E-Scooter) Pilot - All Wards (File HF.x) (RM 45/2020 and RM 52/2020)

In response to a question from Committee, staff confirmed that a competitive bid will be undertaken for the Micromobility (E-bike/E-Scooter) pilot project.

The following motion was considered.

**CW364-2021**

1. That the report titled: **City of Brampton Micromobility (E-bike/E-Scooter) Pilot - All Wards** (File HF.x), to the Committee of Council Meeting of June 23, 2021, be received; and,
2. That all necessary by-laws be enacted to permit and regulate the use of personal e-scooters in the City of Brampton in accordance with the Provincial Pilot (ON Reg. 389/19); and,
3. That staff be directed to develop a pilot to assess the uptake and impact of an e-bike/e-scooter share system in the City and report back to Council at a future committee meeting with details of the pilot.

Carried

11.2.6 ^ Staff Report re: Lake Enhancement Strategy - All Wards (RM 131/2019)

**CW365-2021**

1. That the report titled re: **Lake Enhancement Strategy – City-wide – All Wards (RM 131/2019)**, to the Committee of Council Meeting of June 23, 2021, be received; and
2. That the Lake Enhancement Strategy be endorsed by Council.

Carried



11.2.7 Staff Report re: Litter Action and Education (RM 20/2021)

The following motion was considered.

**CW366-2021**

That the report titled: **Litter Action and Education (RM 20/2021)**, to the Committee of Council Meeting of June 23, 2021, be received.

Carried

11.2.8 Staff Report re: Winter Maintenance – Windrow Cleaning Report

Committee discussion included the need to provide information to residents regarding the costs associated with a driveway windrow snow clearing program.

The following motion was introduced:

That staff provide a thorough assessment with a detailed Windrow Clearing Program Implementation plan for the 2022 Budget deliberations.

M. Parks, Director, Road Maintenance, Operations and Fleet, Public Works and Engineering, advised that such a program would have an impact on the City's equipment, existing contracts and budget. Mr. Parks added that should this program be approved, it would be implemented for the 2022 winter season.

The following motion was considered.

**CW367-2021**

1. That the report titled: **Winter Maintenance Service Level Review – Driveway Windrow Clearing**, to the Committee of Council Meeting on June 23, 2021, be received;
2. That staff provide a thorough assessment with a detailed Windrow Clearing Program Implementation plan for the 2022 Budget deliberations.

Carried

11.2.9 ^ Staff Report re: Traffic By-law 93-93 – Administrative Update (File I.AC)

**CW368-2021**

1. That the report titled: **Traffic By-law 93-93 – Administrative Update (File I.AC)**, to the Committee of Council Meeting of June 23, 2021, be received; and,

2. That a by-law be passed to amend Traffic By-law 93-93, as amended, as outlined in the subject report.

Carried

- 11.2.10 ^ Staff Report re: All-way Stop Review – Alternate process for consideration of all-way stop control at three intersections (Wards 9 and 10)

**CW369-2021**

1. That the report titled: **All-way Stop Review – Alternate process for consideration of all-way stop control at three intersections - Wards 9 and 10 (File I.AC)**, to the Committee of Council Meeting of June 23, 2021, be received;
2. That an all-way stop control be implemented at the intersection of Amazon Court/ Bobcat Street at Hickorybush Avenue (Ward 9);
3. That an all-way stop control be implemented at the intersection of Delmonico Road and Leparc Road (Ward 10); and,
4. That an all-way stop control be implemented at the intersection of Pinecone Way and Sprucelands Avenue (Ward 10).

Carried

- 11.2.11 ^ Staff Report re: Initiation of Subdivision Assumption - 2040485 Ontario Limited, Registered Plan 43M-2047 – (South of Sandalwood Parkway, West of Chinguacousy Road), Ward 6 - Planning References – C03W11.009 and 21T-16018B

**CW370-2021**

1. That the report titled: **Initiation of Subdivision Assumption; 2040485 Ontario Limited, Registered Plan 43M-2047 – (South of Sandalwood Parkway, West of Chinguacousy Road), Ward 6 - Planning References – C03W11.009 and 21T-16018B**, to the Committee of Council Meeting of June 23, 2021 be received;
2. That the City initiate the Subdivision Assumption of 2040485 Ontario Limited, Registered Plan 43M-2047; and
3. That a report be forwarded to City Council recommending the Subdivision Assumption of 2040485 Ontario Limited, Registered Plan 43M-2047, once all departments have provided their clearance for assumption.

Carried

- 11.2.12 ^ Staff Report re: Initiation of Subdivision Assumption - 1410928 Ontario Limited, Registered Plan 43M-2041 – (South of Sandalwood Parkway, East of Mississauga Road), Ward 6 - Planning References – C04W12.002 and 21T-10013B

**CW371-2021**

1. That the report titled: **Initiation of Subdivision Assumption; 1410928 Ontario Limited, Registered Plan 43M-2041 – (South of Sandalwood Parkway, East of Mississauga Road), Ward 6 - Planning References – C04W12.002 and 21T-10013B**, to the Committee of Council Meeting of June 23, 2021 be received;
2. That the City initiate the Subdivision Assumption of 1410928 Ontario Limited, Registered Plan 43M-2041; and
3. That a report be forwarded to City Council recommending the Subdivision Assumption of 1410928 Ontario Limited, Registered Plan 43M-2041, once all departments have provided their clearance for assumption.

Carried

11.3 Other/New Business

- 11.3.1 ^ Minutes - Environment Advisory Committee - June 8, 2021

**CW372-2021**

That the **Minutes of the Environment Advisory Committee Meeting of June 8, 2021**, to the Committee of Council Meeting of June 23, 2021, Recommendations EAC016-2021 to EAC025-2021 be approved as published and circulated.

Carried

The recommendations were approved as follows:

**EAC016-2021**

That the agenda for the Environment Advisory Committee Meeting of June 8, 2021, be approved as amended to add the following item:

- 7.1. Verbal Update from David Laing, Committee Member, re: Brampton Grow Green Network Sub-committee and Status of the Brampton Environmental Alliance

**EAC017-2021**

That the presentation from Jessica Yadav, Environmental Planning Student, Public Works and Engineering, to the Environment Advisory Committee Meeting of June 8, 2021, re: Natural Heritage System Communication Plan, be received.

**EAC018-2021**

That the presentation from Zoe Milligan, Environmental Project Specialist, Public Works and Engineering, to the Environment Advisory Committee Meeting of June 8, 2021, re: 2021 Brampton One Million Trees and Naturalization Projects, be received.

**EAC019-2021**

That the presentation from Stavroula Kassaris, Environmental Planner, Public Works and Engineering, to the Environment Advisory Committee Meeting of June 8, 2021, re: Brampton Grow Green Webpage Renovation, be received.

**EAC020-2021**

That the presentation by Anand Balram, Policy Planner, Planning, Building and Economic Development, on behalf of Andrew McNeil, Manager, Official Plan and Growth Management, and Tristan Costa, Planner, to the Environment Advisory Committee Meeting of June 8, 2021, re: Brampton Plan Update, be received.

**EAC021-2021**

That the verbal update from Stavroula Kassaris, Environmental Planner, Public Works and Engineering, to the Environment Advisory Committee Meeting of June 8, 2021, re: Clarification of GHG Reduction Targets in the Updated Brampton Grow Green Environmental Master Plan, be received.

**EAC022-2021**

That the verbal update from Michael Hoy, Supervisor, Environmental Planning, Public Works and Engineering, to the Environment Advisory Committee Meeting of June 8, 2021, re: Centre for Community Energy Transformation, be received.

**EAC023-2021**

That the verbal update from Zoe Milligan, Environmental Project Specialist, Public Works and Engineering, to the Environment Advisory Committee Meeting of June 8, 2021, re: Bee City Designation and Pollinator Week, be received.

**EAC024-2021**

That the verbal update from David Laing, Committee Member, to the Environment Advisory Committee Meeting of June 8, 2021, re: Brampton Grow Green Network Sub-committee and Status of the Brampton Environmental Alliance, be received.

## **EAC025-2021**

That the Environment Advisory Committee do now adjourn to meet again on Tuesday, August 10, 2021 at 6:00 p.m. or at the call of the Chair.

### 11.4 Correspondence

- 11.4.1 Correspondence from Chris Drew, Brampton resident, dated June 22, 2021, re: Light Rail Transit (LRT) Extension Study along Main Street from Brampton Gateway Terminal to Brampton GO Station – Preferred LRT Alignments

### **Dealt with under Item 6.9 - Recommendation CW342-2021**

### 11.5 Councillors Question Period

Nil

### 11.6 Public Question Period

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

## **12. Community Services Section**

### 12.1 Staff Presentations

Nil

### 12.2 Reports

- 12.2.1 ^ Staff Report: Budget Amendment Developer Reimbursement Recreational Trail - TFP Clockwork Developments and Argo Limited Valley

### **CW373-2021**

1. That the report titled: **Budget Amendment Developer Reimbursement Recreational Trail - TFP Clockwork Developments and Argo Limited Valley**, to the Committee of Council Meeting of June 23, 2021, be received; and

2. That a budget amendment be approved for Project #215860 – Park Blocks in the amount of \$96,210 with full funding to be transferred from Reserve #134 – DC: Recreation.

Carried

- 12.2.2 ^ Staff Report re: Request for Budget Amendment – Supply, Delivery and Installation of Four-Fold Doors at 9 Fire Stations

**CW374-2021**

1. That the report titled: **Request for Budget Amendment – Supply, Delivery and Installation of Four-Fold Doors at 9 Fire Stations**, to the Committee of Council Meeting of June 23, 2021, be received; and
2. That a budget amendment be approved to the 2021 Capital Budget and a new capital project be established in the amount of \$1,431,000 for the supply, delivery and installation of four-fold Doors at 9 fire stations with \$1,344,000 of funding allocated from the City's approved COVID-19 Resiliency Stream government grant to fund construction costs with the remaining \$87,000 to be transferred from capital project 201650-085 - Replace Overhead Doors to fund design costs.

Carried

- 12.2.3 ^ Staff Report re: Nurturing Neighbourhoods Program Update 2020 (RM 64/2019)

**CW375-2021**

That the report titled: **Information Report Nurturing Neighbourhoods Program Update 2020 (RM 64/2019)**, to the Committee of Council Meeting of June 23, 2021, be received.

Carried

12.3 Other/New Business

- 12.3.1 Discussion Item at the request of Councillors Palleschi and Williams, re: Business Professional Women Brampton - Resolution To Increase Options Available To Victims Of Domestic Violence to Live Safely In Their Community - Project Guardian

**Dealt with under Item 6.4 - Recommendation CW337-2021**

12.4 Correspondence

Nil

12.5 Councillors Question Period

Nil

12.6 Public Question Period

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

13. **Referred Matters List**

13.1 Referred Matters List - 2nd Quarter 2021

A motion to receive the Referred Matters List was not considered by Committee.

14. **Public Question Period**

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made at this meeting. P. Fay, City Clerk, confirmed that no questions were submitted regarding decisions made at this meeting.

15. **Closed Session**

P. Fay, City Clerk, advised that Item 15.2 was removed from the closed session agenda at the request of staff.

The following motion was considered.

**CW376-2021**

That Committee proceed into Closed Session to address matters pertaining to:

- 15.1. Open Meeting exception under Section 239 (2) (b), (e) and (f) of the Municipal Act, 2001:

Personal matters about an identifiable individual, including municipal or local board employees; and, litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and, advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

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

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

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

Advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board

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

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

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

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

Carried

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

15.1 – This item was considered by Committee in Closed Session, information was received and direction was given to staff

15.2 – This item was withdrawn from the closed session agenda at the request of staff

15.3 – This item was considered by Committee in Closed Session, information was received and direction was given to staff



15.4 – This item was considered by Committee in Closed Session, information was received and direction was given to staff

15.5 – This item was considered by Committee in Closed Session, information was received, and the item was referred to the July 7, 2021 Council meeting

15.6 – This item was considered by Committee in Closed Session, information was received and direction was given to staff, including that a motion be considered in Open Session (See Recommendation CW377-2021)

The following motion was considered pursuant to Item 15.6:

**CW377-2021**

1. That the Commissioner of Community Services be delegated the authority to execute a lease agreement and all other agreements and documents necessary to effect a lease with Punjabi Community Health Services to operate a Brampton Bike Hub from the City owned property municipally known as 36/40 Main Street North, Brampton subject to the terms and conditions as directed by Council, and otherwise on such terms and conditions as may be acceptable to the Senior Manager, Realty Services and in a form acceptable to the City Solicitor or designate;
2. That staff report back with other initiatives and strategies for leveraging the momentum of the Integrated Downtown Plan and the Innovation District for the reoccupation of other vacant publicly and privately owned buildings in the Downtown.

Carried

The following motion was introduced with respect to Item 15.1:

That direction be provided to the Investigator to extend the Council-authorized investigation to no later than eight weeks from June 23, 2021 to address the approved scope of the investigation, subject to further consideration of time extension as determined by Council.

Committee discussion regarding the subject motion included the following:

- Indication that the Investigator will report to Council within eight weeks
- Estimated cost for the completion of the investigation
- Request that the Investigator report to Council four weeks prior to the completion of the investigation and questions regarding the purpose of this request

The following motion was introduced:

That the Investigator be provided an opportunity to provide an interim report to Council within four weeks from June 23, 2021.

Amendments to the above-noted motion were introduced and accepted by the mover to read as follows:

That the Investigator be provided an opportunity to provide an update to Council within the eight-week period if deemed necessary.

Further Committee discussion on this matter included the following:

- Costs for the Investigator and the potential for additional costs if external legal advice is required
- Confirmation from the Investigator that updates may be provided at Council's request

The motions were considered as follows.

#### **CW378-2021**

That direction be provided to the Investigator to extend the Council-authorized investigation to no later than eight weeks from June 23, 2021 to address the approved scope of the investigation, subject to further consideration of time extension as determined by Council.

A recorded vote was requested and the motion carried as follows:

Yea (11): Mayor Patrick Brown, Regional Councillor Santos , Regional Councillor Vicente , City Councillor Whillans, Regional Councillor Palleschi, Regional Councillor Medeiros, City Councillor Bowman, City Councillor Williams , Regional Councillor Fortini , City Councillor Singh, and Regional Councillor Dhillon

Carried (11 to 0)

#### **CW379-2021**

That the Investigator be provided an opportunity to provide an update to Council within the eight-week period if deemed necessary.

Carried

## **16. Adjournment**

The following motion was considered.

**CW380-2021**

That the Committee of Council do now adjourn to meet again on Wednesday, September 8, 2021 at 9:30 a.m. or at the call of the Chair.

Carried

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Chair, Community Services Section

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Chair, Legislative Services Section

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Chair, Economic Development Section

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Chair, Corporate Services Section

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Chair, Public Works & Engineering Section



June 23, 2021

His Worship Patrick Brown  
Mayor of the City of Brampton  
[Gary.Collins@brampton.ca](mailto:Gary.Collins@brampton.ca)

Dear Mr. Mayor:

The office of Prime Minister Justin Trudeau has forwarded to me your correspondence of May 11, 2021, regarding the COVID-19 crisis in India.

Like you, the Government of Canada is closely following the evolving health situation in India. Canada continues to stand with the people of India as they face a severe second wave of COVID-19. Canada recognizes that international cooperation is necessary to save lives and control the spread of COVID-19, which continues to threaten public health globally. Since the beginning of the pandemic, Canada and India have closely cooperated to ensure mutual access to essential medical supplies and vaccines.

As you have noted, Canada acted quickly to provide support bilaterally and through international partners. On April 27, 2021, Canada provided \$10 million in funding for humanitarian assistance to the Canadian Red Cross Society, which is supporting the Indian Red Cross Society's procurement of essential supplies and medicines. Between May 5 and 13, 2021, Canada delivered 25,000 vials of the antiviral medicine Remdesivir and 350 ventilators from Canada's National Emergency Strategic Stockpile through Canadian Armed Forces airlift support. Canada is also supporting the urgent provision of 1,450 oxygen concentrators to India through a \$230 million contribution to the UNICEF's Access to COVID-19 Tools Accelerator Supplies Financing Facility, which was announced in December 2020.

This support complements Canada's work with its international partners to respond to needs arising from the pandemic. Since February 11, 2020, the Government of Canada has committed more than \$2 billion to the global response to COVID-19. Canada has also made an additional \$1 billion available for International Monetary Fund loans related to COVID-19.

The outpouring of support from Canadians to India has been incredible. Canadians interested in contributing to India's COVID-19 response have been and are able to do so through the Canadian Red Cross India COVID-19 response appeal.

Rest assured that Canada will continue to closely monitor the public health situation in India and will cooperate closely with India in terms of addressing any future needs.

Thank you for writing.

Sincerely,

A handwritten signature in blue ink, appearing to read "Karina Gould". The signature is fluid and cursive, with the first name "Karina" and the last name "Gould" clearly distinguishable.

The Honourable Karina Gould, P.C., M.P.

**Brenton, Terri**

---

**Subject:** [EXTERNAL]Correspondence for the July 7th City Council Meeting Item 12.5

**From:** Sylvia Menezes Roberts

**Sent:** 2021/07/05 11:54 AM

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

**Subject:** [EXTERNAL]Correspondence for the July 7th City Council Meeting Item 12.5

Dear Council,

Comments regarding Item 12.5 - Committee of Council Recommendations

### **CW337-2021 6.4 Domestic Violence**

The intimate partner violence crisis in Peel, especially Brampton is to a large degree a housing crisis, it is too expensive for people to live on their own. The cost of housing leads to people, especially women, moving in with people who are not good for them in order to stay housed. This also traps people in abusive situations, if your partner is abusive, and you depend on them for being able to afford shelter, what can you do? If they get arrested for harming you, then you can no longer afford to stay housed and you will become homeless. Housing insecurity and overcrowding also appears to be a risk factor in intimate partner violence. So you decide to leave your abusive partner, where will you go? The refuges from intimate partner violence are full, because the people in them can't afford to find a place on their own to move out, and the homeless shelters are also full, because people were priced out of the housing market, so what are you going to do, live on the street? If the City of Brampton really wants to address intimate partner violence, it has to address the severe, and worsening housing crisis.

### **CW338-2021 6.5 Litter**

The City has a *litter* problem, it does not necessarily have a *littering* problem. The prime mover of the litter problem is not people throwing trash on the ground, it is trash bins getting full, trash piling up, and the wind scattering it, because no one wants to take responsibility for the problem. For months I took the northbound Kennedy bus, and every single week the trash bin would fill up before the trash bin was emptied, so the trash would pile up, and so, I would call in to the City to 311 to report this. It turns out that the trash bin that the City owns that has the City's number on it at the City bus stop is not the City's "job", the City has contracted it to the Region, so it is the Region's "job", but the Region contracts it to private companies so it is their "job", there is no accountability. As no one was responsible for this, there were no solutions forthcoming, eventually the trash piled up to the point that it became rank and was attracting rodents, only when I told the Region that it was attracting rodents and it had become a health hazard did anyone seem to care. In the meantime in addition to the trash piling up by the bin, the wind had also been scattering it across the area. It turns out that when an area has litter, people don't really have an issue with littering, but when an area is clean, people are actually quite hesitant to litter, because people are generally adverse to violating social norms.

it turns out, this is not an issue isolated to this bus stop, nor is it isolated to bus stop trash bins, indeed, it also extends to parks. Brampton has a lot of great parks, and the residents heavily use them, when

people are there, they sometimes do picnics or snacks, and so they have waste to dispose of, the bins get full. Because these bins are infrequently placed, but heavily used, trash accumulates, and because they are in open areas, the wind easily scatters the trash. There are two potential solutions to this a) empty bins more frequently, and b) put a second bin where the trash seems to accumulate, the latter isn't ideal, but is cheaper as the primary cost is driving to the spots to service them. When these were suggested to the Region, the answers were a) well the City isn't paying us for that, and b) people will just put household trash in the bins. I investigated b, and it turns out the issue is that we have large households, which the trash bins we have were not designed for, and people can't fit all their trash into the trash bin, the Region will also not allow people to have a second trash bin, unless they can prove some special hardship case. People should not need to prove some special hardship case for a second trash bin, such as triplets in diapers (that was the example I was offered) to some Regional apparatchik, they should simply be able to pay for it.

So lets review, the litter problem has several major causes, the Region won't allow people to get a second bin, so people put the trash in trash bins around the City to make up for the lack of capacity. The City doesn't pay for a second trash bin at heavily used locations so the trash piles up. The wind scatters the trash, making there be trash all over, looking like the City is a dump, and people are littering. Maybe you save \$5-10 per the average household per year by having the city look like a dump, but people notice stuff like this, when they see trash all over the city, and in parks, they think you are engages in profligate waste, because you can't even manage the most basic of municipal tasks, picking up the bloody trash.

### **CW339-2021 6.6 Micromobility**

City rules currently ban the use of e-bikes on paths and trails, the idea that the City will permit electric scooters on paths and trails before allowing electric bicycles is frankly absurd. E-bikes continue to get cheaper, and sales keep going up, they make cycling much more accessible for people of all abilities (I do actually mean cycling ability, this isn't a euphemism for disability), and also make it much easier to cycle as an actual transportation tool, not just for recreation, but the City's ban on e-bikes discourages it. People are already using e-bikes on the paths and trails, there is no enforcement, the City needs to come up with workable rules, and actually apply them. E-bikes are legally able to go up to 32km/h (20 mph), and as such, bikes sold are capable of reaching those speeds, our multi-use paths were not designed for cyclists going 30 km/h, nor were the recreational trails, this is not safe for pedestrians. The City needs to come up with a plan to permit them, and also start reviewing MUPs and trails to figure out what are appropriate speeds for them, and convey this to cyclists. Because most people do not have speedometers on their bikes, the City should also look at markings so people can time themselves and figure out how fast they are going.

To Mayor Brown and City Councillors

Thank you for taking the time to listen, I wish I could be there on this meeting platform to formally introduce myself as the new appointed Chair of the DBBIA.

To say that this past year has been tough on business is an understatement that I know you are all aware of. Covid is also something that none of us, including you, the city representatives, wanted or knew how long it would last. To be coming out of this storm with many businesses that have been closed, or have expressed that they are back to year one of rebuilding, and to be entering another big disruption is a hard pill to swallow.

Now I know this project is something that has to be done ... my building was hit three times in the past five years with broken water mains on either side of us, and a sewage break. Therefore, I am in full support of the motion from June 23, 2021 to proceed with both the Region of Peel Interim Water main upgrades and Downtown Reimagined immediately.

However, I am requesting a seat at the table to collaborate with both the City and the Region on what is right for both the project and the businesses. I do believe that it is important for those that are leading this project to see the perspectives of all sides, so that there is clarity and transparency. This clarity and transparency is something that all our members are looking for and we are unable to provide answers.

Being able to collaborate and work together will allow us to

- 1) provide information as it comes to our members – such as timelines
- 2) Pivot and adjust in a timely manner on events, or even create new events to bring people in
- 3) Create a marketing campaign to support the growth of what is coming and the vision of what it will be
- 4) Support businesses that will have a harder time adjusting to the changes (not currently online etc)

We all know the devastating effects that the Eglinton construction has had on businesses in that area. To have the road ways/sidewalks blocked off and looking like a ghost town for years, would devastate many of the businesses that are barely holding on and trying to get back on their feet from Covid. We need to make sure our action plans include steps to ensure that business interruption will be as minimal as we can make it, this would include making sure streetscaping/revitalization, is being done at the same time and not an after thought that will cost more and further disrupt our core.

I have seen some amazing projects come through when we work together as a team with the same objective – parklets would be one of those examples. When we focus on what is right for the core vs who is right, we all win. I would very much like to see this type of focused team work/collaboration come together during these next few years so that our core is not just surviving but thriving.

Sincerely,

Carrie Leigh Percival

The Brampton Academy of Martial Arts





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To declare surplus, a limited interest in the nature of a permanent non-exclusive easement interest in two City Owned Buffer Blocks, Ward 6.

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WHEREAS it is expedient to declare surplus a limited interest in the nature of a permanent non exclusive easement over City owned land comprising two Buffer Blocks, located south of Wanless Drive, north of Treegrove Crescent and to the west of 1265-1323 Wanless Drive;

AND WHEREAS this limited interest is not required for any municipal purpose;

AND WHEREAS the procedures of required by By-Law 160-2004, as amended, have been followed;

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

1. That a limited interest in the City's lands, comprising two Buffer Blocks, being Block 163, Plan 43M-1725, all of PIN 14366-2519(LT) and Block 164, Plan 43M-1725, all of PIN 14366-1789(LT), is hereby declared surplus to the requirements of The Corporation of the City of Brampton, in order that a permanent, non-exclusive sanitary sewer easement having a total area of 0.044 acres, be disposed of to Coscorp Wanless Inc., in order to facilitate their development of the adjacent lands located at 1265-1323 Wanless Drive.

ENACTED and PASSED this 7<sup>th</sup> day of July, 2021.

Approved as to  
form.

2021/6/23

[MM]

---

Patrick Brown, Mayor

Approved as to  
content.

2021/07/02

DB

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Peter Fay, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To establish Reserve #33 - Community Benefits pursuant to Section 37 of the Planning Act, R.S.O. 1990, c.P.13, as amended

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WHEREAS Municipal Act, S.O. 2001, c.25, as amended, authorizes municipal councils to establish reserve funds for any purpose for which it has authority to spend money;

AND WHEREAS the Council for the Corporation of the City of Brampton has provided for the establishment of a reserve;

AND WHEREAS Section 37 of the Planning Act, R.S.O. 1990, c.P.13, as amended, permits a municipality to enact a zoning by-law authorizing increases in height and density of development otherwise permitted by the by-law in return for the provision of such facilities, services or other matters as are set out in the by-law, provided that the municipality's Official Plan authorizes such increases in height and density; and

AND WHEREAS Section 37 of the Planning Act, R.S.O. 1990, c.P.13, as amended, requires all money received under Section 37 to be paid into a special account;

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

1. That a Reserve #33 - Community Benefits be established;
2. That all deposits to the Reserve #33 - Community Benefits are subject to the signed agreement between the City and developer pursuant to Section 37 of the Planning Act;
3. That the Reserve #33 - Community Benefits be utilized only for funds needed and expended pursuant to Section 37 of the Planning Act;
4. If excess funds remain after completion of any particular community benefit-project funded pursuant to Section 37 of the Planning Act, such excess funds shall remain in the Reserve #33 - Community Benefits and shall be spent only in accordance with Section 37 of the Planning Act;
5. Interest earned on the investment of fund balances shall form part of this reserve; and
6. This By-law comes into force on the date it is passed.

ENACTED and PASSED this 7<sup>th</sup> day of July, 2021.

Approved as to  
form.  
  
2021/06/30  
  
C.deSereville

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

Approved as to  
content.  
  
2021/06/30  
  
RJB

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



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To amend OP 2006-\_\_\_\_\_ to the Official Plan of the City of Brampton Planning Area  
\_\_\_\_\_

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

1. Amendment Number OP 2006 – \_\_\_\_\_ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

ENACTED and PASSED this 7<sup>th</sup> day of July, 2021.

Approved as to  
form.

2021/06/23

C.deSereville

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

Approved as to  
content.

2021/06/22

AAP

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

(OZS-2020-0011)

AMENDMENT NUMBER OP  
2006 – \_\_\_\_\_ to the Official  
Plan of the City of Brampton  
Planning Area

AMENDMENT NUMBER OP  
2006 – \_\_\_\_\_ TO THE  
OFFICIAL PLAN OF THE CITY  
OF BRAMPTON PLANNING  
AREA

**1.0 Purpose:**

The primary purpose of this amendment is to amend the City of Brampton's Official Plan for Upscale Executive Housing Special Policy Areas and Chapter 40(d) of the Bram West Secondary Plan for the Riverview Heights Community, approved in 2011, to reflect changing provincial policies and objectives.

The proposed amendment re-designates the Executive Residential lands south of Embleton Road and west of Mississauga Road to Low/Medium Density Residential. This would allow a larger range of lot frontages and an increased net density. The proposed amendment would remove the subject lands from the Upscale Executive Housing Special Policy Area 1 Bram West Secondary Plan on Schedule A1 of the Official Plan and redesignate the subject lands from Residential: Executive Residential to Residential: Low/Medium Density in the Bram West Secondary Plan Area 40(d).

**2.0 Location:**

The lands subject to this amendment are generally located south of Embleton Road, west of Mississauga Road, north of Financial Drive, and east of Heritage Road. This amendment relates to two Draft Plans of Subdivision (see Key Map in Schedule A to this amendment). The lands related to the south plan ('Scottish Heather') are legally described as part of west half of lot 5, east half of lot 4, west half of lot 4, east half of lot 3, west half of lot 3, Concession 5 west of Hurontario Street. The lands related to the north plan ('Brampton G & A') are legally described as part of lot 5 Concession 5, W.H.S.

**3.0 Amendments and Policies Relative Thereto:**

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

(1) By amending Schedule A1, Upscale Executive Housing Special Policy Areas, of the Official Plan to delete portions of 'Area 1 Bram West Secondary Plan', located south of Embleton Road and west of Mississauga Road, as shown on Schedule B to this amendment.

3.2 The portions of the document known as the Bram West Secondary Plan Area 40(a), Chapter 40(d) (Part II Secondary Plan of the City of Brampton Official Plan, as amended), are hereby further amended:

- (1) By amending Schedule SP 40(a) of Chapter 40(d) of Part II: Secondary Plan, to re-designate lands from “Executive Residential” to “Low/Medium Density” as shown on Schedule C to this amendment.

3.3 The portions of the document known as the Block Plan for Sub Area 40-3 of Chapter 40(d) of the Bram West Secondary Plan (Part III Block Plan of the City of Brampton Official Plan, as amended), are hereby further amended:

- (1) By amending the Riverview Heights Block Plan Area 40-3: Stage 2 Block Plan to revise the parcel fabric, lotting, and park size of the development as shown on Schedule D to this amendment.

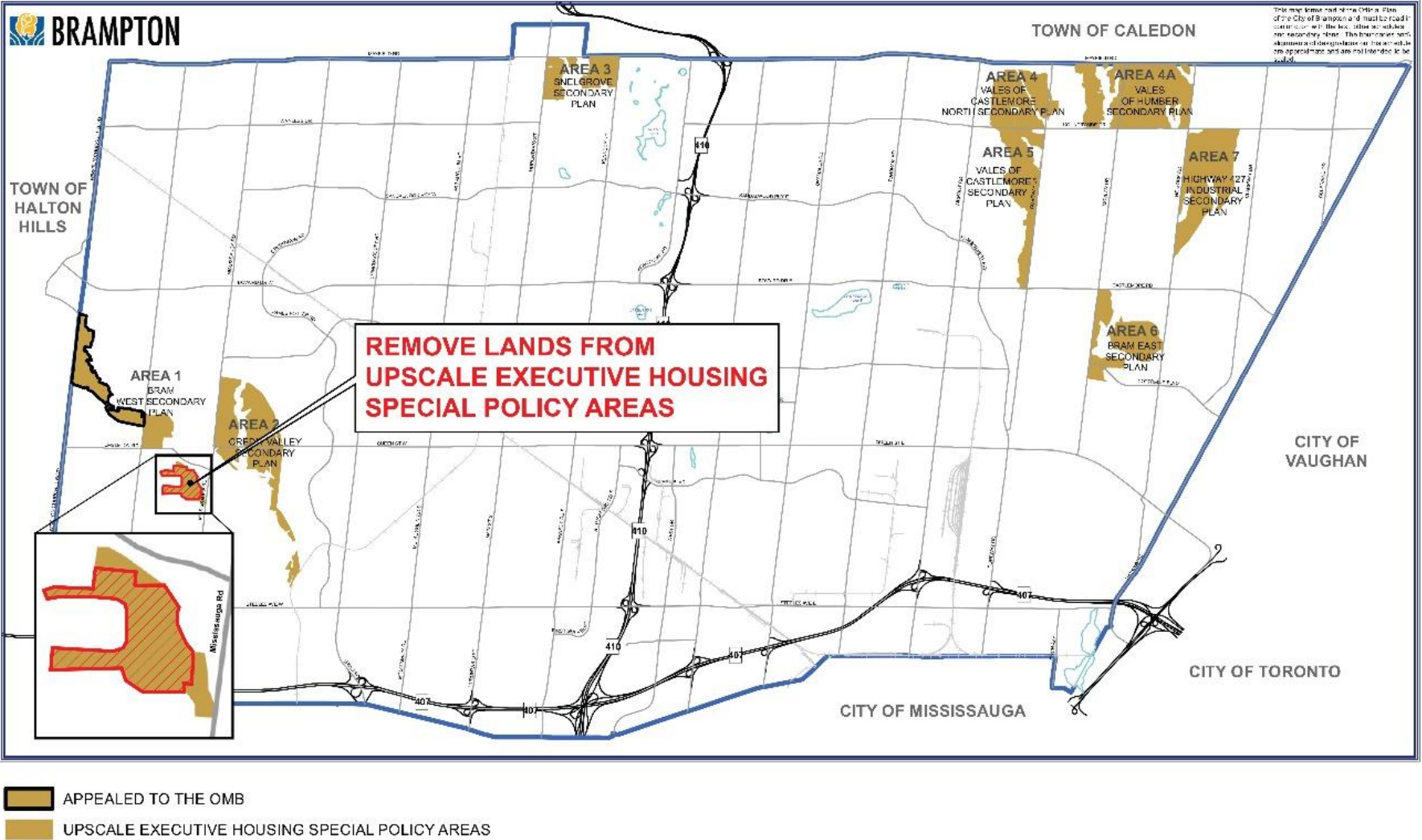
SCHEDULE ‘A’ TO THE OFFICIAL PLAN AMENDMENT OF \_\_\_\_\_

KEY MAP





LANDS TO BE REMOVED FROM "SPECIAL POLICY AREA 1"

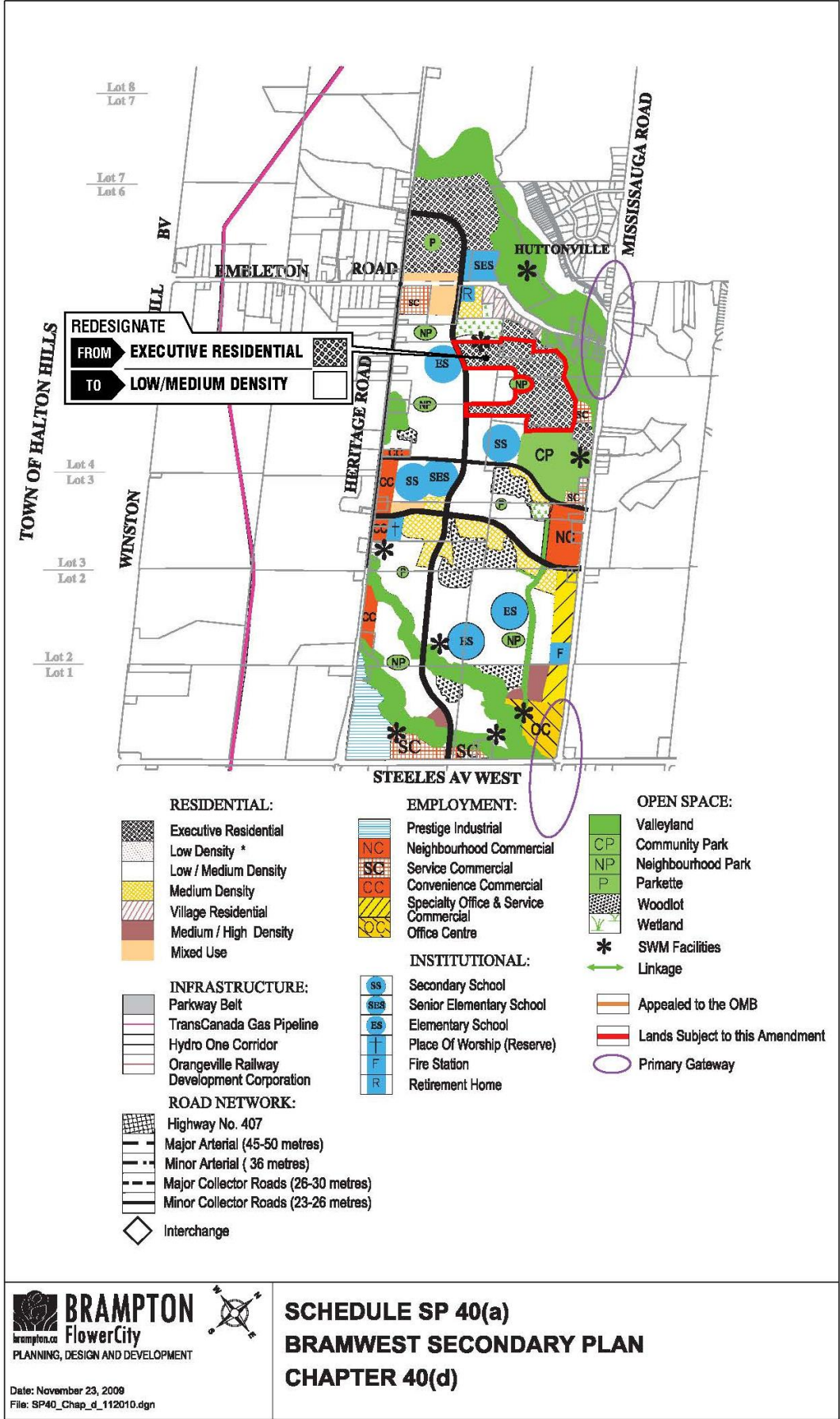


SCHEDULE A1 UPSACLE EXECUTIVE HOUSING SPECIAL POLICY AREAS

Date: 2019/01/28  
Last Amended Date: Aug 10th 2010  
PLANNING & DEVELOPMENT SERVICES  
City of Brampton 2000 Official Plan September 2010 Office Consolidation

SCHEDULE 'C' TO THE OFFICIAL PLAN AMENDMENT OP \_\_\_\_\_

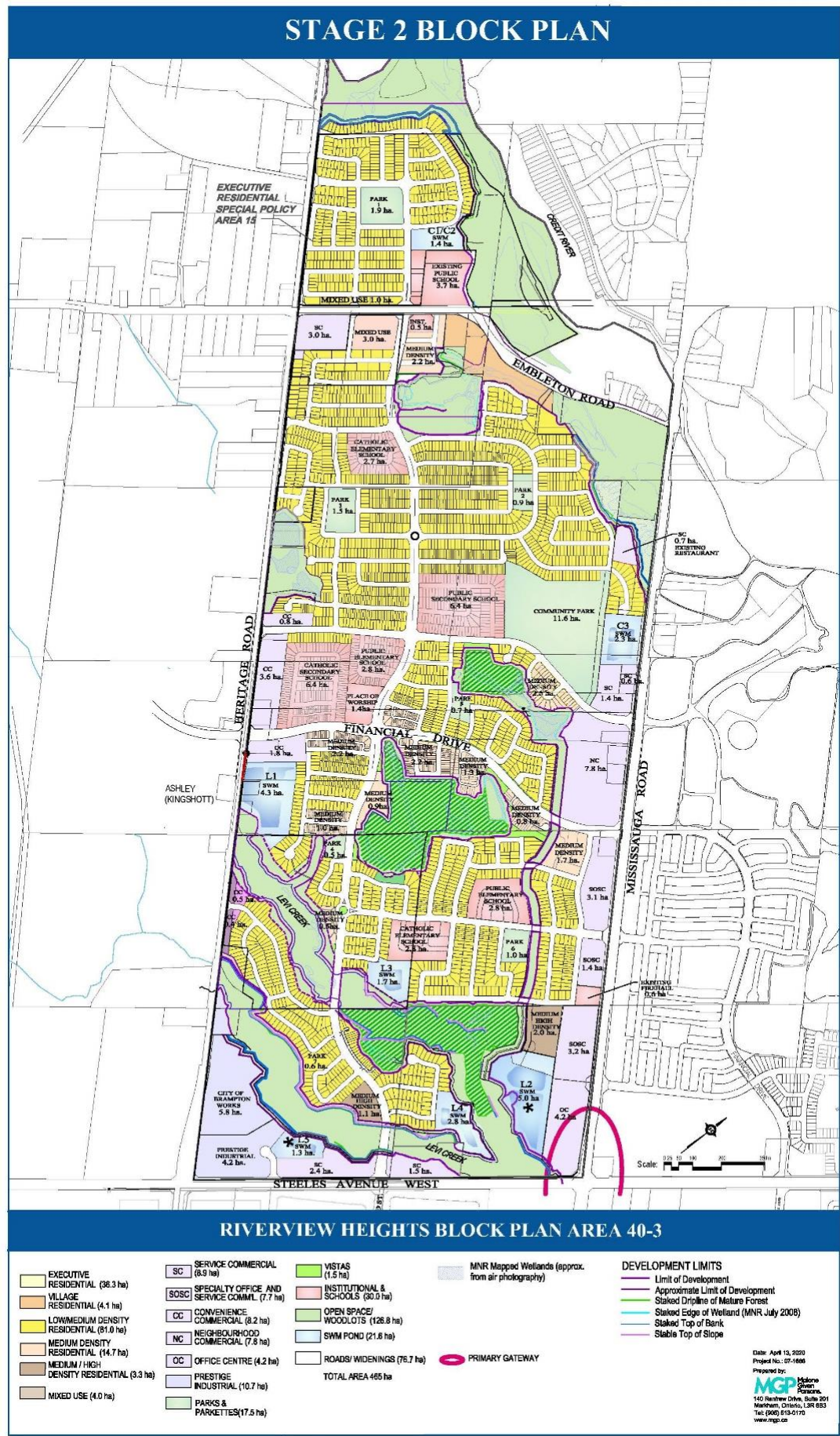
RE-DESIGNATE LANDS FROM EXECUTIVE RESIDENTIAL TO LOW / MEDIUM DENSITY





SCHEDULE 'D' TO THE OFFICIAL PLAN AMENDMENT OF \_\_\_\_\_

REVISED BLOCK PLAN





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To amend By-law 270-2004, as amended

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

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

From:	To:
RESIDENTIAL SINGLE DETACHED E -10.4 – 2427 (R1E-10.4-2427), RESIDENTIAL SINGLE DETACHED F -11.4 – 2430 (R1F-11.4-2430), RESIDENTIAL SINGLE DETACHED E -11.6 – 2429 (R1E-11.6-2429), RESIDENTIAL SINGLE DETACHED E -15.0 – 2431 (R1E-15.0-2431), RESIDENTIAL SINGLE DETACHED E -18.0 – 2432 (R1E-18.0-2432), RESIDENTIAL SINGLE DETACHED E – 21.0 – 2433 (R1E-21.0-2433), OPEN SPACE (OS)	RESIDENTIAL SINGLE DETACHED E -10.4 – 2427 (R1E- 10.4-2427), RESIDENTIAL SINGLE DETACHED F -10.4 – 2973 (R1F- 10.4-2973), RESIDENTIAL SINGLE DETACHED E -11.6 – 2974 (R1E- 11.6-2974), RESIDENTIAL SINGLE DETACHED F -11.6 – 2975 (R1F- 11.6-2975), RESIDENTIAL SEMI-DETACHED D - 7.3 - 2434 (R2D-7.3-2434), RESIDENTIAL SEMI-DETACHED D - 7.3 - 3015 (R2D-7.3-3015), RESIDENTIAL TOWNHOUSE D – 6.0 - 2436 (R3D-6.0-2436), OPEN SPACE – SECTION 3016 (OS-3016), and OPEN SPACE (OS)

(2) By adding thereto the following sections:

“3015 The lands designated R2D-7.3-3015 on Schedule A to this by-law:

3015.1 Shall only be used for the purposes permitted in a R2D zone;

3015.2 Shall be subject to the following requirements and restrictions;

(1) Maximum Building Height: 11 metres. Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:

a) In the case of a flat roof, the highest point of the roof surface;

b) In the case of a mansard roof, the deck line, or;

c) In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge;

(2) Minimum Lot Depth: 25 metres;

(3) Minimum Rear Yard Setback: 6 metres;

(4) A balcony or porch with or without a cold cellar may project into the minimum required front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum required front or exterior side yard;

(5) Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum required front, rear and exterior side yard;

(6) The maximum cumulative garage door width shall be 3.1 metres if the lot width for the dwelling unit is less than 8.2 metres;

(7) The minimum building setback to a daylighting triangle/rounding: 1.2 metres.

3016 The lands designated OS-3016 on Schedule A to this by-law:

3016.1 Shall only be used for the following purposes in addition to the uses permitted in an OS zone:

(1) Those purposes permitted in the R1F-10.4-2973, R1F-11.6-2975 and R3D-6.0-2436.

3016.2 Uses permitted in Section 3016.1(1) shall be subject to the requirements and restrictions of the associated R1F-10.4-2973, R1F-11.6-2975 or R3D-6.0-2436 zone.”

ENACTED and PASSED this 7<sup>th</sup> day of July, 2021.

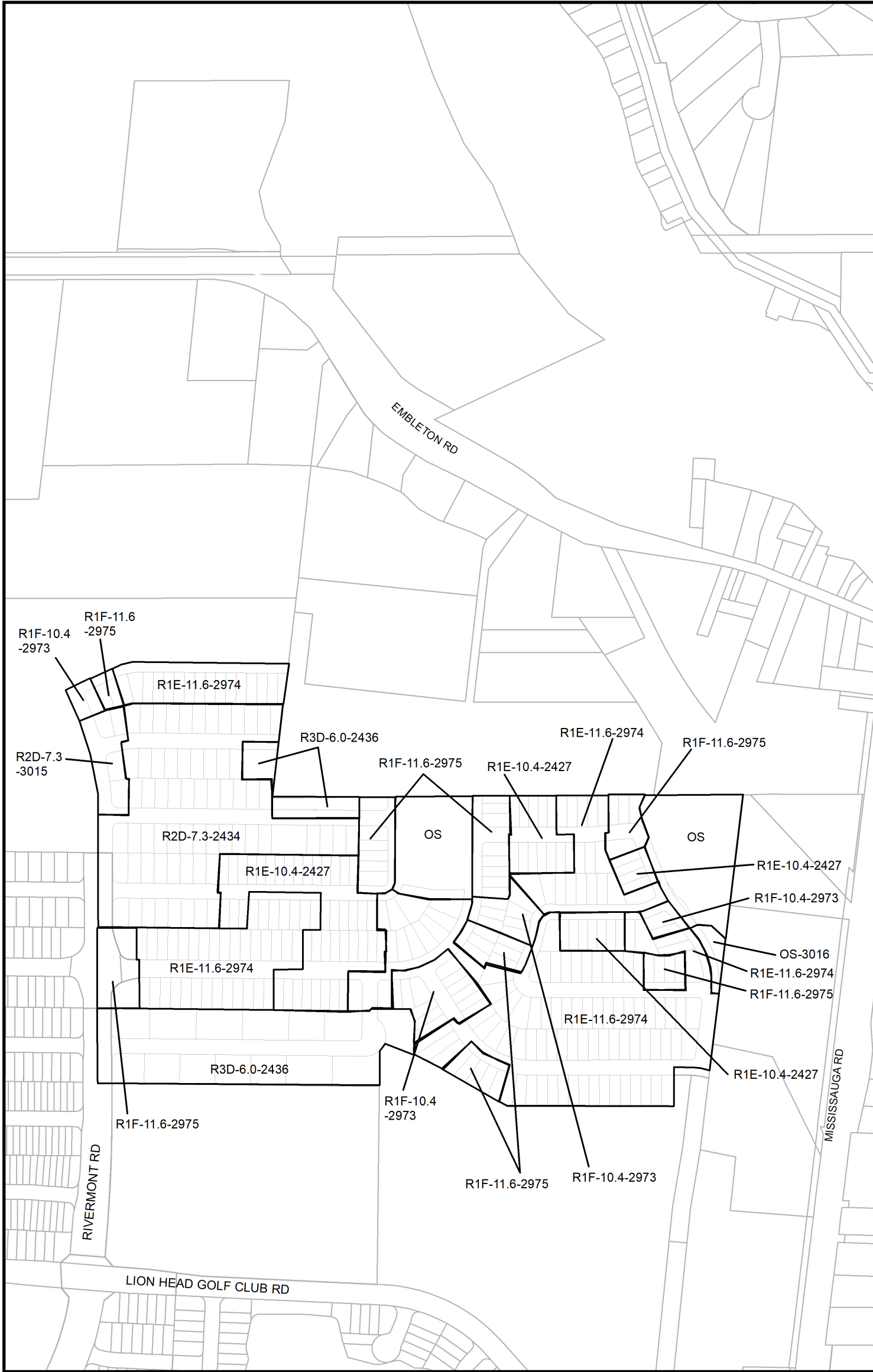
Approved as to  
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2021/06/21  
  
C.deSereville

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

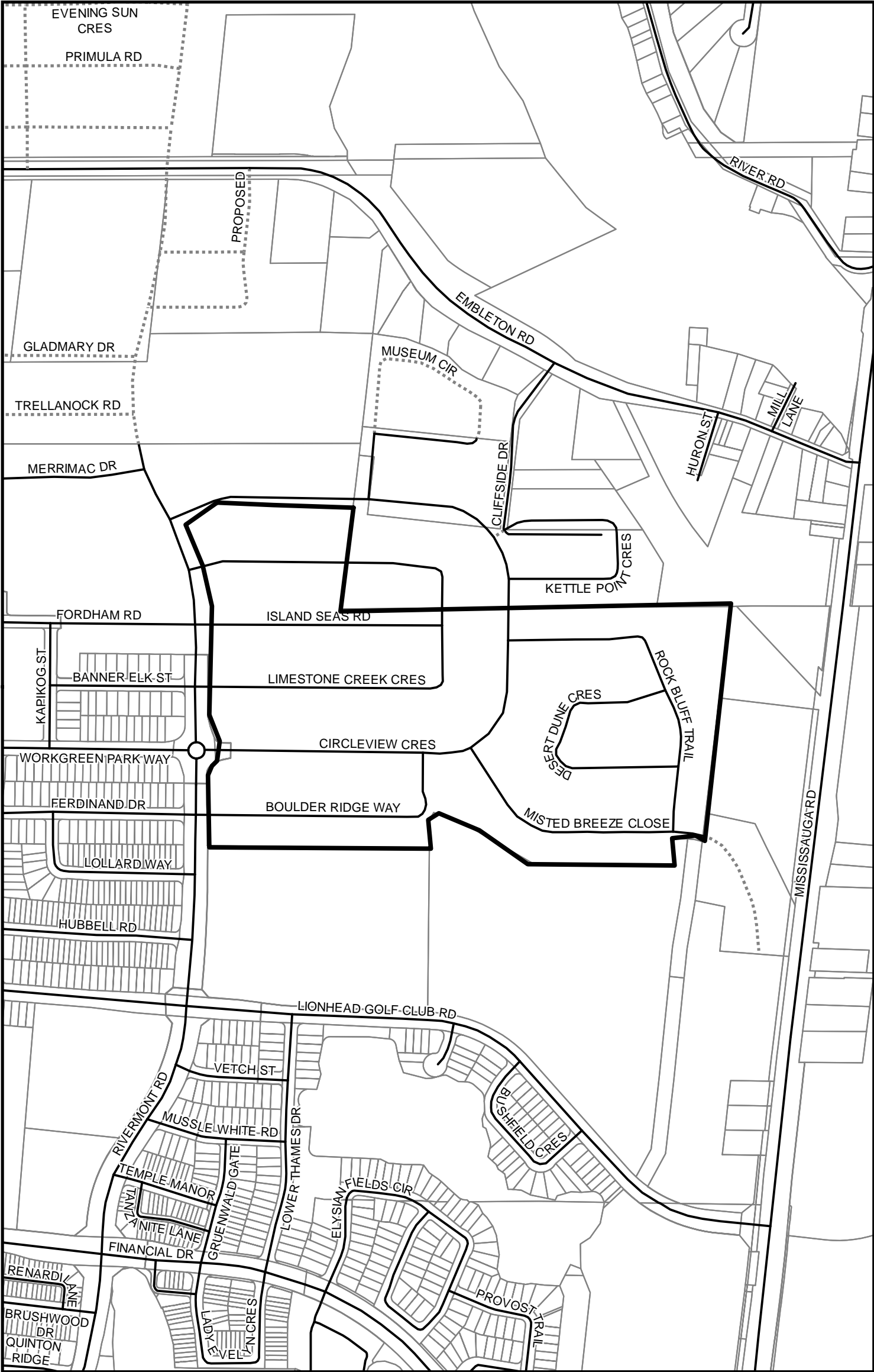
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2021/06/21  
  
AAP

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

City File: OZS-2020-0011



## PART LOT 4, CONCESSION 5 W.H.S..



SUBJECT LANDS



brampton.ca  
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



### KEY MAP





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

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

To amend By-law 270-2004, as amended  
\_\_\_\_\_

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

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

From:	To:
RESIDENTIAL HAMLET ONE (RHM1)	RESIDENTIAL SINGLE DETACHED E -10.4 – 2427 (R1E-10.4-2427),  RESIDENTIAL SINGLE DETACHED F -10.4 – 2973 (R1F-10.4-2973),  RESIDENTIAL SINGLE DETACHED E -11.6 – 2974 (R1E-11.6-2974),  RESIDENTIAL SINGLE DETACHED F -11.6 – 2975 (R1F-11.6-2975),  RESIDENTIAL SEMI- DETACHED D -7.3 – 2434 (R2D-7.3-2434),  RESIDENTIAL STREET TOWNHOUSE D - 2436 (R3D- 6.0-2436),  OPEN SPACE (OS)

ENACTED and PASSED this 7<sup>th</sup> day of July, 2021.

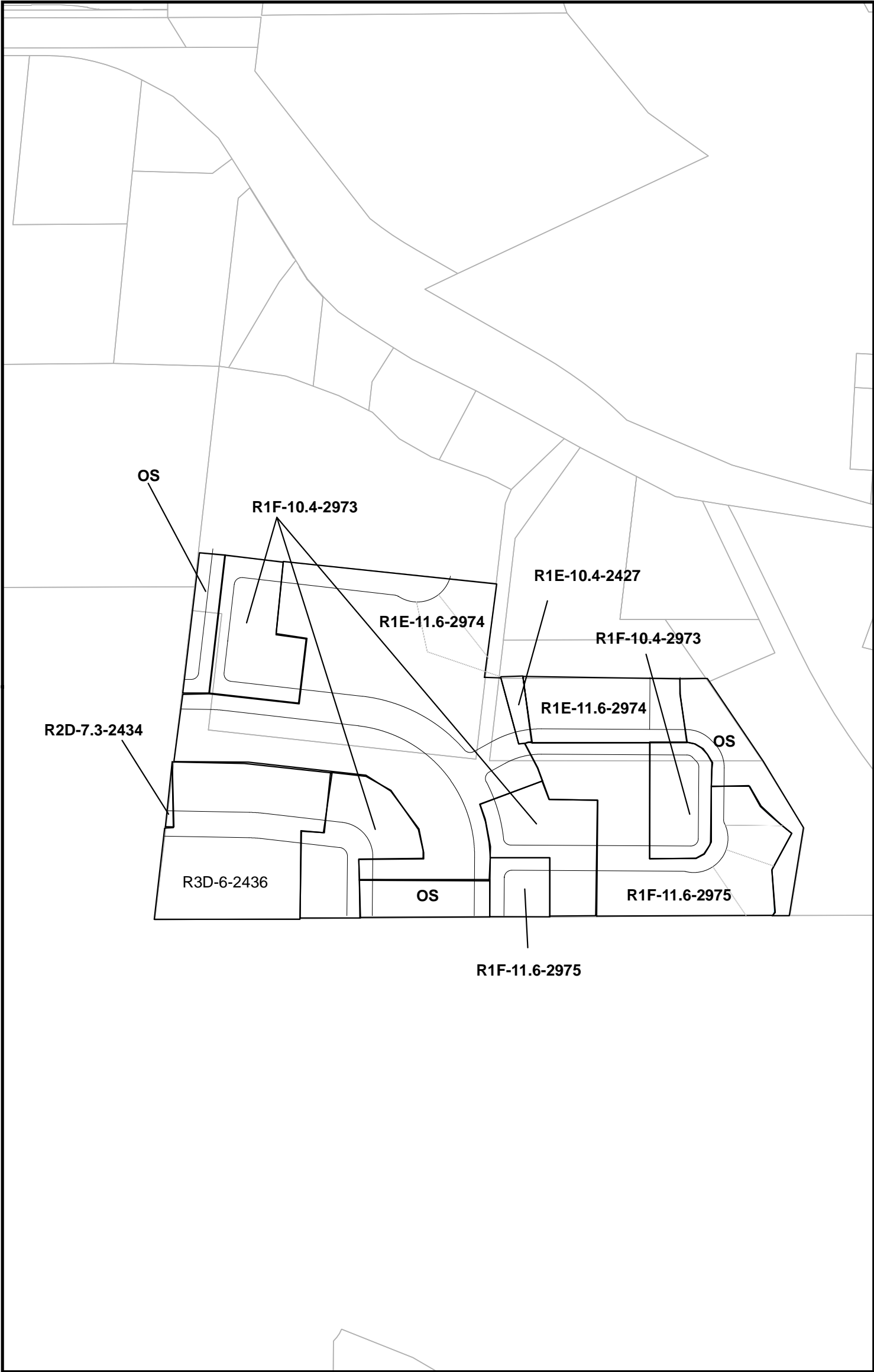
Approved as to  
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2021/06/18  
  
S. Akhtar

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

Approved as to  
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2021/06/18  
  
AAP

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

City File: OZS-2020-0011



**BRAMPTON**  
**Flower City**

PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: OZS-2020-0011\_ZBLA\_PART1

Date: 2021/05/03

Drawn by: ckovac

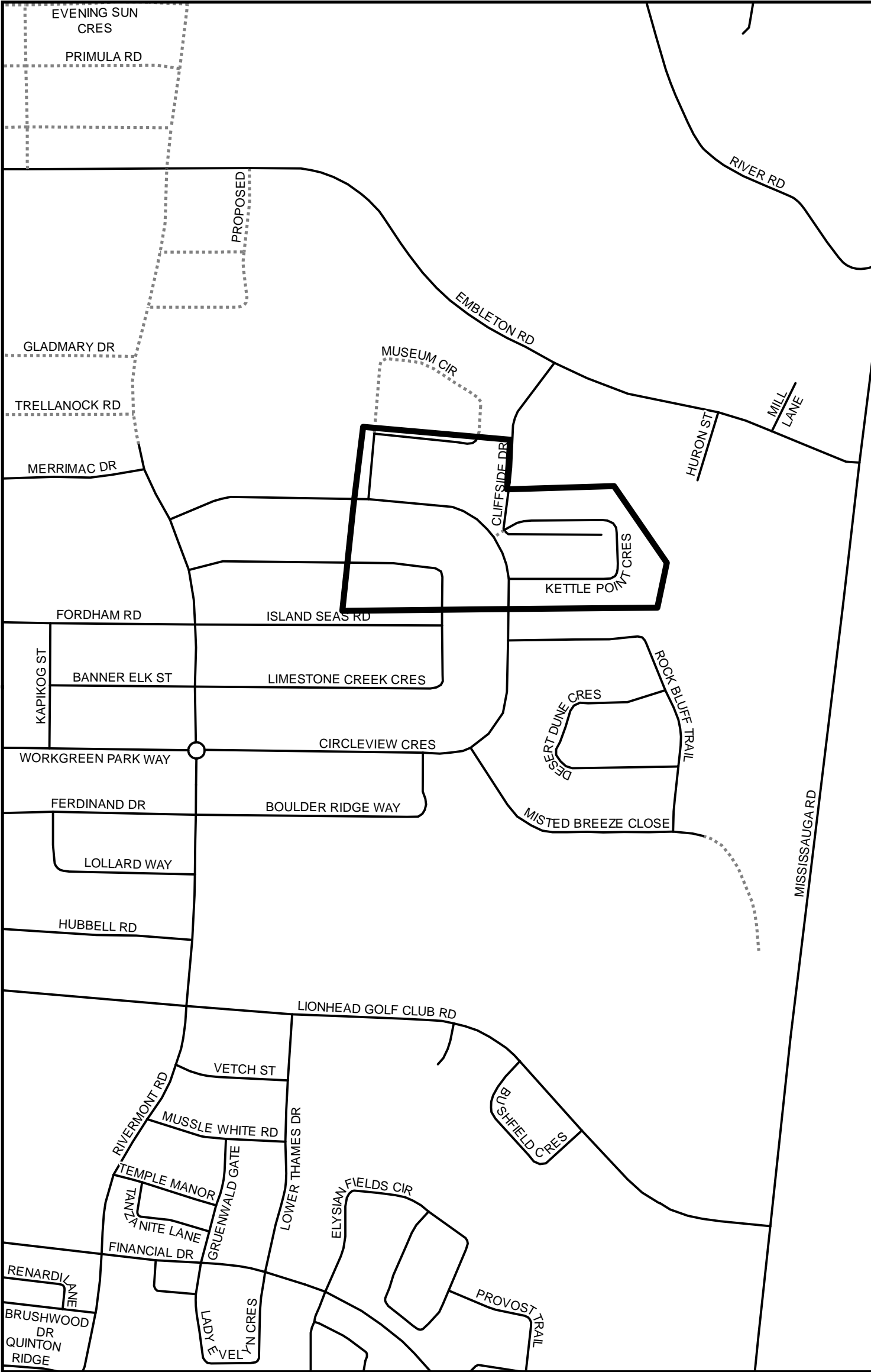


**PART LOT 5, CONCESSION 5 W.H.S..**

Page 487 of 537

BY-LAW \_\_\_\_\_

SCHEDULE A



SUBJECT LANDS



brampton.ca  
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



## KEY MAP



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To Adopt Amendment Number OP2006-\_\_\_\_\_

To the Official Plan of the  
City of Brampton Planning Area  
\_\_\_\_\_

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

1. Amendment Number OP2006-\_\_\_\_\_ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law

ENACTED and PASSED this 7<sup>th</sup> day of July, 2021.

Approved as to  
form.

2021/05/26

C.deSereville

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

Approved as to  
content.

2021/05/25

AAP

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

(OZS-2020-0012)

AMENDMENT NUMBER OP2006—\_\_\_\_\_

To the Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 – \_\_\_\_\_  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

**1.0 Purpose:**

The purpose of this amendment is to amend the Bram East Secondary Plan and Bram East Secondary Plan Schedule SP41(a) to reflect revisions to the land use designations.

**2.0 Location:**

The subject property is municipally known as 4616 Ebenezer Road and is located on the north side of Ebenezer Road between McVean Drive and The Gore Road.

**3.0 Amendments and Policies Relative Thereto:**

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) By changing Schedule A – General Land Use Designations, the land use designations shown on ‘Schedule A’ to this amendment from “Residential” to “Open Space”.
- (2) By adding to the list of amendments pertaining to Secondary Plan Area Number 41: Bram East as set out in Part II: Secondary Plans, Amendment Number OP 2006-\_\_\_\_\_.

3.2 The portions of the documents known as the 1984 and 1993 Official Plans of the City of Brampton Planning Area which remain in force, as they relate to the Bram East Secondary Plan Area 41 (being Part Two: Secondary Plans, as amended) are hereby further amended:

- (1) By adding to Schedule SP41(a) of Chapter 41 of Part II: Secondary Plan a new “Medium/High Density Residential” designation, and changing the land use designations shown on ‘Schedule B’ to this amendment from “Medium Density Residential” to “Medium/High Density Residential”, “Low/Medium Density Residential” to “Medium/High Density Residential”, and “Low/Medium Density Residential” to “Valleyland”.

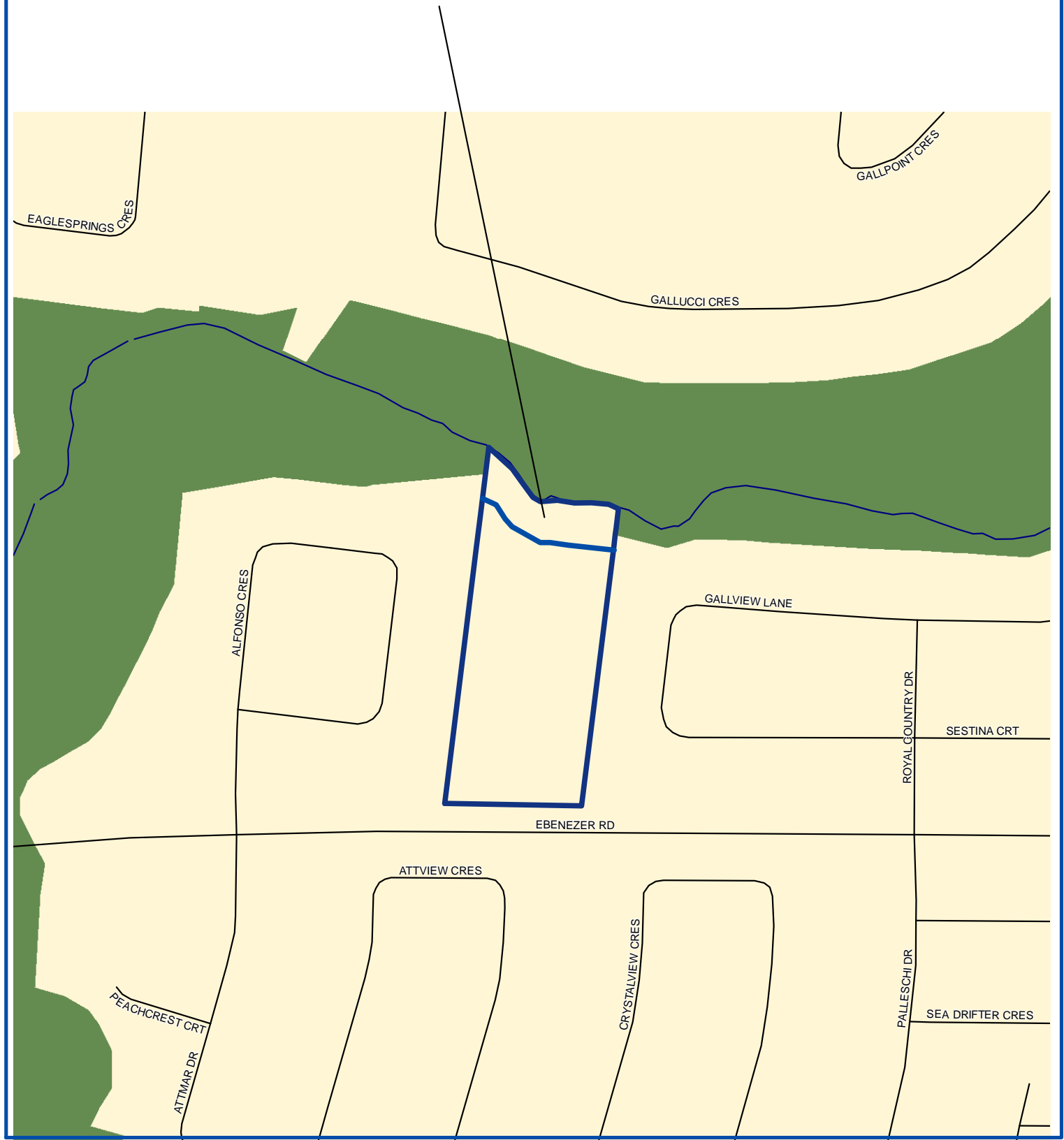
- (2) By deleting Section 3.1.12 in its entirety and replacing it with the following:

**“3.1.12 Medium/High Density Residential**

In areas designated Medium/High Density Residential on Schedule ‘SP41(a)’, residential uses within the High Density Residential category defined in Part I of the Official Plan are permitted at a maximum combined density of 65 units per net hectare (27 units per net acre).”




- (3) By deleting Section 3.1.18 in its entirety.

LANDS TO BE REDESIGNATED FROM "RESIDENTIAL" TO "OPEN SPACE"



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

Legend

-  SUBJECT LAND
-  RESIDENTIAL
-  OPENSOURCE

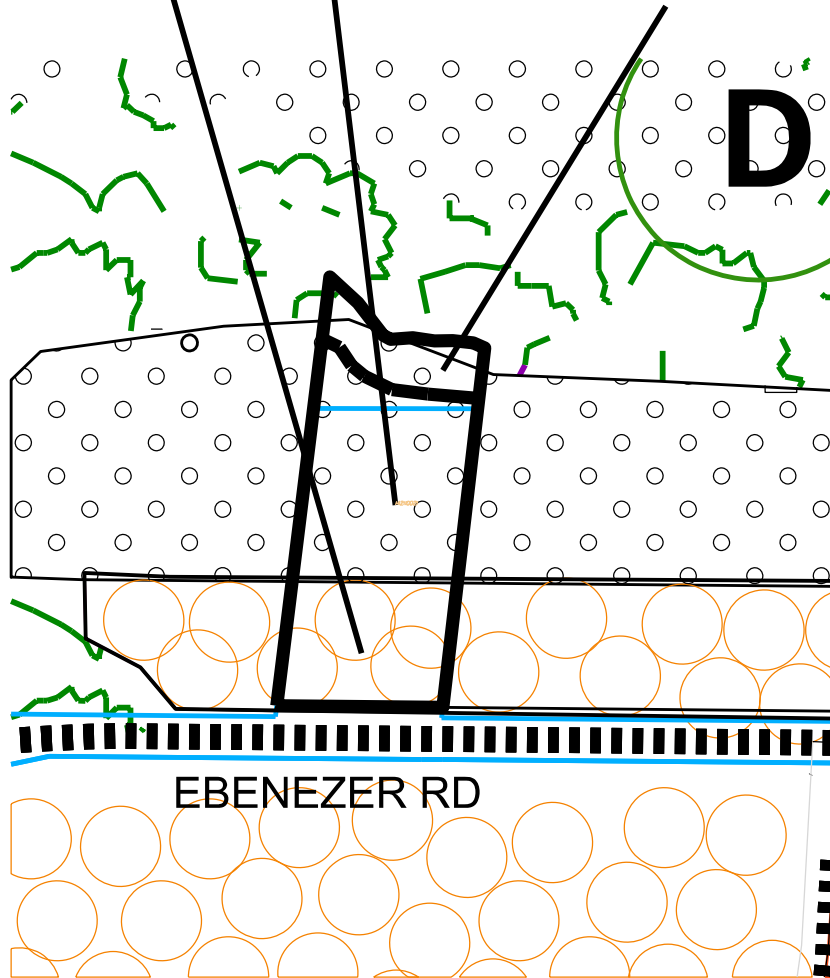




LANDS TO BE REDESIGNATED FROM  
"MEDIUM DENSITY RESIDENTIAL" TO  
"MEDIUM/HIGH DENSITY RESIDENTIAL"

LANDS TO BE REDESIGNATED FROM  
"LOW/MEDIUM DENSITY RESIDENTIAL"  
TO "MEDIUM/HIGH DENSITY RESIDENTIAL"

LANDS TO BE REDESIGNATED FROM  
"LOW/MEDIUM DENSITY RESIDENTIAL"  
TO "VALLEYLAND"



EXTRACT FROM SCHEDULE SP41(A) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN

### RESIDENTIAL LANDS:

Low / Medium Density

Medium Density

Medium/High Density

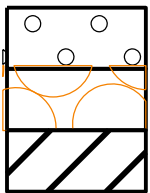
### ROAD NETWORK :

Collector Road

### OPEN SPACE:

Valleyland

Storm Water  
Management Facility





SUBJECT LANDS



brampton.ca  
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



# KEY MAP



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

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

To amend Comprehensive Zoning By-law 270-2004, as amended

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

1. By-law 270-2004, as amended, is hereby further amended:

(1) By changing the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Highway Commercial One – Section 501 (HC1-501)	Residential Townhouse A – Section 3550 (R3A-3550)
Agricultural (A)	Residential Townhouse A – Section 3550 (R3A-3550)  Floodplain (F)  Open Space (OS)

(2) By adding the following Section:

- “3550

The lands designated R3A-3550 on Schedule A to this by-law:
- 3550.1

Shall only be used for the following purposes:

(1)

Stacked Townhouse Dwellings

(2)

Stacked Back-to-back Townhouse Dwellings

(3)

Purposes accessory to other permitted purposes
- 3550.2

Uses permitted under Section R3A-3550.1 shall be subject to the following requirements and restrictions:

(1)

Minimum Lot Area: 11,000.00 square metres;

(2)

Minimum Lot Width: 75.0 metres;

(3)

Minimum Lot Depth: 140.0 metres;

- (4) Minimum Front Yard Depth: 6.0 metres to the front wall of a dwelling and 4.5 metres to a balcony, porch, or bay window;
- (5) Minimum Interior Side Yard Width: 15.0 metres;
- (6) Minimum separation between buildings: 12.0 metres, except that a minimum 5.0 metres shall be permitted between end walls of dwellings;
- (7) Maximum Lot Coverage for all buildings: 35% of the lot area;
- (8) Minimum Landscaped Open Space: 25% of the lot area;
- (9) Maximum Building Height: 3.5 storeys or 13.5 metres, whichever is greater;
- (10) A balcony or porch may project into the interior side yard by a maximum of 1.8 metres including eaves and cornices;

3550.3 All lands zoned R3A-3550 shall be deemed to be one lot for zoning purposes;

3550.4 Shall also be subject to the requirements and restrictions relating to the R3A zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3550.2.”

ENACTED and PASSED this 7<sup>th</sup> day of July, 2021.

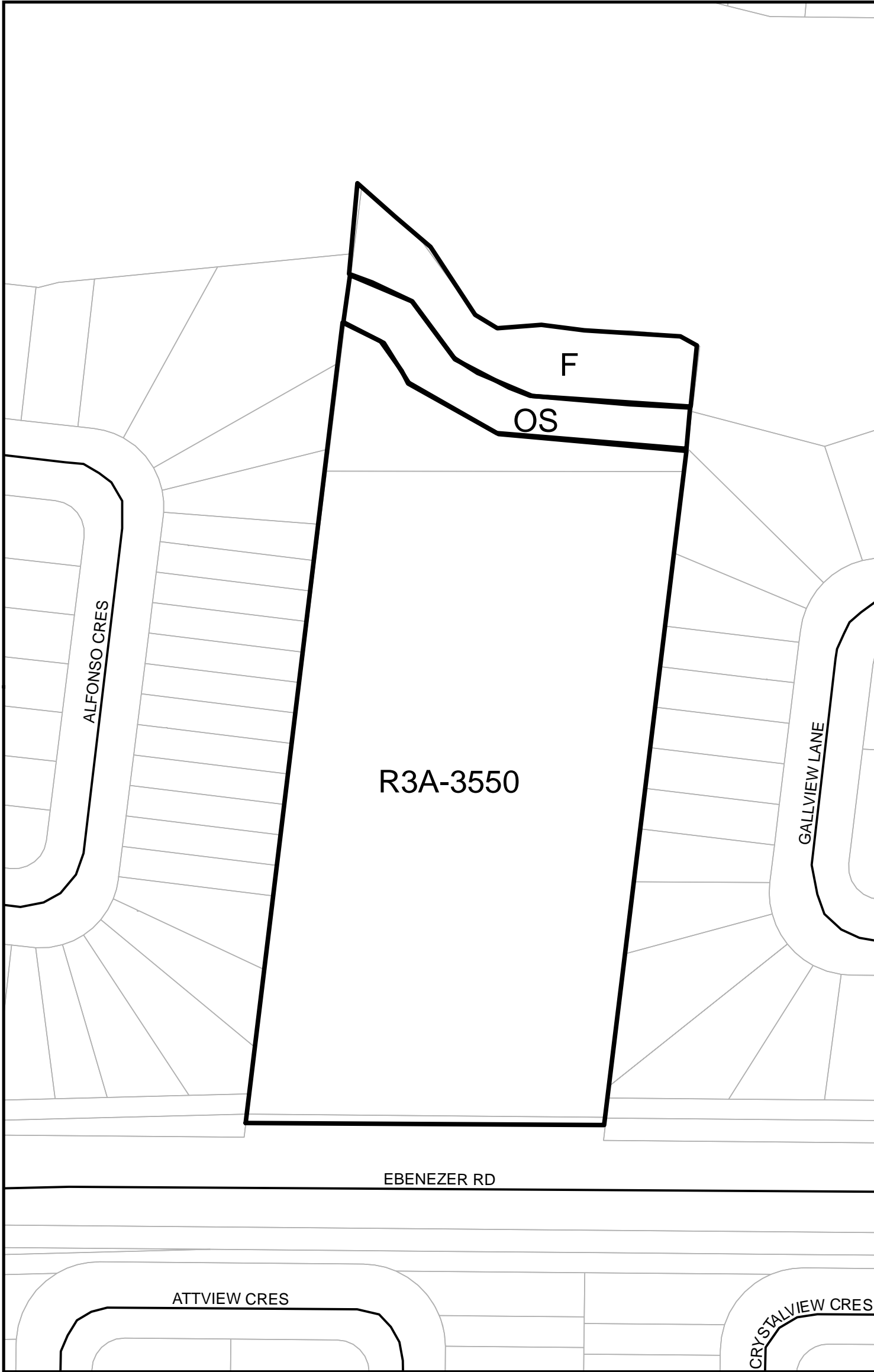
Approved as to  
form.  
  
2021/05/26  
  
C.deSereville

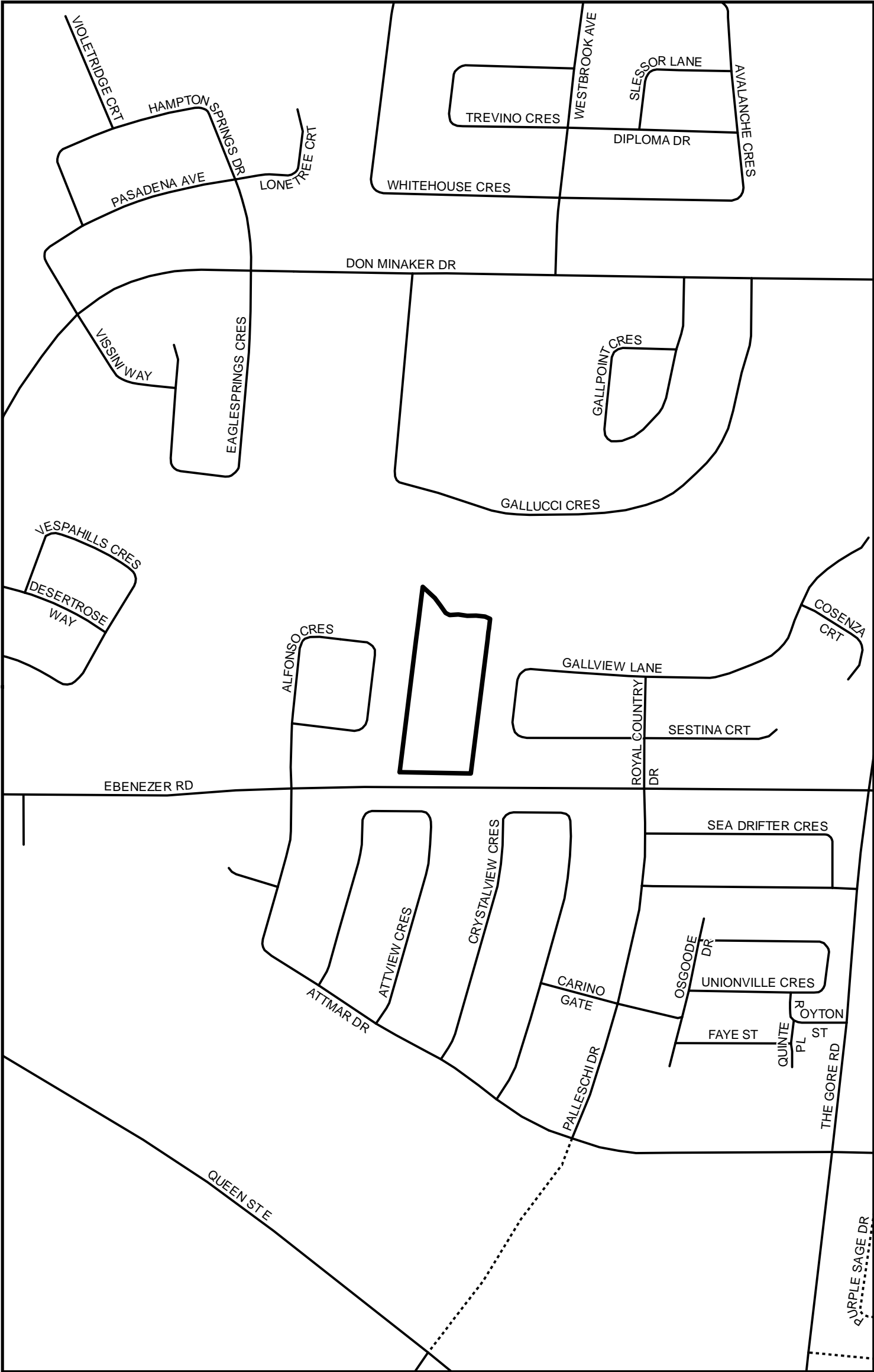
Patrick Brown, Mayor

Approved as to  
content.  
  
2021/05/25  
  
AAP

Peter Fay, City Clerk

(OZS-2020-0012)





SUBJECT LANDS



brampton.ca  
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



## KEY MAP



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To amend Comprehensive Zoning By-law 270-2004, as amended

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

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

From:	To:
SERVICE COMMERCIAL – SECTION 2956 (SC - 2956)	INDUSTRIAL ONE - SECTION 3557 (M1 - 3557);

- (2) By adding the following Sections:

“3557 The lands designated M1-Section 3557 on Schedule A to this By-law:

3557.1 Shall only be used for the following purposes:

- (1) The uses permitted in the M1 zone.

3557.2 Shall be subject to the following requirements and restrictions:

- (1) For the purposes of this section, the Front Lot Line shall be the lot line abutting Inspire Boulevard.
- (2) Minimum Yard Depths:
- a. The following minimum yard depths apply to one building on a corner lot:
- i. Rear Yard Depth: 4.0 metres
- ii. Exterior Side Yard Width: 9.0 metres
- (3) Fencing, having a maximum height of 1.2 metres, shall be permitted to extend into the front yard along the interior side lot line only.
- (4) Minimum Setback to a Hydro: 3.0 metres

ENACTED and PASSED this 7<sup>th</sup> day of July, 2021.

Approved as to  
form.  
  
2021/06/21  
  
C.deSereville

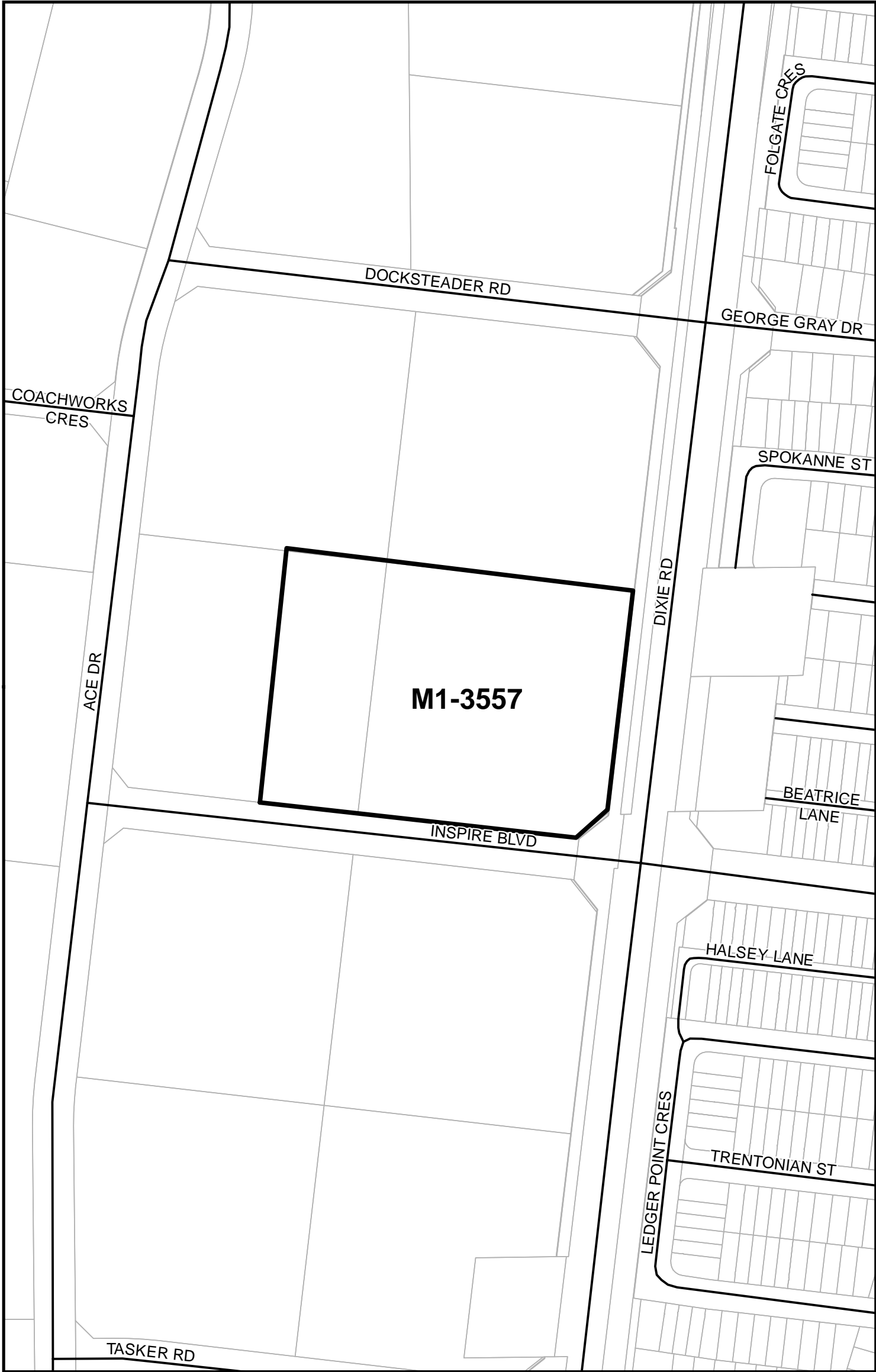
\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
  
2021/06/15  
  
AAP

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

(OZS-2020-0035)





**BRAMPTON**  
**Flower City**

PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: OZS-2020-0035\_ZBLA

Date: 2021/06/11

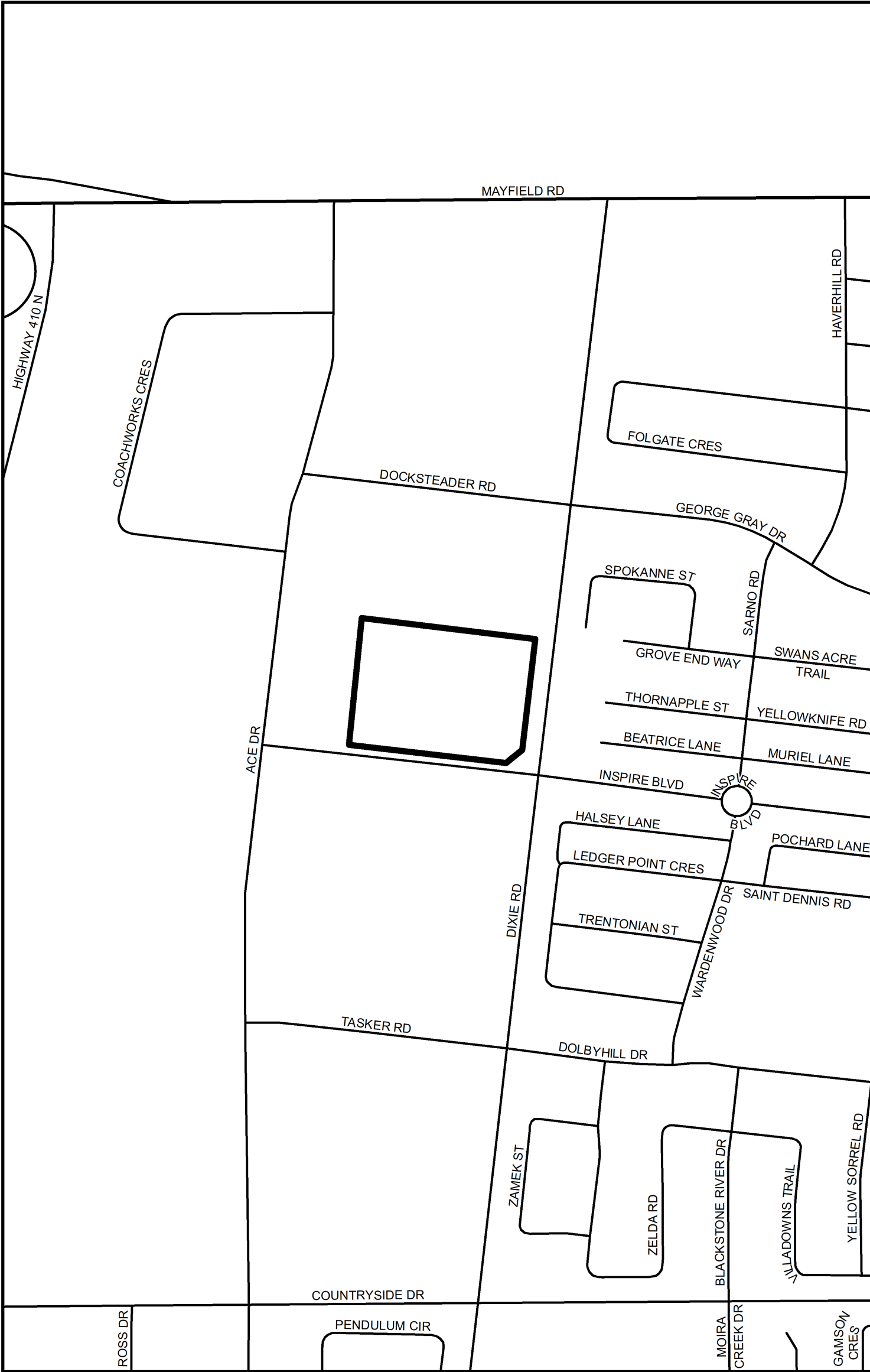
Drawn by: ckovac




**PART LOTS 16 & 17, CONCESSION 3 E.H.S.**

BY-LAW Page 501 of 537

**SCHEDULE A**



 SUBJECT LANDS



KEY MAP

PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: OZS-2020-0035\_ZKM  
Date: 2021/05/11      Drawn by: ckovac



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

**To amend the Schedules of Traffic By-law 93-93, relating to FIRE ROUTES (Schedule XXII) and COMMUNITY SAFETY ZONES (Schedule XXIV)**

WHEREAS the Council for The Corporation of the City of Brampton has adopted the Traffic and Parking By-law No. 93-93, ("By-law 93-93") as amended to regulate the use of highways and parking in the City of Brampton;

AND WHEREAS pursuant to subsection 11 (3) 1 of the *Municipal Act 2001*, a by-law may be passed by a council of a municipality relating to the regulation of highways and parking within the municipality;

AND WHEREAS the Council of The Corporation of the City of Brampton is desirous of adopting a by-law to further amend By-law 93-93 by amending FIRE ROUTES (Schedule XXII) and COMMUNITY SAFETY ZONES (Schedule XXIV);

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

1. By-law 93-93 as amended, is hereby further amended by ADDING the following items to Schedule XXII:

**FIRE ROUTES**

COLUMN 1 LOCATION CODE	COLUMN 2 LOCATION
D-35 (N4)	465 Deerhurst Drive
O-14 (H4)	71 Orenda Road

2. By-law 93-93 as amended, is hereby further amended by ADDING the following item to Schedule XXIV:

**COMMUNITY SAFETY ZONES**

COLUMN 1 HIGHWAY	COLUMN 2 BETWEEN	COLUMN 3 TIMES OR DAYS
Botavia Downs Drive	Orangegroove Drive/Sewells Lane and Chinguacousy Road	Anytime

Bramtrail Gate	McLaughlin Road and Van Kirk Drive	Anytime
Clarkway Drive	A point 130 metres north of Castle Oaks Crossing and a point 18 metres south of Daden Oaks Drive	Anytime
Elliott Street	A point 84 metres north of Craig Street and Frederick Street	Anytime
Elmgrove Avenue	Fairglen Avenue and Sunset Boulevard	Anytime
First Gulf Boulevard	Kennedy Road and a point 557 metres east of Kennedy Road	Anytime
Glenvale Boulevard	Central Park Drive and Gailwood Court	Anytime
Leagate Street	McCrimmon Drive and a point 25 metres south of Luella Crescent (southerly intersection)	Anytime
Natronia Trail	Ironshield Drive and a point 108 metres east of Goldsboro Road	Anytime
Richmead Road	A point 15 metres west of Durango Drive and Parity Road	Anytime
Riseborough Drive	Meltwater Crescent (westerly intersection) and Meltwater Crescent (easterly intersection)	Anytime
Sailwind Road	Great Lakes Drive and Loons Call Crescent/Smoothwater Street	Anytime

ENACTED and PASSED this 7<sup>th</sup> day of July, 2021.

Approved as to  
form.  
  
2021/07/06  
  
Colleen Grant

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

Approved as to  
content.  
  
2021/June/02  
  
C. Kummer

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



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

**To amend the Schedules of Traffic By-law 93-93, relating to THROUGH HIGHWAYS (Schedule III) and STOP SIGNS (Schedule IV)**

\_\_\_\_\_

WHEREAS the Council for The Corporation of the City of Brampton has adopted and the Traffic and Parking By-law No. 93-93, ("By-law 93-93") as amended to regulate the use of highways and parking in the City of Brampton;

AND WHEREAS pursuant to subsection 11 (3) 1 of the Municipal Act 2001, a by-law may be passed by a council of a municipality relating to the regulation of highways and parking within the municipality;

AND WHEREAS the Council of The Corporation of the City of Brampton is desirous of adopting a by-law to further amend By-law 93-93 by amending THROUGH HIGHWAYS (Schedule III) and STOP SIGNS (Schedule IV);

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

1. By-law 93-93 as amended, is hereby further amended by DELETING the following items from Schedule III:

**THROUGH HIGHWAYS**

COLUMN 1 HIGHWAY	COLUMN 2 BETWEEN
Hickorybush Avenue	The north limit of Blue Spruce Street/Horned Owl Drive and the north limit of Peter Robertson Boulevard
Leparc Road	The west limit of Carmel Crescent/Darren Road and the north limit of Lacoste Boulevard
Sprucelands Avenue	The east limit of Fernforest Drive and the north limit of Black Forest Drive

2. By-law 93-93 as amended, is hereby further amended by ADDING the following items to Schedule III:

**THROUGH HIGHWAYS**

COLUMN 1 HIGHWAY	COLUMN 2 BETWEEN
Hickorybush Avenue	The south limit of Black Oak Drive and the north limit of Amazon Court/Bobcat Street
Hickorybush Avenue	The south limit of Amazon Court/Bobcat Street and the north limit of Peter Robertson Boulevard
Leparc Road	The west limit of Carmel Crescent/Darren Road and the north limit of Delmonico Road
Leparc Road	The south limit of Delmonico Road and the north limit of Lacoste Boulevard
Sprucelands Avenue	The east limit of Fernforest Drive and the west limit of Pinecone Way
Sprucelands Avenue	The east limit of Pinecone Way and the north limit of Black Forest Drive

3. By-law 93-93 as amended, is hereby further amended by ADDING the following items to Schedule IV:

**STOP SIGNS**

COLUMN 1 INTERSECTION or LOCATION	COLUMN 2 FACING TRAFFIC
Amazon Court/Bobcat Street and Hickorybush Avenue	Southbound on Hickorybush Avenue
Amazon Court/Bobcat Street and Hickorybush Avenue	Eastbound on Amazon Court
Amazon Court/Bobcat Street and Hickorybush Avenue	Northbound on Hickorybush Avenue
Amazon Court/Bobcat Street and Hickorybush Avenue	Westbound on Bobcat Street
Delmonico Road and Leparc Road	Westbound on Delmonico Road
Delmonico Road and Leparc Road	Southbound on Leparc Road
Delmonico Road and Leparc Road	Northbound on Leparc Road
Pinecone Way and Sprucelands Avenue	Southbound on Pinecone Way
Pinecone Way and Sprucelands Avenue	Eastbound on Sprucelands Avenue
Pinecone Way and Sprucelands Avenue	Westbound on Sprucelands Avenue

ENACTED and PASSED this 7<sup>th</sup> day of July, 2021.

Approved as to  
form.  
  
2021/05/26  
  
Colleen Grant

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

Approved as to  
content.  
  
2021/May/26  
  
C. Kummer

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



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To establish certain lands as part of the public highway system (Hurontario Street, Ward 4 and Kennedy Road, Ward 3)

---

WHEREAS it is deemed expedient to establish certain lands as part of the public highway system.

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

1. The land owned by The Corporation of the City of Brampton and described as Part of Lots 4, 5 and 6 on Plan 347, designated as Part 7 on Plan 43R-27461, Brampton being all of PIN 14079-0328 (LT) is hereby established as part of the public highway system to be part of Hurontario Street; and
2. The lands owned by The Corporation of the City of Brampton and described as Part of Lot 12, Concession 2 East of Hurontario Street, designated as Parts 2, 4, 7, 9, 11, 13, 15, 17 and 48 on Plan 43R-31747, Brampton being part of PIN 14300-0196 (LT) is hereby established as part of the public highway system to be part of Kennedy Road.

ENACTED and PASSED this 7<sup>th</sup> day of July, 2021.

Approved as to  
form.

2021/06/08

MM

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

Approved as to  
content.

2021/06/08

AM

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



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To establish certain lands as part of the public highway system (Lost Canyon Way)

---

WHEREAS it is deemed expedient to establish certain lands as part of the public highway system;

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

1. The lands acquired by The Corporation of the City of Brampton and described as Reserve Block 484, Plan 43M-1856 are hereby established as part of the public highway system to be part of Lost Canyon Way.

ENACTED and PASSED this 7<sup>th</sup> day of July, 2021.

Approved as to  
form.

2021/06/25

C.deSereville

---

Patrick Brown, Mayor

Approved as to  
content.

2021/Jun/24

J.Edwin

---

Peter Fay, City Clerk

21T-18002B - SD





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To prevent the application of part lot control  
to part of Registered Plan **43M – 2107**

---

**WHEREAS** subsection 50(5) of the *Planning Act*, R.S.O. c. P.13, as amended, has imposed part lot control on all lands within registered plans within the City;

**AND WHEREAS** pursuant to subsection 50(7) of the *Planning Act*, the Council of a municipality may, by by-law, provide that subsection 50(5) of the *Planning Act* does not apply to land within such registered plan or plans of subdivision or parts thereof, as are designated in the by-law;

**AND WHEREAS** the application for an exemption from part lot control pursuant to subsection 50(7) of the *Planning Act*, on the lands described below, for the purpose of creating industrial units, is to the satisfaction of the City of Brampton;

**NOW THEREFORE** The Council of The Corporation of the City of Brampton **ENACTS AS FOLLOWS:**

1. THAT subsection 50(5) of the *Planning Act* does not apply to the following lands within the City of Brampton, Regional Municipality of Peel:

The whole of Blocks 5, 6 and 8, all on Registered Plan 43M-2107.

2. THAT pursuant to subsection 50 (7.3) of the *Planning Act*, this By-law shall expire THREE (3) years from the date of its registration.
3. THAT this By-law shall not become effective until a certified copy or duplicate of this By-law has been registered in the proper land registry office.

**ENACTED** and **PASSED** this 7<sup>th</sup> day of July, 2021.

Approved as to  
form.

2021/06/23

C.deSereville

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

Approved as to  
content.

2021/06/17

Cynthia  
Owusu-Gyimah

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

(PLC-2021-0028)



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To prevent the application of part lot control  
to part of Registered Plan **43M – 2089**

---

**WHEREAS** subsection 50(5) of the *Planning Act*, R.S.O. c. P.13, as amended, has imposed part lot control on all lands within registered plans within the City;

**AND WHEREAS** pursuant to subsection 50(7) of the *Planning Act*, the Council of a municipality may, by by-law, provide that subsection 50(5) of the *Planning Act* does not apply to land within such registered plan or plans of subdivision or parts thereof, as are designated in the by-law;

**AND WHEREAS** the application for an exemption from part lot control pursuant to subsection 50(7) of the *Planning Act*, on the lands described below, for the purpose of creating maintenance easements, is to the satisfaction of the City of Brampton;

**NOW THEREFORE** The Council of The Corporation of the City of Brampton **ENACTS AS FOLLOWS:**

1. THAT subsection 50(5) of the *Planning Act* does not apply to the following lands within the City of Brampton, Regional Municipality of Peel:

The whole of Lots 2 to 18, inclusive; 21, 22, 23, 24, 25, 27, 28, 30 to 35, inclusive; and 39 to 48, inclusive; all on Registered Plan 43M-2089.

2. THAT pursuant to subsection 50 (7.3) of the *Planning Act*, this By-law shall expire THREE (3) years from the date of its registration.
3. THAT this By-law shall not become effective until a certified copy or duplicate of this By-law has been registered in the proper land registry office.

**ENACTED** and **PASSED** this 7<sup>th</sup> day of July, 2021.

Approved as to  
form.

2021/06/23

C.deSereville

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

Approved as to  
content.

2021/06/15

Cynthia  
Owusu-Gyimah

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

(PLC-2021-0026)



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To prevent the application of part lot control  
to part of Registered Plan **43M – 1936**

---

**WHEREAS** subsection 50(5) of the *Planning Act*, R.S.O. c. P.13, as amended, has imposed part lot control on all lands within registered plans within the City;

**AND WHEREAS** pursuant to subsection 50(7) of the *Planning Act*, the Council of a municipality may, by by-law, provide that subsection 50(5) of the *Planning Act* does not apply to land within such registered plan or plans of subdivision or parts thereof, as are designated in the by-law;

**AND WHEREAS** the application for an exemption from part lot control pursuant to subsection 50(7) of the *Planning Act*, on the lands described below, for the purpose of creating parts of blocks to facilitate industrial development and servicing easements, is to the satisfaction of the City of Brampton;

**NOW THEREFORE** The Council of The Corporation of the City of Brampton **ENACTS AS FOLLOWS:**

1. THAT subsection 50(5) of the *Planning Act* does not apply to the lands within the City of Brampton, Regional Municipality of Peel legally described at Schedule “A” to this by-law.
2. THAT pursuant to subsection 50 (7.3) of the *Planning Act*, this By-law shall expire **THREE (3)** years from the date of its registration.
3. THAT this By-law shall not become effective until a certified copy or duplicate of this By-law has been registered in the proper land registry office.

**ENACTED** and **PASSED** this 7<sup>th</sup> day of July, 2021.

Approved as to  
form.

2021/06/30

C.deSereville

---

Patrick Brown, Mayor

Approved as to  
content.

2021/06/28

SG

---

Peter Fay, City Clerk

(PLC-2021-0018)

## SCHEDULE "A" TO BY-LAW \_\_\_\_\_

1. Part of Block 1, Plan 43M-1936, designated as Parts 5, 35, 36 and 41 on Plan 43R-35663; Brampton  
**PIN No. 14089-0569(LT)**
2. Part of Block 1, Plan 43M-1936, designated as Parts 1, 2, 6-26 (incl.), 37-40(incl.) on Plan 43R-35663; Brampton  
**PIN No. 14089-0570(LT)**
3. Part of Block 2, Plan 43M-1936, designated as Parts 1, 6 to 26 (incl.) and 35 on Plan 43R-39039; Brampton  
**PIN No. 14089-0681(LT)**
4. Firstly: Block 3, Plan 43M-1936; Brampton Secondly: Part of Block 9, Plan 43M-1936 designated as Part 18, 19 & 28 on Plan 43R-39394; Brampton Thirdly: Block 14, Plan 43M-1936; Brampton  
**PIN No. 14089-0690(LT)**
5. Block 8, Plan 43M-1936; Brampton  
**PIN No. 14089-0548(LT)**
6. Part of Block 10, Plan 43M-1936, designated as Parts 2 and 38 on Plan 43R-39394; Brampton  
**PIN No. 14089-0678(LT)**
7. Part of Block 10, Plan 43M-1936 designated as Parts 1, 6, 7, 8, 9, 10, 11, 12, 13, 42, 43 and 44 on Plan 43R-39394; Brampton  
**PIN No. 14089-0679(LT)**
8. Block 11, Plan 43M-1936  
**PIN No. 14089-0551(LT)**
9. Part of Block 12, Plan 43M-1936 designated as Parts 3, 43, 44 and 45 on Plan 43R-35663; Brampton  
**PIN No. 14089-0573(LT)**
10. Part of Block 12, Plan 43M-1936 designated as Parts 4, 28 and 42 on Plan 43R-35663; Brampton  
**PIN No. 14089-0574(LT)**
11. Block 13, Plan 43M-1936; Brampton  
**PIN No. 14089-0553(LT)**
12. Part of Reserve Block 15, Plan 43M-1936, designated as Parts 31 to 34, both inclusive, Plan 43R-35663; Brampton  
**PIN No. 14089-0571(LT)**
13. Part of Reserve Block 15, Plan 43M-1936, designated as Parts 27, 29 and 30 on Plan 43R-35663; Brampton  
**PIN No. 14089-0572(LT)**
14. Reserve Block 16, Plan 43M-1936; Brampton  
**PIN No. 14089-0556(LT)**
15. Part of Reserve Block 17, Plan 43M-1936 designated as Parts 4 and 5 on Plan 43R-39039; Brampton  
**PIN No. 14089-0675(LT)**
16. Part of Block 9, Plan 43M-1936 designated as Parts 14, 15, 16, 21, 22, 23, 24, 25 and 26 on Plan 43R-39394; Brampton  
**PIN No. 14089-0691(LT)**



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To prevent the application of part lot control  
to part of Registered Plan **43M – 2044**

**WHEREAS** subsection 50(5) of the *Planning Act*, R.S.O. c. P.13, as amended, has imposed part lot control on all lands within registered plans within the City;

**AND WHEREAS** pursuant to subsection 50(7) of the *Planning Act*, the Council of a municipality may, by by-law, provide that subsection 50(5) of the *Planning Act* does not apply to land within such registered plan or plans of subdivision or parts thereof, as are designated in the by-law;

**AND WHEREAS** the application for an exemption from part lot control pursuant to subsection 50(7) of the *Planning Act*, on the lands described below, for the purpose of creating maintenance easements and townhouse units, is to the satisfaction of the City of Brampton;

**NOW THEREFORE** The Council of The Corporation of the City of Brampton **ENACTS AS FOLLOWS:**

1. THAT subsection 50(5) of the *Planning Act* does not apply to the following lands within the City of Brampton, Regional Municipality of Peel:  
  
The whole of Lots 33, 34, 36, and 37, and Block 309, all on Registered Plan 43M-2044.
2. THAT pursuant to subsection 50 (7.3) of the *Planning Act*, this By-law shall expire THREE (3) years from the date of its registration.
3. THAT this By-law shall not become effective until a certified copy or duplicate of this By-law has been registered in the proper land registry office.

**ENACTED** and **PASSED** this 7<sup>th</sup> day of July, 2021.

Approved as to  
form.  
  
2021/06/30  
  
C.deSereville

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

Approved as to  
content.  
  
2021/06/25  
  
Cynthia  
Owusu-Gyimah

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

(PLC-2021-0022)



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To prevent the application of part lot control  
to part of Registered Plan **43M – 2054**

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**WHEREAS** subsection 50(5) of the *Planning Act*, R.S.O. c. P.13, as amended, has imposed part lot control on all lands within registered plans within the City;

**AND WHEREAS** pursuant to subsection 50(7) of the *Planning Act*, the Council of a municipality may, by by-law, provide that subsection 50(5) of the *Planning Act* does not apply to land within such registered plan or plans of subdivision or parts thereof, as are designated in the by-law;

**AND WHEREAS** the application for an exemption from part lot control pursuant to subsection 50(7) of the *Planning Act*, on the lands described below, for the purpose of creating maintenance easements, is to the satisfaction of the City of Brampton;

**NOW THEREFORE** The Council of The Corporation of the City of Brampton **ENACTS AS FOLLOWS:**

1. THAT subsection 50(5) of the *Planning Act* does not apply to the following lands within the City of Brampton, Regional Municipality of Peel:

The whole of Blocks 76, and 77, all on Registered Plan 43M-2054.

2. THAT pursuant to subsection 50 (7.3) of the *Planning Act*, this By-law shall expire THREE (3) years from the date of its registration.
3. THAT this By-law shall not become effective until a certified copy or duplicate of this By-law has been registered in the proper land registry office.

**ENACTED** and **PASSED** this 7<sup>th</sup> day of July, 2021.

Approved as to  
form.

2021/06/29

C.deSereville

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Patrick Brown, Mayor

Approved as to  
content.

2021/06/25

Cynthia  
Owusu-Gyimah

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Peter Fay, City Clerk

(PLC-2021-0023)



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To prevent the application of part lot control  
to part of Registered Plan **43M – 2058**

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**WHEREAS** subsection 50(5) of the *Planning Act*, R.S.O. c. P.13, as amended, has imposed part lot control on all lands within registered plans within the City;

**AND WHEREAS** pursuant to subsection 50(7) of the *Planning Act*, the Council of a municipality may, by by-law, provide that subsection 50(5) of the *Planning Act* does not apply to land within such registered plan or plans of subdivision or parts thereof, as are designated in the by-law;

**AND WHEREAS** the application for an exemption from part lot control pursuant to subsection 50(7) of the *Planning Act*, on the lands described below, for the purpose of creating maintenance easements, semi-detached, and townhouse units, is to the satisfaction of the City of Brampton;

**NOW THEREFORE** The Council of The Corporation of the City of Brampton **ENACTS AS FOLLOWS:**

1. THAT subsection 50(5) of the *Planning Act* does not apply to the following lands within the City of Brampton, Regional Municipality of Peel:

The whole of Lots 157 to 161, inclusive; 162, 163, 183, 184, 186, 187, 190, 191, 219 to 224, inclusive; 234, 235, 237, 238, 239, 263, 264, 265, 266, 270, 272, 273, 276, 277, 278, 280 to 293 inclusive; and Blocks 351, 358, 359, 360, 401, 402, and 405, all on Registered Plan 43M-2058.

2. THAT pursuant to subsection 50 (7.3) of the *Planning Act*, this By-law shall expire THREE (3) years from the date of its registration.
3. THAT this By-law shall not become effective until a certified copy or duplicate of this By-law has been registered in the proper land registry office.

**ENACTED** and **PASSED** this 7<sup>th</sup> day of July, 2021.

Approved as to  
form.

2021/06/30

C.deSereville

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

Approved as to  
content.

2021/06/25

Cynthia  
Owusu-Gyimah

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

(PLC-2021-0024)



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To prevent the application of part lot control  
to part of Registered Plan **43M – 2083**

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**WHEREAS** subsection 50(5) of the *Planning Act*, R.S.O. c. P.13, as amended, has imposed part lot control on all lands within registered plans within the City;

**AND WHEREAS** pursuant to subsection 50(7) of the *Planning Act*, the Council of a municipality may, by by-law, provide that subsection 50(5) of the *Planning Act* does not apply to land within such registered plan or plans of subdivision or parts thereof, as are designated in the by-law;

**AND WHEREAS** the application for an exemption from part lot control pursuant to subsection 50(7) of the *Planning Act*, on the lands described below, for the purpose of creating townhouse units, is to the satisfaction of the City of Brampton;

**NOW THEREFORE** The Council of The Corporation of the City of Brampton **ENACTS AS FOLLOWS:**

1. THAT subsection 50(5) of the *Planning Act* does not apply to the following lands within the City of Brampton, Regional Municipality of Peel:

The whole of Blocks 15, 16, 17, and 18, all on Registered Plan 43M-2083.

2. THAT pursuant to subsection 50 (7.3) of the *Planning Act*, this By-law shall expire THREE (3) years from the date of its registration.
3. THAT this By-law shall not become effective until a certified copy or duplicate of this By-law has been registered in the proper land registry office.

**ENACTED** and **PASSED** this 7<sup>th</sup> day of July, 2021.

Approved as to  
form.

2021/06/29

C.deSereville

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Patrick Brown, Mayor

Approved as to  
content.

2021/06/25

Cynthia  
Owusu-Gyimah

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Peter Fay, City Clerk

(PLC-2021-0025)





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To license, regulate and govern Short-Term Rentals

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**WHEREAS** Subsection 8(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25 as amended, ("*Municipal Act, 2001*") provides that the powers of a municipality shall be interpreted broadly so as to confer broad authority on municipalities to enable them to govern their affairs as they consider appropriate, and to enhance their ability to respond to municipal issues;

**AND WHEREAS** Section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under any Act;

**AND WHEREAS** Subsection 11(1) of the *Municipal Act, 2001* provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

**AND WHEREAS** Subsection 11(2) of the *Municipal Act, 2001* provides that a municipality may pass by-laws respecting: in paragraph 5, Economic, social and environmental well-being of the municipality; in paragraph 6, Health, safety and well-being of persons; in paragraph 7, Services and things that the municipality is authorized to provide under subsection (1); and in paragraph 8, Protection of persons and property, including consumer protection;

**AND WHEREAS** Subsection 11(3) of the *Municipal Act, 2001* provides that a municipality may pass by-laws respecting: in paragraph 11, Business Licensing;

**AND WHEREAS** Section 23.2 of the *Municipal Act, 2001* permits a municipality to delegate legislative and quasi-judicial powers where the council of the municipality is of the opinion that the power being delegated is of a minor nature;

**AND WHEREAS** pursuant to the provisions of Part IV – Licences of the *Municipal Act, 2001*, a municipality may pass by-laws for licensing, regulating and governing any business wholly or partly carried on within a municipality even if the business is being carried on from a location outside the municipality;

**AND WHEREAS** Subsection 151(1) of the *Municipal Act, 2001*, provides that a municipality may establish a system of licences with respect to a business and may prohibit the carrying on or engaging in the business without a licence, refusing, revoking or suspending a licence, imposing conditions on a licence, regulating property used for a business that requires a licence and regulating persons carrying on a business that requires a licence;

**AND WHEREAS** Subsection 391(1) of the *Municipal Act, 2001*, provides that a municipality may impose fees and charges on persons for services or activities provided or done by or on behalf of it;

**AND WHEREAS** Subsection 429(1) of the *Municipal Act, 2001*, provides that a municipality may establish a system of fines for a by-law passed under the Act;

**AND WHEREAS** Subsection 436(1) of the *Municipal Act, 2001*, provides that a municipality may pass by-laws providing for the entry onto land at any reasonable time for the purpose of carrying out an inspection to determine compliance with a by-law;

**AND WHEREAS** Section 444 of the *Municipal Act, 2001*, provides that a municipality may make an order to require a Person to discontinue contravening a by-law and to do the work required to correct the contravention;

**AND WHEREAS** The Council of the Corporation of the City of Brampton considers it desirable and necessary to license, regulate and govern the Short-Term Rental businesses listed within this By-law.

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

## **PART I – SHORT TITLE**

1. This By-law may be referred to as the “Short-Term Rental By-law”.

## **PART II – DEFINITIONS**

2. For the purposes of this By-law:

“Additional Fee” means a fee, in addition to the licence fee, imposed by the City on a business at any time during the term of the Licence for costs incurred by the City that are attributable to the activities of the business;

“Applicant” means a Person applying for a new Licence or renewing a Licence under this By-law;

“Application” means an application for a new Licence or a Licence renewal in the form provided by the Licence Issuer that must be accompanied by the appropriate documentation and fee;

“Bedroom” means a room provided for rent or hire, which is used or designed to be used as sleeping accommodations and may contain bathroom facilities;

“City” means The Corporation of the City of Brampton;

“Clerk” means the Clerk of the City or the Clerk’s duly appointed Deputy;

“Criminal Record” means a record of past crimes for which an individual has been convicted;

“Entire-Unit Rental” means a Short-Term Rental in which the Short-Term Rental Guest occupies an entire dwelling unit;

“Fire Chief” means the Chief of the Brampton Fire and Emergency Services or his or her designate;

“Inspector” means any one of the following:

- (a) Municipal Law Enforcement Officer;
- (b) Medical Officer of Health and/or Peel Region Health Inspector;

- (c) Fire Chief and/or Fire Inspector in the Brampton Fire and Emergency Services; or
- (d) Police Officer as defined in this By-law;

“Licence” means a Short-Term Rental Host Licence issued in accordance with this By-law;

“Licence Fee” means the fee set out in Schedule A that is required to be paid to the City for a new Licence or a Licence renewal;

“Licensee” means any Person holding a Licence under this By-law;

“Licence Issuer” means the person appointed under this By-law and includes his or her designate;

“Medical Officer of Health” means the Medical Officer of Health for The Regional Municipality of Peel and includes any Peel Region Health Inspector acting on his or her behalf;

“Peel Region Health Inspector” means a public health inspector employed by The Regional Municipality of Peel;

“Person” includes an individual person, corporation, partnership or limited partnership;

“Police Officer” means a police officer of the Peel Regional Police;

“Principal Residence” means a dwelling unit owned or rented by a Person, either alone or jointly with others, where the Person is ordinarily resident;

“Short-Term Rental” (STR) means all or part of a Principal Residence used to provide sleeping accommodations for any rental period that is less than twenty-eight (28) consecutive days in exchange for payment, but does not include bed and breakfast, hotels, motels, or hospital, or other short-term rentals where there is no payment;

“Short-Term Rental Guest” means a Person or Persons responsible for the rental of all or part of a Principal Residence by way of rental agreement or similar agreement;

“Short-Term Rental Host” means any individual Person who owns, operates or offers a Principal Residence for Short-Term Rental;

“Tribunal” means the Tribunal appointed by City Council to conduct hearings under the Brampton Appeal Tribunal By-law, No. 48-2008, as amended, or any successor by-law; and

“Zoning By-law” means the City’s Zoning By-law No. 270-2004, as amended, or any successor by-law.

### **PART III – LICENSING REQUIRED**

- 3. No Person shall carry on business as a Short-Term Rental Host unless that Person has obtained a Licence issued in accordance with the provisions of this By-law.
- 4. No Person shall,
  - (1) assign, modify, sell, or transfer, any Licence issued under this By-law;

- (2) act as an agent of any Person who advertises, operates or offers a Short-Term Rental without a Licence in accordance with this By-law;
- (3) carry on the business of Short-Term Rental for which a Licence is required under this By-law if the Licence has expired or been revoked, or while the Licence is under suspension;
- (4) provide false information or documents when applying for a Licence or Licence renewal, or when required to provide any information or documents related to any Short-Term Rental under this By-law; or
- (5) carry on the business of Short-Term Rental on a property if such use of the land, building or structure does not conform with all applicable federal and provincial legislation, or municipal by-laws.

#### **PART IV - LICENCE ISSUER**

- 5.
  - (1) The Clerk is appointed as the Licence Issuer for the purposes of this By-law.
  - (2) Council delegates to the Licence Issuer the power to issue or renew, refuse to issue or renew, to cancel, revoke or suspend, reinstate or impose conditions on a Licence under this By-law.
- 6. The Licence Issuer shall:
  - (1) receive and process all Applications for new Licences and for Licence renewal;
  - (2) issue a new Licence or renew a Licence when,
    - (a) an Application is made in accordance with the provisions of this By-law;
    - (b) the Application is complete;
    - (c) the applicable Licence Fee is paid; and
    - (d) the Application meets all of the requirements under this By-law, unless there are grounds to refuse to issue a new Licence or renew a Licence as set out in this By-law;
  - (3) impose terms and conditions on a new Licence or Licence renewal when the Licence Issuer is of the opinion that a term or condition of a Licence should be imposed under this By-law;
  - (4) maintain records showing all Applications received and Licences issued;
  - (5) enforce or cause to be enforced, the provisions of this By-law;
  - (6) prepare or cause to be prepared all notices, forms and any other document, including any amendments thereto, that are necessary for the administration of this By-law; and
  - (7) perform all the administrative functions that may be required by this By-law.

**PART V - APPLICATION FOR A LICENCE AND FOR A LICENCE RENEWAL**

7. (1) In order to apply for a new Licence or a Licence renewal, the Applicant shall,
- (a) complete and submit an Application in the form approved by the Licence Issuer;
  - (b) submit all documentation required under this By-law or requested by the Licence Issuer; and,
  - (c) submit the Licence Fee as set out in the Fee Schedule attached as Schedule A.
- (2) An Application for a new Licence or Licence renewal shall not be processed by the Licence Issuer until all of the requirements of Subsection (1) are met and any outstanding Licence Fee(s) and any outstanding Additional Fees have been paid.
8. (1) The Licence Issuer may require any one or more of the following as part of the Application:
- (a) a statement from the Applicant as to whether charges against the Applicant are pending under any federal and provincial legislation and municipal by-laws, including but not limited to the Criminal Code of Canada, the *Controlled Drugs and Substances Act*, the *Building Code Act, 1992*, the *Fire Protection and Prevention Act, 1997*, the City's Zoning By-law, and this By-Law.
  - (b) confirmation that the use of the premises is permitted under the City's Zoning By-Law;
  - (c) a declaration from the Applicant that the residence complies with the Fire Code, O. Reg. 213/07, as amended, or any successor regulations and that the Applicant will continue to ensure compliance throughout the term of the licence; or,
  - (d) a letter of approval issued by the Medical Officer of Health.
- (2) Regardless of whether a Licence has been issued or renewed, the Licence Issuer may require that the Applicant file further information or provide further documentation in respect of a fact which the Applicant has already attested to or previously supplied documentation for.
9. (1) Where the Short-Term Rental Host is a corporation, the Application shall be accompanied by a copy of the incorporating documents, a copy of the last annual information filed and a copy of the business name registration, if applicable.
- (2) Where the Short-Term Rental Host is a registered partnership, the Application shall be accompanied by a copy of the registered declaration of partnership and a copy of the business name registration, if applicable.
- (3) Where the Short-Term Rental Host is a sole proprietor, the Application shall be accompanied by a copy of the business name registration.
- (4) Despite Subsection 9. (1) where a corporation applies for a Licence renewal and there has been no change in the officers or directors of the corporation, only a copy of the last annual information filed must be submitted by the owner of the property with the Application.

10. (1) Where an Application for a Licence or Licence renewal is withdrawn by the Applicant, the Licence Fee shall be refunded with the exception of \$50.00. Where the Licence has been issued no refund will be issued to the applicant.
- (2) Where an Application for a Licence or Licence renewal is refused 50% of the Licence Fee paid shall be refunded to the Applicant.
- (3) Any Licence Fee refund calculated pursuant to Subsections 10.(1) or 10.(2) shall be reduced by any Additional Fee amount, or part thereof, that is outstanding at the time of the refund.
11. Regardless of when an Application for a new Licence or Licence renewal is made, the Applicant is required to pay the full annual Licence Fee.
12. (1) Where a Licensee fails to renew the Licence by the renewal date, the Person shall, upon submitting an Application for renewal, be subject to a late renewal fee in accordance with Schedule A.
- (2) Where an Applicant applies for a Licence renewal and for a period of sixty (60) days after the Licence expiry date the Application is incomplete or any fee under this By-law is unpaid, the Licence Issuer may, in his or her sole discretion, deem the Application to be an Application for a new Licence.
- (3) Where a Licensee fails to renew the Licence within ninety (90) days of the specified renewal date, the Person shall no longer be entitled to renew the Licence and shall be required to apply for a new Licence under this By-law, subject to the payment of such fees as may be required.
13. (1) Where an Applicant has failed to provide any fee or document required under this By-law for the issuance of a new Licence or a Licence renewal, the Application shall be considered incomplete.
- (2) If the Application remains incomplete after thirty (30) days from the date the Application was submitted, the Licence Issuer may issue a notice of incomplete application and close the file.
- (3) Where an Application file is closed, the Applicant is required to pay the closed file fee to the City as set out in Schedule A.
- (4) Subject to the time limitation in Subsection 13.(2), the closed file fee in Subsection 13. (3) must be paid to the City before the Licence Issuer can reopen a closed Application file.
- (5) The issuance of a notice of incomplete application is not a statutory power of decision and is not subject to appeal to the Tribunal.

## **PART VI - APPLICATION FOR SHORT-TERM RENTAL HOST**

14. Notwithstanding the requirements set out in Sections 7, 8 and 9, every Application for a Licence or Licence renewal as a Short-Term Rental Host shall include:
  - (1) the address of the Short-Term Rental property, together with a declaration that the Short Term Rental is the Applicant's Principal Residence;
  - (2) a floorplan outlining what part(s) of the property will be used as Short-Term Rental, the square footage of the dwelling, and any such documentation required for determining occupancy limits in accordance with the City's Minimum Maintenance By-Law 104-96 enacted under s.15.1 of the *Building Code Act, 1992* that prescribes standards for the

maintenance and occupancy of property as amended, or any successor by-law;

- (3) documents required as evidence of property ownership; or if the Applicant is tenant of the property, then the written consent of the owner of the property on which the Short-Term Rental is located;
- (4) payment of all fees in accordance with this By-law;
- (5) proof of insurance, in the prescribed form as set out by the Licence Insurer, subject to Section 61 of this By-law;
- (6) a criminal record search conducted by the Police in whose jurisdiction the Applicant resides, or where the Applicant is a corporation or partnership then a criminal record search of all officers, directors or partners, confirming that there are no outstanding criminal charges or warrants pending before any courts, or any criminal record convictions within the last three (3) years;
- (7) a package, as prescribed by the Licence Issuer, which would be required to be provided to all renters of the Short-Term Rental containing:
  - (a) the name and telephone number of either the Short-Term Rental Host or an emergency contact person who will be available twenty-four (24) hours a day during the Short-Term Rental period;
  - (b) floor plan including the location of safety equipment within the property and all exits including emergency egress information for the property;
  - (c) police emergency and non-emergency contacts;
  - (d) health emergency contacts including the location and hours of the nearest emergency medical services;
  - (e) information relating to waste disposal and property maintenance, to ensure existing and continued compliance with all relevant municipal by-laws, including but not limited to, this By-law, the Zoning By-law and the City's Minimum Maintenance By-law;
  - (f) instructions for lawful parking on the property or in the area, as applicable;
  - (g) procedures for filing and responding to complaints;
  - (h) a schedule of fees associated with the Short-Term Rental, if applicable;
  - (i) the approved occupancy limit and fire safety plan of the Short-Term Rental property; and

- (8) a declaration that the Short-Term Rental Host:
  - (a) will comply with all provisions of this By-law; and
  - (b) certifies the accuracy, truthfulness, and completeness of the information submitted as part of their Licensing Application.

## **PART VII – GENERAL REQUIREMENTS**

- 15. For the purpose of this By-law, a Short-Term Rental Host shall be deemed to have only one Principal Residence at any time.
- 16. No more than three (3) Bedrooms are to be individually rented in the Principal Residence at any one time.
- 17. The maximum number of occupants in a dwelling unit shall not exceed one person for each fourteen (14) sq. metres (150 sq. ft.) of the total floor area of all habitable rooms. For the purposes of this section, a child under twelve years of age shall be counted as .5 persons.
- 18. No room shall be used for sleeping purposes unless it has:
  - (1) a minimum width of 1.83 metres (6 feet); and
  - (2) a floor area of at least 5.6 sq. metres (60 sq. feet).
- 19. A room used for sleeping purposes by two or more persons shall have a floor area of at least 3.7 sq. metres (40 sq. feet) for each person using the room.
- 20. The following are the rules governing the minimum ceiling height of rooms in a dwelling unit.
  - (1) Ceiling height has its normal meaning, but where there is no ceiling, the height is measured to the lowest point of the exposed joist.
  - (2) The ceiling height must be 2.3 metres (7.5 feet) over at least fifty percent of the floor area or an average of 2.13 metres (7.0 feet) over all of the floor area.
  - (3) Any part of the floor area having a ceiling height of less than 1.37 metres (4.5 feet) is not considered in computing the floor area in section 20(2).
- 21. No kitchen, bathroom or hallway shall be used for sleeping purposes.
- 22. No Short-Term Rental Host shall rent or advertise a property for a Short-Term Rental unless it is the Short-Term Rental Host's Principal Residence at that time.
- 23. No Short-Term Rental Host shall rent a property for a total of more than one hundred eighty (180) nights per calendar year.

## **PART VIII - CONDITIONS OF LICENCE**

- 24. The expiry date of Licences issued under this By-Law are set out in Schedule A of the By-Law.



**PART IX - GROUNDS FOR REFUSAL TO ISSUE OR RENEW A LICENCE**

25. The Licence Issuer may refuse to issue or renew a Licence, if the Licence Issuer is of the opinion that any one or more of the following has occurred, or may occur:
- (1) the issuance of or the holding of a Licence or its renewal, would be contrary to the public interest in respect of:
    - (a) the health and safety of any person,
    - (b) a nuisance affecting any land or person in the City, or
    - (c) the protection of any consumer;
  - (2) there are reasonable grounds for belief that the Applicant has not carried on or will not carry on the Short-Term Rental business in accordance with this By-law or any other law or with integrity and honesty;
  - (3) the conduct of the Applicant or Licensee or other circumstances afford reasonable grounds for belief that carrying on the business has infringed, or would infringe, the rights of other members of the public;
  - (4) the Licence was issued on false, mistaken, or incorrect information;
  - (5) the business of the Applicant or Licensee is carried on or intended to be carried on in an area where it is prohibited;
  - (6) the business for which the Licence has been issued has not been carried on for a continuous period of sixty (60) days or more, except if the Licence Issuer has been informed that the licensed premises is undergoing renovations;
  - (7) the Applicant is indebted to the City in respect of fines, penalties, judgments, outstanding property taxes, or any other amounts owing, including an administrative penalty;
  - (8) the building, premises, place or part thereof in which the business is carried on does not comply with the provisions of this By-law, or with any other law, regulation or City By-law, including the Zoning By-law, the Building Code, O. Reg. 350/06, as amended and the Fire Code, O.Reg. 213/07, as amended or any successor regulations;
  - (9) the premises in which the business is carried on is in an unsafe or dangerous condition;
  - (10) there are reasonable grounds for belief that the carrying on of the business or occupation by the Applicant or Licensee has resulted or will result in a breach of this By-law or any other law;
  - (11) the Licence Fee payable has not been paid;

- (12) any Additional Fee imposed on an Applicant or Licensee remains unpaid after the due date as indicated in a notice of Additional Fee sent to the Applicant or Licensee; or
  - (13) the Applicant has received three (3) or more convictions under this By-law within one year.
26. Where the Applicant is a corporation or a partnership, the grounds for refusing registration or its renewal shall apply to any of the officers or directors of the corporation or partners in the partnership.
27. In addition to the grounds for refusing a Licence or its renewal, an Applicant shall not be entitled to hold a Licence, and the Licence Issuer shall refuse to issue or renew Licence where, in the twelve (12) month period from the date of the Application, the Applicant has:
- (1) applied for and been finally refused a Licence; or
  - (2) had her or his Licence finally revoked.
28. The Applicant for a Short-Term Rental Host's Licence or its renewal shall not be issued to an individual person who is younger than eighteen (18) years of age.
29. Any Licence issued will be automatically invalidated if the property ownership or principal residency changes.

#### **PART X - GROUNDS FOR REVOKING OR SUSPENDING A LICENCE**

30. The Licence Issuer may revoke or suspend a Licence for any one or more of the grounds listed in Subsections 25 to 29.
31. Any Licence issued under this By-law may be cancelled at any time upon the written request of the Licensee.
32. If the Licence Issuer is satisfied that the continuation of a business of a Short-Term Rental poses immediate danger to the health or safety of any Person or property, the Licence Issuer may, without a hearing, suspend a Licence for a maximum period of fourteen (14) days and on such conditions as the Licence Issuer considers appropriate, and shall provide the Licence holder with written reasons for the suspension and allow the Licence holder an opportunity to respond before the Licence Issuer makes a decision to revoke or suspend a Licence pursuant to Subsections 25 to 29.
33. After a decision is made by the Licence Issuer to refuse, revoke, suspend, or cancel a Licence or Licence renewal, written notice of that decision shall be given within ten (10) days to the Applicant or Licence holder.
34. The written notice provided under Section 33 shall:
- (1) set out the grounds for that decision;
  - (2) give reasonable particulars of the grounds for the decision;
  - (3) be signed by the Licence Issuer; and
  - (4) state that the Applicant or Licensee is entitled to a hearing by the Tribunal if the Applicant or Licensee delivers to the Clerk within fifteen (15) days after the notice is served, a notice in writing requesting a hearing by the Tribunal accompanied by the appropriate appeal fee.

35. Any written notice given under this By-law shall be deemed to be received on the receipt date which is one of the following:
- (1) in the case of mailed documents, five (5) days following the mailing as determined from the post mark;
  - (2) the case of personal delivery, e-mail or faxed document, the date of delivery; and
  - (3) where more than one method of delivery is used, the operative receipt date for the calculation of the time for an appeal is the latest of the possible receipt dates.
36. Where any written notice is mailed under this By-law, it is sufficient to use the Applicant's or Licensee's last known business or residential address.

#### **PART XI – RETURN OF LICENCE**

37. Where a Licence has been revoked or suspended, and written notification is provided and deemed received, the Licensee shall immediately return the Licence to the Licence Issuer.
38. A Person whose Licence has been revoked or suspended shall not refuse to deliver the Licence to the Licence Issuer or Inspector in any way obstruct or prevent the Licence Issuer or Inspector from receiving or taking the Licence.
39. Where a Licence has been revoked or suspended, the Licence Issuer or Inspector may enter upon the business premises or the Person to whom the Licence was issued for the purpose of receiving, taking or removing the Licence.

#### **PART XII - APPEAL OF DECISION OF LICENCE ISSUER**

40. The Applicant or Licensee may appeal a decision of the Licence Issuer to refuse to issue or renew, revoke, suspend, or to impose any condition on a Licence, to the Tribunal by filing a written notice of appeal with the Clerk, with reasons in support of the appeal, accompanied by the appropriate appeal fee as set out in the City's User Fee By-law.
41. On receipt of a written request for an appeal from the Applicant or Licensee, the Clerk shall schedule a hearing of the Tribunal and shall give the Applicant or Licensee and the Licence Issuer reasonable written notice of the date, time and place of the hearing in accordance with the Brampton Appeal Tribunal By-law, No. 48-2008, as amended, or any successor by-law.
42. The decision of the Tribunal shall be final.
43. No member of the Tribunal, Council, or any employee for the City is personally liable for anything done under authority of this By-law.
44. Where the Tribunal has ordered that a Licence be granted, reinstated, a suspension to a Licence ended or a change to the condition(s) of a Licence, the Applicant or Licensee shall fulfill any outstanding requirements for the Licence under this By-law.
45. The filing of an appeal does not operate to suspend the decision of the Licence Issuer.

46. The decision of the Licence Issuer shall be final if the Clerk does not receive an appeal by the fifteenth day following the receipt of written notice of the Licence Issuer's decision.
47. The provisions of the Brampton Appeal Tribunal By-law, No. 48-2008, as amended, or any successor by-law, apply to any appeal that is made under this By-law.

### **PART XIII – SHORT-TERM RENTAL HOST RECORDS**

48. Every Short-Term Rental Host shall keep a record of each concluded Short-Term Rental transaction for six (6) years following the date of the last day of the rental period. The record retained shall include the following:
  - (1) the number of nights the Short-Term Rental was rented;
  - (2) the nightly and total price charged for the Short-Term Rental;
  - (3) whether the Short-Term Rental was an Entire-Unit or Partial-Unit Rental; and
  - (4) any other information required by the Licence Issuer.
49. Every Short-Term Rental Host shall provide the information kept in its records to the Licence Issuer within thirty (30) days of being requested to do so.

### **PART XIV – GENERAL REQUIREMENTS OF LICENCES**

50. Every Licensee shall at all times:
  - (1) comply with the provisions of this By-law, including any applicable Schedule;
  - (2) notify the Licence Issuer within seven (7) days of any changes related to any particulars required to be filed as part of the Application for a Licence or Licence renewal; and
  - (3) notify the Licence Issuer immediately of the nature and extent of any violation, where the Person registered or holding a permit ceases to comply with the requirements of this By-law.
51. Every Short-Term Rental Host holding a Licence under this By-law shall ensure that every document issued by the Short-Term Rental Host, such as invoice, contract, receipt, or similar document, contains the Short-Term Rental Host Licence number.
52. Every Short-Term Rental Host holding a Licence under this By-law shall include their Licence number in any advertisements soliciting Short-Term Rental Guests.
53. Every Short-Term Rental Host is liable for the conduct of each Short-Term Rental Guest and is responsible for ensuring that all Short-Term Rental Guests comply with all applicable laws, including municipal by-laws.
54. Any Licence issued under this By-law shall be posted on the property of the business of the Short-Term Rental, to which the Licence relates in a conspicuous place that is clearly visible to the renter(s).
55. Any Licence that is invalidated for any reasons pursuant to this By-law remains the property of the City and shall be returned to the Licence Issuer forthwith.

56. An Applicant or Licensee whose Licence has been refused or revoked, shall not be entitled to make a new Application for the same or similar type of Licence for a period of at least twelve (12) months from the date of the refusal or revocation.
57. The Licence Issuer shall reinstate any Licence that has been suspended upon satisfactory proof that the administrative requirements have been met.
58. Any Licence issued under this By-law may be cancelled at any time upon the written request of the Licensee.
59. A Person shall not enjoy a vested right in the continuation of a Licence and upon the issuance, renewal, transfer, cancellation or suspension thereof, the value of a Licence shall be the property of the City.
60. A Licensee carrying on business under this By-law shall not advertise, promote or carry on the business under any name other than the name endorsed upon the Licence, without the written approval of the Licence Issuer.

#### **PART XV – INSURANCE**

61. (1) Every Person shall, before the issuance of a Licence to him or her, provide proof of Commercial General Liability insurance against all claims for personal injury including bodily injury resulting in death, and property damage with an inclusive limit of not less than Two Million Dollars (\$2,000,000.00) per occurrence insuring him or her against liability imposed by law for any loss or damage resulting from the carrying on of the business to which the Licence relates.
- (2) Every Person who obtains a Licence shall ensure that the insurance policy in Subsection 61(1) is maintained in good standing while the Licence is valid and the business to which the Licence applies is in operation.
- (3) Every Person shall provide the Licence Issuer with at least ten (10) days' notice in writing, by regular mail, personal delivery, e-mail or fax delivery, of cancellation, expiration or variation in the amount or conditions of the policy required by Subsection 61(1).
- (4) A certificate of insurance issued in respect of the insurance policy in Subsection 61(1) shall be provided to the Licence Issuer, before the issuance of the Licence that it applies to, in the form of proof set out in Schedule B to this By-law.

#### **PART XVI – INSPECTION**

62. (1) The Licence Issuer or Inspector, may enter on any land and building or structure thereon, at any reasonable time for the purpose of carrying out an inspection to determine whether any one or more of the following are being complied with:
  - (a) the provisions of this By-law;
  - (b) an order made under this By-law;
  - (c) a condition of a Licence issued under this By-law; or
  - (d) an order made under section 431 of the *Municipal Act, 2001*.
- (2) For the purposes of an inspection under Subsection 62. (1) the person carrying out the inspection may do any one or more of the following:

- (a) require the production for inspection of any goods, articles, books, records and other documents of or relating to any trade, business or occupation licensed under this By-law.
  - (b) inspect and remove documents or things relevant to the inspection, including anything listed in Subsection 62. (2) (a), for the purpose of making copies or extracts.
  - (c) require information from any Person concerning a matter related to the inspection.
  - (d) alone or in conjunction with a person possessing special or expert knowledge make examinations or take tests, samples or photographs necessary for the purposes of the inspection.
- (3) No Person shall obstruct or hinder, or cause to be obstructed or hindered, an Inspector in the performance of their duties under this By-law.
- (4) Upon request of the Licence Issuer or Inspector, the Licensee shall produce the Licence and any other requested documents forthwith.

## **PART XVII – ORDER TO COMPLY**

63. (1) Where the Licence Issuer or Inspector believes that a contravention of this By-law has occurred they may issue:
- (a) an order to discontinue the contravening activity;
  - (b) an order to correct the contravention; or
  - (c) an order to discontinue the contravening activity and correct the contravention.
- (2) The orders contemplated in Subsection 63.(1) shall set out:
- (a) the name of the Person who is believed to have contravened this By-law and the municipal address or the legal description of the land to which the contravention or Licence applies;
  - (b) reasonable particulars of the contravention;
  - (c) the date by which there must be compliance with the order;
  - (d) if applicable, the work to be done and the date by which the work must be done; and
  - (e) if applicable, a statement that the City may have the work done at the expense of the owner of the property if the work is not done in compliance with the order.
- (3) An order issued under this By-law may be served personally or served by mail to the last known address of the Person and such other persons affected by it as determined by the Licence Issuer or Inspector and a copy of the order may be posted on any property to which the contravention or Licence applies.
- (4) If an order is served by registered mail, the service shall be deemed to have been made five (5) days after mailing.
- (5) Where service cannot be carried out in accordance with subsection 63. (3), the Inspector may place a placard containing the terms of the order in a conspicuous place on the property to which the contravention or Licence applies, and the placing of the placard shall be deemed to be sufficient service of the order on the Person or persons to whom the order is directed.

- (6) Every Person who fails to comply with an order made under this section is guilty of an offence.

## **PART XVIII – OFFENCES AND PENALTIES**

64. Every Person who contravenes any provision of this By-law, and every director or officer of a corporation who concurs in such contravention by the corporation, is guilty of an offence and is liable to a fine, and such other penalties, as provided for in the *Provincial Offences Act*, R.S.O. 1990, c. P.33, as amended (the “*Provincial Offences Act*”) and the *Municipal Act, 2001*, S.O. 2001, c. 25.
65. In addition to Section 64, any Person who is charged with an offence under this By-law by the laying of an information under Part III of the *Provincial Offences Act* and is found guilty of the offence is liable, pursuant to the fine provisions of the *Municipal Act, 2001*, to the following fines:
- (1) the minimum fine for an offence is \$500 and the maximum fine for an offence is \$100,000;
  - (2) in the case of a continuing offence, for each day or part of a day that the offence continues the minimum fine shall be \$500 and the maximum fine shall be \$10,000, and the total of all daily fines for the offence is not limited to \$100,000;
  - (3) in the case of a multiple offence, for each offence included in the multiple offence the minimum fine shall be \$500 and the maximum fine shall be \$10,000 and the total of all fines for each included offence is not limited to \$100,000.
66. In addition to the fine provisions in Section 65, if a Person is convicted of an offence under this By-law, any economic advantage or gain obtained by the Person from operating a business without a Licence may be considered an aggravating factor for sentencing purposes which may attract a special fine, which shall be equal to or greater than the economic advantage or gain obtained by the Person from operating the business without a Licence.
67. The maximum amount for a special fine in Section 66 may exceed \$100,000.
68. If a Person is convicted of an offence under this By-law, in addition to any other remedy or any penalty imposed, the court in which the conviction has been entered, and any court of competent jurisdiction thereafter, may make an order:
- (1) prohibiting the continuation or repetition of the offence by the Person convicted; and
  - (2) requiring the Person convicted to correct the contravention in the manner and within the period that the court considers appropriate.
69. Where a Person fails to pay any part of a fine for a contravention of this By-law and the fine is due and payable under Section 66 of the *Provincial Offences Act*, including any extension of time to pay the fine provided under that section, the City Treasurer, or the Treasurer’s delegate may give the Person a written notice specifying the amount of the fine payable and the final date on which it is payable, which date shall not be less than twenty-one (21) days after the date of the notice.
70. If any part of a fine for a contravention of this By-law remains unpaid after the final date specified in the notice provided under Section 69, the outstanding fine is deemed to be unpaid taxes pursuant to Section 351 of the *Municipal Act, 2001*.
71. Administrative Penalties (Non-Parking) By-law 218-2019, as amended, applies to this By-law. Every Person who contravenes a provision of this By-law designated

in Schedule A of the Administrative Penalties (Non-Parking) By-law 218-2019, as amended, shall upon issuance of a Penalty Notice be and is liable to pay to the City of Brampton an administrative penalty in the amount set out in the Administrative Penalties (Non-Parking) By-law 218-2019, as amended.

## **PART XIX – TITLE, INTERPRETATION AND SEVERABILITY**

72. (1) Wherever a word is used in this By-law with its first letter capitalized, the term is being used as it is defined in this By-law. Where any word appears in ordinary case, the commonly applied English language meaning is intended.
- (2) Wherever a word defined in this By-law is used in the form of a noun, verb, adverb or adjective, it shall be interpreted as having a corresponding defined meaning even if it is in ordinary case.
- (3) All words importing the singular shall include the plural, and words imparting the masculine gender shall include the feminine, and the converse of the foregoing also applies, unless the context of the By-law requires otherwise.
73. In the event of a conflict between any of the general provisions of this By-law and any provisions set out in the Schedule attached to this By-law, the provisions of the Schedule shall prevail.
74. If a court of competent jurisdiction declares any provision or part of a provision of this By-law to be invalid or to be of no force and effect, it is the intention of Council in enacting this By-law that the remainder of this By-law shall continue in force and be applied and enforced in accordance with its terms to the fullest extent possible according to law.

## **PART XX – DISCRIMINATION**

75. (1) No Person, in carrying out a business Licensed under this By-law, shall discriminate against any member of the public on the basis of race, ancestry, place of origin, colour, ethnic origin, citizenship, creed, sex, sexual orientation, gender identity, gender expression, age, marital status, family status or disability.
- (2) No Person, in carrying out a business Licensed under this By-law, shall with respect to any person being guided or assisted by a service animal:
- (a) refuse to service the person;
  - (b) refuse to permit the person to enter with the animal into or upon any place or premises to which the Licence relates; or,
  - (c) refuse to permit the person and such animal to remain in or upon such place or premises by reason only of the presence of such animal.

## **PART XXI – SCHEDULES AND APPENDICES**

76. (1) All Schedules attached to this By-law shall form part of this By-law.
- (2) The expiry dates of Licences issued under this By-law, except for those issued per day or per event, are set out in Schedule A to this By-law.



**PART XXII – TRANSITIONAL PROVISIONS**

77. Any business operating a Short-Term Rental in the City must obtain a Licence issued under this By-law prior to September 30, 2021 and Licences shall renew September 30<sup>th</sup> annually.

**PART XXIII – EFFECTIVE DATE**

78. This By-law comes into effect on July 8<sup>th</sup>, 2021.

ENACTED and PASSED this 7<sup>th</sup> day of July, 2021.

Approved as to  
form.  
  
2021/07/06  
  
Colleen Grant

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

Approved as to  
content.  
  
2021/07/06  
  
Andrew McNeill

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

SCHEDULE “A”

SHORT TERM RENTAL FEES

Licence Type	Fee Type	Fee	Expiry
Short Term Rental Host	Application or Renewal Fee	\$150.00	September 30 <sup>th</sup> annually
Other Fees			
	Late Renewal Fee	\$50.00	
	Closed File Administration	\$50.00	

These rates shall automatically increase and be rounded up to the nearest dollar on the first day of January in each year by the percentage increase in the All Items Index of the Consumer Price Index (not seasonally adjusted) for the Toronto Census Metropolitan Area, published by Statistics Canada, during the 12-month period ending on September 30 in the year immediately preceding the rate increase date.

**SCHEDULE “B”**

**CERTIFICATE OF INSURANCE  
(Refer to Appendix 1)**

# The Corporation of the City of Brampton

## Certificate of Insurance

(STATIONARY BUSINESS LICENSING - VARIOUS)

*Proof of Insurance will be accepted on this form only (with no amendments)*

**\*\*IF A FACSIMILE HAS BEEN TRANSMITTED, THE ORIGINAL CERTIFICATE MUST FOLLOW\*\***

<b>LICENCE TYPE</b> (check box)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	All Businesses including Contractors (\$2M CGL required) Short Term Rentals(\$2M CGL required) Fireworks Sales* or Carnival (\$5M CGL required)
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**This is to certify that the policies of Insurance as described above have been issued by the undersigned to the insured named below and are in force at this time:**

NAME OF INSURED	TELEPHONE NUMBER      AREA CODE (     )      -
ADDRESS OF INSURED	CITY      POSTAL CODE
ADDRESS OF EVENT	CITY      POSTAL CODE

TYPE OF INSURANCE	INSURER'S NAME	POLICY NUMBER (NOT binder)	EFFECTIVE (YR./MO./DAY)	EXPIRY DATE (YR./MO./DAY)	LIMITS OF LIABILITY
COMMERCIAL GENERAL LIABILITY					<b>per occurrence</b>
UMBRELLA / EXCESS					

Commercial General Liability - Occurrence Basis, Including Bodily Injury and Property Damage, Personal Injury, Contractual Liability, Non-Owned Automobile Liability, Owner's and Contractor's Protective Coverage, Products - Completed Operations, Contingent Employers Liability, Cross Liability Clause and Severability of Interest Clause

If any of the above insurance policies are cancelled so as to reduce the coverage during the coverage period as stated above, so as to affect this certificate, 10 days' notice of cancellation for non-payment or 30 days' notice for cancellation of the policy will be given by the insurer to:

\*For the *Fireworks Licence* **THE CORPORATION OF THE CITY OF BRAMPTON** and **THE REGIONAL MUNICIPALITY OF PEEL** have been added as **additional insureds**, but only with respect to the liability arising out of the operations of the named Insured.

**The Corporation of the City of Brampton**  
**Licensing Administration, 1<sup>st</sup> Floor**  
**2 Wellington Street West, Brampton, Ontario L6Y 4R2**  
**Tel: 905-874-2580 Fax: 905-874-2119 E-mail: [licensing@brampton.ca](mailto:licensing@brampton.ca)**

This certificate is executed and issued to the aforesaid Corporation of the City of Brampton, the day and date herein written below:

NAME OF INSURANCE COMPANY OR BROKER(completing form)	Telephone Number (     )      -
ADDRESS	Fax Number (     )      -
NAME OF AUTHORIZED REPRESENTATIVE or OFFICIAL(please print)	SIGNATURE:      Date: (Year / Month / Day)

**\*\*\*THIS FORM MUST BE COMPLETED & SIGNED BY YOUR INSURER OR INSURANCE BROKER\*\*\***



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To confirm the proceedings of Council  
at its Regular Meeting held on July 7, 2021

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

1. THAT the action of the Council at its Regular Meeting of July 7, 2021 in respect to each report, motion, resolution or other action passed and taken by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by its separate by-law; and
2. THAT the Mayor and the proper officers of the city are hereby authorized and directed to do all things necessary to give effect to the said action, or to obtain approvals where required, and except where otherwise provided, the Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the corporate seal of the City to all such documents. Where the subject matter of any such action is within a sphere or jurisdiction assigned to The Corporation of the City of Brampton pursuant to section 11 of the Municipal Act, 2001, the authority granted by this section includes the use of natural person powers under section 8 of the Municipal Act, 2001; and
3. THAT this by-law, to the extent to which it provides authority for or constitutes the exercise by the Council of its powers to proceed with, or to provide any money for, any undertaking, work, project, scheme, act, matter or thing which requires an approval in addition to the approval of the Council, shall not take effect until the additional approval has been obtained.

Dated at the City of Brampton this 7<sup>th</sup> day of July, 2021.

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Patrick Brown, Mayor

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Peter Fay, City Clerk