



Agenda  
City Council Workshop  
The Corporation of the City of Brampton

Monday, September 27, 2021

9:30 a.m.

**Council Chambers - 4th Floor, City Hall - Microsoft Teams Meeting**

**Members:**

Mayor Patrick Brown	
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
Regional Councillor M. Medeiros	Wards 3 and 4
City Councillor C. Williams	Wards 7 and 8
Regional Councillor P. Fortini	Wards 7 and 8
City Councillor H. Singh	Wards 9 and 10
Regional Councillor G. Dhillon	Wards 9 and 10

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.

Some limited public attendance at meetings may be permitted by pre-registration only (subject to occupancy limits). It is strongly recommended that all persons continue to observe meetings online or participate remotely. To register to attend a meeting in-person, please visit

[https://www.brampton.ca/council\\_and\\_committees](https://www.brampton.ca/council_and_committees).

For inquiries about this agenda, or to make arrangements for accessibility accommodations  
(some advance notice may be required), please contact:

Peter Fay, City Clerk, Telephone 905.874.2172, TTY 905.874.2130  
[cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca)

1. **Roll Call**

2. **Workshop Session**

Purpose: Council learning day to discuss a variety of topics supporting Council's Term of Council Priorities.

9:30 a.m. **Welcome and Introductory Remarks**

Peter Fay, City Clerk

9:35 a.m. **Use of Corporate Resources Policy (During an Election Period)**

Peter Fay, City Clerk, and Shawnica Hans, Manager, Election Services

10:45 a.m. **Ward Boundary Review**

Peter Fay, City Clerk, and Shawnica Hans, Manager, Election Services

11:30 a.m. **Mayor and Councillor's Expense Policy**

Zeeshan Majid, Deputy Treasurer, Finance

12:00 p.m. *lunch break*

1:00 p.m. **Brampton Plan - Growth Management, Employment & Retail, Urban Design, Open Spaces & Recreation**

Andrew McNeill, Manager, Official Plan and Growth Management

2:00 p.m. **Unlimited Height and Density**

Bob Bjerke, Director, City Planning and Design

Andrew McNeill, Manager, Official Plan and Growth Management

Ken Greenberg, Greenberg Consultants

Mark Conway, NBLC

3:00 p.m. **Wrap-up and Adjournment**

Session and break times may vary depending on Council discussion.

This virtual Council Workshop will be livestreamed  
and archived on the City's website for future public access.

3. **Adjournment**

# Use of Corporate Resources Policy

Council Workshop – September 27, 2021





# 392 Days

Until the 2022 Municipal and School Board Elections



# Agenda

01. Background
02. Purpose
03. Scope and Intention
04. Policy Statement Updates
05. Roles and Responsibilities
06. Compliance and Enforcement
07. Municipal Benchmarking
08. Questions

# Background

In accordance with the *Municipal Elections Act, 1996* (MEA), before May 1 of an election year, municipalities must establish rules and procedures with respect to the use of municipal resources during the election campaign period.

The MEA specifies that a municipality or local board cannot make a contribution to a municipal election candidate or registered third party advertiser.

A contribution includes:

- Money, goods and services given to and accepted by or on behalf of a person for their election campaign
- Money, goods and services given to and accepted by or on behalf of a registered third party advertiser (an individual, corporation or trade union)



In recognition of Members of Council holding their office until the end of the term (November 14, 2022), nothing in the Policy will preclude a Member from performing their job responsibilities, nor inhibit them from representing the interest of their constituents.

# Background – Cont'd

The City's first Use of Corporate Resources Policy was created using the City of Barrie's policy as an example, and was adopted in 2013. Since then, it has been regularly reviewed and amended, with the latest update in 2019 to incorporate provincial and federal elections, and to restrict the use of City facilities.

Adoption of a policy with respect to the use of municipal resources during an election campaign period became a legislated requirement under the MEA in 2016.



# Purpose

To provide a consistent approach and clear direction regarding the use of corporate resources during an election campaign.

The provisions in the Policy apply to federal, provincial and municipal elections.



# Scope

The Policy applies to:

- All candidates and registered third party advertisers for a municipal, provincial or federal election or by-election
- All Members of Council not seeking re-election
- All City employees, including employees in the offices of Members of Council
- Members of Local Boards

# Intention

To provide clear direction to all candidates, third party advertisers, and City staff to ensure a fair and transparent electoral process, while also ensuring compliance with all applicable legislation.

# Policy Statement Updates

	Use of City Facilities	Campaign Material	Campaigning on City Property	Social Media
Current Policy	<ul style="list-style-type: none"> <li>Rental of indoor facilities for campaigning activities prohibited</li> <li>Rental of outdoor facilities for campaigning activities prohibited</li> </ul>	<ul style="list-style-type: none"> <li>Permitted at large City events, with limitations (i.e. cannot be disruptive to the event)</li> </ul>	<ul style="list-style-type: none"> <li>Limited campaigning permitted at large City-led events</li> </ul>	<ul style="list-style-type: none"> <li>Policy amendment was issued in 2018 regarding social media accounts</li> </ul>
Proposed Updates	<ul style="list-style-type: none"> <li>Rental of indoor and outdoor facilities not permitted</li> <li>Privately booked events used for election campaigning prohibited</li> <li>City facilities may be used for election education events hosted by the City Clerk's Office (i.e. candidate and third party advertiser information sessions)</li> </ul>	<ul style="list-style-type: none"> <li>Not permitted on City property or in City facilities</li> </ul>	<ul style="list-style-type: none"> <li>Not permitted</li> <li>Permitted on public roadways and sidewalks</li> </ul>	<ul style="list-style-type: none"> <li>Formally incorporate 2018 policy amendment – Council members have the option of creating a separate and distinct campaign account, or using existing social media account and removing all corporate resources and references (e.g. City photo, reference to elected position, etc.)</li> </ul>

# Use of City Facilities

- In 2019, a provision was included to allow for town hall events or debates that are City-organized, or organized by non-partisan individuals or organizations, to be held on City Property, provided that necessary rental agreements have been secured by the event organizer
  - Updates include provision that all candidates for an office in such election/by-election should be invited to attend
  - Updates include that in the event of a municipal election, a town hall event or debate that is being organized by a non-partisan individual or organization, may be permitted to be held on City property, subject to the consent of the City Clerk, and provided that all necessary rental agreements have been secured, all candidates have been invited to attend
  - The City will not host or organize any town hall events or debates for municipal election candidates
- Additional updates clarify that municipal election-related education meetings that are organized by the City Clerk's Office may be held on any City Property, i.e., candidate information sessions
- In 2019, the Policy was updated to restrict the booking of City facilities for any election related event
  - Updates clarify that while candidates and third party advertisers cannot rent space at a City facility for any election purpose, they may accept an invitation to address a group that has booked a City Property – they would not be permitted to distribute or wear any campaign material during the address/meeting

# Campaigning on City Property

- Updates include that campaigning or solicitation is not permitted within any City Property, or at any City-organized Event (e.g. Canada Day, flag raisings, etc.)
  - Candidates are restricted from wearing campaign clothing or buttons, and from distributing campaign material
  - Previously, limited campaigning would have been permitted, as long as it was not disruptive to an event
- Updates clarify that display of campaign material is not permitted at any voting location, including the parking lot
- Updates clarify that the display of campaign material, including clothing is not permitted for any City Staff, during working hours



# Social Media

- In 2018, a legal opinion was obtained on the appropriate use of social media by Members of Council who are candidates. The Clerk issued an addendum to the 2018 Policy, which provided two options for Members of Council. Proposed updates will incorporate the options for Members of Council who are candidates:
  - 1) Establish separate and distinct social media account(s) for election purposes that are clearly labelled election accounts, and such account(s) are not member accounts that use municipal resources or identified as such
  - 2) Use existing Member of Council social media account(s) as election campaign account(s), subject to Members:
    - a) Removing all reference to the City, their office and official duties (e.g. logos, telephone and email contacts)
    - b) Refraining from using any City resources in relation to the account (e.g. City Staff, funds, assets, pictures/images taken by or the property of the municipality), and
    - c) Expressly notifying followers that the account will be used for election purposes and providing an alternate source of information for elected official constituency information (i.e. establish a new elected official social media account)
- Members of Council are requested to inform the City Clerk no later than April 1 in the year of an election, of their intentions with respect to the creation or use of social media campaign accounts
- Members who choose to establish separate and distinct social media accounts may include a one-time crossover message inviting followers to their campaign account (language to be provided by City Clerk). The crossover message may be posted for no more than five (5) business days

# Additional Updates

- Reference to Sign By-law 399-2002 for provisions on the placement of election signs
- Clarity that the City's online list of candidates and registered third parties (as found on the Brampton Votes webpages) shall be the only area of the City's website where a link to external election campaign contacts, websites and social media, may be posted during the Campaign Period
- Clarity that the City's brand, logos and identifiers are registered trademarks and owned by the City of Brampton. Candidates and third party advertisers are not permitted to use City Hall or any other City Property as a backdrop for their campaign photos, videos or other campaign material
- Clarity that Members of Council who attend City-organized events may act as a representative participant in their capacity as an elected official, including speaking and offering greetings, but they are not permitted to campaign
- Clarity on City Staff conduct:
  - Staff cannot engage in political activity during work hours/while receiving compensation from the City
  - Staff cannot engage in political activity while wearing a City uniform or identifier
  - Staff cannot use their position within the City in a way to lead the public to infer that the City is endorsing a Candidate, Registered Third Party or political party
  - Commitment that the City Clerk and their Election staff will not engage in any political activity in any election
- Expanded definitions section

# Roles and Responsibilities

## **Members of Council, Candidates and Registered Third Party Advertisers are responsible for:**

- Complying with the Policy
- Seeking clarification if any aspect is not understood

## **The City Clerk is responsible for:**

- Communicating the Policy to municipal candidates and registered third party advertisers
- Ensuring the Policy is regularly reviewed and updated as required
- Ensuring all municipal candidates and registered third party advertisers are treated equally

## **Senior Leadership is responsible for:**

- Communicating the Policy to their staff
- Ensuring compliance with the Policy
- Investigating reported contraventions and escalating as required

## **City Staff is responsible for:**

- Complying with the Policy
- Seeking clarification if any aspect is not understood

# Compliance and Enforcement

- Should a complaint arise regarding the alleged use of Corporate resources in contravention of the Policy, the Clerk or their designate shall investigate and resolve the complaint
- City Staff who observe or are made aware of an apparent contravention of the Policy shall address the individual, or shall report the contravention to their supervisor
- Corporate Security may be relied upon to support enforcement of the Policy

# Municipal Benchmarking

	Use of City Facilities and Parks	Campaign Material	Election Signs	Social Media
Brampton	<ul style="list-style-type: none"> <li>Not permitted</li> </ul>	<ul style="list-style-type: none"> <li>Not permitted on City property or in facilities (proposed update)</li> </ul>	<ul style="list-style-type: none"> <li>Permitted on private property only</li> </ul>	<ul style="list-style-type: none"> <li>Use of separate and distinct accounts</li> </ul>
Mississauga	<ul style="list-style-type: none"> <li>Not permitted</li> </ul>	<ul style="list-style-type: none"> <li>Not permitted on City property or in facilities</li> </ul>	<ul style="list-style-type: none"> <li>Permitted on private property only</li> </ul>	<ul style="list-style-type: none"> <li>Use of separate and distinct accounts</li> </ul>
Toronto	<ul style="list-style-type: none"> <li>Not permitted</li> </ul>	<ul style="list-style-type: none"> <li>Not permitted in City facilities or City events; permitted in parks and select public squares</li> </ul>	<ul style="list-style-type: none"> <li>Permitted on public property subject to restrictions – size, location, etc.</li> </ul>	<ul style="list-style-type: none"> <li>Use of separate and distinct accounts</li> </ul>
Ottawa *Anticipated updates in Q3	<ul style="list-style-type: none"> <li>Permitted in common areas – lobbies, atriums, etc.</li> </ul>	<ul style="list-style-type: none"> <li>Use of City resources to produce campaign material prohibited</li> </ul>	<ul style="list-style-type: none"> <li>Permitted on public boulevards, subject to placement restrictions</li> </ul>	<ul style="list-style-type: none"> <li>Use of corporate resources to support candidates prohibited</li> </ul>
Markham	<ul style="list-style-type: none"> <li>Rentals permitted with the exception of the Civic Centre (City Hall)</li> </ul>	<ul style="list-style-type: none"> <li>Not permitted outside of rented space</li> </ul>	<ul style="list-style-type: none"> <li>Permitted on some public boulevards, subject to fee</li> <li>One sign per candidate</li> </ul>	<ul style="list-style-type: none"> <li>Links to personal or election websites removed from City-owned website after filing of nomination papers</li> </ul>
Hamilton	<ul style="list-style-type: none"> <li>Rentals permitted in accordance with agreement and rates paid</li> </ul>	<ul style="list-style-type: none"> <li>Not permitted to distribute on City property or at City events</li> </ul>	<ul style="list-style-type: none"> <li>Permitted on private property only</li> </ul>	<ul style="list-style-type: none"> <li>Reference to candidate on City social media prohibited</li> </ul>

\*Many municipalities are also in the process of reviewing their policies ahead of the 2022 Municipal Election

# Questions?



# Thank you!



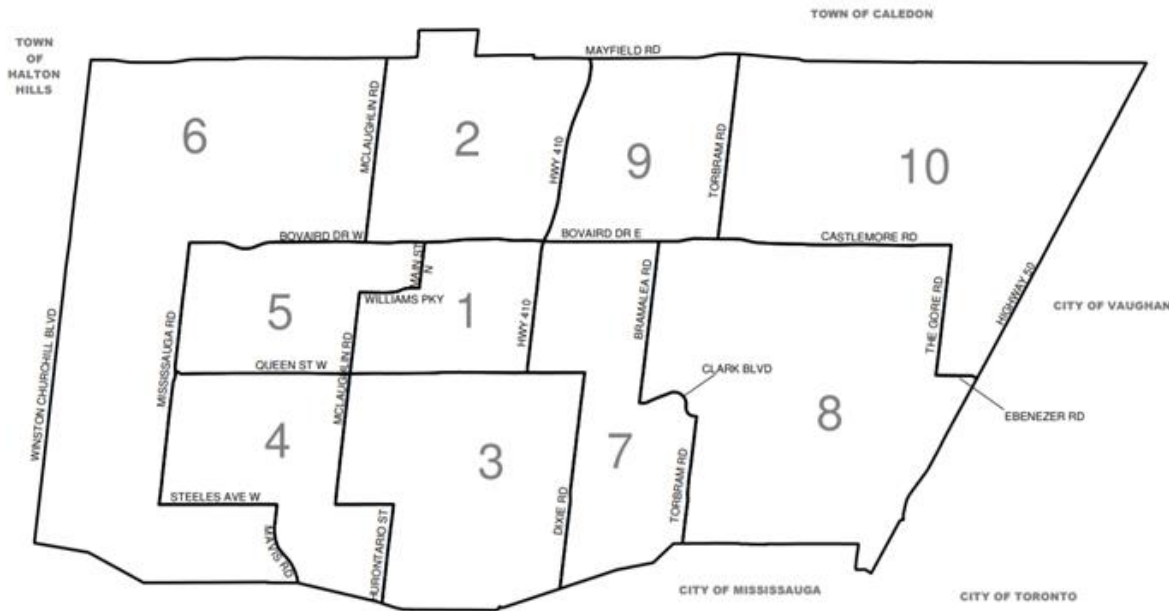
# Ward Boundaries and Population Projections

Council Workshop – September 27, 2021





# Agenda



01. Background
02. Population Projection Data
03. Preliminary Population Forecasts
04. Forecasts for 2021 and Future Election Cycles
05. Population Variance
06. What the Data Tells Us
07. Council Composition Considerations
08. Ward Boundary Review Considerations
09. Questions

# Background

The last ward boundary review was **conducted in 2012/2013**, ahead of the 2014 Municipal Election. The review and subsequent boundary changes were intended to **cover the 2014, 2018 and 2022 Municipal Elections**.

Following Recommendation CW502-2019, staff reported to Council through the Governance and Council Operations Committee in July 2020, regarding criteria and considerations for a change in Council composition and ward boundary review. Updated projected population information was included in the report which projected significant growth in Wards 6 and 10.

**Council decision** (Recommendation GC007-2020), that staff:

- **Not proceed with a change in Council composition**
- **Not proceed with a Ward Boundary Review for completion prior to the 2022 election**, and
- Conduct preliminary population research and **report back to Council in the form of a workshop**, with the intent to complete a Ward Boundary Review in advance of the 2026 election.

This workshop presents current projected population information for the next three elections.

# Population Projection Data

- Population data is from revised preliminary population forecasts prepared for the Region of Peel by Hemson Consulting Ltd. (January 2021). These forecasts are built on data from the 2016 Census.
- Preliminary forecasts were endorsed by Regional Council in March 2019 for use in Peel's planning studies.
- Forecasts are subject to change as the Region works with Brampton, Caledon and Mississauga to finalize distribution of the population allocated to the Region amongst the three municipalities.
- Population data from the 2021 Census will be released in February 2022. This data will form the base for future forecasts.

# Preliminary Population Forecasts to 2051

	2016	2021	2026	2031	2036	2041	2046	2051
1	54,820	58,170	63,100	67,280	70,170	73,410	76,730	80,140
5	57,690	65,500	70,240	71,300	70,990	70,930	71,450	71,950
<b>1 &amp; 5 Total</b>	<b>112,510</b>	<b>123,670</b>	<b>133,340</b>	<b>138,580</b>	<b>141,160</b>	<b>144,340</b>	<b>148,180</b>	<b>152,090</b>
2	52,350	55,520	59,360	60,540	60,200	60,050	60,620	61,210
6	76,280	103,420	130,580	166,080	193,440	211,640	222,320	229,320
<b>2 &amp; 6 Total</b>	<b>128,630</b>	<b>158,940</b>	<b>189,940</b>	<b>226,620</b>	<b>253,640</b>	<b>271,690</b>	<b>282,940</b>	<b>290,530</b>
3	48,960	52,500	59,080	65,920	72,100	79,060	85,550	92,200
4	63,590	72,370	78,410	82,980	83,310	83,890	85,280	86,830
<b>3 &amp; 4 Total</b>	<b>112,550</b>	<b>124,870</b>	<b>137,490</b>	<b>148,900</b>	<b>155,410</b>	<b>162,950</b>	<b>170,830</b>	<b>179,030</b>
7	57,920	60,350	61,820	63,620	65,920	68,980	72,370	76,030
8	58,970	65,080	66,950	67,160	66,800	66,700	67,320	68,030
<b>7 &amp; 8 Total</b>	<b>116,890</b>	<b>125,430</b>	<b>128,770</b>	<b>130,780</b>	<b>132,720</b>	<b>135,680</b>	<b>139,690</b>	<b>144,060</b>
9	68,680	79,450	89,160	91,320	90,650	90,260	90,940	91,770
10	76,410	85,840	112,770	127,520	126,560	125,810	126,610	127,580
<b>9 &amp; 10 Total</b>	<b>145,090</b>	<b>165,290</b>	<b>201,930</b>	<b>218,840</b>	<b>217,210</b>	<b>216,070</b>	<b>217,550</b>	<b>219,350</b>
<b>Citywide Total</b>	<b>615,670</b>	<b>698,200</b>	<b>791,470</b>	<b>863,720</b>	<b>900,140</b>	<b>930,730</b>	<b>959,190</b>	<b>985,060</b>

# Forecasts for 2021 and Future Election Cycles

	2021	2022	2026	2030	2034
1	58,170	59,156	63,100	66,444	69,014
5	65,500	66,448	70,240	71,088	71,114
<b>1 &amp; 5 Total</b>	<b>123,670</b>	<b>125,604</b>	<b>133,340</b>	<b>137,532</b>	<b>140,128</b>
2	55,520	56,288	59,360	60,304	60,336
6	103,420	108,852	130,580	158,980	182,496
<b>2 &amp; 6 Total</b>	<b>158,940</b>	<b>165,140</b>	<b>189,940</b>	<b>219,284</b>	<b>242,832</b>
3	52,500	53,816	59,080	64,552	69,628
4	72,370	73,578	78,410	82,066	83,178
<b>3 &amp; 4 Total</b>	<b>124,870</b>	<b>127,394</b>	<b>137,490</b>	<b>146,618</b>	<b>152,806</b>
7	60,350	60,644	61,820	63,260	65,000
8	65,080	65,454	66,950	67,118	66,944
<b>7 &amp; 8 Total</b>	<b>125,430</b>	<b>126,098</b>	<b>128,770</b>	<b>130,378</b>	<b>131,944</b>
9	79,450	81,392	89,160	90,888	90,918
10	85,840	91,226	112,770	124,570	126,944
<b>9 &amp; 10 Total</b>	<b>165,290</b>	<b>172,618</b>	<b>201,930</b>	<b>215,458</b>	<b>217,862</b>
<b>Citywide Total</b>	<b>698,200</b>	<b>716,854</b>	<b>791,470</b>	<b>849,270</b>	<b>885,572</b>

# Population Variance for Individual Wards

	2021	Variance	2022	Variance	2026	Variance	2030	Variance	2034	Variance
1	58,170	-17%	59,156	-17%	63,100	-20%	66,444	-22%	69,014	-22%
2	55,520	-20%	56,288	-21%	59,360	-25%	60,304	-29%	60,336	-32%
3	52,500	-25%	53,816	-25%	59,080	-25%	64,552	-24%	69,628	-21%
4	72,370	4%	73,578	3%	78,410	-1%	82,066	-3%	83,178	-6%
5	65,500	-6%	66,448	-7%	70,240	-11%	71,088	-16%	71,114	-20%
6	103,420	48%	108,852	52%	130,580	65%	158,980	87%	182,496	106%
7	60,350	-14%	60,644	-15%	61,820	-22%	63,260	-26%	65,000	-27%
8	65,080	-7%	65,454	-9%	66,950	-15%	67,118	-21%	66,944	-24%
9	79,450	14%	81,392	14%	89,160	13%	90,888	7%	90,918	3%
10	85,840	23%	91,226	27%	112,770	42%	124,570	47%	126,944	43%
<b>Citywide Total</b>	<b>698,200</b>		<b>716,854</b>		<b>791,470</b>		<b>849,270</b>		<b>885,572</b>	
<b>Average per Ward</b>	<b>69,820</b>		<b>71,685</b>		<b>79,147</b>		<b>84,927</b>		<b>88,557</b>	

# Population Variance for Ward Pairings

	2021	Variance	2022	Variance	2026	Variance	2030	Variance	2034	Variance
1 and 5	123,670	-11%	125,604	-12%	133,340	-16%	137,532	-19%	140,128	-21%
2 and 6	158,940	14%	165,140	15%	189,940	20%	219,284	29%	242,832	37%
3 and 4	124,870	-11%	127,394	-11%	137,490	-13%	146,618	-14%	152,806	-14%
7 and 8	125,430	-10%	126,098	-12%	128,770	-19%	130,378	-23%	131,944	-26%
9 and 10	165,290	18%	172,618	20%	201,930	28%	215,458	27%	217,862	23%
<b>Citywide Total</b>	<b>698,200</b>		<b>716,854</b>		<b>791,470</b>		<b>849,270</b>		<b>885,572</b>	
<b>Average per Ward Pairing</b>	<b>139,640</b>		<b>143,371</b>		<b>158,294</b>		<b>169,854</b>		<b>177,114</b>	

# What the Data Tells Us

- The generally accepted **maximum population size variance** between wards is **25%**, however a **10% variance is considered ideal**.
- When viewing current 2021 **projected ward population data**, **Ward 6** is outside of the **25% threshold** with a variance of 48%. **Ward 3** has a variance of -25%.
- When viewing 2021 data by **ward pairings**, **all ward pairs are within the 25% threshold**, as is the case for the projected population data for the 2022 Municipal Election.
- Looking ahead to the **2026 Municipal Election**, two wards will be outside of the 25% threshold (**Ward 6** with a variance of 65% and **Ward 10** with a variance of 42%), and two wards will have a variance of -25% (**Wards 2 and 3**).

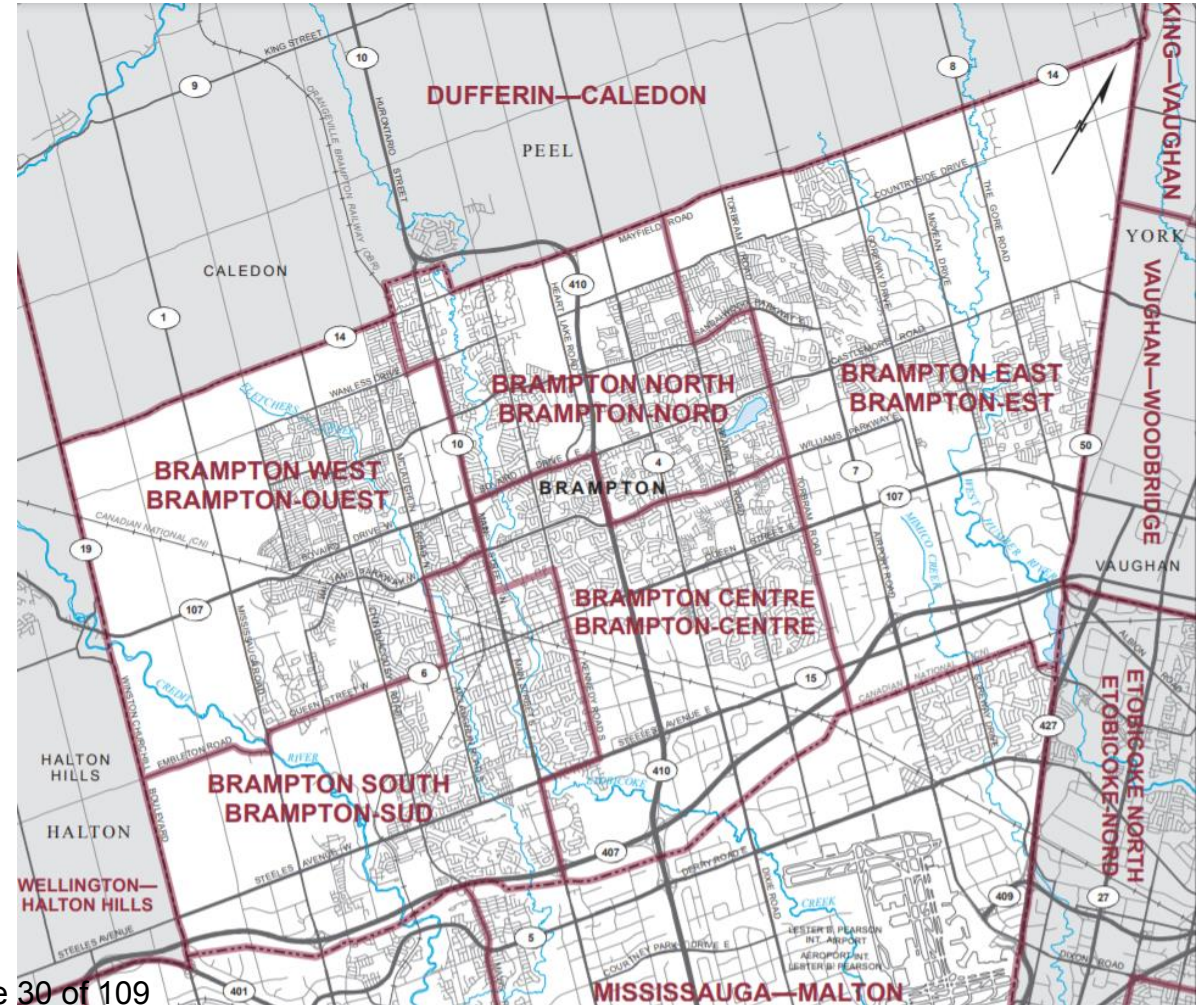


# Council Composition

- Ahead of the next ward boundary review for the 2026 Municipal Election, Council may wish to consider a change in Council composition.
- [Possible options](#) in maintaining the existing 10-ward structure include:
  - **Maintain current structure**, with existing ward pairings
  - **Revision** to current ward pairings
  - **Unpair wards**, with one Councillor serving each ward – a new approach on how to elect Councillors to Regional Council would be required
  - **Clean slate review** and definition of new wards
  - **Align ward boundaries** with federal and provincial electoral districts
  - **Create new composition** with eight wards based on new number of Regional Councillors, with two City Councillors serving 4 wards each (e.g. one City Councillor to serve Wards 1-4 and one serving Wards 5-8)
- Any [changes to Council composition should be considered ahead of initiating a ward boundary review](#).

# Federal & Provincial Boundaries

- Brampton currently has five (5) federal and provincial electoral districts:
  - **Brampton Centre**
  - **Brampton North**
  - **Brampton South**
  - **Brampton East**
  - **Brampton West**
- The federal electoral districts are [reviewed after each 10 year census](#) – the electoral districts are due to be reviewed after the release of the 2021 Census population numbers.



# Ward Boundary Review

- Ward boundary reviews can be [conducted by City staff internally, or through the use of consultants](#). The previous review was completed internally, led by the City Clerk's Office in partnership with Planning.
- The following [criteria](#) should be considered in reviewing ward boundaries:
  - **Effective representation** – voters should be equally represented to the greatest extent possible
  - **Representation by population** – population numbers should be relatively equal in each ward. Review should consider both the present inconsistency in population numbers and forecasted figures
  - **Population trends and growth** – review should consider the impact of development and intensification on population
  - **Physical boundaries** – review should consider physical boundaries, both natural and built
  - **Protection of established neighbourhoods and communities** – review should endeavour to preserve established neighbourhoods and special areas such as heritage conservation districts, business improvement areas, etc.
- [Timelines](#) for a ward boundary review should allow for legislated requirements including public consultation, passing of by-law, public notices and potential appeal process through the Ontario Land Tribunal (OLT). Project work should begin early in the new Term of Council, with the aim to pass the by-law no later than January 2025.



# Questions?



# Thank you!



# **Mayor and Councillors' Expense Policy - Council Workshop**



September 27<sup>th</sup>, 2021

## Background

- Comprehensive update to Policy Dec-1-2018
  - Incorporated feedback from Members of Council
  - Addressed key KPMG/Internal Audit findings/comments
  - Performed benchmarking
  - New Policy template
- Various amendments and updates made during 2019/2020
- CW162-2021:
  - That staff be requested to report on options with respect to the processes of expense approvals and posting timings

## **Mayor and Councillors' Expense Policy – Current Proposed Changes**

- Expense reporting and approvals (update for CW162-2021)
  - Monthly and annual reporting only
  - Monthly statements will be sent by the 15<sup>th</sup> working day of the following month
  - Monthly statements should be approved and returned within 15 days of receipt
    - Limited number of transactions per month
    - YTD for 2021 - on average 4 transactions per month per Councillor
  - Monthly statements to be posted to the City's website within 30 days of receipt from Finance



# Mayor and Councillors' Expense Policy – Current Proposed Changes

## ■ Community Involvement

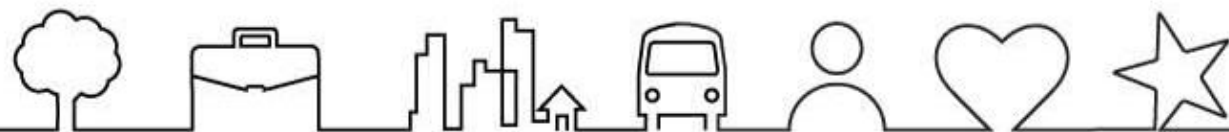
- To establish linkage between report presented annually to Council by Strat Comm titled 'Important and Commemorative Dates and Destination Bus Signage 2021' and community involvement as per expense policy
- General communication with constituents related to advertising in programs for local/community special events :
  - Advertising must be related to specific community programs or local special events (e.g. Spring clean-up, Town Hall, etc.) ***including initiatives and events as per the annual Council approved listing for Important and Commemorative Dates***

# Mayor and Councillors' Expense Policy – Current Proposed Changes

- Budget administration in an election year
  - Members of Council who are candidates as of the end of Nomination Day:
    - Restricted to 11/12ths of the approved budget
    - Newly elected Members of Council are allocated a budget equal to 1/12th of the approved budget for the month of December
    - Re-elected Members of Council will have access to the remainder of the year's approved budget on the day after Voting Day



# BRAMPTON PLAN



## Discussion Papers – Growth Management, Employment & Retail, Urban Design, Open Spaces & Recreation

July 26, 2021





# Why Are We Here Today?

- To provide members of the public with an opportunity to learn about the **Brampton Plan**.
- To present the findings of the **Draft Discussion Papers**.
- To seek community input related to the various **policy recommendations** contained within the Discussion Papers.
- To outline **next steps** related to the Brampton Plan.



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# Overview of the Brampton Plan Project



# What is the Brampton Plan?

A New Brampton  
Official Plan  **The Brampton  
Plan**

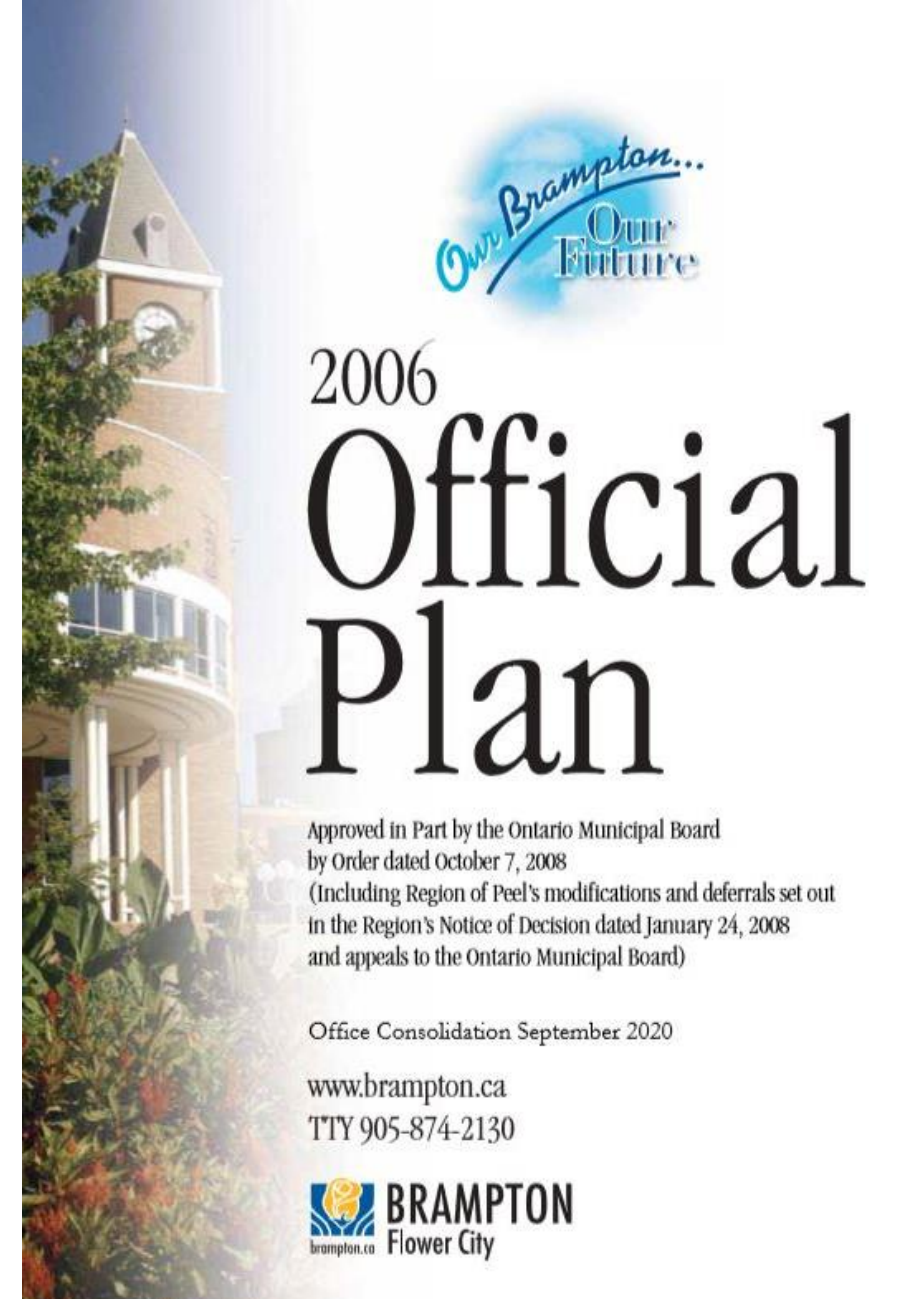
- Clarifies and provides **city building objectives**
- Guides the realization of the **2040 Vision** for the future of Brampton
- Identifies and defines the components of the city – **not as they are today, but as they are envisioned**
- Provides a **policy framework** to realize the vision & guide decision-making
- Will be **adopted** by Brampton Council and Region of Peel Council





# Why is the City reviewing the Official Plan?

- Brampton's current Official Plan was **approved in 2006**
- The Official Plan **no longer fully reflects City priorities or embodies best practices** in municipal planning
- **Provincial policy & legislation** governing municipal planning has been updated
- To align with the initiatives of **Brampton's 2040 Vision** and conform to the **Regional Official Plan**
















# The Brampton Plan Timeline





# Discussion Paper Overview

		Arts and Cultural Heritage
		Attainable and Supportive Housing
		Natural Environment, Climate Change & Resiliency
		Implementation of the Growth Management Framework and Official Plan Structure
		Employment and Retail
		Transportation and Connectivity
		Urban Design, Open Spaces and Recreation

**Discussion Papers** have been prepared to account for new and emerging issues, trends, and topics.

The topics align with the seven core **2040 Vision Statement** Areas.



# What is a Discussion Paper?

- Meant to get readers thinking about solutions for solving problems and charting a course for the city's future.
- Set the stage for subsequent policy direction.

## When reading the Discussion Papers consider:

- Has the project team accurately captured the issues of importance to the city?
- Given this information, how do you see the city best developing and responding to current and potential future issues over the next 30 years?
- What ideas/solutions come to mind when reading the information?

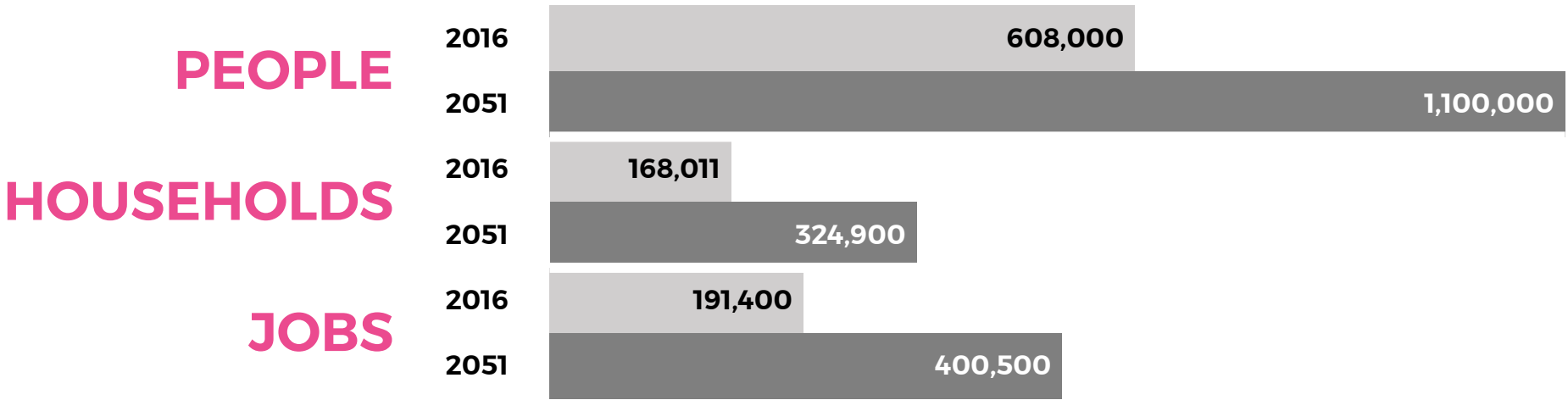


# Implementation of the Growth Management Framework and Official Plan Structure Discussion Paper



# What is Growth Management?

## Growth Projections for the City of Brampton

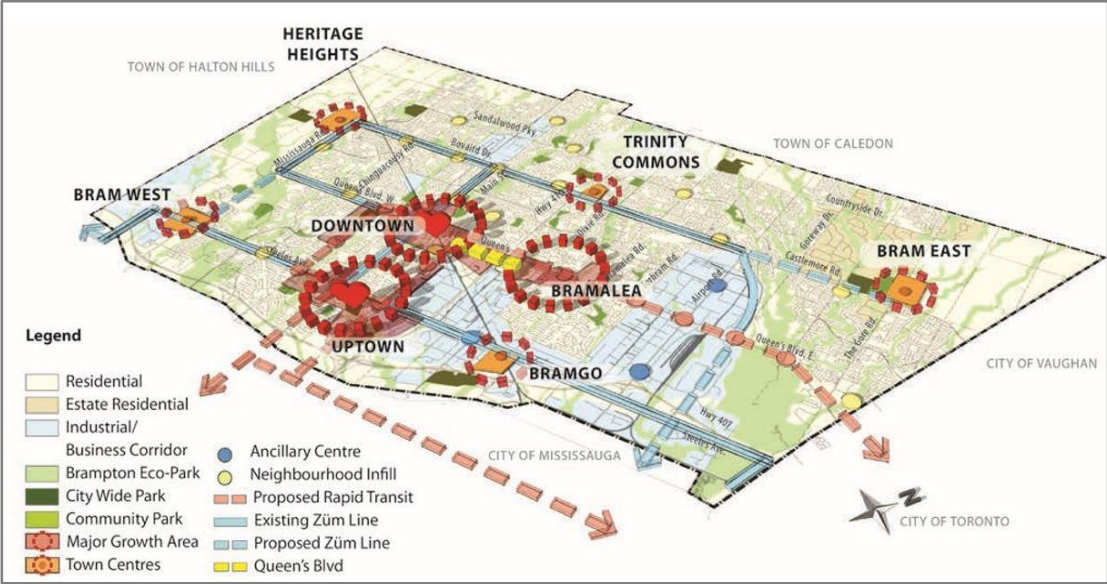
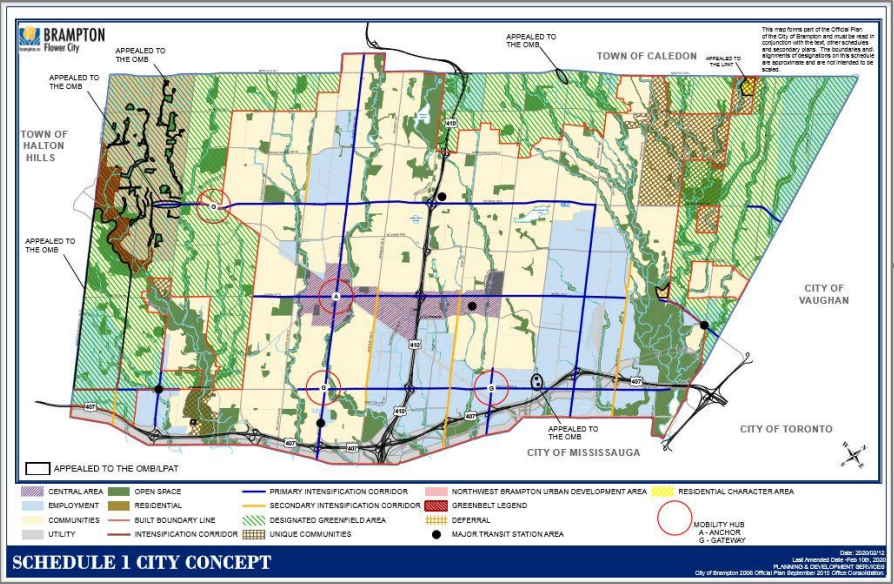


Brampton Plan will need to **plan for and direct growth to 2051** based on Provincial and Regional policies. As Brampton transitions and accommodates more **intensification and urbanization**, where we should direct growth and also, where we should not, becomes very important.



# City Structure Evolution

## Current Official Plan “City Concept”



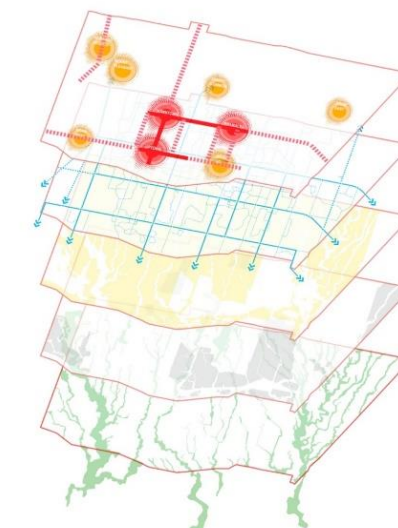
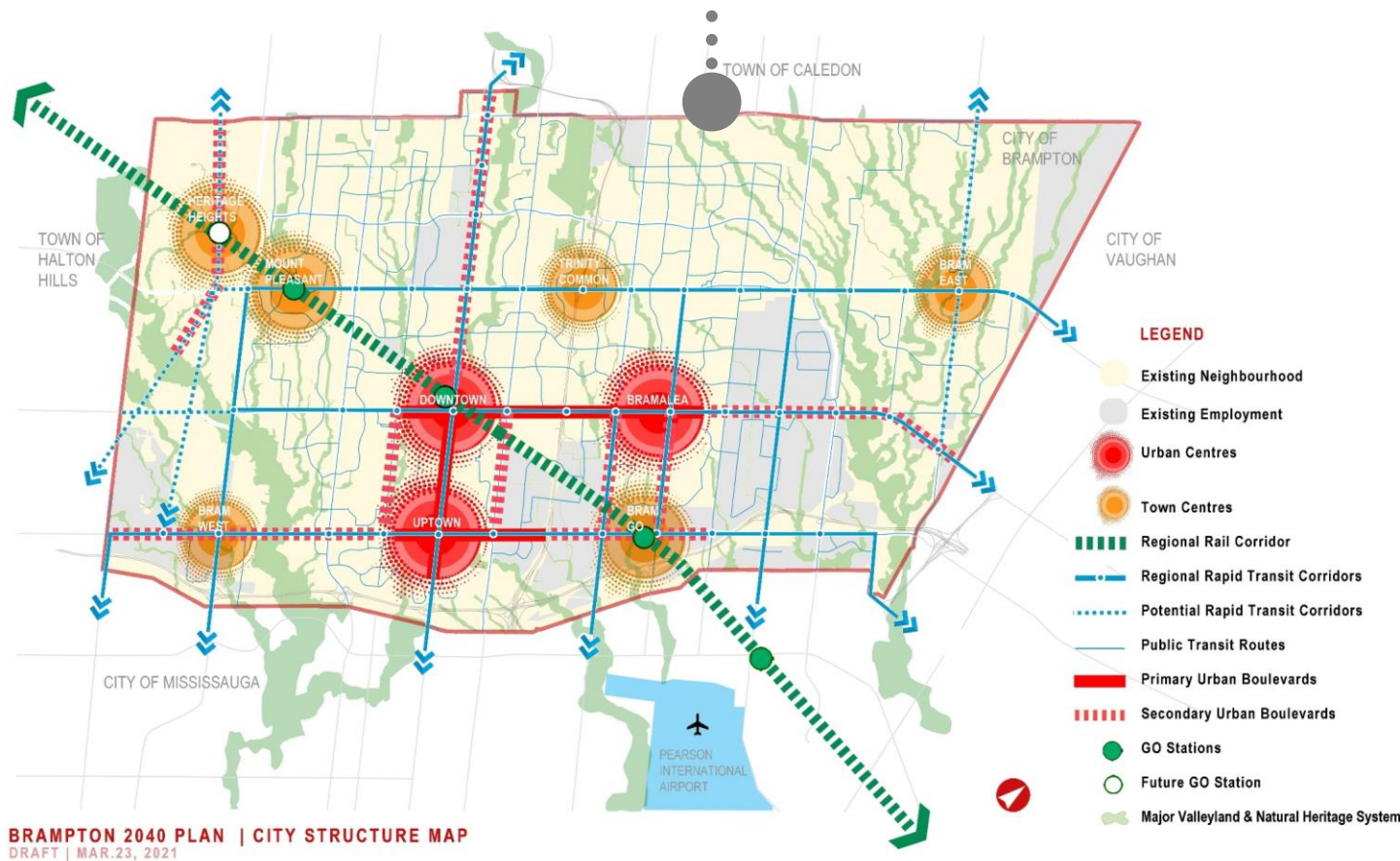
## 2040 Vision Conceptual Structure

A **City Structure** is intended to identify key elements and relationships that will help guide future growth in Brampton.





# Proposed Brampton Plan City Structure



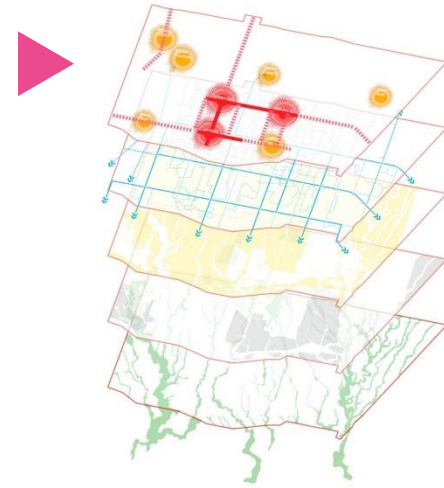
The proposed City Structure is comprised of a series of 'layers'.



# Urban Centres and Primary Urban Boulevards

## Strategic Directions & Recommendations

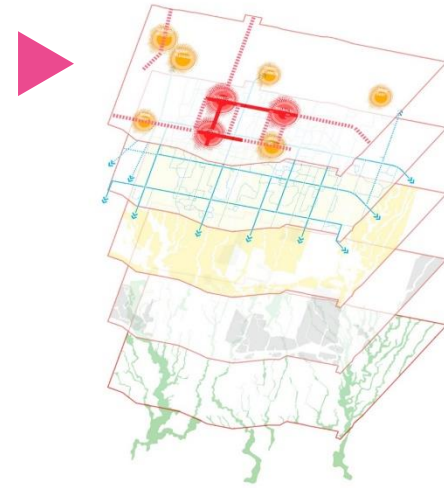
- Prioritize intensification in areas where supporting municipal infrastructure is existing or planned.
- Consider the role of Community Hubs and other community spaces.
- Develop policies to guide the transition of built form to certain areas of the city.
- Tie increases in height and density to the provision of community benefits.
- Support mixed-use development.



# Town Centres and Secondary Urban Boulevards

## Strategic Directions & Recommendations

- Consider the timing of (re)development within each of the Town Centres.
- Provide appropriate transition policies to surrounding neighbourhoods.
- Consider the unique function of each Town Centre (e.g., Bram West vs. Trinity Commons).

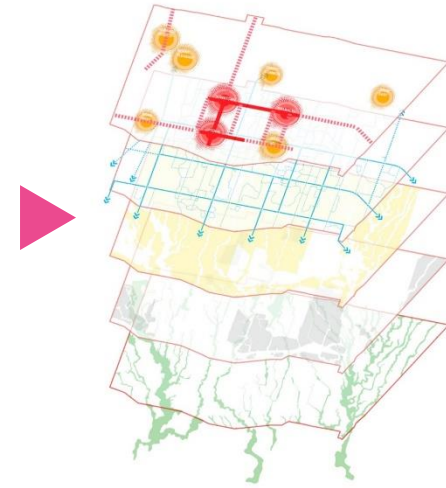




# Higher-Order Transit Corridors

## Strategic Directions & Recommendations

- Support mixed-use development along the corridors, with a focus on locations where two or more corridors connect.
- Integrate corridors with pedestrian and cycling infrastructure.
- Introduce provisions for the transition of built-form between corridors and neighbourhoods.
- Offer a range of housing, retail, community, and employment uses.



# Neighbourhoods

## Strategic Directions & Recommendations

- Develop policies for 20-minute neighbourhoods and complete communities.
- Promote infill and intensification through context-sensitive (house-scaled) housing.
- Consider the need to identify unique neighbourhoods in Brampton.
- Identify priority neighbourhoods for place-making and community investment.
- Promote formal and informal gathering spaces.

A 20-minute neighbourhood is...



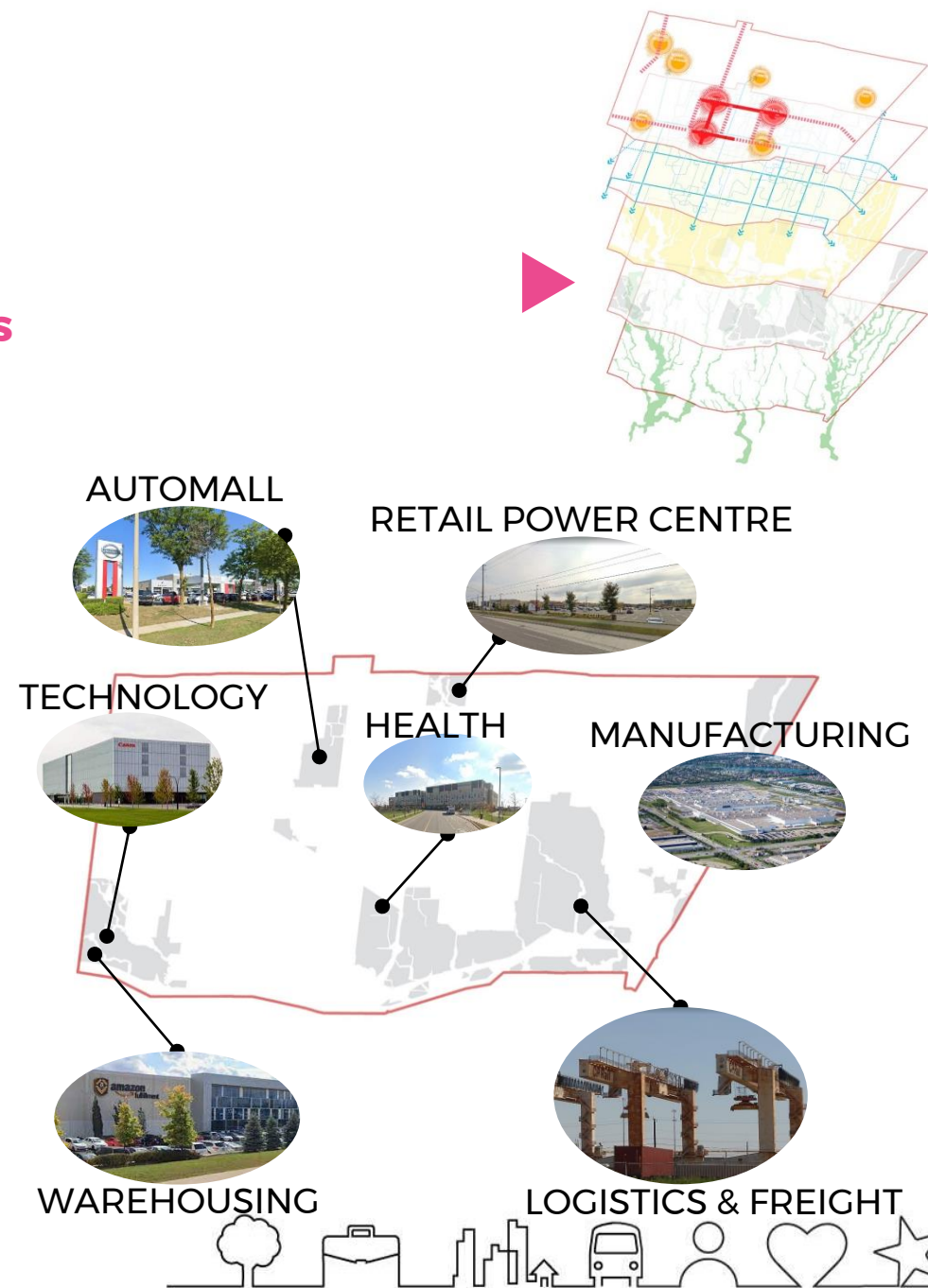
...where you can undertake most of your daily needs within a 20-minute walk.



# Non-Residential

## Strategic Directions & Recommendations

- Provide opportunities for mixed-use development in certain areas.
- Protect from incompatible land uses (e.g., homes and schools) in certain areas.
- Connect areas with high employment density to transit.
- Retain and attract new jobs.
- Recognize the significance of freight and logistics movements in Brampton.
- Promote the development of green industries.

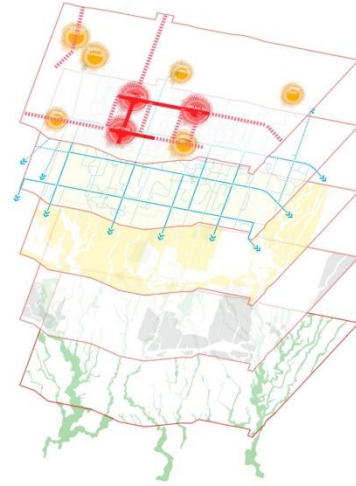


# Institutional Uses & Places of Worship

- Local institutional uses, such as schools and places of worship, will be permitted in most areas of the city.
- Specific policies are required for places of worship to address their potential impact on employment areas.
- There is a need to consider policies for major institutional uses, such as key government and post-secondary campuses.

## Strategic Directions & Recommendations

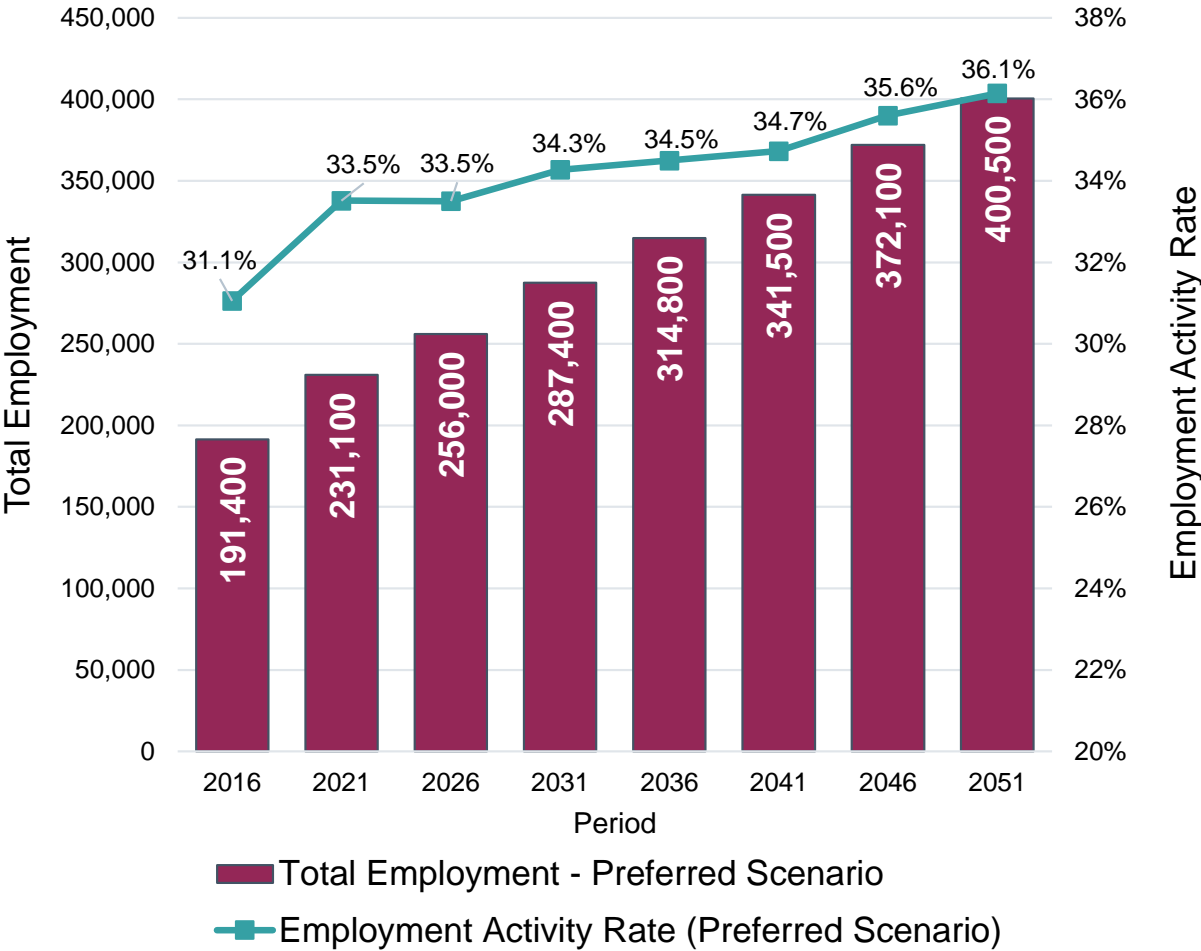
- Review the current policy framework and development criteria in the Official Plan for these uses.
- Direct new places of worship away from employment areas, to neighbourhoods and mixed-use areas.
- Review key directions and objectives for major institutional uses and places of worship.
- Consider appropriate design policies.



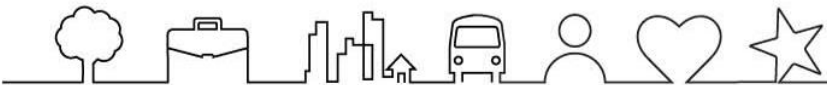
# Employment and Retail Discussion Paper



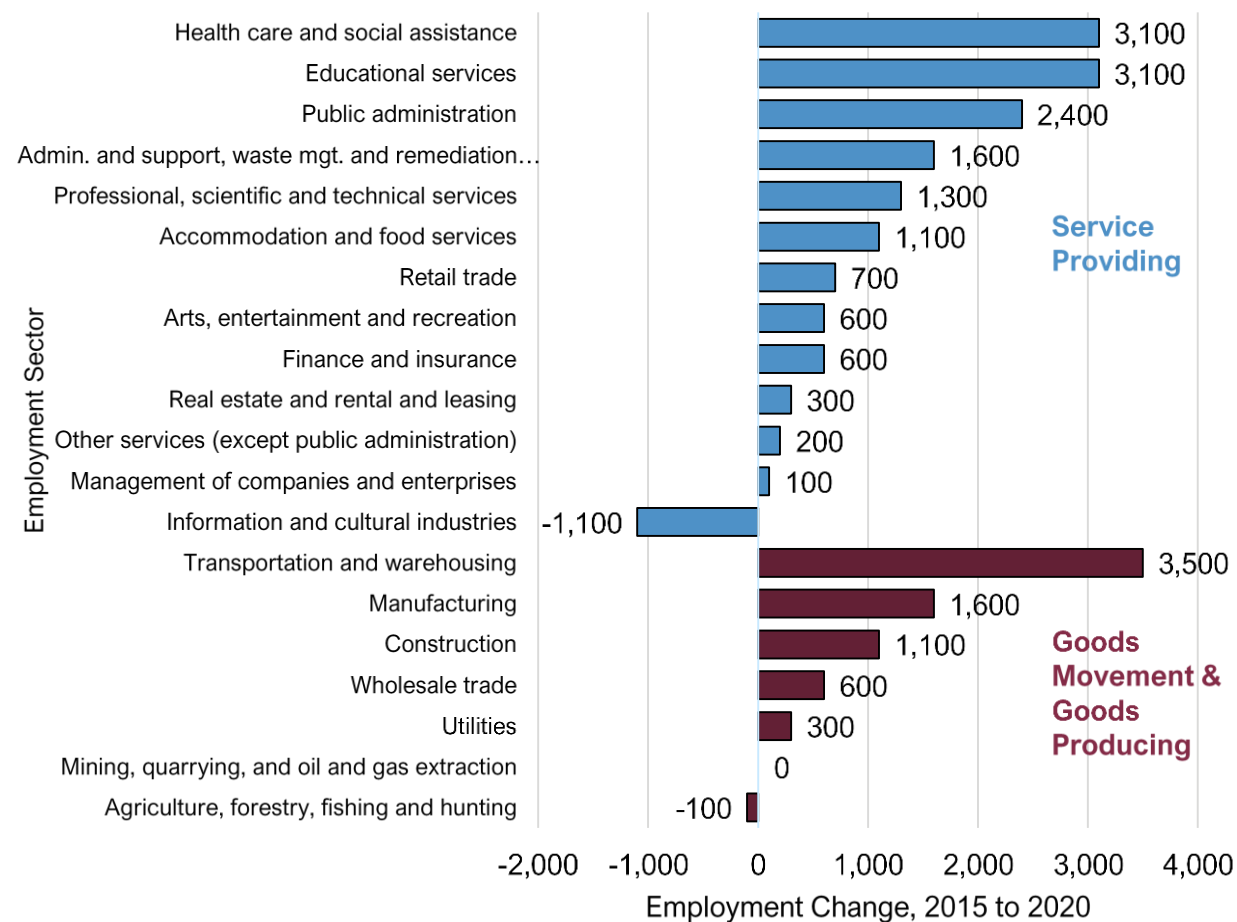
# Overview



By 2051 it is forecast that the City will reach an employment base of 400,500, an increase of 164,900 employees over the 2021 to 2051 period, or annual growth rate of 1.8%.

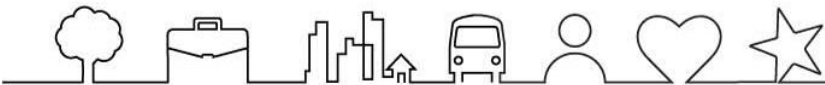


# City of Brampton, Employment Growth Trends



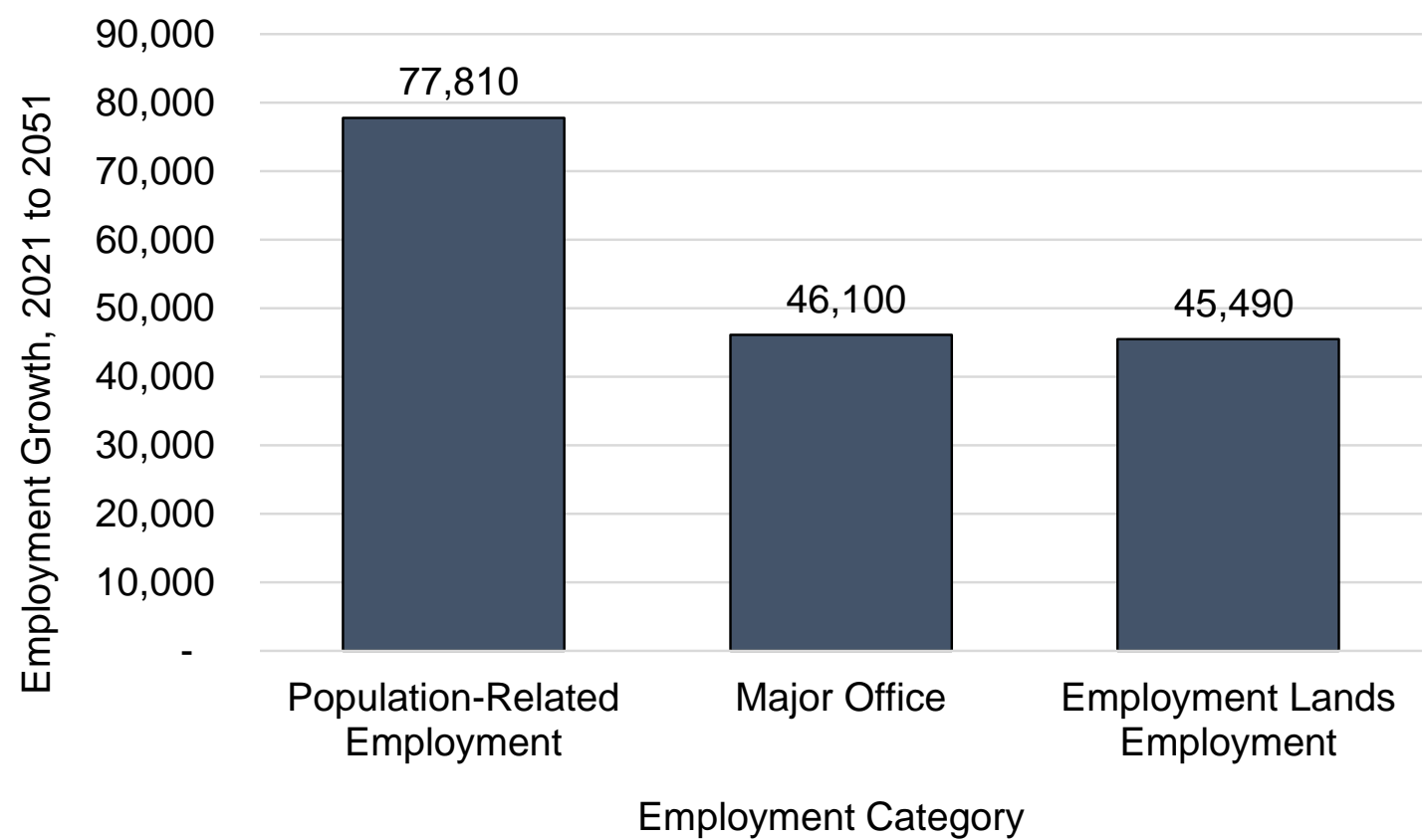
Similar to the GGH as a whole, the City of Brampton experienced employment growth in most employment sectors from 2015 to 2020.

Source: Derived from OMAFRA EMSI Analyst by Watson & Associates Economists Ltd.

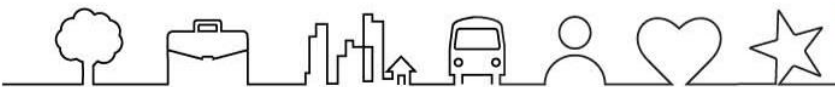




# City of Brampton, Employment Growth Trends



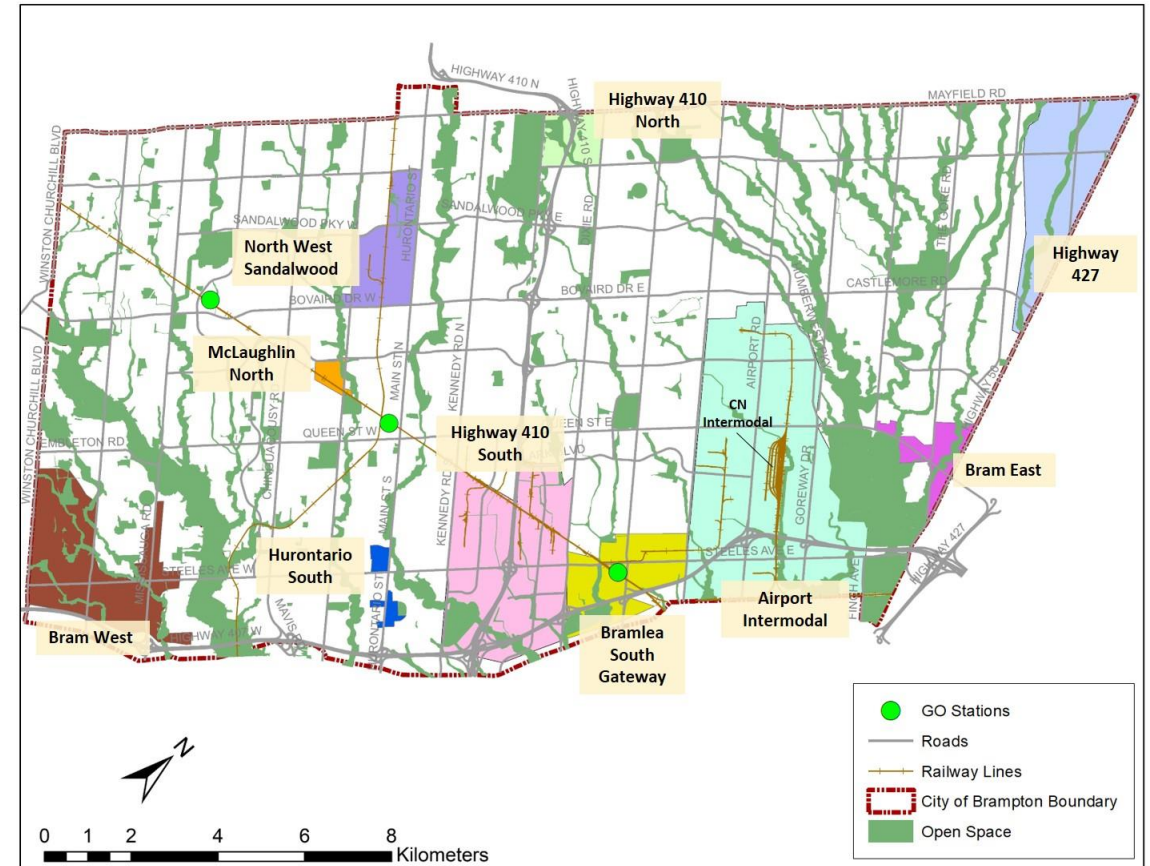
Source: Watson & Associates Economists Ltd., 2021.



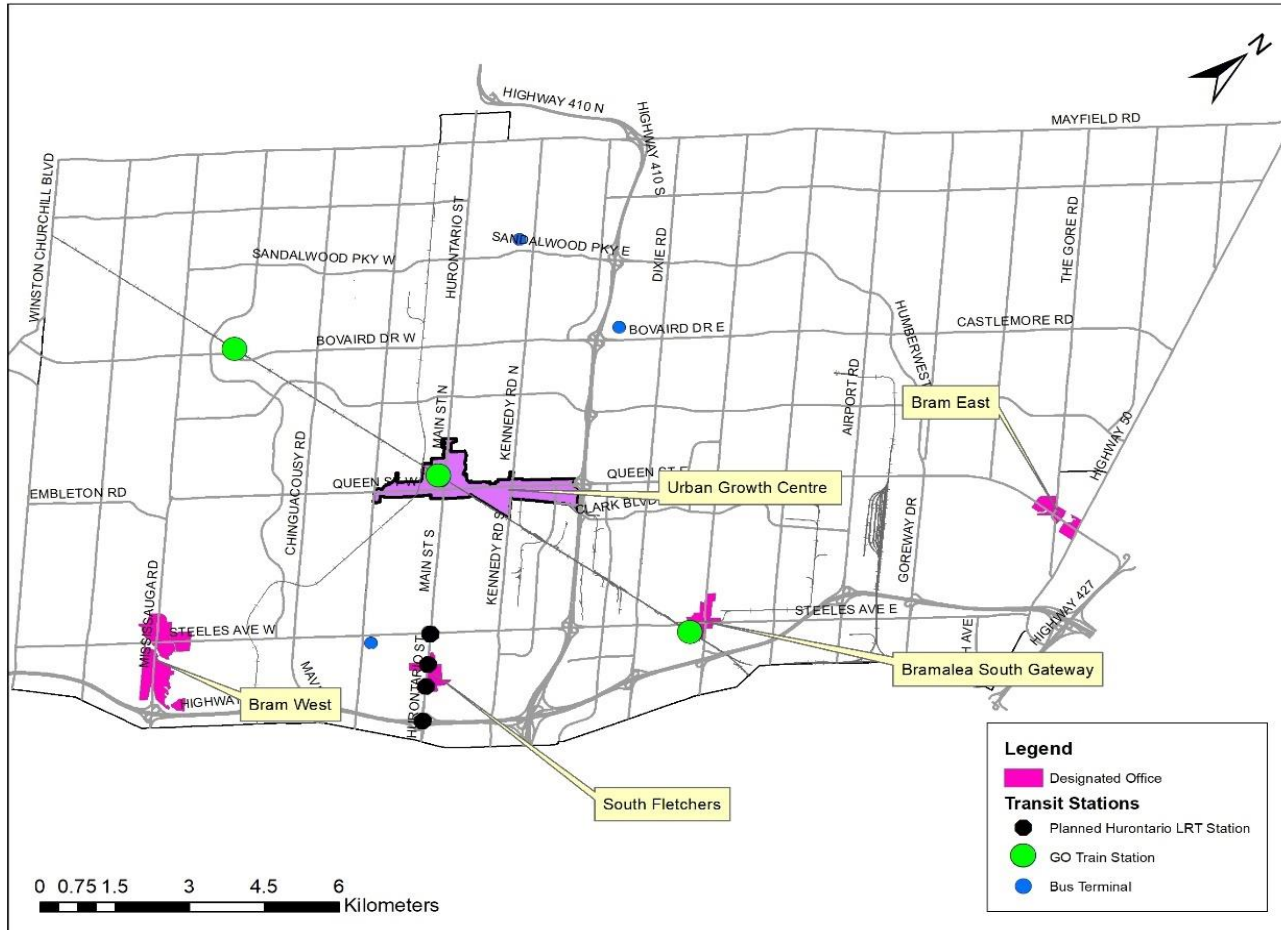


# City of Brampton Employment Areas

- Employment Areas accommodate approximately 58% of the City's employment.
- Approximately less than 10% (632 of 6,500 gross ha) of the City's Employment Area lands remain vacant as of 2020.
- Manufacturing is the largest sector in Employment Areas, representing 35% of the employment in Employment Areas.



# City of Brampton, Major Office Market



- The City of Brampton has 16 major office buildings with 1.7 million sq.ft. (440,000 sq.m) of office building space.
- Relative to population size, the City of Brampton has a low share of office space compared to other municipalities in the GTHA.



# City of Brampton Retail Commercial Structure

- The retail sector in Brampton represents just under a third of the City's employment (approximately 27%).
- oriented along arterial roads
- location characteristics of retail nodes make them highly accessible by automobile.
- Accommodating local serving retail uses that contribute towards building walkable communities should be a key objective in planning for intensification as well as greenfield areas.



Recently built plaza that represents recent trends in retail, Lionheard Marketplace, Brampton.



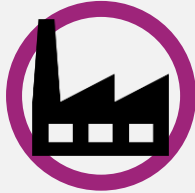
# Policy Recommendations Highlights



Reduce out-commuting and encourage more live/work opportunities;



Plan employment growth in concert with transit investments;



Develop an Employment Area conversion framework.



Plan for a Competitive Office Market; and



Update the Commercial Policy framework to support intensification and alternative modes of transportation.



# Urban Design Open Spaces and Recreation Discussion Paper





# Overview

## Goal:

Create places and spaces that promote design excellence, enable active and healthy living, celebrate the city's diversity and contribute to resiliency.



Image courtesy Brampton 2040 Plan





# Key Areas – Public Realm and Built Form

Public Realm / Streetscape



Intensification and Built Form



# Key Areas – Public Realm

- Open and urban spaces should be designed as Complete Communities, incorporating and encouraging Age-friendly design, LIDs, a vibrant public realm, social equity, and the creation of Community Hubs.
- Streetscapes should be designed to facilitate the movement of people and be designed keeping the comfort of pedestrians, cyclists and transit users top of mind.
- Identify Streetscape enhancement areas in the Official Plan.
- Encourage aesthetically pleasing and comfortable streetscapes.
- Implement Crime Prevention Through Environmental Design (CPTED) in all publicly accessible areas.



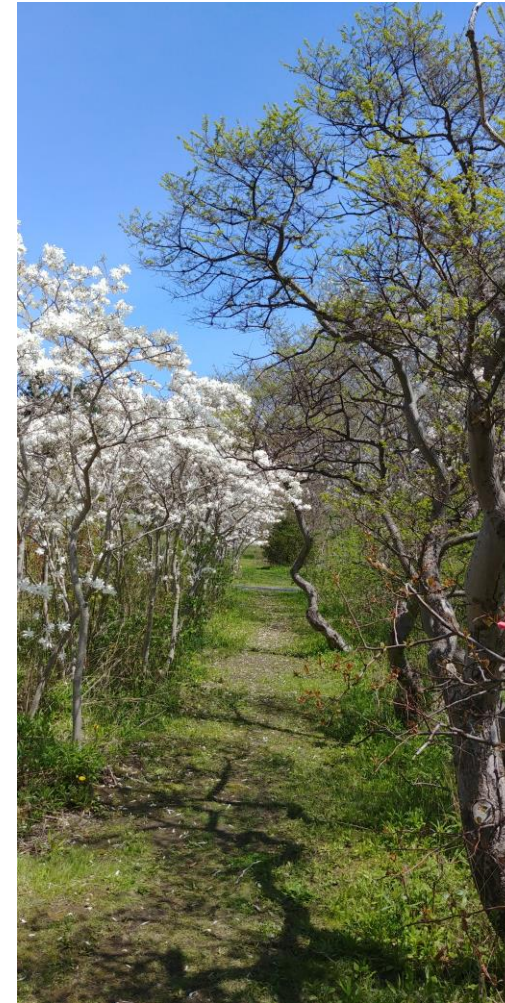


## Key Areas – Built Form

- Encourage Compact built form to promote pedestrian-friendly, walkable neighbourhoods.
- Encourage active transportation.
- The design of buildings should be informed by shade and micro-climatic studies that examine sun, shadow, and wind impacts on streets, parks and open spaces, publicly accessible areas, and buildings.
- The design of buildings should provide weather-protected spaces that promote activity year-round.



# Key Areas – Urban Agriculture



# Key Areas – Urban Agriculture

- Mandate frequency and distribution.
- Support species selection of food producing (people and animals) trees and shrubs, including concepts such as food forests and community orchards.
- Tie the cultural heritage of agriculture into park programming.
- Establish allotment and agriculture priorities and programming (fruit trees, community gardens) into parks space.

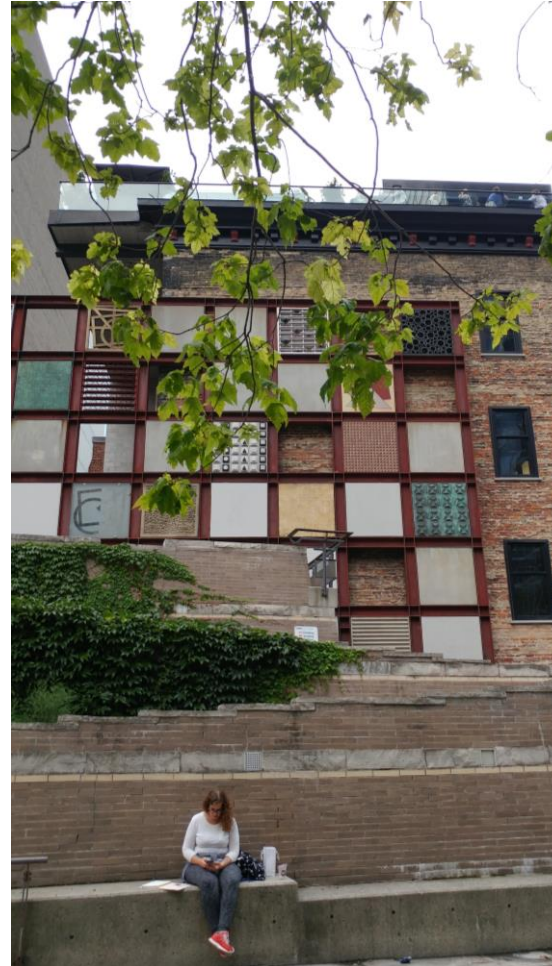




# Key Areas – Parks Hierarchy

Smaller Parkettes / Gathering Spaces

Linear Green Corridors / Retrofits



# Key Areas – Redefine Parks Hierarchy

- Redefine park spaces to include smaller spaces, linear green corridors, retrofits, and spaces integrated with the public realm.
- Larger focus on access and connectivity.
- Support POPS and urban spaces that allow people to pause.
- Facilitate the inclusion of park/open spaces into urban areas.
- Redefine parkland distribution targets to facilitate both concentrated larger parks and more frequent alternative park spaces.
- Support alternative approaches to connecting and managing assets through partnerships (e.g. utility corridors /POPs etc.)



# Key Areas – Refine Parkland Dedication

- Reconsider how/where cash-in-lieu is acceptable and allow more flexible parklands dedication to promote small, but impactful urban spaces.
- Support existing park redevelopment and upgrades.
- Include trail systems in addition or as an alternate to traditional park spaces.
- Adjust targets for traditional multi-programmed park spaces to a City-wide lens neighborhood area level.
- Place minimums for alternative park and trail spaces with a neighborhood walkable lens.





# Key Areas – Naturalized Parks



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# Key Areas – Move to More Naturalized Spaces

- Move towards more naturalized spaces.
- Support filling 'gaps' within the Natural Heritage System.
- Feature stormwater management and treat as a valuable use of park/open space.
- Integrate LID and park space opportunities to maximize asset management benefits.



# Policy Recommendations Highlights



Creating a Vibrant Public Realm



Contemporary / New Design Solutions



Rethinking Traditional Park Spaces and Hierarchies



# Policy Recommendations Highlights



Align with City Structure



Capitalize on New Development



Support Climate Change Resilience



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# Engaging with the Community



# Our Commitment to Engagement



A comprehensive **Engagement Strategy** has been developed to engage all target audiences in the Brampton Plan process.



# Introducing the Discussion Papers

## Public Open House #1

June 7, 2021

Arts & Culture

Attainable & Supportive Housing

## Public Open House #2

June 21, 2021

Environment & Climate Change

Transportation & Connectivity

## Public Open House #3

July 26, 2021

**Implementation of Growth Management**

**Employment & Retail**

**Urban Design, Open Spaces, & Recreation**



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# Next Steps & Staying in Touch





# Getting Involved



## Email us!

[opreview@Brampton.ca](mailto:opreview@Brampton.ca)



## Visit the Project Webpage

[www.Brampton.ca/BramptonPlan](http://www.Brampton.ca/BramptonPlan)



## Review and Comment on a Discussion Paper



# Next Steps

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# Any questions?



# BRAMPTON PLAN

YOUR CITY.  
OUR FUTURE.  
TELL US WHAT.  
YOU THINK.

# THANK YOU!



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

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# UNLIMITED HEIGHT & DENSITY

**Council Workshop**  
**September 27, 2021**



# Agenda

- Recommendations
- The Economics
- Key Success Factors

## Presenters



**Bob Bjerke**  
City of Brampton  
Director, City  
Planning &  
Design



**Andrew McNeill**  
City of Brampton  
Manager, Official  
Plan and Growth  
Management



**Ken Greenberg**  
Greenberg  
Consultants, Inc.



**Mark Conway**  
President and  
Senior Partner  
NBLC

# Recommendations





# Key Message



Brampton does not have a problem attracting development; the more important issue is managing it to fulfill Term of Council Priorities.

# Applications – 2019/2020/2021

Total number of applications 2019 (Jan 01 – Aug 13)

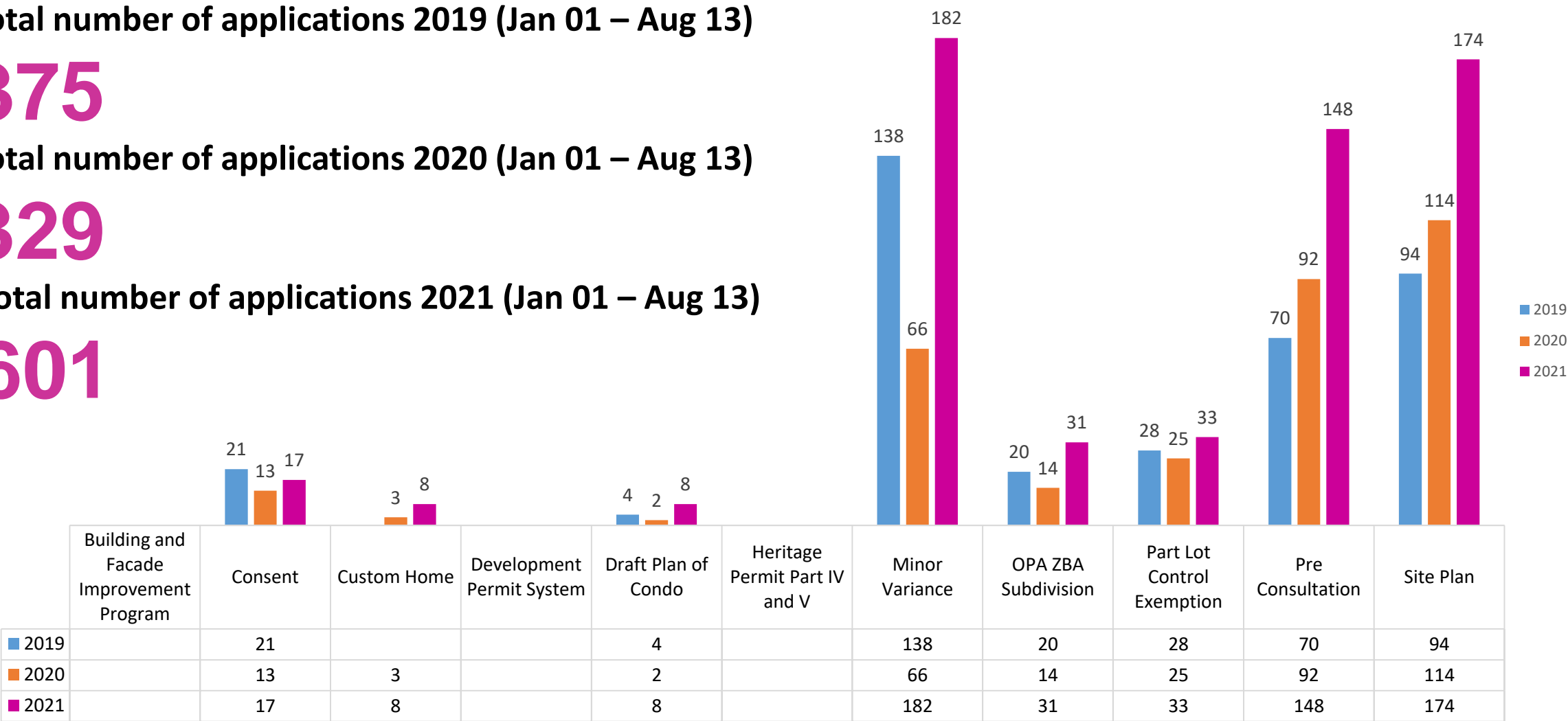
375

Total number of applications 2020 (Jan 01 – Aug 13)

329

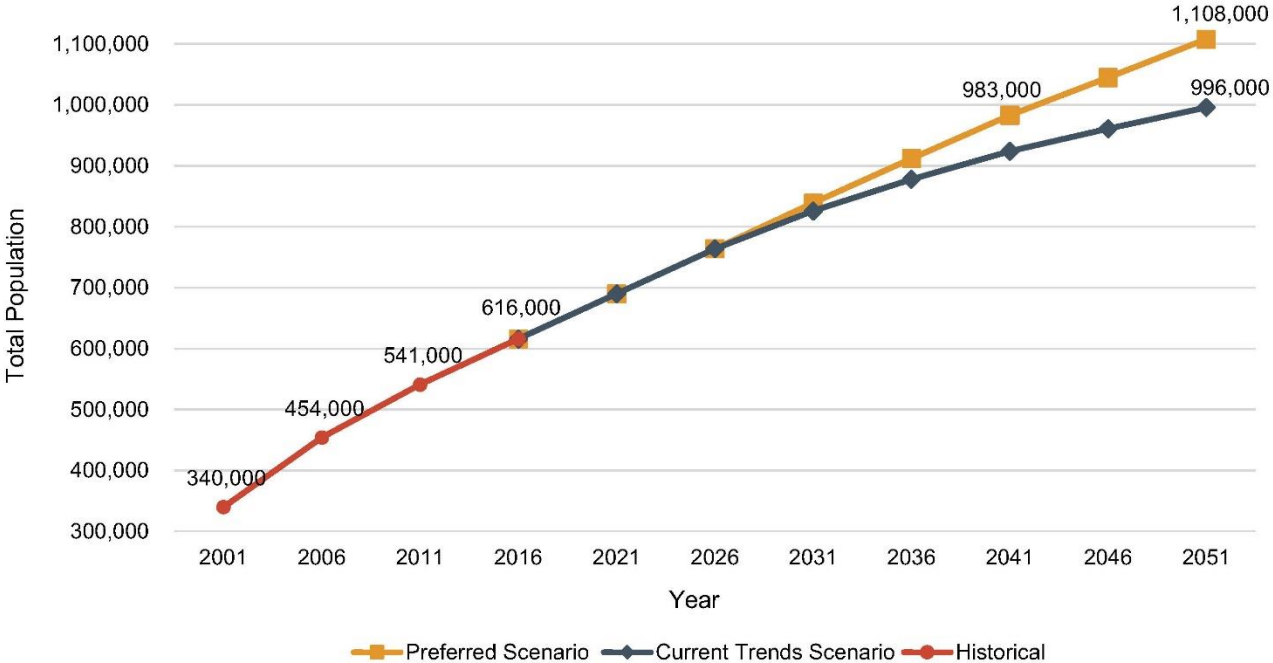
Total number of applications 2021 (Jan 01 – Aug 13)

601



# Significant Growth to 2051

City of Brampton Population Forecast Scenarios, 2016 to 2051

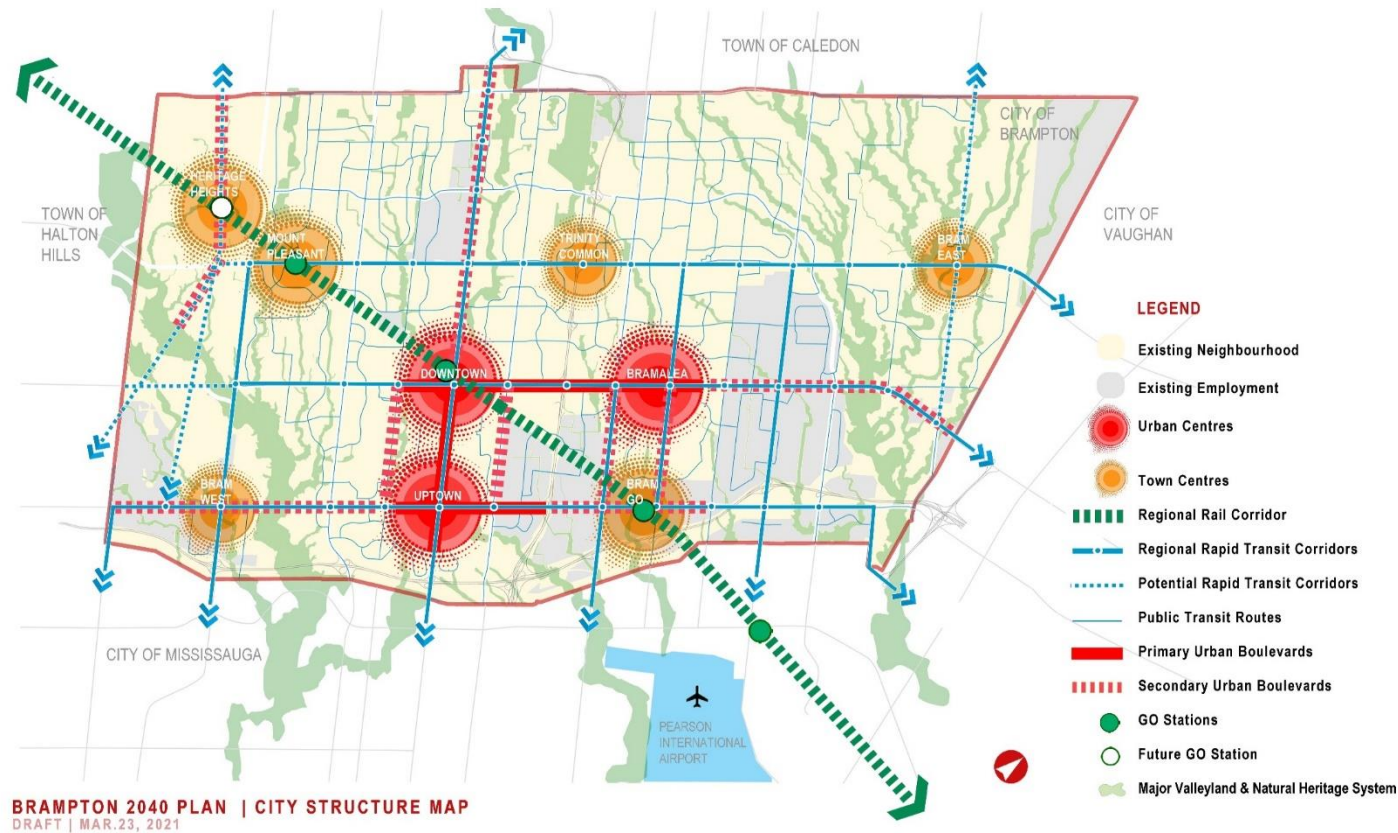


REGION OF PEEL PROJECTIONS	
2016	615,670
2021	696,340
2026	789,430
2031	858,640
2036	892,810
2041	923,690
2046	954,950
2051	985,090

Source: Forecasts by Watson & Associates Economists Ltd., 2020.  
Note: Population includes the Net Census Undercount estimated at 3.5%.



# We can Accommodate Tall Buildings



- Direct tall buildings to key growth nodes – e.g. Downtown, Uptown and along key higher order transit spines – Hurontario and Queen Street, where there is adequate hard and soft infrastructure to deliver a high quality of life for residents.
- Can accommodate height without having to give up potential community benefits.
- Predictable planning regime will allow us to better plan hard and soft infrastructure.
- In the process of identifying where tall buildings are appropriate.

# Integrated Neighbourhood Building

- Quality of life and good neighbourhood building, not just height and density, is the key to attracting and retaining new economy employment and skilled knowledge workers.
- Instead of priming the development pump in an overheated market, it is better to leverage this wave of development to ensure an enviable quality of life as envisioned by the 2040 Vision and Council's priorities – this can help Brampton's competitive position.
- Importance of integrated neighbourhood building not just individual developments, as well as environmental sustainability, complete communities, public realm and social infrastructure.





# Establish a Predictable Regime

- Brampton is in the process of establishing a very good planning structure that will bring more clarity/predictability for the City, residents and the development community – particularly in relation to the review of tall buildings.
- Will allow us to better plan for hard and soft infrastructure.
- Will enable the use of Section 37 and CBC as necessary.
- Flexibility to respond to context and unique situations.
- Brampton is on a good path and does not need to implement Unlimited Height and Density.





# The Economics



# Factors that Impact Land Value

- Market Conditions: Supply, Demand, Macro Economic factors such as Employment and Interest Rates.
- Physical Aspects of the Site: Surrounding Uses, Soil Conditions, Natural Features, Developable Land.
- Cost of Construction: Hard and Soft Costs.
- Legal Aspects: Provincial and City Planning Regime.



# Unpredictable Planning Regime

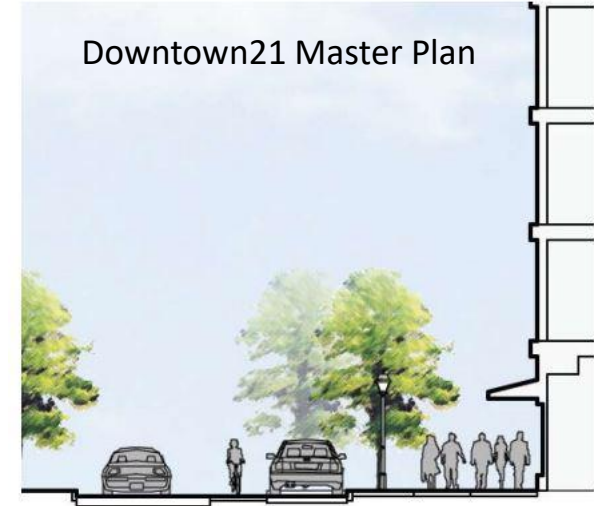
- Potential to accelerate near-term investment.
- But ... significant long-term disadvantages.
- Land values increase therefore:
  - Buildings will all need to be tall
  - Little diversity in building types
  - Housing will be predominately Investor owner units
  - Very sensitive to market shifts
  - Leads to extremes – low density to extremely high with little in between.
- Emphasis of development is on height – not achieving Community Planning Objectives.
- Council loses leverage in negotiating Community Benefits.
- Council will need to assume the most expensive infrastructure scenario.
- Creates a highly speculative land market - discourages investment.
- Potential for delayed build out.





# Predictable Planning Regime

- Clarity around height/density and planning vision = certainty and predictability.
- Reduces Speculation – Encourages investment.
- Highest around transit where infrastructure can support it.
- Land values are aligned with Council's vision of height and density.
- Developer knows what next door is more likely to build.
- Can plan infrastructure and community amenities appropriately.
- More innovative/diverse typologies built.
- More diversified product = less sensitive to market shifts.



## Create a Development Framework with Predictability

The current development policy framework lacks necessary guidance, is an unpredictable planning regime, and does not direct the kind of coordinated urban development necessary to create a vibrant and walkable Downtown.

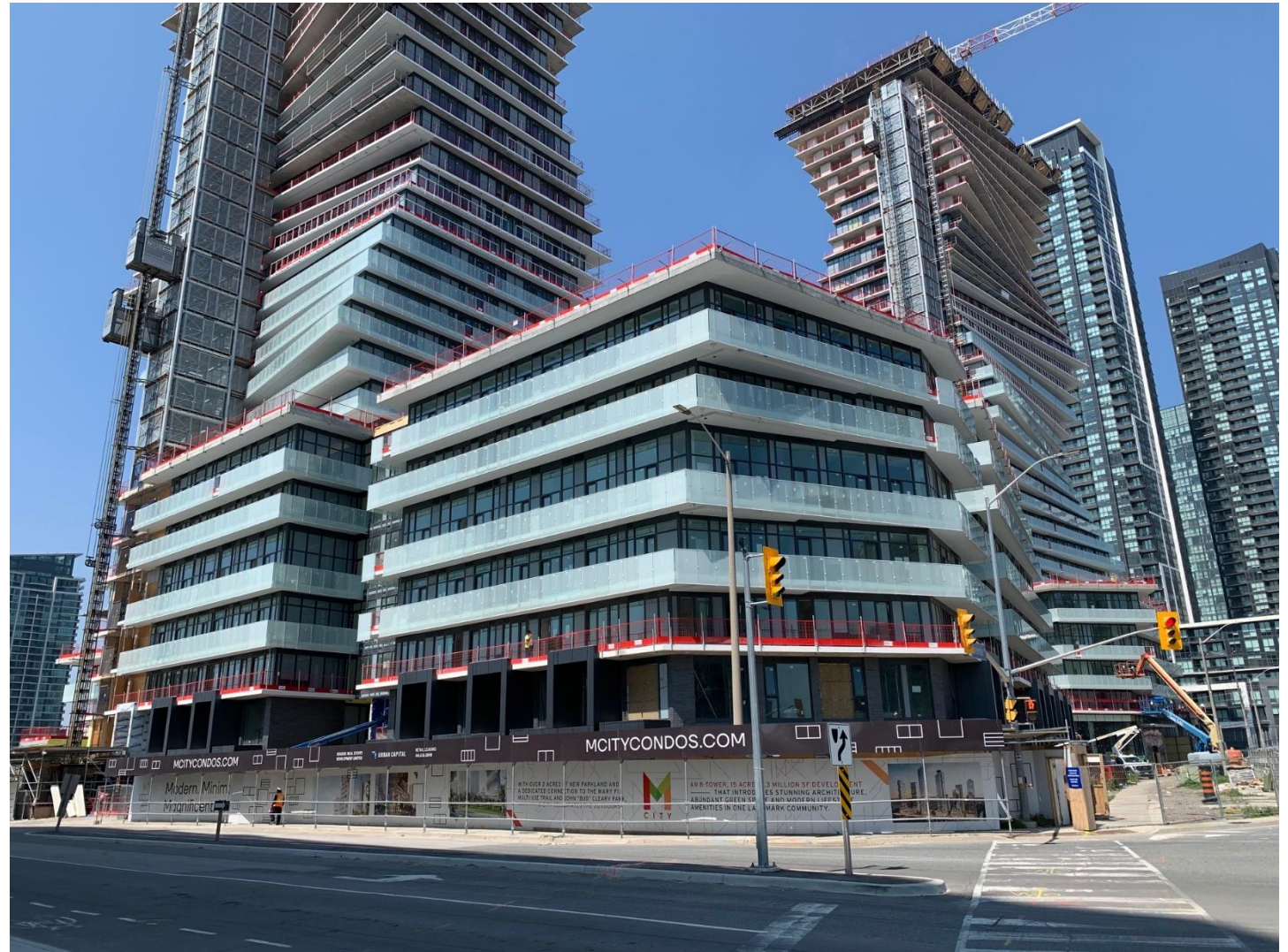
### Recommendations:

- Establish a Framework Plan that defines future streets and connections that can be incrementally built over time;
- Identify locations for future parks and open spaces;
- Define specific street design standards to guide public and private investment;
- Incent and direct desired land uses (office/employment) in key locations and districts;
- Establish a high quality public realm with regard to securing human comfort (sun, wind); and
- Define new building frontage and urban design standards that strengthen the pedestrian and public realm and which nurture a true urban character.



# Market Demand

- Market needs to be very strong to justify one building;
- One building could consume market demand for several years – slowing “build out” of the community;
- A community of a diverse housing types, heights and density is more likely to appeal to broader markets; and
- Midrise = better scale/more vibrant.





# Developers/Builders/Speculators

- Land Speculator – buys land hoping it will go up in value over time or through changing use (rezoning , etc.).
- Developers – take land and obtain necessary entitlements and permits to create lots, put in water, sewers, streets, curbs, etc.
- Builders – Build the buildings.
- Important to be clear about who we are trying to attract and which policies favour which activities.
- Goal – maximize quality development and minimize land speculation.





# Key Success Factors



# The Vision is Working



There is excitement in Brampton, the private sector is buying in.

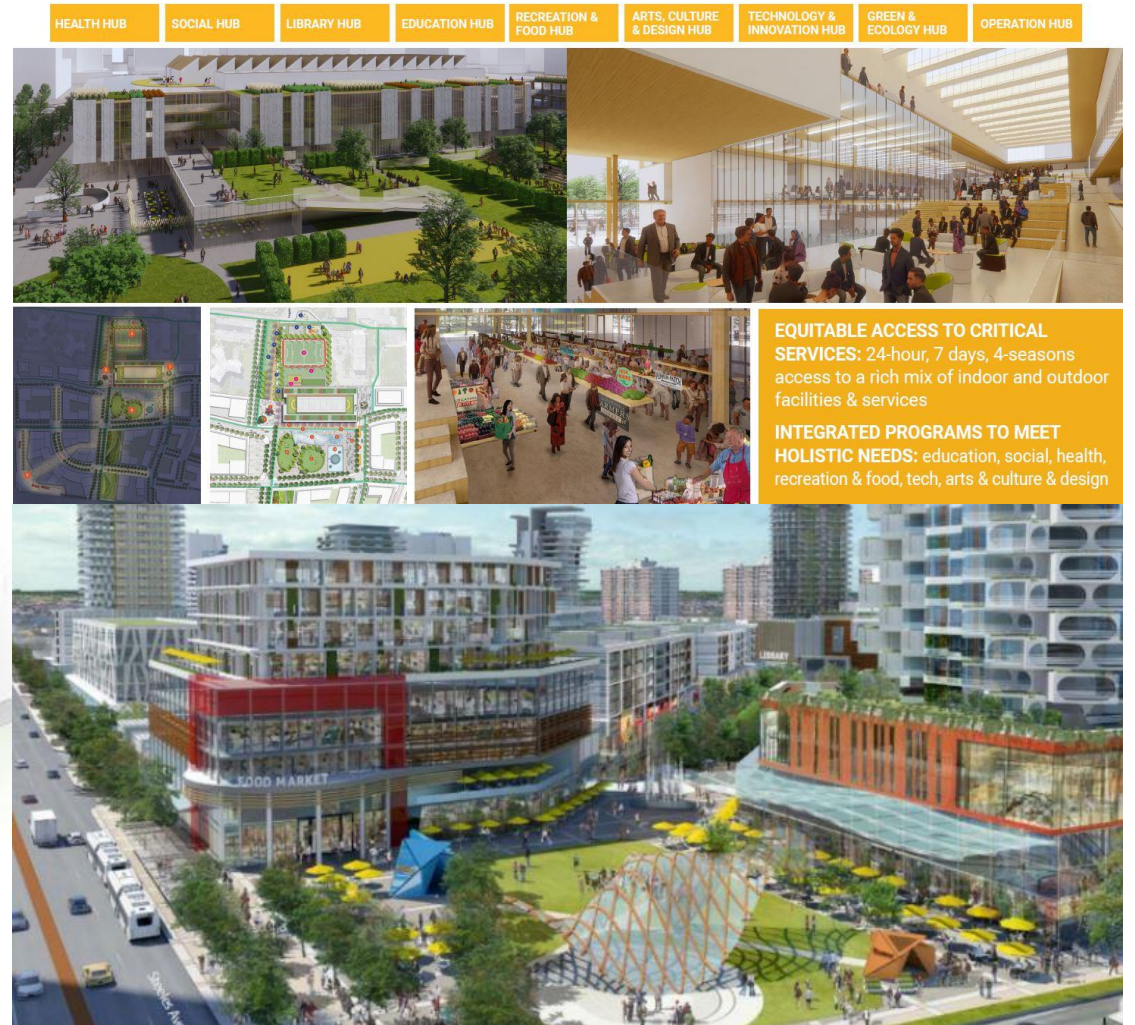


# Rio Can

- Significant goods news story for Brampton.
- The kind of urban development we are trying to attract.
- Working within existing entitlements.



**Brampton's Community Hub** is an **adaptable and expandable** "walk-to" and "cycle-to" model that meet changing demographic needs.





# Sporadic Height & Density

- Popping up sporadically all over the place.
- Can generate significant community opposition.
- May be out of place with the context.
- Difficult to plan infrastructure this way – need to plan for worst case which can be expensive.



# Tall Towers

- Tall buildings in the 905 can perpetuate suburban lifestyles.
- Often do not contribute to vibrant places as well as midrise buildings.
- Often have marginal ground floor activation.
- Cumulative impact of tall buildings – not a great place.
- Shadows/wind – microclimate issues.
- Scale issues.





# Quality of Life

- To maintain a high quality of life in these urban neighbourhoods, the implementation of these high-density developments require resources to build and maintain both hard and soft infrastructure including community facilities, parks and open space, public realm, etc.





# Recommendations

- Create a clear & predictable planning regime.
- Midrise building typologies creates a more vibrant city with diverse housing options.
- Predictable planning regime makes it easier to plan infrastructure.
- Identify locations where tall buildings are appropriate.
- Preserve the ability to collect community benefits through Section 37 and CBC.
- Unlimited Height & Density is not recommended.







# UNLIMITED HEIGHT & DENSITY

**QUESTIONS?**

