



Special Meeting Agenda
City Council

The Corporation of the City of Brampton

Date: Friday, August 5, 2022

Time: 9:30 a.m.

Location: Hybrid Meeting - Virtual Option & In-Person in Council Chambers – 4th Floor – City Hall

Members:

Mayor Patrick Brown

Regional Councillor R. Santos

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

Regional Councillor P. Fortini

Wards 7 and 8

City Councillor H. Singh

Wards 9 and 10

Regional Councillor G. Dhillon

Wards 9 and 10

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

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

1. **Call to Order**

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

2. **Approval of Agenda**

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

4. **Adoption of the Minutes**

4.1. Minutes – City Council – Special Meeting – May 31, 2022

4.2. Minutes – City Council – Regular Meeting – June 1, 2022

4.3. Minutes – City Council – Special Meeting – June 7, 2022

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. Proclamations:

a) Longest Day of Smiles – June 19, 2022

b) World Sickle Cell Day – June 19, 2022

c) Brampton Pride Day – June 19, 2022

d) National Phlebotomy Technicians Recognition Week – June 21-26, 2022

e) National Indigenous Peoples Day – June 21, 2022

f) National Injury Prevention Day – July 5, 2022

g) National Ride for Cause Day – July 31, 2022

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

- 7.1. Delegation from Jesse White or Justin McLarty, Legal Counsel, Peel Standard Condominium Corporation No. 1046, re. Item 13.1 – Recommendation PDC075-2022 – 7, 11, and 15 Sun Pac Boulevard – Ward 8 (File OZS-2022-0007)

See Item 13.1 and By-law 144-2022

- 7.2. Delegation from Syed Kamal Sarwar, CEO, Umbria Development Group, re. Item 10.3.3 – Development Charge Deferral Request – Umbria Development Group – 12 Henderson Avenue

See Item 10.3.3, Item 19.7 and City Council Resolution C175-2022 - June 1, 2022

- 7.3. Delegation from Sukhi Baidwan, Brampton resident, re. Item 12.4 – Application to Amend the Zoning By-law and Draft Plan of Subdivision – Gagnon Walker Domes Ltd. – Essense Holdings – 8265 Churchville Road – Ward 4 (OZS-2022-0021)

See Item 12.4 – Planning and Development Committee Minutes – June 20, 2022 and Item 14.4

- 7.4. Delegations re. Item 12.4 – Planning and Development Committee Minutes – June 20, 2022, relating to the following development applications:

- Application to Amend the Official Plan and Zoning By-law – Gagnon Walker Domes Ltd. – Rotary Club of Brampton Glen Community Centre – 1857 Queen Street West – Ward 4 (File OZS-2021-0018)
- Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision – Crystal Homes (Wildflowers) Corporation – MHBC Planning Ltd. – 1626, 1646, 1654 Queen Street West – Ward 5 (File OZS-2020-0029)
- Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision – Korsiak Urban Planning – Jim and Luisa Mocon – 1879 Queen Street – Ward 4 (File OZS-2020-0036):

1. Anthony Mason, Brampton resident

2. Cheryl Roy, Brampton resident

3. Amrik Singh Ahluwalia, Brampton resident

4. John Brennen, Brampton resident

See Item 12.4 – Planning and Development Committee Minutes – June 20, 2022 and Item 14.4

- 7.5. Video Delegation from Cody Vatcher, re. Item 10.2.1 – Declaration of Vacant Council Office under Section 262(1) of the Municipal Act, 2001

See Items 10.2.1, 14.1, 14.2 and 14.9

- 7.6. Delegations re. Item 12.2 – Committee of Council Recommendation CW293-2022 – Tamil Memorial Genocide Monument Design and Location:

1. Sena Munasinghe, President, Sri Lanka Canada Association of Brampton
2. Prasanna Goonetilleke, Brampton resident
3. Ruwan Korale, Brampton resident
4. Chandrika Rathnamalala, Brampton resident

- 7.7. Delegation from Azad Goyat, Brampton resident, Item 16.4 – Decision – Superior Court of Justice – Ontario

See Item 16.4 – Decision – Superior Court of Justice - Ontario

8. Government Relations Matters

- 8.1. Government Relations Update for June 15, 2022

- 8.2. Government Relations Update for July 6, 2022

9. Reports from the Head of Council

10. Reports from Corporate Officials

- 10.1. Office of the Chief Administrative Officer

- 10.2. Legislative Services Operating

- 10.2.1. Staff Report re. Declaration of Vacant Council Office under Section 262(1) of the Municipal Act, 2001

Recommendation

See Items 7.5, 14.1, 14.2 and 14.9

- 10.2.2. Staff Report re. Castlemore Plaza Inc., the owner of 3425 Countryside Drive and 10990 Goreway Drive, requests the City to de-register Lot 16 on Plan M90, save and except Part 10 on Plan 43R-33312 from a plan
- of subdivision in order to legally merge two parcels of land – Ward 10
- Recommendation*
- See By-law 141-2022
- 10.2.3. Staff Report re. Brampton Appeal Tribunal Appointment Continuity
- Recommendation*
- 10.2.4. Staff Report re. Ontario Cannabis Legalization Implementation Fund
- To be received*
- 10.2.5. Staff Report re. Request for Full Time Labour and Employment Lawyer Staff Complement
- Recommendation*
- 10.3. Corporate Support Services
- 10.3.1. Staff Report re. Departmental Staffing Level Benchmarking – Scope and Timing
- To be received*
- 10.3.2. Staff Supplementary Report re. Habitat for Humanity GTA – Financial Relief Associated for 1524 Countryside Drive (15 Stacked Townhouses) and 25 William Street (12 Stacked Townhouses)
- To be received*
- See Item 13.2
- 10.3.3. Staff Supplementary Report re. Request for a Development Charges Deferral from Umbria Developers Inc. for a Residential Townhouse Development
- Recommendation*
- See Item 13.2 and Item 19.7

10.3.4. Staff Report re. Brampton Sign for Tourism Promotion – RM 18/2020

Recommendation

10.3.5. Staff Report re. Request to Begin Procurement – Data Governance Technology Solution for a Five (5) Year Period

Recommendation

10.3.6. Staff Report re. Emancipation Park – Ward 7 (RM 61/2021)

Recommendation

10.4. Planning and Economic Development

10.4.1. Staff Report re. Brampton Plan – Revised Adoption Timelines

Recommendation

See Item 14.8

10.5. Community Services

10.6. Public Works

10.6.1. Staff Report re. Subdivision Release and Assumption – Registered Plan 43M-1654 – Northbram Developments Inc. – North of Countryside Drive and East of Airport Road – Ward 10 (Planning References: C07E16.002 and 21T-01033B)

Recommendation

See By-law 142-2022

10.6.2. Staff Report re. Subdivision Release and Assumption – Registered Plan 43M-1959 – Fulton Bridge Estates Inc. – North of Countryside Drive and West of The Gore Road) – Ward 10 (Planning References: C09E17.008 and 21T-12009B)

Recommendation

See By-law 143-2022

- 10.6.3. Staff Report re. Subdivision Release and Assumption – Registered Plan 43M-2059 – Eldorado Estates Inc. – North of Steeles Avenue and East of Creditview Road – Ward 4 (Planning References: C03W01.009 and 21T-14007B)

Recommendation

See By-law 150-2022

- 10.6.4. Staff Report re. Subdivision Release and Assumption – Registered Plan 43M-2015 – Kaneff Properties Limited – West of Mississauga Road and North of Steeles Avenue – Ward 6 (Planning References: C05W03.006 and 21T-10002B)

Recommendation

See By-law 151-2022

- 10.6.5. Staff Report re. All-way Stop Review – Various Streamlined (Wards 5 and 10)

Recommendation

See By-law 152-2022

- 10.7. Brampton Transit

- 10.7.1. Staff Report re. Transit Electrification Resource Requirements

Recommendation

- 10.8. Fire and Emergency Services

11. Reports from Accountability Officers

12. Committee Reports

- 12.1. Minutes – Planning and Development Committee – June 6, 2022

Minutes Chair: Regional Councillor Medeiros

To be approved

12.2. Minutes – Committee of Council – June 8, 2022

Section Chairs:

Regional Councillor Santos, Community Services Section

City Councillor Bowman, Legislative Services Section

Regional Councillor Medeiros, Economic Development Section

City Councillor Singh, Corporate Services Section

Regional Councillor Vicente, Public Works and Engineering Section

To be approved

12.3. Minutes – Audit Committee – Special Meeting – June 15, 2022

Chair: Regional Councillor Medeiros

To be approved

12.4. Minutes – Planning and Development Committee – June 20, 2022

Chair: Regional Councillor Medeiros

To be approved

12.5. Minutes – Committee of Council – June 22, 2022

Meeting Chairs:

Regional Councillor Santos, Community Services Section

City Councillor Bowman, Legislative Services

Regional Councillor Medeiros, Economic Development Section

City Councillor Singh, Corporate Services Section

Regional Councillor Vicente, Public Works and Engineering Section

To be approved

12.6. Minutes – Planning and Development Committee – July 25, 2022

Chair: Regional Councillor Medeiros

To be approved

13. Unfinished Business

- 13.1. Planning and Development Committee Recommendation PDC075-2022 – 7, 11, and 15 Sun Pac Boulevard – Ward 8 (File OZS-2022-0007)

Note: This item was deferred from the May 18, 2022 Council meeting by Resolution C146-2022.

Recommendation PDC075-2022 is outlined below for reference.

PDC075-2022

1. That the staff report re: City-initiated Zoning By-law Amendment (7, 11, and 15 Sun Pac Blvd.) Ward 8, to the Planning and Development Committee meeting of April 25, 2022, be received; and,
2. That the City-initiated Zoning By-law Amendment, Ward 8, file: OZS-2022-007, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Polity Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in this report; and,
3. That the amendments to the Zoning By-law are generally in accordance with the attached Appendix 12 be adopted; and,
4. That the following correspondence re: City-initiated Zoning By-law Amendment (7, 11, and 15 Sun Pac Blvd.) Ward 8, to the Planning and Development Committee meeting of April 25, 2022 be received:
 1. Frank Vani, President B/A, Amalgamated Transit Union Local 1573, dated April 20, 2022.
 2. Sakeena Kaley, Property Manager, dated April 20, 2022

See Item 7.1 and By-law 144-2022

- 13.2. Staff Report re. Habitat for Humanity GTA – Financial Relief Associated for 1524 Countryside Drive (15 Stacked Townhouses) and 25 William Street (12 Stacked Townhouses)

Note: This item was referred from the June 8, 2022 Committee of Council meeting by Recommendation CW291-2022 (outlined in Item 12.2).

To be received

See Items 10.3.2 and 12.2

13.3. Organizational Structure - Municipal Comparisons

Note: This item was requested from the June 8, 2022 Committee of Council meeting by Recommendation CW303-2022 (outlined in Item 12.2):

"That the Chief Administrative Officer be requested to review and report on the Organizational Structure, in comparison to other municipalities, with scope and timing of the review to be determined by Human Resources and reported to the June 15, 2022 meeting of Council."

See Items 10.3.1 and 12.2

13.4. Staff Report re. City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Second Units and Garden Suites) Regulations

Note: Referred from the Planning and Development Committee of June 20, 2022

Recommendation

See Item 12.4 – Planning and Development Committee Minutes – June 20, 2022 and By-laws 155-2022, 156-2022 and 157-2022

14. Correspondence

14.1. Correspondence from Harbhajan S. Dhillon, Brampton resident, dated June 13, 2022, re. Item 10.2.1 – Declaration of Vacant Council Office under Section 262(1) of the Municipal Act, 2001

To be received

See Items 7.5, 10.2.1, 14.2 and 14.9

14.2. Correspondence from Mike Dancy, Brampton resident, dated June 25, 2022, re. Item 10.2.1 – Declaration of Vacant Council Office under Section 262(1) of the Municipal Act, 2001

To be received

See Items 7.5, 10.2.1, 14.1 and 14.9

- 14.3. Correspondence from Patrick J. Harrington, Aird & Berlis LLP, dated June 22, 2022, re. Item 12.4 – Planning and Development Committee Recommendation re.
- response to correspondence from Andrew Jeanrie, Partner, Bennett Jones LLP, dated June 6, 2022, re: Application to Amend the Official Plan and Zoning By-law and for Draft Plan of Subdivision, Argo TFP Brampton Limited, Argue TFP Brampton II Limited - 10124 and 10244 Mississauga Road (File: OZS-2021-0052)
- To be received*
- See Item 12.4 – Planning and Development Committee Minutes – June 20, 2022
- 14.4. Correspondence from Brampton residents re. Item 12.4 – Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley:
1. Gobinder Sandhu, dated July 4, 2022
 2. Loraine Pereira, dated July 4, 2022
 3. Kamal Gill, dated July 4, 2022
 4. Christine Rai, dated July 4, 2022
 5. Madison Rai, dated July 4, 2022
 6. Rawle Rai, dated July 4, 2022
 7. Owen Huang, dated July 4, 2022
 8. Santokh Singh Sandal, dated July 4, 2022
 9. Cheryl Anne Roy, dated July 5, 2022
 10. Archana Raj, dated July 5, 2022
 11. Karamjit Singh, dated July 5, 2022
 12. Nanci and Bob Brar, dated July 5, 2022
 13. Umesh Kalia, dated July 5, 2022
 14. Amarjit Rana, dated July 5, 2022
 15. Vinitha Sivaram, dated July 5, 2022
 16. Anthony Jones, dated July 5, 2022
 17. Angelo Tsinoglou, dated July 5, 2022
 18. Dianne Jones, dated July 5, 2022
 19. Satinder Malhotra, dated July 5, 2022
 20. Darlene Brennen, dated July 5, 2022

21. Harkiran Gill, dated July 5, 2022
22. Karamjit Alang and Simrat Alang, dated July 5, 2022
23. Jatinder Gill, dated July 5, 2022
24. Michelle Brennen, dated July 5, 2022
25. Skaria Alexander, dated July 5, 2022
26. Nanda Puchimada, dated July 5, 2022
27. Terry Chapman, dated July 5, 2022
28. Steve Cosway, dated July 5, 2022
29. Nancy Cosway, dated July 5, 2022
30. Sharon Zhang, dated July 5, 2022
31. Jorge and Anna Cardoso, dated July 5, 2022
32. Pankaj Gupta, dated July 5, 2022
33. Jai Korpai, dated July 5, 2022
34. Gurmeen Sharma, dated July 5, 2022
35. Lei Gu, dated July 5, 2022
36. Ramaljit Sandhu, dated July 5, 2022
37. Raj Kancharla, dated July 5, 2022
38. Shaji John Jacob, dated July 5, 2022
39. Daya Soudhary, dated July 5, 2022
40. Naiya Bhavsar, dated July 5, 2022
41. Maninder Dhillon, dated July 5, 2022
42. Prithvi Virdee, dated July 5, 2022
43. Thomas Abraham, dated July 5, 2022
44. Priyanka Soudhary (sent by Poornima Yekkalure), dated July 5, 2022
45. Abiola Yagboyaju, dated July 5, 2022
46. John Brennen, dated July 5, 2022
47. Inderdeep Kambo, dated July 5, 2022
48. Jaskarnjit Parmar, dated July 5, 2022
49. Raman Parmar, dated July 5, 2022
50. Seema Passi, dated July 5, 2022

51. Kiran Hayat, dated July 5, 2022
52. Peter Harvey, dated July 5, 2022
53. Josie Harvey, dated July 5, 2022
54. Deepi Purba & Charan Khaira, July 5, 2022
55. Amita Nayyar, dated July 5, 2022
56. Sanjeev Srivastava, dated July 5, 2022
57. Sukhmanjot and Sukhi Benipal, July 5, 2022
58. Harman Gill, dated July 5, 2022
59. Chaytanya Kumar, dated July 5, 2022
60. Manan Naik, dated July 5, 2022
61. Weiguo Xie, dated July 5, 2022
62. Kaiyuan Jia, dated July 5, 2022
63. Pulkit Bhavsar, dated July 5, 2022
64. Sudhashree Kollipara and Prakash Kollipara, dated July 5, 2022
65. Meenakshi Dewan, dated July 5, 2022
66. Rupinder Sekhon, dated July 5, 2022
67. Daljit Sekhon, dated July 5, 2022
68. Sandeep Kumar, dated July 5, 2022
69. Hui Gu, dated July 5, 2022
70. Tanvir Sanda, dated July 5, 2022
71. Reeta Sandal, dated July 5, 2022
72. Amit Nayyar, dated July 5, 2022
73. Umesh Duaa, dated July 6, 2022
74. Shweta Arora, dated July 6, 2022
75. Shazia Kalia, dated July 6, 2022
76. Catherine Salarda, July 6, 2022
77. Jay Natt, dated July 6, 2022
78. Neha Kumar, dated July 6, 2022
79. Xu Gu, dated July 6, 2022
80. Surinder Sekhon, dated July 6, 2022

81. Binu Jacob, dated July 6, 2022
82. Srinath Krishnan & Vidya Srinath, dated July 6, 2022
83. Khizer Syed, dated July 7, 2022
84. Stephen and Vicky Chin, dated July 8, 2022
85. Padma Kotamarti, dated July 9, 2022
86. Punam Khullar, dated July 12, 2022
87. Francisco Berroya, dated July 14, 2022
88. Mohd Beg, dated July 14, 2022
89. Jwalant Mistry, dated July 14, 2022
90. Heather Beg, dated July 14, 2022
91. Manjeet Rangi, dated July 14, 2022
92. Shivam Patel, dated July 19, 2022

To be received

See Items 7.3 and 12.4 – Planning and Development Committee Minutes – June 20, 2022 (Files: OZS-2021-0018, OZS-2020-0036 and OZS-2020-0029)

- 14.5. Correspondence re. Item 12.4 – Application to Amend the Zoning By-law and Draft Plan of Subdivision – Gagnon Walker Domes Ltd. – Essense Holdings – 8265 Churchville Road – Ward 4 (OZS-2022-0021):

1. Dr. Tushar Mahendra, Brampton resident, dated June 26, 2022
2. Manesh Patel, Brampton resident, dated June 27, 2022
3. Meetu Mahendra, dated July 2, 2022
4. Eldorado Mills Residents, dated July 3, 2022 (with petition)

To be received

See Item 12.4 – Planning and Development Committee Minutes – June 20, 2022

- 14.6. Correspondence from the Bonnie Braes Community, dated June 23, 2022, re. Application to Amend the Official Plan and Zoning By-law – Glen Schnarr & Associates Inc. (c/o Umbria Developers Inc.) – 8680 Chinguacousy Road – Ward 4 (File OZS-2021-0044)

To be received

See Item 12.4 – Planning and Development Committee Minutes – June 20, 2022

- 14.7. Correspondence from Aaron Platt, Davies Howe LLP, dated July 4, 2022, re. Item 12.4 – Springbrook Tertiary Plan – Credit Valley Secondary Plan Area – Official Plan Amendment No. 45

– Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision – Crystal Homes (Wildflowers) Corporation – MHBC Planning Ltd. – 1626, 1646, 1654 Queen Street West – Ward 5 (OZS-2020-0029)

To be received

See Item 12.4 – Planning and Development Committee Minutes – June 20, 2022

- 14.8. Correspondence from Gerry Tchisler, Associate, MHBC Planning Urban Design & Landscape Architecture, dated July 4, 2022, re. Item 10.4.1 – Brampton Plan – Revised Adoption Timelines

To be received

See Item 10.4.1

- 14.9. Correspondence from Marjorie Taylor, Brampton resident, dated July 4, 2022, re. Item 10.2.1 – Declaration of Vacant Council Office under Section 262(1) of the Municipal Act, 2001

To be received

See Items 7.5, 10.2.1, 14.1 and 14.2

- 14.10. Correspondence from Credit Valley Residents Association, dated July 14, 2022, re. City File #: OZS-2021-0018 & City File OZS-2020-0036

See Item 12.4 – Planning and Development Committee Minutes – June 20, 2022

15. **Notices of Motion**

15.1. Notice of Motion – October, 2022 Municipal Elections

Moved by Regional Councillor Palleschi

Seconded by City Councillor Singh

Whereas the Province of Ontario has determined Monday October 24, 2022 as the day for Municipal Elections in Ontario

Whereas Monday October 24, 2022 is the day that Hindus and Sikhs across the province will be celebrating Diwali and Bandi Chhor Divas, religious holidays of East Indian origin

Whereas Brampton has a total population of more than 700, 000 residents

Whereas according to the 2016 census, Brampton is comprised of 197, 360 residents of East Indian Origin, including Hindus and Sikhs

Whereas there were 313 273 eligible voters in Brampton's 2018 Municipal Elections

Whereas Section 9.1(6) of the Election Act pertaining to the Provincial elections specifies the following:

Alternate day

(6) If the Chief Electoral Officer is of the opinion that a Thursday that would otherwise be polling day is not suitable for that purpose because it is a day of cultural or religious significance, the Chief Electoral Officer shall choose another day in accordance with subsection (7) and recommend to the Lieutenant Governor in Council that polling day should be that other day, and the Lieutenant Governor in Council may make an order to that effect. 2005, c. 35, s. 1 (3); 2007, c. 15, s. 40 (1).

Therefore be it resolved that

- the same provision in place for election days that fall on cultural or religious significance at the Provincial level, be applied at the Municipal level
- Brampton City Council submit a request to the Provincial government to change the Election date from Monday October 24, 2022 to an alternative date that does not fall on a religious holiday celebrated widely by residents of Brampton

15.2. Notice of Motion – Mandatory Municipal Act Training

Moved by Regional Councillor Palleschi
Seconded by Regional Councillor Santos

WHEREAS The authority of municipal government in Ontario is established by the Municipal Act, 2001

WHEREAS The Municipal Act, 2001 permits the provincial government to create municipal corporations that are bound by federal and provincial rules

WHEREAS The Municipal Act, 2001 sets out rules for Ontario Municipalities and recognizes them as a responsible and accountable level of government

WHEREAS The Act gives municipalities broad powers to pass bylaws and govern within their jurisdiction

WHEREAS The Act also outlines requirements for municipalities including practices and procedures, accountability and transparency, and finance

WHEREAS Members of Council at the City of Brampton are bound to the Municipal Act, 2001 when elected into their roles

WHEREAS Council members are bound by policies and procedures as set out by the Municipal Act, 2001

WHEREAS Recent Council decisions have been in contravention of the Municipal Act, 2001, lacking accountability, transparency and a disregard for existing policies and procedures

WHEREAS It is the responsibility of elected representatives to maintain the rule of law and correct systemic flaws and avoid repeating mistakes

THEREFORE BE IT RESOLVED THAT All Council members take mandatory Municipal Act training at the start of the Council term

THAT All Council members take a mandatory Municipal Act training review annually to ensure they are up-to-date on practices, procedures, accountability and transparency so that they may fulfill their roles to the best of their abilities

AND FURTHER THAT upon completion of mandatory training, Council members sign a pledge confirming their commitment to honour the Municipal Act, 2001

16. Other Business/New Business

16.1. Update on BramptonU forensic audit

16.2. Update on RFP process reviews

16.3. Discussion re. Integrity Commissioner Reports

16.4. Decision (July 11, 2022) - Superior Court of Justice - Ontario

Singh v. Corporation of the City of Brampton, 2022 ONSC 4059
COURT FILE NO.: CV-22-1712-00

16.5. Discussion Item at the Request of Mayor Brown re. Park Naming

16.6. 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.

16.7. Discussion Item at the request of Mayor Brown re. Lottery Licence Matter

16.8. Discussion Item at the request of Mayor Brown re. Proposed Highway 413 and City Secondary Plan Amendment

16.9. Discussion Item at the request of Mayor Brown re. Creditview Road Traffic and Public Safety Issues

16.10. Discussion Item at the Request of Mayor Brown re. City Position to Prohibit Payments in Cases of Sexual Harassment Allegations

16.11. Discussion Item at the Request of Mayor Brown re. City Position to Prohibit Non-Disclosure Agreements (NDAs) Related to Sexual Harassment Allegations

16.12. Discussion Item at the Request of Mayor Brown re. City Position to Prohibit Settlements with Victims of Sexual Assault Complaints Without Public Disclosure and Council Approval

16.13. Discussion Item at the Request of Mayor Brown re. Trucking 15 Minute Waiting Areas

16.14. Discussion Item at the Request of Regional Councillor Santos re. Nepotism Policy, Public Disclosure by Members of Council with Family Members Working at City of Brampton

16.15. Discussion Item at the Request of Mayor Brown re. Legal Cost Coverage by Members Who Brought Motion to Replace Councillor Charmaine Williams

- 16.16. Discussion Item at the Request of Mayor Brown re. Member of Council Pay Deductions when Absent from More Than Five (5) Meetings

17. Public Question Period

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

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

18. By-laws

- 18.1. By-law 141-2022 – To deem Lot 16, Plan M90 Save and Except Part 10 on Plan 43R-33312 as not part of a plan of subdivision for the purposes of subsection 50(3) of the Planning Act

See Item 10.2.2

- 18.2. By-law 142-2022 – To accept and assume works in Registered Plan 43M-1654 – Northbram Developments Inc. – North of Countryside Drive and East of Airport Road – Ward 10 (Planning References: C07E16.002 and 21T-01033B)

See Item 10.6.1

- 18.3. By-law 143-2022 – To accept and assume works in Registered Plan 43M-1959 – Fulton Bridge Estates Inc. – North of Countryside Drive and West of The Gore Road) – Ward 10 (Planning References: C09E17.008 and 21T-12009B)

See Item 10.6.2

- 18.4. By-law 144-2022 – To amend Zoning By-law 270-2004, as amended – 7, 11, and 15 Sun Pac Boulevard – Ward 8 (File OZS-2022-0007)

See Items 7.1 and 13.1

- 18.5. By-law 145-2022 – To establish certain lands as part of the public highway system (Clockwork Drive) – Ward 6

- 18.6. By-law 146-2022 – To appoint municipal by-law enforcement officers and to repeal By-law 135-2022

- 18.7. By-law 147-2022 – To appoint officers to enforce parking on private property and to repeal By-law 118-2022
- 18.8. By-law 148-2022 – To amend Zoning By-law 270-2004, as amended – KLM Planning Partners Inc. – 2511362 Ontario Inc. – 27 Cliffside Drive – Ward 6 (File C05W05.009)
- See Item 12.1 – Planning and Development Committee Recommendation PDC109-2022 – June 6, 2022
- 18.9. By-law 149-2022 – No by-law is assigned to this number
- 18.10. By-law 150-2022 – To accept and assume works in Registered Plan 43M-2059 – Eldorado Estates Inc. – north of Steeles Avenue and east of Creditview Road – Ward 4 (Planning References: C03W01.009 and 21T-14007B)
- See Item 10.6.3
- 18.11. By-law 151-2022 – To accept and assume works in Registered Plan 43M-2015 – Kaneff Properties Limited – West of Mississauga Road and North of Steeles Avenue – Ward 6 (Planning References: C05W03.006 and 21T-10002B)
- See Item 10.6.4
- 18.12. By-law 152-2022 – To amend Traffic By-law 93-93, as amended – relating to through highways and stop signs – Wards 5 and 10
- See Item 10.6.5
- 18.13. By-law 153-2022 – To amend Traffic By-law 93-93, as amended – administrative updates to schedules relating to u-turns and Community Safety Zones
- See Item 12.5 – Committee of Council Minutes – June 22, 2022
- 18.14. By-law 154-2022 – To amend Traffic By-law 93-93, as amended – schedule relating to no parking – Midair Court – Ward 8
- See Item 12.5 – Committee of Council Minutes – June 22, 2022

- 18.15. By-law 155-2022 – To Adopt Amendment Number OP 2006-221 to the Official Plan of the City of Brampton Planning Area to implement policies in the Official Plan to permit additional residential units (ARUs)
- See Item 13.4 and By-laws 156-2022 and 157-2022
- 18.16. By-law 156-2022 – To amend Zoning By-law 270-2004, as amended – to implement additional residential units (second units and garden suites) regulations
- See Item 13.4 and By-laws 155-2022 and 157-2022
- 18.17. By-law 157-2022 – To require the registration of additional residential units (ARUs) in the City of Brampton and to repeal By-law 87-2015, as amended
- See Item 13.4 and By-laws 155-2022 and 156-2022
- 18.18. By-law 158-2022 – To adopt Amendment Number OP2006-222 of the Official Plan of the City of Brampton Planning Area – Gagnon Walker Domes Ltd. – Rotary Club of Brampton Glen Community Centre – 1857 Queen Street West – Ward 4 (File: OZS-2021-0018)
- See Item 12.4 – Planning and Development Committee Minutes – June 20, 2022, Item 14.2 and By-law 159-2022
- 18.19. By-law 159-2022 – To amend Zoning By-law 270-2004, as amended – Gagnon Walker Domes Ltd. – Rotary Club of Brampton Glen Community Centre – 1857 Queen Street West – Ward 4 (File: OZS-2021-0018)
- See Item 12.4 – Planning and Development Committee Minutes – June 20, 2022, Item 14.2 and By-law 158-2022
- 18.20. By-law 160-2022 – To adopt Amendment Number OP2006-223 of the Official Plan of the City of Brampton Planning Area – Korsiak Urban Planning – Jim and Luisa Mocon – 1879 Queen Street – Ward 4 (File OZS-2020-0036)
- See Item 12.4 – Planning and Development Committee Minutes – June 20, 2022, Item 14.2 and By-law 161-2022

- 18.21. By-law 161-2022 – To amend Zoning By-law 270-2004, as amended – Korsiak Urban Planning – Jim and Luisa Mocon – 1879 Queen Street – Ward 4 (File OZS-2020-0036)
- See Item 12.4 – Planning and Development Committee Minutes – June 20, 2022, Item 14.2 and By-law 160-2022
- 18.22. By-law 162-2022 – To adopt Amendment Number OP-2006-224 to the Official Plan of the City of Brampton Planning Area – Glen Schnarr & Associates Inc. (c/o Umbria Developers Inc.) – 8680 Chinguacousy Road – Ward 4 (File OZS-2021-0044)
- See Item 12.4 – Planning and Development Committee Minutes – June 20, 2022, Item 14.3 and By-law 163-2022
- 18.23. By-law 163-2022 – To amend Zoning By-law 270-2004, as amended – Glen Schnarr & Associates Inc. (c/o Umbria Developers Inc.) – 8680 Chinguacousy Road – Ward 4 (File OZS-2021-0044)
- See Item 12.4 – Planning and Development Committee Minutes – June 20, 2022, Item 14.3 and By-law 162-2022
- 18.24. By-law 164-2022 – To amend Zoning By-law 270-2004, as amended – Glen Schnarr Associates Inc. c/o Prologis Incorporated – Ward 10 – to permit the development of an industrial business centre (File: C11E15.002)
- See Council Resolution C048-2022 (Recommendation PDC031-2022) – March 2, 2022
- 18.25. By-law 165-2022 – To prescribe minimum standards for the maintenance and occupancy of properties in the City of Brampton
- See Item 12.5 – Committee of Council Minutes – June 22, 2022
- 18.26. By-law 166-2022 – To amend By-law 218-2019, the “Administrative Penalties (Non-Parking) By-law”
- See Item 12.5 – Committee of Council Minutes – June 22, 2022
- 18.27. By-law 167-2022 – To declare surplus to the City’s requirements, a leasehold interest of up to 50 years in a portion of the City owned lands municipally known as 0 Goreway Drive, Brampton, comprised of part of PINs 142090274, and 142090279
- See Item 12.5 – Committee of Council Minutes – June 22, 2022

- 18.28. By-law 168-2022 – To Levy an annual amount on Sheridan College – Davis Campus, on Roy McMurtry Youth Centre, on Sault College – Brampton, on the William Osler Health Centre (Brampton – Civic Site), and on Algoma University - Brampton for the Year 2022
- See Item 12.5 – Committee of Council Minutes – June 22, 2022
- 18.29. By-law 169-2022 – To authorize an amendment to Administrative Authority By-law relating to Real Estate services – all Wards
- See Item 12.5 – Committee of Council Minutes – June 22, 2022
- 18.30. By-law 170-2022 – To designate municipal law enforcement officers, to amend Administrative Authority By-law 216-2017, as amended, and to repeal By-laws 136-2022, 146-2022 and 147-2022
19. **Closed Session**
- 19.1. Closed Session Minutes - City Council Special Meeting - May 31, 2022
- 19.2. Closed Session Minutes - City Council Meeting - June 1, 2022
- 19.3. Closed Session Minutes - City Council Special Meeting - June 7, 2022
- 19.4. Note to File - Committee of Council Meeting - June 8, 2022
- 19.5. Open Meeting exception under Section 239 (2) (e) and (f) of the Municipal Act, 2001:
- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and, advice that is subject to solicitor-client privilege, including communications necessary for that purpose - Ontario Land Tribunal matter
- 19.6. 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 - property acquisition matter
- Note: This item is to be removed from the agenda as it is no longer required given circumstances have changed since this item was originally listed on the June 15, 2022 City Council agenda.

- 19.7. 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 - legal advice
- Note: This closed session report is included on the Council meeting agenda as supplementary information to Open Session staff report Item 10.3.3 re. Staff Supplementary Report re. Request for a Development Charges Deferral from Umbria Developers Inc. for a Residential Townhouse Development.
- 19.8. Closed Session Minutes - Special Audit Committee Meeting - June 15, 2022
- 19.9. Closed Session Note to File - Committee of Council Meeting - June 22, 2022
- 19.10. 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 - a property disposition matter
- 19.11. 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 - a property acquisition matter
- 19.12. 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 - a property acquisition matter
- 19.13. Open Meeting exception under Section 239 (2) (d) 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 - an Ontario Land Tribunal matter

- 19.14. 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 - a property disposition matter

- 19.15. 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 - a litigation matter

20. Confirming By-law

- 20.1. By-law ____-2022 – To confirm the proceedings of Council at its Special Meeting held on August 5, 2022

21. Adjournment

Next Meetings:

Tuesday, August 9, 2022 – 9:30 a.m. (Special Meeting)

Wednesday, August 10, 2022 – 9:30 a.m.



Minutes

City Council – Special Meeting

The Corporation of the City of Brampton

Tuesday, May 31, 2022

Members Present: Mayor P. 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

Members Absent: Nil

Staff Present: P. Morrison, Interim Chief Administrative Officer
M. Kallideen, Commissioner, Community Services
D. Soos, Commissioner, Legislative Services
B. Boyes, Fire Chief, Fire and Emergency Services
S. Akhtar, City Solicitor
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Terri Brenton, Legislative Coordinator

The meeting was called to order at 7:02 p.m. and recessed at 7:38 p.m. Council moved into Closed Session at 8:00 p.m. and recessed at 8:17 p.m. Council reconvened in Open Session at 8:30 p.m. and adjourned at 10:19 p.m.

1. Call to Order

The City Clerk called the roll for attendance, 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

Mayor Brown outlined the following specific purposes of the special meeting, which was called by petition of a majority of the Members of Council:

- Forensic Audit scope and update
- Potential Councillor replacement due to provincial election

Mayor Brown noted that, in accordance with meeting procedures, no other items could be added to the agenda.

The following motion was considered.

C161-2022

Moved by Regional Councillor Vicente

Seconded by City Councillor Whillans

That the agenda for the Special Council Meeting of May 31, 2022 be approved as amended to add:

7.1. Open Session meeting exception under Section 239 (2) (k) and (b) 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; and, personal matters about an identifiable individual, including municipal or local board employees – re. Item 5.1.

Carried

Note: Later in the meeting during consideration of Item 5.1, it was determined that Closed Session consideration of this item was required, and Item 7.1 was added to the agenda.

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

Nil

4. Delegations/Correspondence

4.1 Delegation from Cody Vatcher, Brampton resident, re. Item 5.2 – Potential Councillor replacement due to provincial election

Cody Vatcher, Brampton resident, outlined his position on the potential Councillor replacement due to the Provincial election, and responded to questions of clarification from Council.

The following motion was considered.

C162-2022

Moved by Regional Councillor Medeiros

Seconded by Regional Councillor Fortini

That the delegation from Cody Vatcher, Brampton resident, re. **Item 5.2 – Potential Councillor replacement due to provincial election**, to the Special Council Meeting of May 31, 2022, be received.

Carried

4.2 Correspondence re. Item 5.2 – Potential Councillor replacement due to provincial election:

The following motion was considered.

C163-2022

Moved by City Councillor Whillans

Seconded by Regional Councillor Medeiros

That the following correspondence re. **Item 5.2 – Potential Councillor replacement due to provincial election**, to the Special Council Meeting of May 31, 2022, be received:

1. Bruce Marshall, Brampton resident, dated May 31, 2022
2. Wesley Jackson, Brampton resident, dated May 31, 2022;
3. Cindy-Ann Williams, Brampton resident, dated May 31, 2022.

Carried

5. Reports/Business Matters

5.1 Forensic Audit scope and update

City Councillor Bowman outlined the purpose of this agenda item.

Council discussion took place with respect to the potential need for Closed Session consideration of this matter.

Sameer Akhtar, City Solicitor, noted the Open Meeting exception for Closed Session consideration of this matter. Mr. Akhtar also provided his advice that there is a legal component to Item 5.2, and that Closed Session consideration should be given to this item as well.

Council agreed to Closed Session consideration of Item 5.1 only, and Item 7.1 was added for this purpose.

The following motion was considered.

C164-2022

Moved by Regional Councillor Fortini

Seconded by Regional Councillor Medeiros

That Council proceed into closed session to discuss matters pertaining to the following:

7.1. Open Session meeting exception under Section 239 (2) (k) and (b) 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; and, personal matters about an identifiable individual, including municipal or local board employees - re. Item 5.1.

Carried

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

Item 7.1 – this item was considered in Closed Session, information was received, and no direction was given to staff

The following motion, moved by City Councillor Bowman and seconded by Regional Councillor Dhillon, was introduced.

1. That Council authorize all closed session meeting records including audio tapes specific to the Brampton U file to be made available to the Forensic Audit Team upon request;
2. That Council direct the Chief Administrative Officer to write an e-mail and directly communicate during the next scheduled Corporate Leadership Team (CLT) meeting, to all Commissioners and Directors advising them of the Forensic Audit and directing them and their reports to grant full and open access to any and all records in regards to Brampton U requested by the Forensic Audit Team; and
3. That participation in good faith by any employee or former employee of the City of Brampton in the investigation shall not be deemed to be a breach of any employment or post-employment agreement that applies to such person.

An amendment was proposed and accepted by the mover to add “or designate” to Clause 2 after “the Chief Administrative Officer”.

Council consideration of the motion included

- review of Council’s May 18, 2022 Resolution C152-2022 regarding a financial forensic audit of the BramptonU file
- questions about the process undertaken by the CAO and the Steering Committee subsequent to the May 18, 2022 Council meeting, and details from the CAO in response
- concerns that the involvement of Steering Committee Members in the process was not within the spirit of Council’s May 18th resolution

During Council’s consideration of the motion, a Point of Order was raised by City Councillor Bowman, for which the Deputy Mayor gave leave.

City Councillor Bowman provided his understanding of Clause 4 of Council Resolution C152-2022, outlined the steps taken by the CAO and the Steering

Committee Members, and questioned whether the resolution restricted such actions.

A procedural motion to Call the Question was introduced by Regional Councillor Dhillon.

A recorded vote was requested on the motion to Call the Question, with the results as follows:

Yea (6): City Councillor Whillans, City Councillor Bowman, Regional Councillor Medeiros, City Councillor Williams, Regional Councillor Fortini, and Regional Councillor Dhillon

Nay (5): Regional Councillor Santos, Regional Councillor Vicente, City Councillor Singh, Mayor Brown and Regional Councillor Palleschi

Absent (0)

The motion carried 6 to 5

Following the vote on the motion to Call the Question and in accordance with the Procedure By-law, Members who had not spoken on this matter were given the opportunity to do so.

Further Council consideration of the motion included a reiteration of concerns about the involvement of Steering Committee Members in the process, varying opinions on the spirit of Council Resolution C152-2022, and comments in support of and in opposition to Councillor Bowman's motion.

At the request of Council, the City Clerk provided his advice as it relates to the content of Council Resolution C152-2022.

During Council's consideration of this matter, a number of Points of Order were raised. Mayor Brown gave leave for some of the Points or Order and not for others.

Members who raised the Points of Order for which the Mayor gave leave, outlined comments and concerns relating to topics and opinions expressed during Council's consideration.

C165-2022

Moved by City Councillor Bowman

Seconded by Regional Councillor Dhillon

1. That Council authorize all closed session meeting records including audio tapes specific to the Brampton U file to be made available to the Forensic Audit Team upon request;

2. That Council direct the Chief Administrative Officer, or designate, to write an e-mail and directly communicate during the next scheduled Corporate Leadership Team (CLT) meeting, to all Commissioners and Directors advising them of the Forensic Audit and directing them and their reports to grant full and open access to any and all records in regards to Brampton U requested by the Forensic Audit Team; and

3. That participation in good faith by any employee or former employee of the City of Brampton in the investigation shall not be deemed to be a breach of any employment or post-employment agreement that applies to such person.

A recorded vote was taken on Councillor Bowman's motion, as amended, with the results as follows.

Yea (6): City Councillor Whillans, City Councillor Bowman, Regional Councillor Medeiros, City Councillor Williams, Regional Councillor Fortini, and Regional Councillor Dhillon

Nay (5): Mayor Brown, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Palleschi, and City Councillor Singh

Carried (6 to 5)

5.2 Potential Councillor replacement due to provincial election

The following motion, moved by Regional Councillor Fortini and seconded by City Councillor Bowman, was introduced:

Whereas Brampton taxpayers elect a city and a regional councillor in their Wards;

Whereas representative continuity is important and expected to ensure responsible oversight and stewardship from the beginning to the end of the elected term of office;

Whereas there exists the potential for a city councillor seat vacancy prior to the end of the 2018-2022 term of office for Wards 7&8;

Therefore be it resolved that, in the event the Wards 7&8 City Councillor position becomes vacant, that former City and Regional Councillor Elaine Moore be appointed to fill the position until the end of the term of office.

Councillor Fortini outlined amendments to the operative clause of the motion, such that the clause read as follows:

Therefore be it resolved that, in the event the Wards 7&8 City Councillor position becomes vacant, that former City and Regional Councillor Elaine Moore be appointed to fill the position until the end of the term of office, and that such appointment be effective upon the declaration of vacancy of the said seat.

Council consideration of the motion included concerns about potential violations of the Municipal Act and the Municipal Elections Act by appointing a Councillor in advance of a seat being declared vacant.

In response to questions from Council, Peter Fay, City Clerk outlined the provisions of the Municipal Act and Municipal Elections Act as they relate to filling a vacant seat on Council.

In response to a request from Council, Sameer Akhtar, City Solicitor, indicated his preference to provide advice on this matter in Closed Session, and noted that should Council choose to hear his advice in Open Session it could prejudice the privilege of the advice. Mr. Akhtar responded to questions from Council.

The following motion was introduced by City Councillor Singh. As the motion was procedural in nature, a seconder was not required.

C166-2022

Moved by City Councillor Singh

That Council proceed into Closed Session to receive under Section 239 (2) (f) of the Municipal Act advice that his subject to solicitor-client privilege, including communications necessary for that purpose in regard to Item 5.2

A recorded vote was requested and the motion lost as follows.

Yea (4): Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Palleschi, and City Councillor Singh

Nay (7): Mayor Patrick Brown, City Councillor Whillans, City Councillor Bowman, Regional Councillor Medeiros, City Councillor Williams, Regional Councillor Fortini, and Regional Councillor Dhillon

Lost (7 to 4)

A motion, moved by Councillor Singh, was introduced to refer Councillor Fortini's motion to staff for the acquisition of a third-party legal opinion, and a report back thereon to Council. As the motion was procedural in nature, a seconder was not required.

In response to a request for clarification from staff, Councillor Singh clarified that the staff referral would be to both the City Solicitor and City Clerk for acquisition of a third-party legal opinion. Staff requested that the referral be directed to just one party and Councillor Singh amended his motion to direct the referral to the City Clerk.

The motion, as amended, read as follows.

That the item be referred to staff for the acquisition of a third-party legal opinion, to be obtained by the Office of the City Clerk, and a report back thereon to Council.

C167-2022

Moved by City Councillor Singh

That the item be referred to staff for the acquisition of a third-party legal opinion, to be obtained by the Office of the City Clerk, and a report back thereon to Council.

“Moved by Regional Councillor Fortini

Seconded by City Councillor Bowman

Whereas Brampton taxpayers elect a city and a regional councillor in their Wards;

Whereas representative continuity is important and expected to ensure responsible oversight and stewardship from the beginning to the end of the elected term of office;

Whereas there exists the potential for a city councillor seat vacancy prior to the end of the 2018-2022 term of office for Wards 7&8;

Therefore be it resolved that, in the event the Wards 7&8 City Councillor position becomes vacant, that former City and Regional Councillor Elaine Moore be appointed to fill the position until the end of the term of office, and that such appointment be effective upon the declaration of vacancy of the said seat.”

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

Yea (5): Mayor Patrick Brown, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Palleschi, and City Councillor Singh

Nay (6): City Councillor Whillans, City Councillor Bowman, Regional Councillor Medeiros, City Councillor Williams, Regional Councillor Fortini, and Regional Councillor Dhillon

Lost (6 to 5)

Members of Council outlined comments in support of and in opposition to Councillor Fortini's motion.

In response to questions from Council, the City Clerk indicated that he conferred with a number of Municipal Clerks across the Province and no example was found where a Council took action before a seat had been declared vacant.

At the request of Mayor Brown, the City Clerk provided advice on and outlined the provisions of the Procedure By-law as they relate introducing a motion to defer after speaking to the main motion.

A motion to Call the Question was introduced by Regional Councillor Dhillon. As there were no objections, the motion was deemed to have carried. In accordance with the Procedure By-law, Members who had not spoken on this matter were given the opportunity to do so.

During Council's consideration of this matter, a number of Points of Order and Points of Personal Privilege were raised. Mayor Brown gave leave for some of the Points of Order and Points of Personal Privilege, and not for others.

Members who raised the Points of Order and Points of Personal Privilege for which the Mayor gave leave, outlined comments and concerns relating to topics and opinions expressed during Council's consideration.

An amendment was introduced by City Councillor Bowman and accepted by the mover to add "subject to her declaration of consent being provided to the City Clerk" to the operative clause after "position becomes vacant".

The main motion, as amended, was considered as follows.

C168-2022

Moved by Regional Councillor Fortini

Seconded by City Councillor Bowman

Whereas Brampton taxpayers elect a city and a regional councillor in their Wards;

Whereas representative continuity is important and expected to ensure responsible oversight and stewardship from the beginning to the end of the elected term of office;

Whereas there exists the potential for a city councillor seat vacancy prior to the end of the 2018-2022 term of office for Wards 7&8;

Therefore be it resolved that, in the event the Wards 7&8 City Councillor position becomes vacant, that former City and Regional Councillor Elaine Moore, subject to her declaration of consent being provided to the City Clerk, be appointed to fill the position until the end of the term of office, and that such appointment be effective upon the declaration of vacancy of the said seat.

A recorded vote was requested and the motion carried as follows.

Yea (6): City Councillor Whillans, City Councillor Bowman, Regional Councillor Medeiros, City Councillor Williams, Regional Councillor Fortini, and Regional Councillor Dhillon

Nay (5): Mayor Patrick Brown, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Palleschi, and City Councillor Singh

Note: Councillor Palleschi refused to vote on the motion, and therefore the Councillor's vote was recorded in the negative.

Carried (6 to 5)

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 during the meeting. Peter Fay, City Clerk, confirmed that no questions were submitted.

7. Closed Session

7.1 Open Session meeting exception under Section 239 (2) (k) and (b) 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; and, personal matters about an identifiable individual, including municipal or local board employees.

See Item 5.1 – Resolution C164-2022

8. Confirming By-law

- 8.1 By-law 129A-2022 – To confirm the proceedings of Council at its Special Meeting held on May 31, 2022

The following motion was considered.

C169-2022

Moved by Regional Councillor Medeiros

Seconded by City Councillor Whillans

That the following by-law before Council at its Special Meeting of May 31, 2022, 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 129A-2022 – To confirm the proceedings of Council at its Special Meeting held on May 31, 2022

Carried

9. Adjournment

The following motion was considered.

C170-2022

Moved by Regional Councillor Dhillon

Seconded by City Councillor Bowman

That Council do now adjourn to meet again for a Regular Meeting of Council on Wednesday, May 31, 2022 at 9:30 a.m. or at the call of the Mayor.

Carried

P. Brown, Mayor

P. Fay, City Clerk



Minutes

City Council

The Corporation of the City of Brampton

Wednesday, June 1, 2022

Members Present: Mayor P. Brown
Regional Councillor M. Medeiros, Deputy Mayor (chaired meeting after Announcements)
Regional Councillor R. Santos
Regional Councillor P. Vicente
Regional Councillor M. Palleschi
Regional Councillor P. Fortini
Regional Councillor G. Dhillon
City Councillor D. Whillans
City Councillor J. Bowman
City Councillor C. Williams
City Councillor H. Singh

Members Absent: Nil

Staff Present: P. Morrison, Interim Chief Administrative Officer
M. Kallideen, Commissioner, Community Services
D. Soos, Commissioner, Legislative Services
C. Ogbarmey-Tetteh, Acting Commissioner, Corporate Support Services
M. Parks, Acting Commissioner, Public Works and Engineering
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 9:33 a.m. and recessed at 10:24 a.m. Council moved into Closed Session at 10:50 a.m. and recessed at 12:59 p.m. Council continued its Closed Session at 1:47 p.m. and recessed at 2:54 p.m. and reconvened at 2:58 p.m. and recessed at 3:00 p.m. Council reconvened in Open Session at 3:20 p.m. and adjourned at 3:38 p.m.

1. Call to Order

The City Clerk called the roll for attendance as follows:

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

Members absent during roll call: nil

2. Approval of Agenda

The following motion was considered.

C171-2022

Moved by Regional Councillor Fortini

Seconded by Regional Councillor Vicente

That the agenda for the Council Meeting of June 1, 2022 be approved as published and circulated.

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 – May 18, 2022

The following motion was considered.

C172-2022

Moved by City Councillor Whillans

Seconded by City Councillor Bowman

That the **Minutes of the Regular City Council Meeting of May 18, 2022**, to the Council Meeting of June 1, 2022, 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: **12.1, 12.2, 19.1 and 19.2**

The following motion was considered.

C173-2022

Moved by Regional Councillor Medeiros

Seconded by City Councillor Singh

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:

12.1.

1. That the **Minutes of the Audit Committee Meeting of May 17, 2022**, to the Council Meeting of June 1, 2022, be received; and,

2. That Recommendations AU013-2022 to AU022-2022 be approved as outlined in the minutes.

12.2.

1. That the **Minutes of the Committee of Council Meeting of May 25, 2022**, to the Council Meeting of June 1, 2022, be received; and,

2. That Recommendations CW249-2022 to CW282-2022 be approved as outlined in the minutes.

19.1. and 19.2.

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

19.1. Closed Session Minutes – City Council – May 18, 2022

19.2. Closed Session Minutes – Committee of Council – May 25, 2022

A recorded vote was taken, 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) Portuguese Heritage Month – June 2022

b) Bike Month – June 2022

c) Her Majesty's Platinum Jubilee – June 2, 2022

d) Hidradenitis Suppurativa Awareness Week – June 6-12, 2022

e) Filipino Heritage Month – June 2022

f) Italian Heritage Month – June 2022

Mayor Brown acknowledged and read the proclamations listed above.

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

7.1 Staff Presentation re. Tourism Week – New Branding, Spring Video and Tourism Ambassador Program

Laura Lukasik, Manager, Tourism & Special Events, Corporate Services, provided a presentation titled: "Tourism Office Announcements", which included information on the new branding and Tourism Ambassador Program. Ms. Lukasik responded to questions from Council.

The following motion was considered.

C174-2022

Moved by Regional Councillor Vicente

Seconded by Regional Councillor Santos

That the staff presentation from Laura Lukasik, Manager, Tourism & Special Events, Corporate Services, re. **Tourism Week – New Branding, Spring Video and Tourism Ambassador Program**, to the Council Meeting of June 1, 2022, be received.

Carried

- 7.2 Delegation from Syed Kamal Sarwar, CEO, Umbria Development Group, re. Item 13.1 – Development Charge Deferral Request – Umbria Development Group – 12 Henderson Avenue

Syed Kamal Sarwar, CEO, and Anika Rahman, Project Coordinator, Umbria Development Group, requested Council's consideration for a deferral of development charges for the project at 12 Henderson Avenue, outlined the reasons for their request, and responded to questions of clarification from Council.

Council consideration included a potential motion to approve the deferral request, and the need for additional information about other similar requests received and considered.

During Council's consideration of the deferral request, staff responded to questions.

A motion, moved by Regional Councillor Medeiros and seconded by Regional Councillor Fortini, to refer this matter to staff for a report and draft motion for consideration at the Council meeting of June 15, 2022 was introduced and considered as follows.

C175-2022

Moved by Regional Councillor Medeiros

Seconded by Regional Councillor Fortini

That the delegation from Syed Kamal Sarwar, CEO, Umbria Development Group, re. **Item 13.1 – Development Charge Deferral Request – Umbria Development Group – 12 Henderson Avenue**, to the Council Meeting of June 1, 2022, along with the related report Item 13.1, be **referred** to staff to investigate details of a potential partial deferral of development charges for 12 Henderson

Avenue, and report thereon, including a draft motion, to the June 15, 2022 meeting of Council.

Carried

- 7.3 Delegation from Sylvia Roberts, Brampton resident, re: Item 10.5.1– Staff Report re. Budget Amendment and Development Framework for the Multipurpose Cricket Facility – Ward 3

Sylvia Roberts, Brampton resident, outlined comments and concerns about transportation issues that could result should the proposed Cricket facility be approved, and outlined the potential for the City to have to spend significant funds for transportation infrastructure.

Items 10.5.1 and 14.2 were brought forward and dealt with at this time.

The following motion to receive the delegation and correspondence 14.2 was considered.

C176-2022

Moved by City Councillor Bowman

Seconded by City Councillor Whillans

1. That the delegation from Sylvia Roberts, Brampton resident, re. **Item 10.5.1– Staff Report re. Budget Amendment and Development Framework for the Multipurpose Cricket Facility – Ward 3**, to the Council Meeting of June 1, 2022, be received; and,
2. That the correspondence from Cary Kaplan, Jasper Kujavsky, Carl Hirsh, and Mike Rowe, Brampton Development Group, dated May 31, 2022, re. **Item 10.5.1 – Staff Report re. Budget Amendment and Development Framework for the Multipurpose Cricket Facility – Ward 3**, to the Council Meeting of June 1, 2022, be received.

Carried

A motion, moved by Regional Councillor Medeiros, was introduced to refer the staff report to the Committee of Council Meeting of June 8, 2022. As the motion was procedural in nature, a seconder was not required.

The motion was considered as follows.

C177-2022

Moved by Regional Councillor Medeiros

That the item be **referred** to the June 8, 2022 meeting of Committee of Council:

Report titled: **Budget Amendment and Development Framework for the Multipurpose Cricket Facility – Ward 3.**

Carried

- 7.4 Delegation from Sylvia Roberts, Brampton resident, re: Item 12.4 – Planning and Development Committee Recommendation PDC100-2022 – Draft Brampton Plan (Official Plan)

Sylvia Roberts, Brampton resident outlined comments and concerns about the new Brampton Plan relating to population targets, housing, and parking.

The following motion was considered.

C178-2022

Moved by City Councillor Bowman

Seconded by City Councillor Whillans

That the delegation from Sylvia Roberts, Brampton resident, re. **Item 12.4 – Planning and Development Committee Recommendation PDC100-2022 – Draft Brampton Plan (Official Plan)**, to the Council Meeting of June 1, 2022, be received.

Carried

8. Government Relations Matters

- 8.1 Staff Update re. Government Relations Matters

Christopher Ethier, Manager, Government Relations and Public Liaison, Office of the CAO, provided a presentation which included information on Region of Peel, Provincial Government, and Federation of Canadian Municipalities (FCM) matters.

The following motion was considered.

C179-2022

Moved by Regional Councillor Vicente

Seconded by City Councillor Singh

That the staff update re. **Government Relations Matters**, to the Council Meeting of June 1, 2022, be received.

Carried

9. Reports from the Head of Council

Nil

10. Reports from Corporate Officials

10.1 Office of the Chief Administrative Officer

Nil

10.2 Legislative Services Operating

Nil

10.3 Corporate Support Services

Nil

10.4 Planning and Economic Development

Nil

10.5 Community Services

10.5.1 Staff Report re. Budget Amendment and Development Framework for the Multipurpose Cricket Facility – Ward 3

Dealt with under Item 7.3 – Resolution C177-2022

See also Resolution C176-2022

10.6 Public Works

Nil

10.7 Brampton Transit

Nil

10.8 Fire and Emergency Services

Nil

11. **Reports from Accountability Officers**

Nil

12. **Committee Reports**

12.1 ^ Minutes – Audit Committee – May 17, 2022

Dealt with under Consent Resolution C173-2022

The recommendations approved under consent are as follows.

AU013-2022

That the agenda for the Audit Committee Meeting of May 17, 2022 be approved, as published and circulated.

AU014-2022

That the following items to the Audit Committee Meeting of May 17, 2022, be approved as part of Consent: **6.1, 6.3, 6.5**

AU015-2022

1. That the delegation from Maria Khoushnood, Partner, KPMG Enterprise, re: **2021 Audited Consolidated Financial Statements for the City of Brampton**, to the Audit Committee Meeting of May 17, 2022, be received;

2. That the report titled: **2021 Audited Consolidated Financial Statements for the City of Brampton**, to the Audit Committee Meeting of May 17, 2022, be received; and

3. That the 2021 Audited Consolidated Financial Statements for the City of Brampton, be approved.

AU016-2022

That the report titled: **2022 Internal Audit Work Plan Status Update**, to the Audit Committee Meeting of May 17, 2022, be received.

AU017-2022

That the report titled: **Update of Internal Audit Charter and Audit Committee Terms of Reference**, to the Audit Committee Meeting of May 17, 2022, be **deferred** to the September 27, 2022 Audit Committee meeting.

AU018-2022

That the report titled: **Corporate Fraud Prevention Hotline Update - Q1 2022**, to the Audit Committee Meeting of May 17, 2022, be received.

AU019-2022

That the report titled: **Fraud Prevention Policy Updates**, to the Audit Committee Meeting of May 17, 2022, be **deferred** to the September 27, 2022 Audit Committee meeting.

AU020-2022

That the report titled: **Status of Management Actions Plans – Q1 2022**, to the Audit Committee Meeting of May 17, 2022, be received.

AU021-2022

That the report titled: **Realty Services – Gap Analysis**, to the Audit Committee Meeting of May 17, 2022, be received.

AU022-2022

That the Audit Committee do now adjourn to meet again on Tuesday, September 27, 2022 at 9:30 a.m. or at the call of the Chair.

12.2 ^ Minutes – Committee of Council – May 25, 2022

Dealt with under Consent Resolution C173-2022

The recommendations approved under consent are as follows.

CW249-2022

That the agenda for the Committee of Council Meeting of May 25, 2022 be approved, as amended, as follows:

To Add:

5.1. Announcement at the request of City Councillor Whillans, re: Rotary Rib n' Roll Event

6.3. Delegation from Syed Kamal Sarwar, CEO, Umbria Developers Inc., re: Request to Defer Payment of Development Charges - 12 Henderson Avenue

8.3.2. Discussion Item at the request of Regional Councillor Fortini, re: Weekend Storm Damage

8.4.1. Correspondence from Cody Vatcher, Brampton resident, dated May 21, 2022, re: Support for Brampton Residents after Storm

15.4. Open Session meeting exception under Section 239 (2) (b) and (e) 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

CW250-2022

That the following items to the Committee of Council Meeting of May 25, 2022 be approved as part of Consent: **8.2.1, 8.2.2, 8.2.3, 11.2.3, 12.2.1, 12.2.2, 12.2.3, 12.2.4, 15.1**

CW251-2022

That the following delegations re: **Brampton Parking Plan - Phase 1 Report**, to the Committee of Council Meeting of May 25, 2022, be received:

1. Peter Richards, Director, Senior Practice Lead, Transportation Engineering, IBI Group;

2. Sylvia Roberts, Brampton resident.

CW252-2022

1. That the report titled: **Brampton Parking Plan – Phase 1**, to the Committee of Council Meeting of May 25 2022, be received;

2. That staff be directed to obtain resident and stakeholder feedback on the proposed Citywide parking policy framework, and report back on the outcome of the public engagement;

3. That the City Clerk be directed to forward a copy of this report to the Region of Peel; and

4. That staff be directed to develop a plan for ‘twenty-four seven’ enforcement, for consideration within the 2023 budget review.

CW253-2022

That the correspondence from the following re: **Items 6.1 and 11.2.1 Brampton Parking Plan - Phase 1 Report**, to the Committee of Council Meeting of May 25, 2022, be received:

(a) John Mallovy, Vice President, Corporate Real Estate, Rogers Communications Inc., dated May 24, 2022;

(b) Jason Green, Director, Acquisitions and Development, Greenwin Corp. (undated).

CW254-2022

1. That the delegation from Tamara Whilby, Latisha Bloomfield, and Hope Samuel, Women and Children Precious Shelter, re: **Request for Funding and Support for Women and Children Precious Shelter**, to the Committee of Council Meeting of May 25, 2022, be **referred** back to staff for review for potential means of support from the City; and

2. That the delegation be referred, with a letter of support from City Council, to the Region of Peel for delegation directly to Regional Council.

CW255-2022

That the delegation from Syed Kamal Sarwar, CEO, Umbria Developers Inc., re: **Request to Defer Payment of Development Charges - 12 Henderson Avenue**, to the Committee of Council Meeting of May 25, 2022, be **referred** to staff for consideration and report back to the June 1, 2022 City Council meeting.

CW256-2022

That the staff update re: **Government Relations Matters**, to the Committee of Council Meeting of May 25, 2022, be received.

CW257-2022

1. That the report titled: **Request for Development of Budget Amendment: Developer Reimbursement for the Development of two Parks in the Grella (Mattamy) Subdivision – Ward 6**, to the Committee of Council Meeting of May 25, 2022, be received; and;

2. That a budget amendment be approved for the Project #225860 – Park Blocks in the amount of \$836,155 with full funding to be transferred from Reserve #134 – DC: Recreation.

CW258-2022

1. That the report titled: **Request to Begin Procurement for Supply and Delivery of Theatrical Stage Lighting Fixtures and Accessories for The Rose – Ward 1**, to the Committee of Council Meeting of May 25, 2022, be received; and

2. That the Purchasing Agent be authorized to commence the procurement for the supply and delivery of theatrical stage lighting fixtures and accessories for The Rose.

CW259-2022

1. That the report titled: **Request to Begin Procurement – Hiring of a Landscape Consultant and General Contractor for the Design and Construction Improvements at Two City Parks Ward 6**, to the Committee of Council Meeting of May 25, 2022, be received; and

2. That the Purchasing Agent be authorized to commence the procurement for the hiring of a General Landscape Contractor for the Construction of one lit cricket field at Creditview Sandalwood Park; and

3. That the Purchasing Agent be authorized to commence the procurement for the hiring of a General Landscape Contractor for the Construction of one lit hockey field, one air-supported dome, pavilion, and associated support amenities at Chinguacousy Sandalwood Park; and

4. That the Purchasing Agent be authorized to commence the procurement for the Hiring of a Landscape Consultant for the design and Contract Administration of the construction improvements at Creditview Sandalwood Park and Chinguacousy Sandalwood Park.

CW260-2022

That the correspondence from Cody Vatcher, Brampton resident, dated May 21, 2022, re: **Support for Brampton Residents after Storm**, to the Committee of Council Meeting of May 25, 2022, be received.

CW261-2022

1. That the report titled: **Housekeeping Amendments to the Council Code of Conduct**, to the Committee of Council Meeting of May 25, 2022, be received; and
2. That the housekeeping amendments to the Council Code of Conduct and the Code of Conduct Complaint Protocol, as set out in Appendix 1 to this report, be adopted.

CW262-2022

1. That the report titled: **Property Interest to be Expropriated for the purpose of Complete Street Improvements to Williams Parkway near Intersection with North Park Drive and Howden Boulevard - Ward 7**, to the Committee of Council Meeting of May 25, 2022, be received; and,
2. That a by-law be enacted authorizing The Corporation of the City of Brampton, as expropriating authority, to make an application for approval to expropriate the property interest required in connection with the Williams Parkway Complete Street Improvements Project near the intersection of Williams Parkway with North Park Drive and Howden Boulevard, as described in Schedule 'A' to this report for the purpose of road resurfacing and other road improvements to accommodate the Williams Parkway Complete Street Improvements Project; and
3. That the Senior Manager, Realty Services be authorized to execute, and cause to be served and published on behalf of The Corporation of the City of Brampton as expropriating authority, all notices, applications, advertisements and other documents required by the Expropriations Act, R.S.O. 1990, c.E.26 as amended, in a form approved by the City Solicitor or designate in order to effect the expropriation of the said property interest.

CW263-2022

That staff be directed to prepare a draft letter to the Province of Ontario to request authority to regulate Real Estate Agents/Realtors for consideration at the June 1, 2022 City Council meeting.

CW264-2022

That the presentation titled: **Update - Business Retention and Expansion - Food Processing and Logistics Sectors**, to the Committee of Council Meeting of May 25, 2022, be received.

CW265-2022

1. That the report titled: **Toronto Global New Term Sheet**, to the Committee of Council Meeting of May 25, 2022, be received; and
2. That the City of Brampton not accept the new terms proposed by Toronto Global for membership and corporate structure (included as Attachment #1, the “Draft Term Sheet”), and that staff continue discussions and negotiation with Toronto Global and other member municipalities in pursuit of satisfactory terms for membership and corporate structure and, if successful, return to Committee of Council to recommend execution of the funding agreement.

CW266-2022

1. That the presentation titled: **Bill 109, More Homes for Everyone Act, 2022 - Key Elements and City's Implementation Strategy**, to the Committee of Council Meeting of May 25, 2022, be received;
2. That the report titled: **Bill 109, More Homes for Everyone Act, 2022 - Key Elements and City's Implementation Options**, to the Committee of Council Meeting of May 25, 2022, be received;
3. That Council direct staff to bring forward a final Corporate implementation strategy for Bill 109 matters, including any business process changes;
4. That a copy of the report be sent as information to the Region of Peel and all relevant external agencies that participate in the City's development applications review process;
5. That Council advocate to the Province to explore other avenues to help municipalities expedite approvals in an effort to deliver new housing, including ensuring expedited approval timelines by provincial and regional review agencies;
6. That Council, with respect to the Community Infrastructure and Housing Accelerator (CIHA) tool, advocate to the Province to specify expected norms for public notice periods and public consultation, as well as provide clarity and direction on processing fees and application requirements in the final CIHA guidelines;
7. That Council direct staff to consult with Infrastructure Ontario for a comprehensive review of possible Transit Oriented Community locations in Brampton and impacts on City's parkland due to Bill 109;
8. That Council request the Province to consult on any regulations authorizing owners of land, and applicants for approvals in respect of land use planning

matters, to stipulate the specified types of surety bond or other instrument to be used to secure an obligation imposed by the municipality;

9. That Council direct staff to confirm the City of Brampton's participation in the proposed Province of Ontario Housing Supply Working Group; and

10. That staff be directed to work with the Region of Peel toward development of a joint position with regard to the need for more time for adequate implementation, and to undertake advocacy in this regard, in particular through the Association of Municipalities of Ontario (AMO).

CW267-2022

1. That the report titled: **HR Policy Modernization: Updates to Hours of Work Policy to include Disconnecting from Work**, to the Committee of Council Meeting of May 25, 2022, be received;

2. That the Hours of Work and Disconnecting from Work Policy, as set out in Appendix A, be approved;

3. That staff be authorized to implement and administer the policy; and

4. That the Hours of Work Policy, AF123-2002, dated October 16, 2002 be rescinded.

CW268-2022

That the report titled: **Building Code Act- Annual Report for the Fiscal Year 2021**, to the Committee of Council Meeting of May 25, 2022, be received.

CW269-2022

1. That the report titled: **Request to Begin Procurement – Audio-Visual (AV) Technologies and Associated Services for a Three (3) Year Period**, to the Committee of Council Meeting of May 25, 2022, be received, and;

2. That the Purchasing Agent be authorized to commence the procurement of Audio-Visual Technologies and Associated Services for a Three (3) Year Period.

CW270-2022

1. That the report titled: **Request to Begin Procurement – Payment Processing Products and Services for a Five (5) Year Period and Possible Budget Amendment**, to the Committee of Council Meeting of May 25, 2022, be received; and

2. That the Purchasing Agent be authorized to begin procurement through direct negotiations with Moneris Solutions Corporation for Payment Processing Products and Services for a Five (5) Year Period.

CW271-2022

1. That the report titled: **Annual Review for Occupational Health and Safety, Respectful Workplace, and Workplace Violence Prevention Policies**, to the Committee of Council Meeting of May 25, 2022, be received;
2. That the updated Occupational Health and Safety, Respectful Workplace, and Workplace Violence Prevention policies, as set out in Appendix A, Appendix B and Appendix C, respectively be approved;
3. That staff be authorized to implement and administer the policies; and
4. That the Occupational Health and Safety, Respectful Workplace, and Workplace Violence Prevention policies, C082-2021, dated March 24, 2021, be respectively rescinded.

CW272-2022

That the report titled: **Development Charges and Cash-in-Lieu of Parkland Annual Treasurer's Statement Report: Summary of Activity in 2021**, to the Committee of Council Meeting of May 25, 2022, be received.

CW273-2022

1. That the report titled: **Region of Peel Affordable Housing Development (5 Rutherford Road) – Requesting Relief from Parkland Dedication**, to the Committee of Council Meeting of May 25, 2022, be received;
2. That Council authorize a grant to the Regional Municipality of Peel in an amount equal to the payment of the Cash-in-lieu of Parkland in respect of the Region's proposal for development of 67 affordable housing units at 5 Rutherford Road South. The amount of the grant shall be funded through a draw from Reserve #2 – Cash in lieu of Parkland (CIL Parkland) on a unit by unit basis prior to the issuance of building permits, once the Region of Peel has obtained all required planning and building approvals for its project;
3. That the grant be funded from internal borrowing from the CIL Parkland with repayment terms of 10 years at a rate of return consistent with the City's investment portfolio, currently at 2.3% interest; and
4. That the annual internal loan repayment amount of approximately \$61,000 be included in the 2023 budget submission, subject to Council approval.

CW274-2022

1. That the report titled: **Sheridan and the Centre for Healthy Communities**, to the Committee of Council Meeting of May 25, 2022, be received; and
2. That Council endorse in principle financial assistance in the form of a cash grant of \$2.5M over two years in support of Sheridan's Centre for Healthy Communities located at the Davis Campus, subject to the negotiation and execution of mutually acceptable agreement (s) with the City; and
3. That Council delegate authority to the Chief Administrative Officer (CAO) to execute on behalf of the City the agreement (s) with Sheridan College Institute of Technology and Advanced Learning on such terms and conditions acceptable to the Chief Administrative Officer and the Director of Corporate Projects, Policy and Liaison, and in a form acceptable to the City Solicitor or designate.

CW275-2022

That the report titled: **Director Level Overview**, to the Committee of Council Meeting of May 25, 2022, be **deferred** to the June 8, 2022 Committee of Council meeting.

CW276-2022

1. That the report titled: **Initiation of Subdivision Assumption; Ibrans Developments Ltd., Registered Plan 43M-1943 – (North of Castlemore Drive, West of Humberwest Parkway), Ward 10 - Planning References – C07E11.015 and 21T-07008B**, to the Committee of Council Meeting of May 25, 2022, be received;
2. That the City initiate the Subdivision Assumption of Ibrans Developments Ltd., Registered Plan 43M-1943; and
3. That a report be forwarded to City Council recommending the Subdivision Assumption of Ibrans Developments Ltd., Registered Plan 43M-1943 once all departments have provided their clearance for assumption.

CW277-2022

1. That the report titled: **Initiation of Subdivision Assumption; Ouray Developments Inc., Registered Plan 43M-2021 – (South of Ebenezer Road, East of The Gore Road), Ward 8 - Planning References – C10E05.020 and 21T-13008B**; to the Committee of Council Meeting of May 25, 2022 be received;
2. That the City initiate the Subdivision Assumption of Ouray Developments Inc., Registered Plan 43M-2021; and

3. That a report be forwarded to City Council recommending the Subdivision Assumption of Ouray Developments Inc., Registered Plan 43M-2021 once all departments have provided their clearance for assumption.

CW278-2022

1. That the report titled: **2022 Special Events Downtown Road Closures – Farmers’ Market (Wards 1 and 3)**, to the Committee of Council Meeting of May 25, 2022, be received;

2. That the closure of Wellington Street West between Main Street South and a point 18 metres west of George Street South, on consecutive Saturdays from June 11, 2022 to October 8, 2022, 6:00 a.m. to 2:00 p.m., for the Farmers’ Market, be approved;

3. That the closure of George Street South between Wellington Street West and a point 25 metres north of Wellington Street West, on consecutive Saturdays from June 11, 2022 to October 8, 2022, 6:00 a.m. to 2:00 p.m., for the Farmers’ Market, be approved; and,

4. That a by-law be enacted to delegate authority to the Commissioner, Public Works & Engineering to temporarily close and/or remove or restrict the common law right of public passage and the right of adjoining owners to access such portion(s) of: Main Street North/South between Theatre Lane and Wellington Street East/West, Queen Street East/West between George Street North/South and Chapel Street, full-closure of the George Street South and Wellington Street West intersection, and Wellington Street West between Main Street South and a point up to 18 metres west of George Street South (the “Streets”), as the Commissioner from time to time considers necessary to accommodate the operations of the Farmers’ Market and patios and other uses for businesses fronting on the “Streets”, for such period, or periods, as may be designated by the Commissioner between the date hereof and January 2, 2025.

CW279-2022

1. That the report titled: **Request to Begin Procurement - Relocation, Connection and Repair of Utility Owned Infrastructure on an as required basis for a five (5) year period**, to the Committee of Council Meeting of May 25, 2022, be received; and,

2. That the Purchasing Agent be authorized to commence the procurement to establish multi-year contracts with Bell Canada, Alectra and Enbridge to provide relocation, connection and repair of utility owned infrastructure for a five year period, on an as needed basis.

CW280-2022

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

15.3. Open Session 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 - legal matter

15.4. Open Session meeting exception under Section 239 (2) (b) and (e) 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

CW281-2022

1. That, in the event City Council is subject to the restricted matters set out in Section 275(3)(c) and (d) of the Municipal Act, 2001, the Chief Administrative Officer be delegated the authority to approve all expenditures and execute and/or ratify all agreements necessary, related to the fair market value acquisition of real property as considered by Committee, on terms and conditions acceptable to the Senior Manager, Realty Services and in a form acceptable to the City Solicitor or designate, during the period from Council's last scheduled meeting before or after Nomination Day (August 19, 2022) in 2022, until the end of the term of Council (November 14, 2022); and

2. That, should the acquisition proceed consistent with the conditions set forth in the above recommendation, that the cost of the acquisition of the lands as considered by Committee (inclusive of purchase price, due diligence costs, legal fees and other ancillary costs and applicable HST) be transferred from Cash in Lieu of Parkland.

CW282-2022

That the Committee of Council do now adjourn to meet again on Wednesday, June 8, 2022 at 9:30 a.m. or at the call of the Chair.

12.3 Minutes – Governance and Council Operations Committee – May 30, 2022

The following motion was considered.

C180-2022

Moved by City Councillor Bowman

Seconded by Regional Councillor Vicente

1. That the **Minutes of the Governance and Council Operations Committee Meeting of May 30, 2022**, to the Council Meeting of June 1, 2022, be received; and,
2. That Recommendations GC007-2022 to GC009-2022 be approved as outlined in the minutes.

Carried

The recommendations were approved as follows.

GC007-2022

That the agenda for the Governance and Council Operations Committee Meeting of May 30, 2022 be approved as published and circulated.

GC008-2022

1. That the report re: **Delegation of Authority for Restricted Acts Under Section 275 of the Municipal Act, 2001**, to the Governance and Council Operations Committee Meeting of May 30, 2022, be received; and
2. That the Chief Administrative Officer be delegated the authority, for those restricted matters set out in Section 275(3) (c) and (d) of the Municipal Act, 2001, to approve all expenditures and execute any contracts, including those related to the disposition or acquisition of real property, during the period from Council's last scheduled meeting before or after Nomination Day (August 19, 2022) in 2022, until the end of the term of Council (November 14, 2022); and
3. The Chief Administrative Officer report to Council in the first quarter of 2023 regarding any exercise of this delegated authority.

GC009-2022

That Committee do now adjourn to meet again on Monday, September 19, 2022 at 9:30 a.m. or at the call of the Chair.

- 12.4 Minutes – Planning and Development Committee – Special Meeting – May 30, 2022

The following motion was considered.

C181-2022

Moved by Regional Councillor Palleschi

Seconded by City Councillor Williams

1. That the **Minutes of the Special Planning and Development Committee Meeting of May 30, 2022**, to the Council Meeting of June 1, 2022, be received; and,
2. That Recommendations PDC099-2022 to PDC101-2022 be approved as outlined in the minutes.

Carried

The recommendations were approved as follows.

PDC099-2022

That the agenda for the Special Planning and Development Committee Meeting of May 30, 2022 be approved as published and circulated.

PDC100-2022

1. That the report titled: **Draft Brampton Plan (Official Plan)**, to repeal and replace the City of Brampton's current Official Plan, to the Special Planning and Development Committee Meeting of May 30, 2022, be received; and
2. That Planning, Building and Economic Development Department staff be directed to report back to Planning & Development Committee with the results of the Public Meeting and final recommendations;
3. That the delegation from Anil Sehdev, Brampton resident, re: **Draft Brampton Plan (Official Plan)**, to the Special Planning and Development Committee Meeting of May 30, 2022, be received; and
4. That the following correspondence re: **Draft Brampton Plan (Official Plan)**, to the Special Planning and Development Committee Meeting of May 30, 2022, be received:
 1. Marlene Spencer, Brampton Resident, dated May 21, 2022
 2. Daniel Berens, Vice President, Land Development, Stanford Homes, dated May 24, 2022
 3. Paul Lowes, SGL Planning and Design Inc., dated May 26, 2022
 4. Philip Stewart, Pound and Stewart Associates Ltd., dated May 27, 2022

5. Stephanie Matveeva, Associate, Glen Schnarr and Associates, dated May 30, 2022.

PDC101-2022

That Planning and Development Committee do now adjourn to meet again on Monday, June 6, 2022, at 7:00 p.m. or at the call of the Chair.

13. Unfinished Business

- 13.1 Report Request re. Development Charge Deferral Request - Umbria Development Group - 12 Henderson Avenue

Dealt with under Item 7.2 – Resolution C175-2022

- 13.2 Municipal Regulation of Residential Real Estate Agents/Realtors

A motion, moved by Regional Councillor Palleschi and seconded by City Councillor Bowman, was introduced and considered as follows.

C182-2022

Moved by Regional Councillor Palleschi
Seconded by City Councillor Bowman

That staff be directed to send the draft letter provided with the agenda to the Province of Ontario.

Carried

14. Correspondence

- 14.1 Correspondence re. Item 12.4 – Planning and Development Committee Recommendation PDC100-2022 – Draft Brampton Plan (Official Plan):

The following motion was considered.

C183-2022

Moved by Regional Councillor Fortini
Seconded by City Councillor Singh

That the following correspondence re. **Item 12.4 – Planning and Development Committee Recommendation PDC100-2022 – Draft Brampton Plan (Official Plan)**, to the Council Meeting of June 1, 2022, be received:

1. Keith MacKinnon, Partner, KLM Planning Partners Inc., dated May 30, 2022
2. Sylvia Roberts, Brampton resident, dated May 30, 2022

Carried

- 14.2 Correspondence from Cary Kaplan, Jasper Kujavsky, Carl Hirsh, and Mike Rowe, Brampton Development Group, dated May 31, 2022, re. Item 10.5.1 – Staff Report re. Budget Amendment and Development Framework for the Multipurpose Cricket Facility – Ward 3

Dealt with under Item 7.3 – Resolution C176-2022

See also Resolution C177-2022

15. Notices of Motion

Nil

16. Other Business/New Business

- 16.1 Referred Matters List

Nil

17. 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 during the meeting. Peter Fay, City Clerk, confirmed that no questions were submitted.

18. By-laws

The following motion was considered.

C184-2022

Moved by City Councillor Bowman

Seconded by City Councillor Singh

That By-laws 129-2022 to 138-2022, before Council at its Regular Meeting of June 1, 2022, 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 129-2022 – To amend Zoning By-law 270-2022, as amended – Sukhman Raj – Corbett Land Strategies Inc. – 58 Jessie Street – Ward 3 (File: OZS-2021-0006) (see Item 4.1 – Council Resolution C151-2022 – May 18, 2022 (Planning and Development Committee Recommendation PDC091-2022 – May 16, 2022))

By-law 130-2022 – To adopt Amendment Number OP 2006-220 to the Official Plan of the City of Brampton Planning Area – City of Brampton Community Services – Recreation – 140 Howden Boulevard and 150 Howden Boulevard – Ward 7 (File: OZS-2021-0031) (see Item 4.1 – Council Resolution C151-2022 – May 18, 2022 (Planning and Development Committee Recommendation PDC095-2022 – May 16, 2022) and By-law 131-2022)

By-law 131-2022 – To amend Zoning By-law 270-2004, as amended – City of Brampton Community Services – Recreation – 140 Howden Boulevard and 150 Howden Boulevard – Ward 7 (File: OZS-2021-0031) (See Item 4.1 – Council Resolution C151-2022 – May 18, 2022 (Planning and Development Committee Recommendation PDC095-2022 – May 16, 2022) and By-law 130-2022)

By-law 132-2022 – To authorize the expropriation of property requirements for the purpose of complete street Improvements to Williams Parkway, near the intersection with North Park Drive and Howden Boulevard – Ward 7 (see Item 12.2 – Committee of Council Recommendation CW262-2022 – May 25, 2022)

By-law 133-2022 – To delegate authority to temporarily close or restrict the common law right of passage over and access to certain portions of Downtown Brampton to facilitate business and other uses and promote social distancing in response to COVID-19 (see Item 12.2 – Committee of Council Recommendation CW278-2022 – May 25, 2022)

By-law 134-2022 – To amend By-law 308-2012, being the “Building Division Appointment By-law”

By-law 135-2022 – To appoint municipal by-law enforcement officers and to repeal By-law 72-2022

By-law 136-2022 – To appoint municipal by-law enforcement officers (summer inspectors) and to repeal By-law 92-2022

By-law 137-2022 – To establish lands as public highway to be part of (Utah Road) – Ward 2

By-law 138-2022 – To prevent the application of part lot control to part of Registered Plan 43M-2032 – various addresses across four blocks at Stewardship Road and Sail Road and Stewardship Road and along Guildhouse Drive – Ward 6 (PLC-2022-0015)

19. Closed Session

Note: Items 19.1 and 19.2 were dealt with under Consent Resolution C173-2022.

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

The following motion was considered.

C185-2022

Moved by City Councillor Williams

Seconded by Regional Councillor Fortini

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

19.3. 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 - property matter

19.4. Open Session 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 - legal matter.

19.5. Open Session meeting exception under Section 239 (2) (b) and (e) 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 - an identifiable individual

Carried

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

19.3 – this item was considered in Closed Session, information was received, and direction was given to staff

19.4 – this item was considered in Closed Session, information was received, and no direction was given to staff

19.5 – this item was considered in Closed Session, information was received, and direction was given to staff

Council discussion took place with respect to the City's current contract with Justice Risk Solutions Inc. and included concerns about procurement for this service, invoicing and costs.

The following motion, moved by Regional Councillor Fortini and seconded by City Councillor Singh, was introduced.

That the Chief Administrative Officer be authorized and directed to terminate the Legal Risk Management Agreement with Justice Risk Solutions Inc.

Councillor Fortini agreed to an amendment by Councillor Singh to ask that past legal expenses incurred by Councillors Fortini and Medeiros be submitted for reimbursement from Justice Risk Solutions.

Council consideration of the motion included a request that the first communication with the company be to request reimbursement, with the second communication being to end the contract. Staff noted they would follow through on this request.

The motion, as amended, was considered as follows.

C186-2022

Moved by Regional Councillor Fortini

Seconded by City Councillor Singh

That the Chief Administrative Officer be authorized and directed to terminate the Legal Risk Management Agreement with Justice Risk Solutions Inc.; and

That past legal expenses incurred by Councillors Fortini and Medeiros, as approved by Council (C158-2022 and C066-2022/CW106-2022), be submitted for reimbursement from Justice Risk Solutions Inc.

Carried

20. Confirming By-law

- 20.1 By-law 139-2022 – To confirm the proceedings of Council at its regular meeting held on June 1, 2022

The following motion was considered.

C187-2022

Moved by Regional Councillor Fortini

Seconded by City Councillor Singh

That the following by-law before Council at its Regular Meeting of June 1, 2022, 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 139-2022 – To confirm the proceedings of Council at its Regular Meeting held on June 1, 2022

Carried

21. Adjournment

The following motion was considered.

C188-2022

Moved by City Councillor Whillans

Seconded by City Councillor Bowman

That Council do now adjourn to meet again for a Regular Meeting of Council on Wednesday, June 15, 2022 at 9:30 a.m. or at the call of the Mayor.

Carried

P. Brown, Mayor

P. Fay, City Clerk



Minutes

City Council – Special Meeting

The Corporation of the City of Brampton

Tuesday, June 7, 2022

Members Present: Mayor P. 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

Members Absent: Nil

Staff Present: P. Morrison, Interim Chief Administrative Officer
M. Kallideen, Commissioner, Community Services
D. Soos, Commissioner, Legislative Services
C. Ogbarmey-Tetteh, Acting Commissioner, Corporate Support Services
M. Parks, Acting Commissioner, Public Works and Engineering
B. Boyes, Fire Chief, Fire and Emergency Services
A. Milojevic, General Manager, Transit
S. Akhtar, City Solicitor
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Terri Brenton, Legislative Coordinator

The meeting was called to order at 4:00 p.m. and recessed at 4:31 p.m. Council moved into Closed Session at 4:47 p.m. and recessed at 5:18 p.m. Council reconvened in Open Session at 5:35 p.m. and recessed again at 5:58 p.m. Council moved back into Closed Session at 6:10 p.m. and recessed at 6:34 p.m. Council reconvened in Open Session at 6:45 p.m. and adjourned at 6:47 p.m.

1. Call to Order

The City Clerk called the roll for attendance as follows:

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

Members absent during roll call: nil

2. Approval of Agenda

Mayor Brown outlined the purpose of the special meeting, which was called by a petition filed by a majority of the Members of Council, for the following specific purposes:

- Forensic audit of procurement processes including:
 - a. BramptonU,
 - b. Legal Risk Assurance,
 - c. appointment of the previous Integrity Commissioner,
 - d. Municipal Development Corporation,
 - e. COVID rapid tests purchased by the City of Brampton and masks sent to residents
- Congratulations to Councillor Williams and Appointment

Mayor Brown noted that under Council's meeting rules, no new business could be considered at this special meeting.

The following motion was considered.

C189-2022

Moved by City Councillor Williams

Seconded by Regional Councillor Fortini

That the agenda for the Special Council Meeting of June 7, 2022 be approved as amended, to add:

4.3 Delegation from Azad Goyat, Brampton resident, re: Item 5.2; and,

7.2 Open Session 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 – in regard to Item 5.1 on the Open Session agenda

Carried

Later in the meeting, the following related matters were added to the agenda: Item 4.3 and Item 7.2.

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

Nil

4. Delegations/Correspondence

4.1 Delegation from Cody Vatcher, Brampton resident re. Item 5.1 – Forensic audit of procurement processes including:

Cody Vatcher, Brampton resident, outlined comments and concerns on the proposed forensic audits outlined in Item 5.1.

The following motion was considered.

C190-2022

Moved by Regional Councillor Medeiros

Seconded by Regional Councillor Palleschi

That the delegation from Cody Vatcher, Brampton resident, re. **Item 5.1 – Forensic audit of procurement processes including: a. BramptonU, b. Legal Risk Assurance, c. appointment of the previous Integrity Commissioner, d. Municipal Development Corporation, e. COVID rapid tests purchased by the City of Brampton and masks sent to residents**, to the Special Council Meeting of June 7, 2022, be received.

Carried

4.2 Correspondence re. Item 5.2 – Congratulations to Councillor Williams and Appointment:

In response to questions from Council, Peter Fay, City Clerk, outlined correspondence that was received for this meeting as well as the Special Meeting of May 31, 2022, and provided information on the City of Toronto's process for filling Council vacancies.

Council consideration of the correspondence included acknowledgment of other interested parties in being appointed City Councillor for Wards 7 and 8 for the balance of this Term of Council, concerns that Council has not provided a process inclusive for all interested residents, and comments made by a Brampton resident regarding a statement from a Member of Council.

During Council's consideration of this matter, a Point of Order was raised by Regional Councillor Fortini, who clarified his statement to the Brampton resident.

Members of Council expressed varying comments with respect to the appointment and potential candidates.

Mr. Fay responded to questions from Council with respect to provisions of the Procedure By-law as they relate to the number of times a Member may speak on an item, and provisions of the Municipal Act as they relate to the appointment of a Councillor for the balance of the Term.

The following motion was considered.

C191-2022

Moved by Regional Councillor Santos

Seconded by Regional Councillor Vicente

That the following correspondence re. **Item 5.2 – Congratulations to Councillor Williams and Appointment**, to the Special Council Meeting of June 7, 2022, be received:

1. Gael Miles, Brampton resident, received June 6, 2022; and,
2. Azad Goyat, Brampton resident, dated June 6, 2022.

Carried

4.3 Delegation from Azad Goyat, Brampton resident, re. Item 5.2 – Congratulations to Councillor Williams and Appointment

Later in the meeting, it was noted that an additional delegation was present to address Council regarding Item 5.2 and this item was added to the agenda for this purpose.

Azad Goyat, Brampton resident, outlined comments with respect to the appointment of a City Councillor for Wards 7 and 8 for the remainder of this Term of Council.

The following motion was considered.

C192-2022

Moved by Regional Councillor Fortini

Seconded by Regional Councillor Vicente

That the delegation from Azad Goyat, Brampton resident, re. **Item 5.2 – Congratulations to Councillor Williams and Appointment**, to the Special Council Meeting of June 7, 2022, be received.

C192-2022

Carried

5. Reports/Business Matters

5.1 Forensic audit of procurement processes including:

- a. BramptonU,
- b. Legal Risk Assurance,
- c. appointment of the previous Integrity Commissioner,
- d. Municipal Development Corporation,
- e. COVID rapid tests purchased by the City of Brampton and masks sent to residents

Council consideration included a question about BramptonU being included in the proposed forensic audit of procurement processes, given Council's previous decision on this matter.

It was determined that Council should proceed into Closed Session under Section 239 (2) (k) of the Municipal Act, and Item 7.2 was added for this purpose.

The following motion was considered.

C193-2022

Moved by City Councillor Bowman

Seconded by Regional Councillor Palleschi

That council move into closed session to discuss matters pertaining to the following:

7.2 Open Session 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 – re Item 5.1.

Carried

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

Item 7.2 – this item was considered in Closed Session, information was received and considered regarding Item 5.1, and direction was given to staff

No further motions on this matter were introduced for consideration by Council.

5.2 Congratulations to Councillor Williams and Appointment

Members of Council extended congratulations to City Councillor Williams on her success as MPP-elect for Brampton Centre, and commented on her contributions to Brampton City Council, the City of Brampton and Brampton residents.

Councillor Williams expressed appreciation for Council's comments and reminisced about her experiences as a City Councillor.

No motions on this matter were introduced for consideration by Council.

6. Public Question Period

Yvonne Squires, Brampton resident, addressed Council but did not put forward a question about decisions made at this meeting.

7. Closed Session

7.1. Open Session meeting exception under Section 239 (2) (b) of the Municipal Act, 2001:

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

7.2. Open Session 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 – in regard to Item 5.1 on the Open Session agenda

Note: Item 7.2 was dealt with under Item 5.1 – Resolution C193-2022

The following motion was considered.

C194-2022

Moved by Regional Councillor Medeiros

Seconded by City Councillor Whillans

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

7.1. Open Session meeting exception under Section 239 (2) (b) of the Municipal Act, 2001:

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

Carried

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

Item 7.1 – this item was considered, information was received, and direction was given to staff

8. Confirming By-law

8.1 By-law 140-2022 – To confirm the proceedings of Council at its Special Meeting held on June 7, 2022

The following motion was considered.

C195-2022

Moved by Regional Councillor Medeiros

Seconded by City Councillor Bowman

That the following by-law before Council at its Special Meeting of June 7, 2022, 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:

Minutes – City Council – Special Meeting – June 7, 2022

By-law 140-2022 – To confirm the proceedings of Council at its Special Meeting held on June 7, 2022

Carried

9. Adjournment

The following motion was considered.

C196-2022

Moved by Regional Councillor Vicente

Seconded by City Councillor Williams

That Council do now adjourn to meet again for a Regular Meeting of Council on Wednesday, June 15, 2022 at 9:30 a.m. or at the call of the Mayor.

Carried

P. Brown, Mayor

P. Fay, City Clerk



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 Telephone: (905) 874-2100 Fax: (905) 874-2119

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

Meeting Date Requested: June 15, 2022 Agenda Item (if applicable): 13.1 and 18.4 (By-law 144-2022)

Name of Individual(s): Jesse White

Position/Title:

Legal Counsel

Organization/Person
being represented:

Peel Standard Condominium Corporation No. 1046

Full Address for Contact:

40 King Street West,
Suite 5800, P.O. Box 1011
Toronto, ON M5H 3S1

Telephone:

Email:

tjwhite@millerthomson.com

Subject Matter
to be Discussed:

By-law 144-2022 - To amend Zoning By-law 270-2004, as amended - 7, 11, and 15 Sun Pac
Boulevard - Ward 8

Action
Requested:

Request a deferral of consideration to continue discussions with City Staff

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.



Delegation Request

For Office Use Only:
Meeting Name:
Meeting Date:

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

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

Meeting Date Requested: June 15, 2022 Agenda Item (if applicable): 10.3.3

Name of Individual(s): Syed Kamal Sarwar

Position/Title:

CEO

Organization/Person
being represented:

Anika Sibat Rahman

Full Address for Contact: 1030 Queen St W, Brampton, Ontario, L6X 0B2

Telephone:

Email:

s.kamal@umbriadevelopers.com

Subject Matter
to be Discussed:

Deferral of Development charges until completion of foundation and parking

Action
Requested:

Deferral of Development charges and issuance of foundation permit.

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

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BRAMPTON
Flower City

Chief Administrative Office
City Clerk

Delegation Request

For Office Use Only:
Meeting Name:
Meeting Date:

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

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

Meeting Date Requested: July 6/2022 ^{9:30am} Agenda Item (if applicable): 025-2022-0021

Name of Individual(s): Sukhu Baidwan

Position/Title: Resident

Organization/Person being represented:

Full Address for Contact: Telephone: Email:

Subject Matter to be Discussed:	<u>025-2022-0021</u> <u>Excluded from agenda</u>
Action Requested:	

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

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Delegation Request

For Office Use Only:

Meeting Name:

Meeting Date:

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

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

Meeting Date Requested: July 6, 2022 Agenda Item (if applicable): 14.2

Name of Individual(s): Anthony Mason

Position/Title:

Organization/Person being represented: Credit Valley Residents Association

Full Address for Contact:

Telephone:

Email:

Subject Matter to be Discussed: Rotary Glen Club, 1857 Queen Street West, Brampton, Ward 4
Mocon Greenhouses, 1879 Queen Street West, Brampton, Ward 4

Action Requested:

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:**

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BRAMPTON
Flower City

Chief Administrative Office
City Clerk

Delegation Request

For Office Use Only:
Meeting Name:
Meeting Date:

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

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

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

Meeting Date Requested: JULY 6, 2022 Agenda Item (if applicable): OZS-2021-0018

Name of Individual(s): CHERYL ROY OZS-2020-0036
OZS-2020-0029

Position/Title:

DELEGATE
CREDIT VALLEY RESIDENTS ASSOCIATION WARDS 4 & 5/6

Organization/Person
being represented:

CREDIT VALLEY RESIDENTS ASSOCIATION

Full Address for Contact:

Telephone:

Email:

Subject Matter
to be Discussed:

STRONG OPPOSITION TO THE MEDIUM-HIGH DENSITY
BUILDINGS IN LOW DENSITY AREAS OF CREDIT VALLEY
WARDS 4 & 5

Action
Requested:

NO HIGH RISES - MULTI LEVEL BUILDINGS
NO CHANGE IN ZONING. CURRENTLY A LOW DENSITY -
EXECUTIVE ZONING.

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:

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Subject:

FW: [EXTERNAL]NO REZONING: Historic Hamlet of Springbrook &
Queen Street West in Wards 4, 5 and 6

-----Original Message-----

From: Amrik Ahluwalia

Sent: 2022/07/22 11:54 AM

To: Fay, Peter <Peter.Fay@brampton.ca>

Subject: [EXTERNAL]NO REZONING: Historic Hamlet of Springbrook & Queen Street West in Wards 4, 5 and 6

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

Dear sir,

I strongly oppose changing the zoning of the "Historic Hamlet of Springbrook" & Queen Street West in Wards 4, 5 and 6. This area is totally unsuitable for high density high rise development.

Sincerely,

Amrik Singh Ahluwalia
MBA, M Eng

**“Historic Hamlet of Springbrook”
&
Queen Street West in Wards 4, 5 and 6**

July 22, 2019

Thank you, Mayor and Councillors for your time.

- HIGH DENSITY in this hamlet makes a mockery of your Development Guidelines
- HIGH DENSITY will destroy the rural setting of the Springbrook Hamlet
- HIGH DENSITY will irreversibly harm the ecology
- HIGH DENSITY will cause traffic congestion not envisaged because the combined effect of ALL the developments has not been assessed
- Consultation process has lacked transparency; checked the box but totally missed the intent of the process

You have seen dozens of presentations **Opposing HIGH DENSITY / HIGH-RISE Development** in this area

Several of your constituents have personally told you, before and today that they **OPPOSE HIGH DENSITY / HIGH-RISE Development** in this Hamlet.

Hundreds of your constituents have sent you **Petitions OPPOSING HIGH DENSITY / HIGH-RISE Development** here.

Who are you Accountable to, Mr. Mayor and Councillors? I suggest the residents. They are telling you repeatedly and loudly that you should **REJECT HIGH DENSITY / HIGH-RISE Development** in the “Historic Hamlet of Springbrook” and Queen Street West in Wards 4, 5 and 6.

If you don't listen to the residents, who do you listen to?

Is Integrity, Accountability and Transparency important to you?

Then

**You must Reject HIGH DENSITY / HIGH-RISE Development in the
“Historic Hamlet of Springbrook” and Queen Street West
In Wards 4, 5 and 6 TODAY.**

Respectfully,

Amrik Ahluwalia



For Office Use Only:

Meeting Name:

Meeting Date:

Delegation Request

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

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

Meeting Date Requested: Monday, July 27, 2022

Agenda Item (if applicable): 7.4

Name of Individual(s): John Brennen

Position/Title:

Resident of Lionhead Executive Estates and Member of the CVRA

Organization/Person being represented:

Resident of Lionhead Executive Estates and Member of the CVRA

Full Address for Contact:

Telephone:

Email:

Subject Matter to be Discussed:	Reject "High Density - High-Rise Housing Development" To save our beautiful "Historic Hamlet of Springbrook and Queen Street West Lands, in Wards 4, 5 and 6
Action Requested:	File: OZS-2021-0018 - 1857 Queen Street West - Ward 4 -Rotary Club of Brampton Glen Community File: OZS-2020-0029 - 1626, 1646, 1654 Queen Street West - Ward 5 - Crystal Homes Corporation File: OZS-2020-0036 - 1879 Queen Street W - Ward 4 - Korsiak Urban Planning -Jim & Julia Mocon

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

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What We Have Here

Is a Failure to Communicate

There have been many Public Meetings, Garage Meetings, Local Gatherings and Petitions Submitted, where collectively Thousands of signatures have been gathered

Our Residents are discouraged and believe that
No One in our City Council is Listening or Cares

At the Marathon Public Meeting on June 20th

Many presentations were delivered by our disgruntled residential delegates, who passionately delivered a unified message to Brampton City Council.

Reject “High Density – High-Rise Development”

**To save our beautiful
Historic Hamlet of Springbrook and
Queen Street West Lands, In Wards 4, 5 and 6**

The Chairman of that meeting, Councillor Medeiros repeatedly stated, City Council does not have the authority to turn down an application

As City Staff have the responsibility to review and submit all applications (supposedly) suitable to City Council for their approval

Then who Communicates and Protects Our Residents Best Interests during this process?

Applications that are accepted by City Staff are not communicated adequately to our Local Residents

This was confirmed at that meeting when City Staff advised that when considering an application the **Planning Act** is their only guideline to inform Local Residents of an application and then Published it in the **Brampton Guardian**

The Notification rules set out in the **Planning Act** are not adequate enough and could be manipulated to suit **Developer's Applications**

Those rules are a detriment to Local Residents, as Notifications could be restricted, to only apply to the fewest number of Residents possible, or **None At All**

Which has been the Case...Why?

This causes considerable harm to our unsuspecting Residents who have not been adequately informed

We live in a world of Internet Communication
most Local Residents are technically savvy
but don't read or receive the **Brampton Guardian**

The City of Brampton appears **Antiquated** and are
Unsympathetic to our Residents Best Interests

We Feel Blindsided

As there is No Transparency

The following is an excerpt from the City of Brampton
Springbrook Design Guidelines
from January 2008

Then further reviewed by City Council on
Monday, March 4th, 2019

SPRINGBROOK COMMUNITY

Block 2 Credit Valley Secondary Plan Area 45
CITY OF BRAMPTON



City Approval Stamp



Community Design Guidelines

Prepared by:
NAK Design Group
and
John G. Williams Limited, Architect

Prepared for:
Springbrook Community Landowners Group

Date: Jan. 2008
City Ref: P20BP.45-2.001

Original Development Guidelines for Springbrook

- The Development Guidelines for Springbrook specify “a selection of upscale traditional architectural styles derived from the classical periods of architecture (Georgian, Tudor, Victorian, French Eclectic, etc.) will be promoted to generate visually appealing streetscapes”

- It further provides that “the design of each building should have distinguishing elements characteristic of a single identifiable architectural style...and that...incompatible styles in close proximity to each other shall be avoided” achieving a consistent level of design quality

Planning & Development Services Committee

PUBLIC MEETING

March 4, 2019

Chair - Regional Councillor: Martin Medeiros

Vice-Chair - Regional Councillor: Pat Fortini

Future Land Use Guidelines from 2019

- In January 2019, the City used tax payer money to retain consultant WSP Canada Group Ltd to guide future land use and development proposals within the Springbrook Settlement Area

- The Brampton Staff Report that was shared at a Council Meeting on **March 4, 2019** indicated the **Consultants** recommended and **City Planners** supported the following:
 - Low Density development
 - Hamlet Residential development
 - Hamlet Mixed-Use which consists of at-grade commercial development that frames the streetscape

- The report recommended that when it came to the segment of **Queen Street West**, redevelopment within the **Springbrook Settlement Area** should be compatible with the existing rural uses within the hamlet

IN CLOSING

**Why did these Zoning Guidelines
Change Without our Knowledge?**

To Reconcile Our Residents...

**Brampton City Council needs to
Reject High Density – High-Rise Developments**

**To save our beautiful
Historic Hamlet of Springbrook and
Queen Street West lands, In Wards 4, 5 and 6**





For Office Use Only:

Meeting Name:

Meeting Date:

Delegation Request

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

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

Meeting Date Requested: July 25, 2022 Agenda Item (if applicable): Approval of Minutes – Committee

Name of Individual(s): Sena Munasinghe

Position/Title:

President

Organization/Person
being represented:

Sri Lanka Canada Association of Brampton

Full Address for Contact:

Telephone:

Email:

PresidentSLCAB@gmail.com

Subject Matter
to be Discussed:

Report "Community Services - 2022-639", regarding Tamil Memorial Genocide Monument design and location.
Dated 2022-06-07

Action
Requested:

To investigate how this report was walked-in to the meeting without public notification, not to approve this report until such investigation is carried out to ensure that due process was followed.

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: Verbal

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

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

Meeting Date Requested: July 25, 2022 Agenda Item (if applicable): Approval of Minutes – Committee

Name of Individual(s): Prasanna Goonetilleke

Position/Title:

Brampton resident

Organization/Person
being represented:

Full Address for Contact:

Telephone:

Email:

Subject Matter
to be Discussed:

Minutes of the committee of council meeting held on Jun 8, 2022.
Item# 8.2.5 - Tamil Memorial Genocide Monument design and location.

Action
Requested:

City to have public consultation with all Sri Lankan communities in Brampton, and to conduct a detailed analysis before approving this report.

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)

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

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

Meeting Date Requested: July 25, 2022 Agenda Item (if applicable): Approval of Minutes – Committee

Name of Individual(s): Ruwan Korale

Position/Title:

Brampton resident

Organization/Person
being represented:

Full Address for Contact:

Telephone:

Email:

Subject Matter
to be Discussed:

Minutes of the committee of council meeting held on Jun 8, 2022.
Item# 8.2.5 - Tamil Memorial Genocide Monument design and location.

Action
Requested:

To consider the impact of civil war on all Sri Lankan communities,
before approving this report.

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: Verbal

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

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

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

Meeting Date Requested: July 25, 2022 Agenda Item (if applicable): Approval of Minutes – Committee

Name of Individual(s): Chandrika Rathnamalala

Position/Title:

Brampton resident

Organization/Person
being represented:

Full Address for Contact:

Telephone:

Email:

Subject Matter
to be Discussed:

Minutes of the committee of council meeting held on Jun 8, 2022.
Item# 8.2.5 - Tamil Memorial Genocide Monument design and location.

Action
Requested:

To investigate the real reason behind the staff report,
before approving the report.

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: Verbal

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

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Subject: FW: [EXTERNAL]Delegation illegal appointment of Elaine Moore

From: Azad Goyat

Sent: 2022/07/19 10:48 PM

To: Fay, Peter <Peter.Fay@brampton.ca>

Subject: [EXTERNAL]Delegation illegal appointment of Elaine Moore

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

Please accept my delegation for tomorrow meeting against agenda item or not agenda items
honourable court decision against illegal and preemptive appointment of Elaine Moore.
Thank you

Azad Goyat

Government Relations Matters

City Council
June 15, 2022



Region of Peel Accessibility Advisory Committee

Thursday, 16 June 2022 @ 9:30 AM | Meeting agenda is available [here](#)

Government Relations Committee

Thursday, 16 June 2022 @ 11:00 AM | Meeting agenda is available [here](#)

Regional Council Policies and Procedures Subcommittee

Thursday, 16 June 2022 @ 1:00 PM | Meeting agenda is available [here](#)

The Public Affairs team reviewed the committee agendas and engaged with relevant department staff.

6.1 2022 Association of Municipalities of Ontario (AMO) Annual Conference Update (Recommendation)

Summary:

- The report contains the proposed list of delegations with Provincial Ministers and outlines the preparation process for the 2022 AMO Conference.

Staff Comments (Public Affairs):

- The deadline to submit delegation requests is Friday June 24, 2022 and the Public Affairs team has identified twelve (12) delegation meetings to be submitted.
- As in previous years, the Public Affairs team works with departments to prepare detailed advocacy materials, including schedule and issues coordination with the Region.

Staff Recommendation:

- Support recommendation



June 8, 2022: most of the province's remaining provincial masking requirements, including on public transit, have expired as of 12:00 a.m. on June 11, 2022

- Masks will still be required in long-term care and retirement homes.
- The province will continue to monitor for any significant changes, including any new variants of concern.

The Government Relations team is working with the Mayor's office on congratulatory letters to the Premier and newly elected Brampton MPPs.

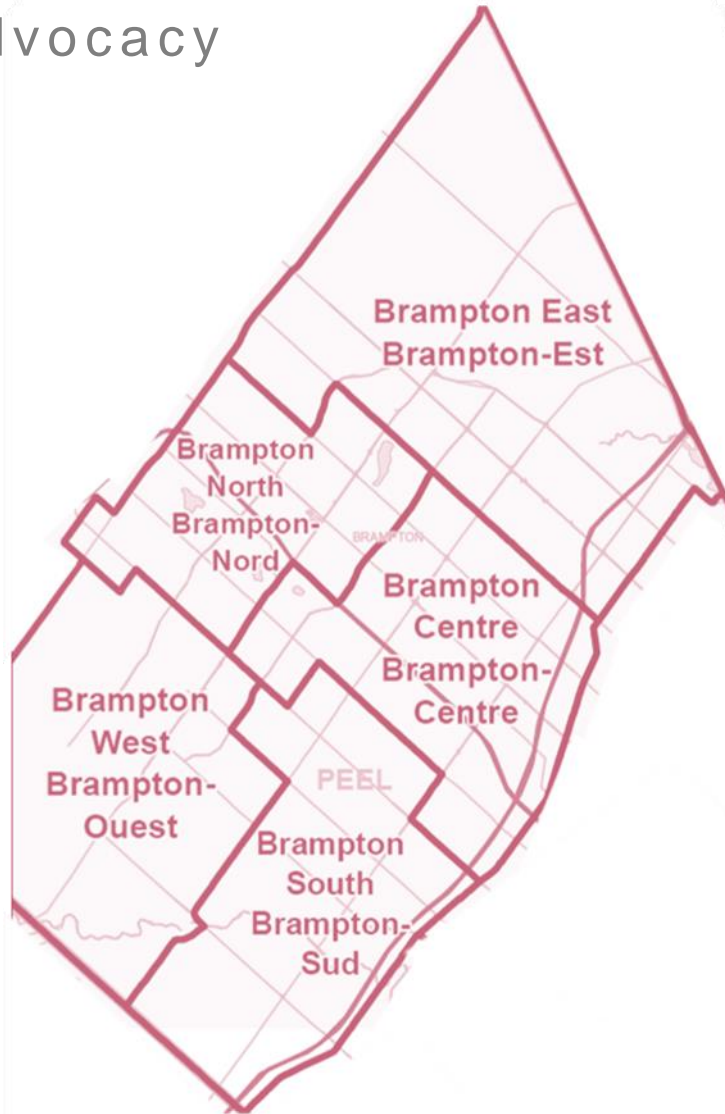


June 9, 2022: Bill C-8, An Act to implement certain provisions of the economic and fiscal update tabled in Parliament on December 14, 2021 and other measures received Royal Assent.

- Implements a national, annual 1% tax on the value of non-resident, non-Canadian-owned residential real estate in Canada that is considered to be vacant or underused.
- Up to an additional \$1.72B for COVID-19 rapid tests.

June 8, 2022: the Minister of Seniors, announced the launch of a new initiative called Age Well at Home.

- Budget 2021 provided \$90M in funding for Age Well at Home.
- Under the calls for proposals, organizations will be able to apply for funding for projects from two streams:
 - In-Home Support Pilot Projects
 - Scaling Up for Seniors.
- Application deadline is July 22, 2022.



Meeting with Brampton Members of Parliament

- Confirmed a meeting with Brampton Members of Parliament (MPs) on **Tuesday June 28, 2022**.
- Opportunity for Council and MPs to highlight key issues, share updates, identify opportunities for collaboration.
- The Government Relations team coordinating details.

THANK YOU!



Government Relations Matters

City Council
July 6, 2022



Regional Council Meeting

Thursday, 7 July 2022 @ 9:30 AM | Meeting agenda is available [here](#)

The Public Affairs team reviewed the Council agenda and engaged with relevant department staff.

8.1 Supervised Consumption Services in Peel via an Urgent Public Health Need Site (Recommendation)

Summary:

- Recommendation to establish interim supervised consumption services as an effective harm reduction measure.
- Staff is seeking approval for interim Regional funding of up to \$5.8M for supervised consumption services via an Urgent Public Health Need Site in Peel for up to 24 months.

Staff Comments (Community Services & Public Affairs):

- This Region driven initiative focuses on harm reduction and prevention.
- Regional staff will report back to Council in the first half of 2023 with an update on the site specific community engagement, operations of the interim Urgent Public Health Need Site, and the status of advocacy for sustained provincial funding.

Staff Recommendation:

- Support recommendation

9.2 Peel Affordable Rental Incentives Program – Evaluation Results and Future Program Implementation (Recommendation)

Summary:

- The Program was initiated as part of the Peel Housing and Homelessness Plan, 2018-2028
- Based on the Pilot Program outcomes and evaluation results, Regional staff recommend implementing a permanent “Peel Affordable Rental Incentives Program”.

Staff Comments (Planning):

- City staff have been working closely with the Region on this program and have no concerns at this point.
- Regional staff committed to continue to work with local municipalities to coordinate housing programs, “stack” incentives, and explore opportunities to work with senior levels of government.

Staff Recommendation:

- Support recommendation



June 30, 2022: Announced reduction of the gas tax by 5.7 cents per litre and the fuel tax by 5.3 cents per litre for six months, beginning July 1.

June 29, 2022: The Premier unveiled the Parliamentary Assistant assignments. Several Brampton MPPs were given new responsibilities:

- **Graham McGregor, MPP (Brampton North):** Parliamentary Assistant to the Minister of Citizenship and Multiculturalism
- **Hardeep Singh Grewal, MPP (Brampton East):** Parliamentary Assistant to the Minister of Transportation
- **Amarjot Sandhu, MPP (Brampton West):** Parliamentary Assistant to the Minister of Infrastructure

June 29, 2022: Announced rent increase guideline for 2023 at 2.5%, below current rates of inflation.

Association of Municipalities Ontario

AMO 2022 Annual General Meeting and Conference



Submitted Delegation Meetings Requests:

- Economic Development, Job Creation and Trade
- Environment, Conservation and Parks
- Finance
- Health
- Infrastructure
- Municipal Affairs and Housing
- Solicitor General
- Transportation
- Treasury Board Secretariat

Opposition Parties Delegation

- NDP Caucus
- Ontario Liberal Party Caucus
- Green Caucus



THANK YOU!

Date: 2022-06-08

Subject: **Declaration of Vacant Council Office under Section 262(1) of the Municipal Act, 2001**

Contact: Shawnica Hans, Program Manager, Elections, City Clerk's Office, 905.874.3481, shawnica.hans@brampton.ca

Report Number: Legislative Services-2022-620

Recommendations:

1. That the report re: **Declaration of Vacant Council Office under Section 262(1) of the *Municipal Act, 2001***, to the City Council Meeting of June 15, 2022, be received;
2. That as a result of City Councillor Charmaine Williams being elected to the provincial assembly as a Member of Provincial Parliament on June 2, 2022, and her resignation filed with the Clerk (effective June 8, 2022, at 11:59 pm), Brampton City Council, in accordance with Section 262(1) of the *Municipal Act, 2001*, declare the office of City Councillor, Wards 7 and 8, to be vacant.

Overview:

- **Section 258(3) of the *Municipal Act, 2001*, states that a Member of Council is not eligible to hold office if that Member is or becomes a member of the Assembly as provided in the *Legislative Assembly Act*, or of the Senate or House of Commons of Canada.**
- **In accordance with Section 259(1) of the *Municipal Act, 2001*, the office of a Member of Council becomes vacant if the Member becomes disqualified under Section 258 of the Act.**
- **Section 262 of the Act states that if the office of a Member of Council becomes vacant, the Council shall at its next meeting declare the office to be vacant.**

- **At its Special Meeting on May 31, 2022, Council passed a Resolution to appoint former City and Regional Councillor Elaine Moore to fill the office of City Councillor, Wards 7 and 8, in the event that the office became vacant and upon the declaration of vacancy (Resolution C168-2022).**
- **On June 2, 2022, City Councillor for Wards 7 and 8, Charmaine Williams, was elected to the Legislative Assembly of Ontario as a Member of Provincial Parliament, representing the Brampton Centre riding.**
- **On June 7, 2022, Councillor Williams issued her resignation, as City Councillor for Wards 7 and 8, to the Clerk, to be effective as of June 8, 2022, at 11:59 pm.**

Background:

In accordance with the *Municipal Act, 2001*, when the office of a Member of Council becomes vacant, Council is required to declare the office vacant.

Vacancy

A vacancy can occur in several ways, including the resignation or death of a Member, or when a Member becomes disqualified or ineligible from holding office.

Section 258(1)(3) of the *Municipal Act, 2001*, states that a Member is ineligible to be elected as a member of a council or to hold office as a member of council, if the member is a member of the provincial Assembly, or a member of the Senate or House of Commons of Canada. Section 259 (1)(a) states that the office of a member of council becomes vacant if the member becomes disqualified from holding office if they are deemed ineligible under Section 258.

On June 2, 2022, City Councillor for Wards 7 and 8, Charmaine Williams, was elected to the provincial Assembly.

In accordance with Section 9(2) of the *Legislative Assembly Act*, a member of municipal office is deemed to have resigned when their election to the provincial Assembly is published in The Ontario Gazette.

A member may also resign from office under Section 260 of the *Municipal Act, 2001*, by filing a written notice of resignation with the Clerk of the municipality. On June 7, 2022, Councillor Williams issued her resignation as City Councillor for Wards 7 and 8, to the Clerk, to be effective as of June 8, 2022, at 11:59 pm. A copy of Councillor Williams' resignation letter is attached as Appendix 1 to this report.

Declaring a Vacancy

If the office of a Member of Council becomes vacant under Section 259 of the *Municipal Act, 2001*, Council shall declare a vacancy at its next meeting. If a vacancy occurs as a result of the death of a member, the declaration may be made at either of its next two meetings:

Declaration

262 (1) If the office of a member of a council becomes vacant under section 259, the council shall at its next meeting declare the office to be vacant, except if a vacancy occurs as a result of the death of a member, the declaration may be made at either of its next two meetings.

Filling a Vacancy via Appointment

To be appointed to fill a vacancy, a person must be:

- A Canadian citizen
- At least 18 years of age
- A resident of the City of Brampton, or the owner or tenant of land in Brampton, or the spouse of such owner or tenant
- Not prohibited from voting in a municipal election
- Not prohibited from holding office under any applicable legislation

Following an appointment by Council, a new Councillor will serve from the time their oath of office is taken to the end of the current term of council (the 2018-2022 term ends on November 14, 2022).

Filling a Vacancy via By-Election

Although the *Municipal Act* provides that a Council may choose to fill a vacancy by directing the Clerk to hold a by-election, in accordance with Section 65(2) of the *Municipal Elections Act, 1996*, no by-election shall be held to fill an office that becomes vacant after March 31 in the year of a regular election. The next regular municipal and school board election will take place on October 24, 2022. As such, a by-election cannot occur to fill the subject vacancy.

Current Situation:

In accordance with the *Municipal Act, 2001*, and the *Legislative Assembly Act*, as City Councillor for Wards 7 and 8, Charmaine Williams, was elected to the legislative assembly on June 2, 2022, and has issued her resignation from municipal office to the Clerk, Brampton City Council must declare the office of City Councillor, Wards 7 and 8 to be vacant.

Next Steps

To meet the requirements of the *Municipal Act, 2001*, Council must declare the office of City Councillor, Wards 7 and 8 vacant, given the resignation of the Councillor.

In anticipation of the provincial election results, at its Special Meeting of May 31, 2022, Council appointed former City and Regional Councillor Elaine Moore to fill the office of City Councillor, Wards 7 and 8, should it become vacant, in accordance with Resolution C168-2022, as follows:

Whereas Brampton taxpayers elect a city and a regional councillor in their Wards;

Whereas representative continuity is important and expected to ensure responsible oversight and stewardship from the beginning to the end of the elected term of office;

Whereas there exists the potential for a city councillor seat vacancy prior to the end of the 2018-2022 term of office for Wards 7&8;

Therefore be it resolved that, in the event the Wards 7&8 City Councillor position becomes vacant, that former City and Regional Councillor Elaine Moore, subject to her declaration of consent being provided to the City Clerk, be appointed to fill the position until the end of the term of office, and that such appointment be effective upon the declaration of vacancy of the said seat.

Based on Council's Resolution, Elaine Moore signed a Consent of Appointee form to consent to an appointment (in accordance with section 263 (1) (a) of the *Municipal Act, 2001*) and provided an acknowledgement of qualifications to hold office in accordance with the *Municipal Elections Act*.

Vacancies in Committee and Board Appointments

The vacancy in the office of City Councillor, Wards 7 and 8, will result in several vacancies to committee and board appointments, including:

- Committee of Council – Community Services Section (Vice-Chair)
- Governance and Council Operations Committee (Member)
- Brampton School Traffic Safety Council (Member)
- Age-Friendly Brampton Advisory Committee (Member)
- Brampton Library Board (Member)
- Brampton Senior Citizens Council (Member)
- Brampton Community Safety Advisory Committee (Chair)

A practice in place in other municipalities, when vacancies occur, is the municipal council customarily appoints the incoming Councillor to the resulting committee and board vacancies. If Council decides, the person who fills the vacancy may automatically assume the seats and role appointments on the committees and boards for the remainder of the current term of council. Alternatively, Council may either direct the Clerk to canvass Members for their interest in appointment to the other vacancies and report the results to a future meeting, or given the lateness in the term, Council may wish to consider making appointments to fill some of these vacancies at this meeting.

Corporate Implications:

Financial Implications:

There are no financial implications from declaring the office of City Councillor, Wards 7 and 8, vacant.

The person appointed to fill the vacancy of City Councillor, Wards 7 and 8, will receive the balance of the budgeted 2022 remuneration beginning on the day they are sworn into office, until the end of the current term of council, on November 14, 2022.

Other Implications:

There are no other implications resulting from this report.

Term of Council Priorities:

This report achieves the priority of a Well-Run City by complying with the prevailing legislation to facilitate the legislated requirements of declaring a vacant office, and appointing an eligible person to fill the vacancy. The appointed person ensures equitable distribution of constituent representation at City of Brampton Council.

Conclusion:

To meet the requirements of the *Municipal Act, 2001*, Council must declare the office of City Councillor, Wards 7 and 8, vacant, after a vacancy occurs. A vacancy has occurred as a result of the provincial election and resignation from municipal office by Charmaine Williams.

Authored by:

Reviewed by:

Shauna Danton, Coordinator, Elections
and Special Projects

Shawnica Hans, Program Manager,
Elections, and Peter Fay, City Clerk

Approved by:

Diana Soos, Commissioner, Legislative
Services

Attachments:

Appendix 1 – Letter of resignation (dated June 7, 2022), from Charmaine Williams, City Councillor, Wards 7 and 8.



2 Wellington St W
Brampton ON L6Y4R2

T 905.874.2671
F 905.874.2644
TTY 905.874.2130

June 7, 2022

To Whom It May Concern,

As the newly elected MPP for Brampton Centre, I would like to inform you that I am resigning from my role as City Councillor for Wards 7 and 8, effective 11:59 pm on June 8th, 2022.

I have thoroughly enjoyed my tenure at the City of Brampton and feel grateful to have served the residents alongside such dedicated staff and Council.

I wish you all the best and look forward to staying in touch.

Kind thanks,



Charmaine Williams

Date: 2022-06-03

Subject: **Castlemore Plaza Inc., the owner of 3425 Countryside Drive and 10990 Goreway Drive, requests the City to de-register Lot 16 on Plan M90, save and except Part 10 on Plan 43R-33312 from a plan of subdivision in order to legally merge two parcels of land – W**

Contact: **Anthony-George D’Andrea, Legal Counsel
Legislative Services
905-874-2851**

Report Number: Legislative Services-2022-621

Recommendations:

1. **THAT** the report from Anthony-George D’Andrea, Legal Counsel, Real Estate & Planning Law dated June 3, 2022 to the Council Meeting of June 15, 2022 re: **Castlemore Plaza Inc., the owner of 3425 Countryside Drive and 10990 Goreway Drive, requests the City to de-register Lot 16 on Plan M90, save and except Part 10 on Plan 43R-33312 from a plan of subdivision in order to legally merge two parcels of land – Ward 10**, be received;
2. **THAT** Council enact a by-law to deem Lot 16 on Plan M90, save and except Part 10 on Plan 43R-33312 not to be part of a registered plan of subdivision for the purposes of subsection 50(3) of the Planning Act; and,
3. **THAT** the City provide notice of passage of the by-law as required by subsection 50(29) of the Planning Act.

Overview:

- As a result of a recent development which straddled two separate, but abutting, parcels of land (3425 Countryside Drive and 10990 Goreway Drive), the owner of each parcel entered into a site plan agreement with the City of Brampton.
- To ensure the approved development would not be fractured by one of those parcels being sold off without the other (which could lead to servicing, access, parking, and zoning issues), staff required that a s.118 restriction be registered on title to the parcels of land which would prohibit the transfer or charge of the parcels of land without the consent of the City of Brampton.
- A condition in the site plan agreement for that development states that the City will agree to the removal of the s.118 restriction upon the owner providing satisfactory evidence of the legal merger of both parcels.
- The lands on which the development is located is now owned by the same owner (Castlemore Plaza Inc.) and the owner is now seeking to have the City consent to remove the s.118 restriction.
- To assist in satisfying the City that the legal merger of both parcels has occurred, the owner has requested that the City de-register Lot 16, Plan M90, Save and Except Part 10 on Plan 43R-33312.
- De-registration of a plan of subdivision allows part of a lot on a concession and a lot on a plan of subdivision (10990 Goreway Drive and 3425 Countryside Drive respectively in this case) which are owned by the same entity and abut one another, to legally merge.
- Once the de-registration by-law is registered on title and title has merged, the City will be in a position to consent to the removal of the s.118 restriction.

Background:

Castlemore Plaza Inc. (the "Owner") is the registered owner of the lands legally described as Lot 16, Plan M90, Save and Except Part 10 on Plan 43R-33312 ("Parcel #1"), municipally known as 3425 Countryside Drive, and the adjacent parcel legally described as Part of Lot 15, Concession 7 N.D. (Tor.Gore) designated as Parts 1 and 2 on Plan 43R-34695 ("Parcel #2"), municipally known as 10990 Goreway Drive (collectively referred to as the "Lands").

A site plan application was submitted to build a plaza which straddles the two parcels that make up the Lands. As a condition of site plan approval the City required the owners at the time to register a s.118 restriction on the Lands to prevent any transfer or charge of anything but the whole of the Lands without the consent of the City. This condition was imposed because the City did not want the development to be fractured (one parcel to be sold off without the other) in the future as it would create a number of issues on site between the two parcels (i.e., servicing, access, parking, building and zoning). A condition of the site plan agreement states that the City will agree to a release of the s.118

restriction upon legal merger of Parcel #1 and Parcel #2 and the consolidation of their respective parcel registers, as this would greatly diminish the possibility of the Lands being split in the future.

Current Situation:

Section 50(4) of the Planning Act enables Council by by-law to designate any plan of subdivision, or part thereof, that has been registered for at least eight years, and deem it not to be a registered plan of subdivision for the purpose of subsection 50(3) of the Planning Act. The enactment of such by-law with respect to Parcel #1 will merge it with Parcel #2 because they are adjacent to one another and owned by the same owner. The Owner has requested the City to proceed with the de-registration in order to complete the legal merger of the Lands.

Registered Plan M90 was registered on August 21, 1975. The eight year registration requirement has been met. Furthermore, the City's Planning Dept. is in favour of this request for de-registration and has concluded that it represents good planning and conforms to the policies and regulations for the area.

Corporate Implications:

Financial Implications:

There are no financial implications.

Legal Implications:

In order for the City to release the s.118 Restriction, legal merger of the Lands is required. In the case of lots/blocks on a plan of subdivision, de-registration of the plan of subdivision resolves these issues by allowing the lot on the plan of subdivision and the part of a lot on a concession, which are adjacent to one another and owned by the same person, to merge in title.

Term of Council Priorities:

This report is aligned with the priority "Brampton is a Well-Run City" as it helps in ensuring orderly development in the City.

Conclusion:

It is recommended that Parcel #1 be deregistered to effect the legal merger of the Lands. This represents good planning and conforms to the policies and regulations for the area.

Authored by:

Reviewed by:

Anthony-George D'Andrea, Legal Counsel
Legislative Services

Sameer Akhtar, City Solicitor
Legislative Services

Approved by:

Diana Soos, Commissioner
Legislative Services

Report authored by Anthony-George D'Andrea

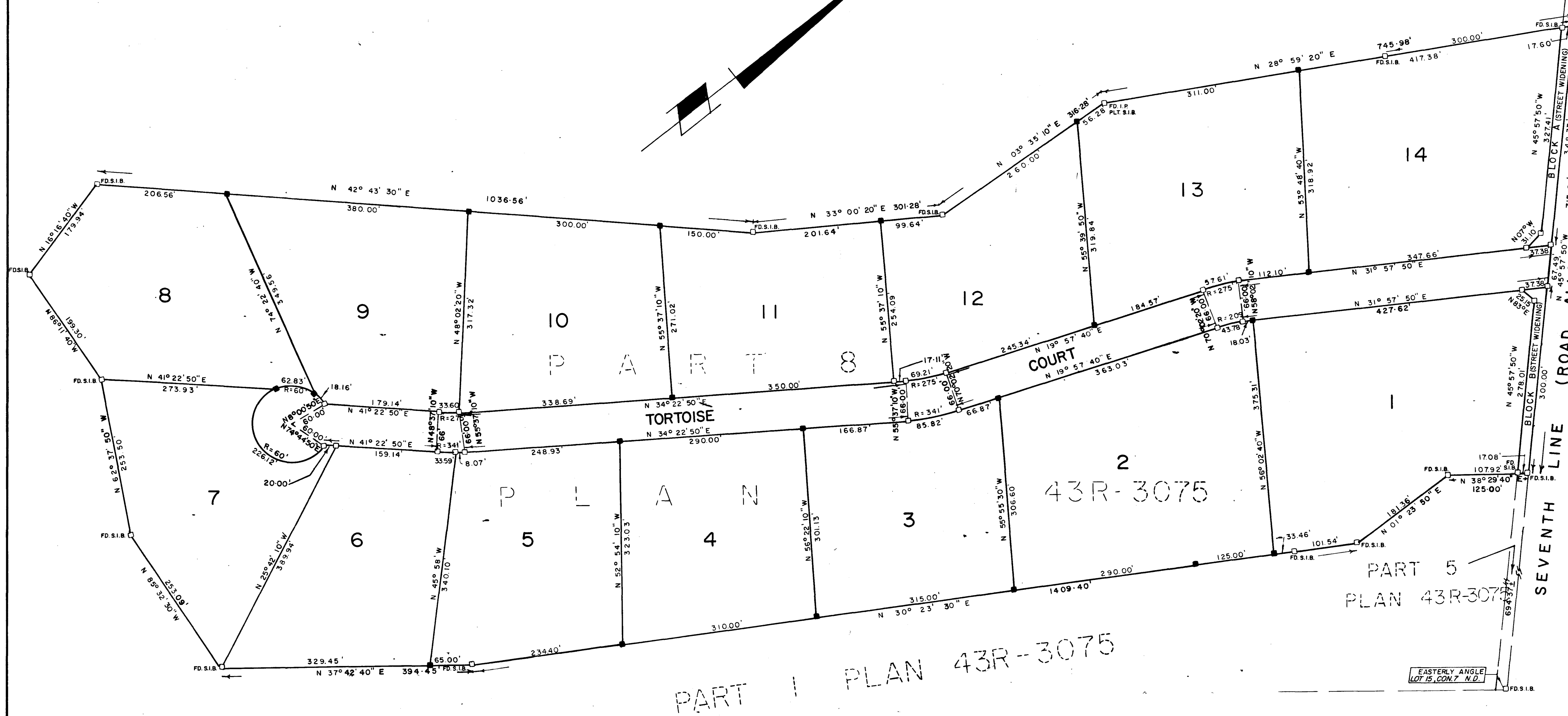
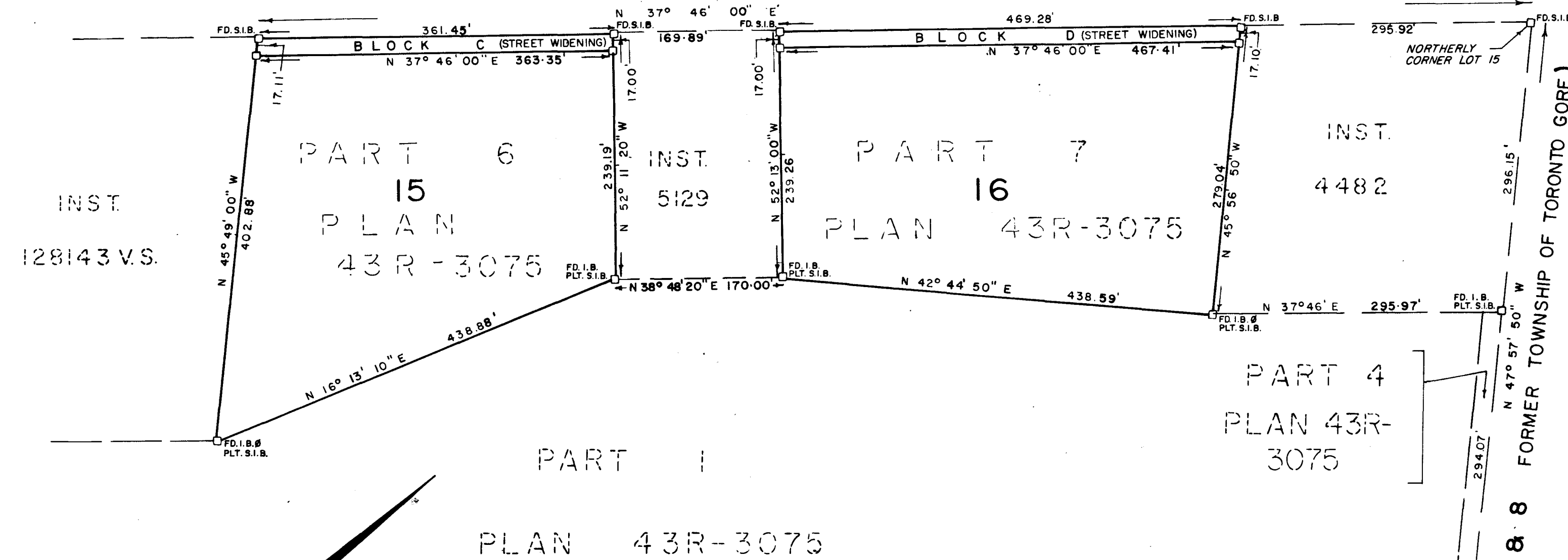
Attachment 1: Plan of Subdivision M90

Plan of Subdivision of
PART OF LOT 15, CONCESSION 7,
NORTHERN DIVISION,
CITY OF BRAMPTON,
REGIONAL MUNICIPALITY OF PEEL,
FORMERLY TOWNSHIP OF TORONTO
GORE, COUNTY OF PEEL

KENNETH H. McCONNELL, O.L.S., 1975
SCALE: 1 INCH = 100 FEET

CURVE DATA					
LOT	RADIUS	ARC	CHORD	BEARING	AREA
1					3.172 AC.
2	209.00'	43.78'	43.70'	N 25° 57' 45" E	3.275 AC.
3	341.00'	85.82'	85.59'	N 27° 10' 15" E	2.137 AC.
4					2.144 AC.
5	341.00'	8.07'	8.07'	N 35° 03' 30" E	2.115 AC.
6	341.00'	33.59'	33.58'	N 38° 33' 30" E	2.067 AC.
7	60.00'	226.12'	114.15'	N 87° 17' 25" W	2.028 AC.
8	60.00'	62.83'	60.00'	N 50° 40' 19" E	2.269 AC.
9	275.00'	33.60'	33.58'	N 37° 52' 50" E	2.214 AC.
10	60.00'	18.16'	18.07'	N 59° 50' 14" E	2.146 AC.
11					2.051 AC.
12	275.00'	69.21'	69.03'	N 27° 10' 15" E	2.023 AC.
13	275.00'	57.61'	57.50'	N 25° 57' 45" E	2.594 AC.
14					2.945 AC.
15					2.790 AC.
16					2.689 AC.
BLK. A					0.140 AC.
BLK. B					0.121 AC.
BLK. C					0.141 AC.
BLK. D					0.183 AC.

ROAD ALLOWANCE BETWEEN LOTS 15 & 16



M-90

APPROVED FOR REGISTRATION

20 Aug 1975

T. J. Woods
Asst. EXAMINER OF SURVEYSPLAN M-90 REGISTERED 21st Aug. 1975

AND ENTERED ON PARCEL PLAN-1

SECTION M-90

A. McHAFFIE
DEPT. LAND REGISTRARCERTIFICATES, CONSENTS AND DEDICATIONS ARE FILED
UNDER NO. 50866

SURVEYOR'S CERTIFICATE:

- I HEREBY CERTIFY THAT THIS PLAN AND SURVEY ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
- I WAS PRESENT AT AND DID PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY THIS PLAN.
- THIS PLAN REPRESENTS THE TRUE COPY OF THE FIELD NOTES OF SURVEY.
- THE SURVEY WAS COMPLETED ON THE 13th DAY OF JUNE, 1975.

DATED June 13, 1975
Kenneth H. McConnell
KENNETH H. McCONNELL, O.L.S., 1975

BEARING NOTE:

BEARINGS HEREON ARE REFERRED TO THE NORTH-WESTERLY LIMIT OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 7 & 8 ASSUMED TO BE N 45° 57' 50" W ASTRONOMIC, AS PER PLAN 43R-3075

LEGEND:

STANDARD IRON BAR (1" x 1" x 4") SHOWN THUS DS.I.B.
ROUND IRON BAR (3/4" DIA. x 2") SHOWN THUS R.I.B.
FD. DENOTES FOUND.

OWNERS CERTIFICATE:

LOTS 1 TO 16, THE STREET WIDENINGS, NAMELY BLOCKS A, B, C AND D AND THE STREET, NAMELY TORTOISE COURT, AS DESIGNATED WITHIN THE AREA OF SURVEY OUTLINED HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS AND THE STREET AND STREET WIDENINGS (BLOCKS A, B, C, AND D) ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS.

Anthony Wozniak
ANTHONY W. WOZNIAK

Approved under Section 33 of
THE PLANNING ACT.

This 20th day of August, 1975

Donald R. Irvine
Donald R. Irvine,
Minister of Housing.

McConnell and Maughan
ONTARIO LAND SURVEYORS
293 Church St., Oakville, Ont. 845-3497

331-74B

Date: 2022-06-13

Subject: **Brampton Appeal Tribunal Appointment Continuity**

Contact: Peter Fay, City Clerk, Legislative Services, peter.fay@brampton.ca, 905-874-2172

Report Number: Legislative Services-2022-677

Recommendations:

1. That the report titled: Brampton Appeal Tribunal Appointment Continuity, to the City Council meeting of July 6, 2022, be received.
2. That the continued appointment of Christopher Banks to the Brampton Appeal Tribunal be authorized until the end of the current Council term or until successors are appointed, on the pre-condition City Council continues to authorize the use of remote meeting platforms for citizen-based committees and administrative tribunals.

Overview:

- **An effective member of the Brampton Appeal Tribunal has moved out of the City, while the Citizen-Appointment Procedure states that citizen appointments are to be residents or working in the City.**
- **Given the proximity to the end of the term, Council's authorization allowing hybrid meeting participation, and a previous Council Resolution authorizing continued citizen participation subject to certain pre-conditions, staff are recommending Council continue to authorize the appointment until the end of the term or successors are appointed.**

Background:

The current membership of the Brampton Appeal Tribunal is five (5) members. All alternate appointments have been appointed or have not responded to contact attempts by the City Clerk's Office.

A current member of the Tribunal, Christopher Banks, has moved outside the City, but has agreed to continue serving on the Tribunal through remote participation during hybrid hearings. The Brampton Appeal Tribunal passed the following motion at its June 13, 2022 hearing:

Whereas the Brampton Appeal Tribunal is comprised of five (5) members, as approved by Brampton City Council in 2019 through adoption of Resolution C098-2019, as follows:

Resolution C098-2019

Brampton Appeal Tribunal:

a) That the following persons be appointed to the Brampton Appeal Tribunal, effective for the 2018-2022 term of Council ending November 14, 2022, or until a successor is appointed:

- i. Marsha Malcolm
- ii. Natalie Javed
- iii. Will Ramjass
- iv. Beryl Ford
- v. Sardara Singh Chera

b) That the following persons be appointed as alternate members of the Brampton Appeal Tribunal, in priority listed order, effective for the 2018-2022 term of Council ending November 14, 2022, or until a successor is appointed, so that a replacement citizen member is appointed immediately, if and when a vacancy occurs:

- i. Christopher Banks
- ii. Sukhpal Sidhu

Whereas alternate member Christopher Banks was automatically appointed as a member of the Brampton Appeal Tribunal during the current term, upon the resignation of an appointed member of the Tribunal;

Whereas Christopher Banks recently advised of his relocation outside the municipality;

Whereas the Citizen-based Advisory Committee Guideline and Appointment Procedure sets out that a citizen member is to be a Brampton resident, organizational representative or non-resident business representative;

Whereas no further alternate members are available to be appointed to the Tribunal, and given the need to ensure a quorum of the Tribunal is available to conduct its hearings, as well as the fact the end of appointment term will occur within the next several months and it will be challenging to start a new citizen recruitment process for appointment during the current Tribunal term;

Whereas the Brampton Appeal Tribunal, under the advice from the City Clerk, deems it appropriate to continue with the appointment of Christopher Banks for the remainder of the appointment term, through remote attendance and participation in hybrid meetings of the Brampton Appeal Tribunal, for as long as Brampton City Council authorizes the use of hybrid meetings;

Therefore Be It Resolved that Tribunal member Christopher Banks continue to serve as an appointed member of the Brampton Appeal Tribunal for the 2018-2022 term of Council ending November 14, 2022, or until a successor is appointed; and

That a copy of this motion be presented to Brampton City Council for its information and confirmation.

This report seeks Council's confirmation and ratification to continue with the appointment of Christopher Banks until the end of the current term or until successors are appointed by Council.

Current Situation:

As appointments to committees and administrative tribunals are approved by Council, this report recommends Council authorize the continued appointment of Christopher Banks to the Brampton Appeal Tribunal, although he is no longer a Brampton resident.

The [Citizen-based Advisory Committee Guideline and Appointment Procedure](#) sets out that a citizen member is to be a Brampton resident, organizational representative or non-resident business representative.

Christopher was first appointed by Council in 2019 as an alternate member and assumed the position of member when another member resigned from the Tribunal. Christopher has been an effective member of the Tribunal participating in all scheduled hearings since his appointment.

With the current Council term set to end in a few months, it does not make sense to recruit for another citizen appointment. Also, with the allowance for remote meeting participation, members can participate remotely from other locations, so long as Council continues to authorize participation through remote meetings.

There is precedent for continuing with appointed citizen members who no longer meet the appointment conditions, as occurred in March 2021 with the following Resolution of Council through the Citizen Appointments Committee:

CAC003-2021

- That for any citizen appointee who no longer meets the appointment requirements of being either a "Brampton resident, organizational representative or non-resident business representative," but meets the following pre-conditions:
 1. has been an effective appointed citizen member in good standing for at least five years, and
 2. there is a recommendation from the advisory committee for continued participation by the citizen on the committee, and
 3. there is expressed interest from the citizen to continue participation;

That the citizen may continue to serve on the committee until the end of the appointment term, unless Council decides otherwise.

Christopher Banks meets the pre-conditions established by Council's Resolution:

1. he has been an effective member of the Tribunal,

2. there is a motion for continued participation from the Tribunal, and
3. there is an expressed interest from Christopher Banks to continue as a member of the Tribunal.

It is recommended that the continued appointment of Christopher Banks to the Brampton Appeal Tribunal be authorized until the end of the current Council term or until successors are appointed, on the pre-condition City Council continues to authorize the use of remote meeting platforms for citizen-based committees and administrative tribunals.

Corporate Implications:

Financial Implications: *nil*

Other Implications: *nil*

Term of Council Priorities:

This report achieves the Term of Council priority of a Well-Run City by ensuring the continued operation of the City's governance structure, through administrative tribunals such as the Brampton Appeal Tribunal.

Conclusion:

A member of the five-person Brampton Appeal Tribunal has moved out of the municipality. Although residency or working in the City are conditions for appointment, given the near end of the term and need to ensure the Tribunal can continue for its meetings and function, along with a previous Council Resolution allowing for continued participation by citizen members subject to some pre-conditions, it is recommended that this member continue on the Brampton Appeal Tribunal.

Authored by:

Reviewed and Approved by:

Peter Fay, City Clerk,
Legislative Services

Diana Soos, Commissioner,
Legislative Services

Attachments: *nil*

Date: 2022-06-28

Subject: **Ontario Cannabis Legalization Implementation Fund**

Contact: John Avbar, Manager, Property Standards, Enforcement and By-law Services, Legislative Services 905.458.3056

Report Number: Legislative Services-2022-726

Recommendations:

1. **THAT** the information report titled: Ontario Cannabis Legalization Implementation Fund - Information Report, to Council, on July 6, 2022 be received.

Overview:

- In the 2020 Budget, Council approved four Cannabis Enforcement Officers and one Supervisor.
- Provincial funding through the Ontario Cannabis Legalization Implementation Fund offset the cost associated with the Enforcement Officers and Supervisor.
- In 2022, the City is no longer receiving provincial funding for cannabis enforcement.
- To account for the discontinued provincial funding, the Cannabis Unit was dissolved, and the four (4) Cannabis Enforcement Officers reallocated to vacant positions within the Property Standards Section. The Supervisor position was eliminated.

Background:

On March 9, 2018, the Provincial Government created the Ontario Cannabis Legalization Implementation Fund (OCLIF) to assist municipalities with the implementation costs associated to recreational cannabis legalization. The total initial funding was 40 million to be distributed over a two-year period to municipalities that opted in.

In early January 2019, the first payment of \$15 million was made to all municipalities on a per household basis. Each community were to receive at least \$5,000, regardless of their decision to opt in or opt out.

The second payment of \$15 million was distributed following the deadline for municipalities to opt out, which was January 22, 2019. Municipalities that did not opt out received funding on a per household basis, adjusted so that at least \$5,000 was provide to each community.

The remaining \$10 million was set aside as contingency, to deal with any “unforeseen circumstance” that municipalities might encounter in relation to legalization of recreational cannabis.

The province also committed to a share of 50 per cent of surplus funding if the province’s share of the federal excise tax on cannabis exceeded \$100 million in the first two years.

The City received the following Cannabis Grants from the province:

Date Payment Received	Amount
January 31, 2019	\$220,018
February 28, 2019	\$269,199
August 31, 2019	\$112,166
April 2021	\$55,859
TOTAL	\$657,242

In December 2018, the Alcohol and Gaming Commission of Ontario (AGCO) began accepting online applications for cannabis-related licenses. On January 21, 2019, City Council voted to allow privately owned cannabis retail stores in Brampton and on April 1, 2019, the AGCO approved Brampton’s first private cannabis store. The City currently has 41 licensed cannabis stores.

As part of the 2020 Operating Budget, Council approved the creation of the Cannabis Unit comprised of four Property Standards Officers and an Enforcement Supervisor. In November 2020, the Cannabis Unit was launched as part of the Enforcement and By-Law Services Division.

Dedicated resources for cannabis enforcement resulted in hiring additional Property Standards Officers and a Supervisor to review and investigate cannabis related matters on behalf of the City. The Cannabis Unit worked closely with the Alcohol and Gaming Commission of Ontario (AGCO) with licensing application reviews, and Peel Regional Police (PRP) with illegal cannabis related investigations and retail storefront operations.

The financial impact of the additional staff was offset by payments received by the Ministry of Finance for a net \$0 impact to budget, as part of the allocation of funds from the Ontario Cannabis Legalization Implementation Fund (OCLIF).

Current Situation:

In 2022, Enforcement and By-law Services was advised that Provincial funding to support the Cannabis Unit through the Ontario Cannabis Legalization Implementation Fund is no longer available. Because of the budget-funding deficit, the Enforcement and By-Law Services Division is no longer able to sustain a dedicated Cannabis Unit.

To account for the funding shortfall, the four Cannabis Unit Enforcement Officers were transferred to four vacant Property Standards positions. The vacant positions were as a result of one Property Standards Officer resigning from the City, one transferring to another Division and two new Property Standards Officer positions approved by Council in 2021. The Cannabis Unit Supervisor position was eliminated and the four Cannabis Unit Enforcement Officers were re-assigned to their previous roles as Property Standards Officers.

Since its inception, the Cannabis Unit reviewed 26 Retail Cannabis Applications, assisted the AGCO with one illegal cannabis storefront and supported Peel Regional Police with the execution of search warrants and the sharing of information. The Cannabis Unit Enforcement Officers spent the majority of their time conducting specialized property related investigations including illegal lodging houses.

Property Standards Section is responsible to enforce by-laws that prescribe minimum standards for the maintenance and occupancy of properties, and their permitted uses. The Section is composed of 26 Officers, of which four are assigned to the Second Unit Task Force.

- One (1) Manager
- Three (3) Supervisors
- Twenty-two (22) Property Standards Officer

In 2021, there were 14,006 property standards complaints, including illegal basement apartments, excessive growth of weeds on private property, garbage containers and vital services. As Enforcement's priorities shifted away from pandemic related complaints, Property Standards calls for service increased by 26 percent.

Corporate Implications:

Financial Implications:

There are no direct financial implications as a result of this information report.

The 2023 budget submission will reflect the removal of the full-time complement, costs and revenues associated with the Cannabis Unit resulting in a net 0% budget impact, pending Council approval.

The four Cannabis Unit Enforcement Officers that have been reallocated to four vacant Property Standards Officer Positions do not result in financial implications as funding currently exists in the 2022 operating budget.

Other Implications:

The workload involved with the elimination of the four Cannabis Unit Enforcement Officers and Supervisor will be absorbed within the general Property Standards enforcement section. Overall calls for service in the Property Standards Section are up 24% from this time last year, and the loss of four Property Standards Officers will increase the demand and call volume of other Officers.

Term of Council Priorities:

This report is aligned with the Term of Council priorities of Brampton is a Well-Run City and Brampton is a Green City. Initiatives in this regard will reinforce Brampton's commitment to sustainability and the effective management of municipal assets and resources.

Conclusion:

Given the fact that the City is no longer receiving provincial funding for Cannabis enforcement, the Cannabis Unit was dissolved leaving a loss of four Property Standards Officers within the Property Standards Section. Because of one internal transfer, one resignation and two new positions, the Property Standards Section was able to absorb the Officers from the Cannabis Unit.

Property Standards Officers will continue to support Peel Regional Police and the AGCO as needed and their assistance includes but not limited to investigating the use of properties for the purposes of selling or distributing cannabis and illegal sales through "pop-up" dispensaries.

Further, the Officers will focus their efforts on conducting general property standards investigations of minimum maintenance, zoning matters and respond to the increased requests for service.

Authored by:

Reviewed by:

John Avbar
Manager, Property Standards
Enforcement and By-law Services

Jean-Pierre Maurice
Interim Director
Enforcement and By-law Services

Approved by:

Diana Soos
Commissioner, Legislative Services

Date: 2022-06-27

Subject: Request for Full Time Labour and Employment Lawyer Staff Complement

Contact: Diana Soos, Commissioner, Legislative Services
Cynthia Ogbarmey-Tetteh, (A) Director, Human Resources

Report Number: Legislative Services-2022-741

Recommendations:

1. **THAT** the report titled “Position Request for Full Time Labour and Employment Lawyer” to the Council meeting of July 6, 2022 be received;
2. **THAT** Council approve one (1) permanent full-time Legal Counsel, Labour and Employment Law to advise on a wide array of labour and employment issues including but not limited to human rights, occupational health and safety, internal workplace investigations, labour relations, collective agreements and grievances, for a total annual budget of approximately \$200,000;
3. **THAT** the costs associated with a permanent, full-time Legal Counsel, Labour and Employment Law be included in the 2023 operating budget submission, with a net zero increase to the tax base, subject to Council approval.

Overview:

- **Currently the City’s Human Resources department retains law firms on a case-by-case basis for labour and employment legal counsel at considerable cost.**
- **The addition of a labour and employment lawyer in Legal Services will allow the department to provide expert advice and support to HR for labour and employment related issues more quickly and cost effectively. It is estimated that bringing this service in-house will result in a minimum 3-fold increase in the amount of legal support provided to HR for the same costs that they currently incur obtaining the services externally.**

- **The cost of the additional position will be offset through a budget transfer from the HR Division Legal Account to the Legal Services Division.**

Background:

The Labour and Employment (L&E) Legal Counsel role advises on a wide array of labour and employment issues including but not limited to human rights, occupational health and safety, internal workplace investigations, labour relations, collective agreements and grievances. Currently, the City does not have in-house L&E legal counsel, rather those matters are referred to external firms who provide legal counsel on behalf of the City.

Human Resources does budget for professional legal services but, as indicated in the table below, HR Division Legal Account spending has exceeded budgeted amount each year from 2017 through 2021.

Year	2017	2018	2019	2020	2021	2022 YTD
Budget	\$322,000	\$322,000	\$322,000	\$322,000	\$322,000	\$322,000
Actual	\$445,693	\$334,062	\$420,363	\$448,867	\$391,854	\$200,845*
Variance	(\$123,693)	(\$12,062)	(\$98,363)	(\$126,867)	(\$69,854)	\$121,155

*As of June 12, 2022

Current Situation:

Analysis of the current labour and employment legal counsel gap in Legal Services, in conjunction with HR, has identified an economic and financial opportunity for the City through the addition of a L&E lawyer. Recruitment of a L&E lawyer will provide numerous benefits to the City.

Reduced cost as compared to hiring external legal counsel. Market research suggests labour and employment lawyers charge between \$300 and \$1500 per hour depending on experience and location whereas an in-house L&E lawyer would cost approximately \$120 per hour. This translates not only into a reduction in per hour costs but substantially increases the capacity for the City. As an example, assuming \$200,000 in annual labour and employment legal related expenditures:

	Cost per hour	Capacity in days
City legal counsel	\$120	238
External legal counsel	\$300	95

Improved compliance with labour and employment related legal requirements including policy advice. The L&E legal counsel would review labour and employment related

policies for compliance with associated legal precedent and/or other legislation. This represents both a value added benefit and also means of ensuring legal compliance.

Consistency of advice on similar labour and employment matters. There is a potential for varied advice on similar matters from different law firms as external law firms review files on a case-by-case basis whereas the L&E legal counsel will utilize findings from comparative files.

Improved efficiencies. The City will have legal support on staff versus having to procure external legal support. Further, Legal Services will manage external legal support (when required) including procurement of external counsel and confirmation of billings. This will allow HR to focus on human resources services.

Corporate Implications:

Financial Implications:

This initiative will require one full-time, permanent Legal Counsel, Labour and Employment Law at a cost of approximately \$200,000 annually (inclusive of benefits and WSIB). The financial impact will be incorporated in the 2023 budget submission through a compensation adjustment, pending Council approval.

The costs of the position will be reflected in the Legal Services Division and fully offset with a reduction to the Legal services account (Account # 201113) in the Human Resources Division for a net zero increase to the tax base in the 2023 budget submission.

Other Implications: *nil*

Term of Council Priorities:

This report achieves the priority of a Well-Run City.

Conclusion:

Historical trends indicate there is an ongoing and consistent requirement for L&E legal support within the City. In the absence of in-house L&E legal counsel the City has retained the services of external legal firms as required. A dedicated L&E lawyer in Legal Services will allow the department to provide staff with expert labour and employment advice, will reduce costs, increase capacity, and improve efficiency and consistency.

Authored by:

Sean Skinkle

Advisor, Special Project, Legislative
Services

Reviewed by:

Cynthia Ogbarmey-Tetteh

Acting Director, Human Resources

Reviewed and Approved by:

Diana Soos

Commissioner, Legislative Services

Date: 2022-06-10

Subject: **Departmental Staffing Level Benchmarking – Scope and Timing**

Contact: Cynthia Ogbarmey-Tetteh, Acting Director, Human Resources
(Cynthia.OgbarmeyTetteh@brampton.ca)

Report Number: Corporate Support Services-2022-648

Recommendations:

1. That the report to the City Council meeting of June 15, 2022 re: *Departmental Staffing Level Benchmarking – Scope and Timing* be received.

Overview:

- **Council Motion passed the following motion:**
That the Chief Administrative Officer be requested to review and report on the Organizational Structure, in comparison to other municipalities, with scope and timing of the review to be determined by Human Resources and reported to the June 15, 2022 meeting of Council.
- **This report proposes the scope and timing of the final report to Council.**
- **A review of the City's organizational structure, in relation to comparable municipalities across Canada, will be completed. Benchmarking will include cities similar in population and complexity.**
- **A report back to Council is planned for six (6) to eight (8) weeks.**

Current Situation:

In response to the Council motion, staff have outlined the following organizational structure comparison items:

1. 2022 total Corporate Full-time equivalent (FTE)
2. FTE by department and/or service provided (where available)
3. Number of FTE, per 1,000 population
4. Number of Director level or management positions

Comparable municipalities across Canada have been outlined below:

Municipality/Region	2021 Population ¹	1 Tier / 2 Tier
Brampton	656,480	Lower Tier
Mississauga	717,961	Lower Tier
Hamilton	569,353	Single Tier
Vancouver	662,248	Lower Tier
Calgary	1,306,784	Lower Tier
Ottawa	1,010,899	Single Tier
Markham	338,503	Lower Tier

¹<https://www12.statcan.gc.ca/census-recensement/2021/as-sa/98-200-x/2021001/98-200-x2021001-eng.cfm>

The final report will be contingent on the number of responses received.

Human Resources will work with the City Clerk to arrange a Council Workshop to review the structure of each department.

Corporate Implications:

Financial Implications:

NA

Other Implications:

NA

Term of Council Priorities:

This report supports the Council's Term of Council Priorities of being a 'Well-run City.'

Conclusion:

This report addresses the request for additional information regarding the City's organizational structure in comparison to similar municipalities.

Authored by:

Stephanie Ortiz, Senior Advisor, Total
Compensation

[Author/Principal Writer]

Reviewed by:

Cynthia Ogbarmey-Tetteh, Acting HR
(Human Resources) Director

[Manager/Director]

Approved by:

Cynthia Ogbarmey-Tetteh, Acting
Commissioner Corporate Support
Services

[Commissioner/Department Head]

Date: 2022-06-08

Subject: (Supplementary Report) Habitat for Humanity GTA – Financial Relief

Secondary Title: Associated for 1524 Countryside Drive (15 Stacked Townhouses) and 25 William Street (12 Stacked Townhouses)

Contact: Nash Damer, Treasurer
nash.damer@brampton.ca 905-874-2257

Report Number: Corporate Support Services-2022-652

Recommendations:

1. That the report titled: **(Supplementary Report) Habitat for Humanity GTA – Financial Relief Associated for 1524 Countryside Drive (15 Stacked Townhouses) and 25 William Street (12 Stacked Townhouses)**, to the City Council meeting on June 15, 2022, be received.

Overview:

- At its meeting on June 8, 2022, Committee of Council received a supplementary delegation from Habitat for Humanity GTA requesting a grant-in-lieu of development charges (DCs), cash-in-lieu of parkland (CIL parkland), building permit fees and relief from planning application fees for two developments; 12 stacked townhouse units at 25 William Street and 15 stacked townhouse units at 1524 Countryside Drive.
- This report updates the previously submitted report for the same subject on June 8, 2022 to include updated request Habitat for Humanity GTA made in their delegation on June 8, 2022.
- This report outlines the financial and legal implications of providing the requested grant along with the cumulative monetary impact of previously approved grants for Habitat for Humanity GTA.
- The combined DCs, fees and charges, at the prevailing rates, amount to roughly \$1.25 million.
- The report also advises of potential next steps should Council wish to provide a grant-in-lieu of DCs and fees and charges.

- Should Council wish to provide a grant-in-lieu of DCs and CIL parkland in the amount of \$1,093,585, staff recommend that the amount is made available through internal borrowing against the applicable DC and CIL parkland reserve funds, to be repaid through a 10 year tax levy of approximately 0.03% on the City's portion of the tax bill.
- Should Council wish to provide financial relief from the payment of \$60,000 in building permit fees, that it be funded by the Building Division.
- Should Council wish to provide financial relief from the payment of \$95,600 in planning application fees, that the fees be waived and treated as forgone revenue.

Background:

Habitat for Humanity GTA is a non-profit organization whose mission is to organize volunteers and community partners in building affordable housing and promoting home ownership. Their clients that partner with Habitat for Humanity pay an affordable mortgage geared to their income and volunteer 500 hours of their time.

Habitat for Humanity GTA has completed several projects within the City of Brampton, below is a table summarizing past projects and Council's financial support:

Year	Address	Project Proposal	Financial Relief from City			
			Development Charges	Cash-in-lieu of Parkland	Building Permit Fees	Total
2008	8600 Torbram Road	18 townhouse units	\$391,068	\$21,462	\$28,344	\$440,874
2012	20A, 20B, 20C Hoskins Square	3 single detached units	\$75,245	\$7,167	\$3,513	\$85,925
2017	59 McLaughlin Road North	13 townhouse units	\$304,590	\$127,750	\$21,319	\$453,659
Total			\$770,903	\$156,379	\$53,176	\$999,764

Currently, Habitat for Humanity GTA has submitted two development applications to the City, that being:

1. Municipal Address: 25 William Street
Development Proposal: 12 stacked townhouses
City File No.: SPA-2019-0076
2. Municipal Address: 1524 Countryside Drive
Development Proposal: 15 stacked townhouses
City File No.: OZS-2021-0025

Current Situation:

At its meeting on June 8, 2022, Committee of Council received a supplementary delegation from Habitat for Humanity GTA requesting a grant-in-lieu of development

charges (DCs), cash-in-lieu of parkland (CIL parkland), building permit fees and planning application fees for two developments; 1524 Countryside Drive and 25 William Street. Council referred the matter back to staff for a supplementary report.

With respect to planning application fees, it is open to City Council to pass a Resolution waiving the planning application fees. The authority is provided under subsection 69 (2) of the *Planning Act*.

However, there is no legal basis to waive the payment of DCs, cash-in-lieu of parkland (CIL Parkland) nor building permit fees. As such, in order to provide Habitat for Humanity GTA with any financial relief in respect of the aforementioned fees and charges, a grant equal to the fees must be made using the grant power under section 107 of the *Municipal Act, 2001*.

City Council has discretion to authorize a grant to provide relief from DCs, CIL Parkland and building permit fees if Council is satisfied that it would be unreasonable to require payment of all, or a portion these fees and charges due to the not-for-profit status of Habitat for Humanity GTA, and in furtherance of the development of affordable housing objective articulated in the Official Plan.

As Habitat for Humanity GTA is a not-for-profit Corporation, City Council does not need to be concerned about the bonusing prohibition in section 106 of the *Municipal Act, 2001* in considering providing Habitat with relief from the various fees.

Finally, it is important to note that because Habitat for Humanity GTA provides affordable homeownership, they do not take in any revenue that could offset the cost of DCs, fees and charges. This is a distinct difference between recent affordable housing applications before Council that provided rental units at average market rent.

Corporate Implications:

Financial Implications:

The estimated impact of providing financial relief for the Habitat for Humanity GTA request is \$1,248,546 and is summarized in the table below:

Address	Project Proposal	Estimated Financial Relief from City				
		Development Charges ¹	Cash-in-lieu of Parkland ²	Building Permit Fees ³	Planning Application Fees	Total
25 William Street	12 stacked townhouse units	\$315,000	\$135,135	\$30,000	\$36,469	\$516,604
1524 Countryside Drive	15 stacked townhouse units	\$445,000	\$198,450	\$30,000	\$58,492	\$731,942
Total		\$760,000	\$333,585	\$60,000	\$94,961	\$1,248,546

Notes:

1. The DC calculations are estimates based on currently available information and estimates from Habitat for Humanity GTA, and will need to be verified and finalized prior to building permit issuance.

2. The CIL parkland is based on a land valuation exercise completed on April 28, 2022 and its valuation is in effect until October 28, 2022.
3. The building permit fee calculations are estimates based on currently available information and estimates from Habitat for Humanity GTA, and will need to be verified and finalized prior to building permit issuance.

Should Council wish to provide Habitat for Humanity GTA with the requested financial relief, staff recommend that the full amount for DCs and CIL parkland initially be funded through the applicable DC and CIL parkland reserve funds, and subsequently replenished through internal borrowing over a 10 year period at an interest rate consistent with the rate of return on the City's investment portfolio, which is currently 2.3%. This internal loan would require an annual repayment amount of approximately \$122,550 in the 2023 budget submission, subject to Council approval, which is equivalent to a tax levy of approximately 0.03% on the City's portion of the tax bill.

The Building Permit totaling \$60,000 will be funded by the Building division and the Planning Application fees totaling \$94,961 will be treated as forgone revenue.

The cumulative impact of financial relief provided to the various organizations below to be repaid through internal borrowing amounts to approximately \$1,835,500 over a 10 year period.

Financial Relief to be Repaid Through Internal Borrowing	2023 Budget Impact	Cumulative Future Years Budget Impact (2024 - 2032)	TOTAL
Previously Approved Cash in Lieu (CIL) of Parkland Relief for Region of Peel Affordable Housing	\$61,000	\$549,000	\$610,000
DC Relief Identified in this Report for Habitat for Humanity GTA	\$85,150	\$766,350	\$851,500
CIL Relief Identified in this Report for Habitat for Humanity GTA	\$37,400	\$336,600	\$374,000
TOTAL	\$183,550	\$1,651,950	\$1,835,500

It should be noted that all other DCs and fees levied by the Region of Peel and the School Boards would still apply unless Habitat for Humanity GTA requests and is granted relief directly from those agencies.

Term of Council Priorities:

This report 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:

Should Council decide to provide Habitat for Humanity GTA with financial relief from all fees and charges associated with the developments on 1524 Countryside Drive and 25 William Street, staff have prepared the following resolution for consideration:

1. That Council authorize a grant to Habitat for Humanity GTA in an amount equal to the payment of the Development Charges and Cash-in-Lieu of Parkland in respect of Habitat's proposals for development of 15 stacked townhouse units at 1524 Countryside Drive and 12 stacked townhouse units at 25 William Street. The full amount shall be funded through a draw from the applicable Development Charges and Cash-in-Lieu Parkland reserve funds on a unit by unit basis prior to the issuance of building permits, once Habitat for Humanity GTA has obtained all required planning and building approvals for its project;
2. That the grant be funded from internal borrowing from the applicable Development Charges and Cash-in-Lieu reserve funds with repayment terms of 10 years at a rate of return consistent with the City's investment portfolio, currently at 2.3% interest;
3. That the annual internal loan repayment amount of approximately \$122,550 be included in the 2023 budget submission, subject to Council approval.
4. That the Building Permit fees associated with this development be funded by the Building division.
5. That the Planning Application Fees associated with this development be waived and treated as forgone revenue.

Authored by:

Reviewed by:

Janet Lee, Manager, Capital and
Development, Finance

Nash Damer, Treasurer

Approved by:

Cynthia Ogbarmey-Tetteh,
Commissioner, Corporate Support
Services (Acting)

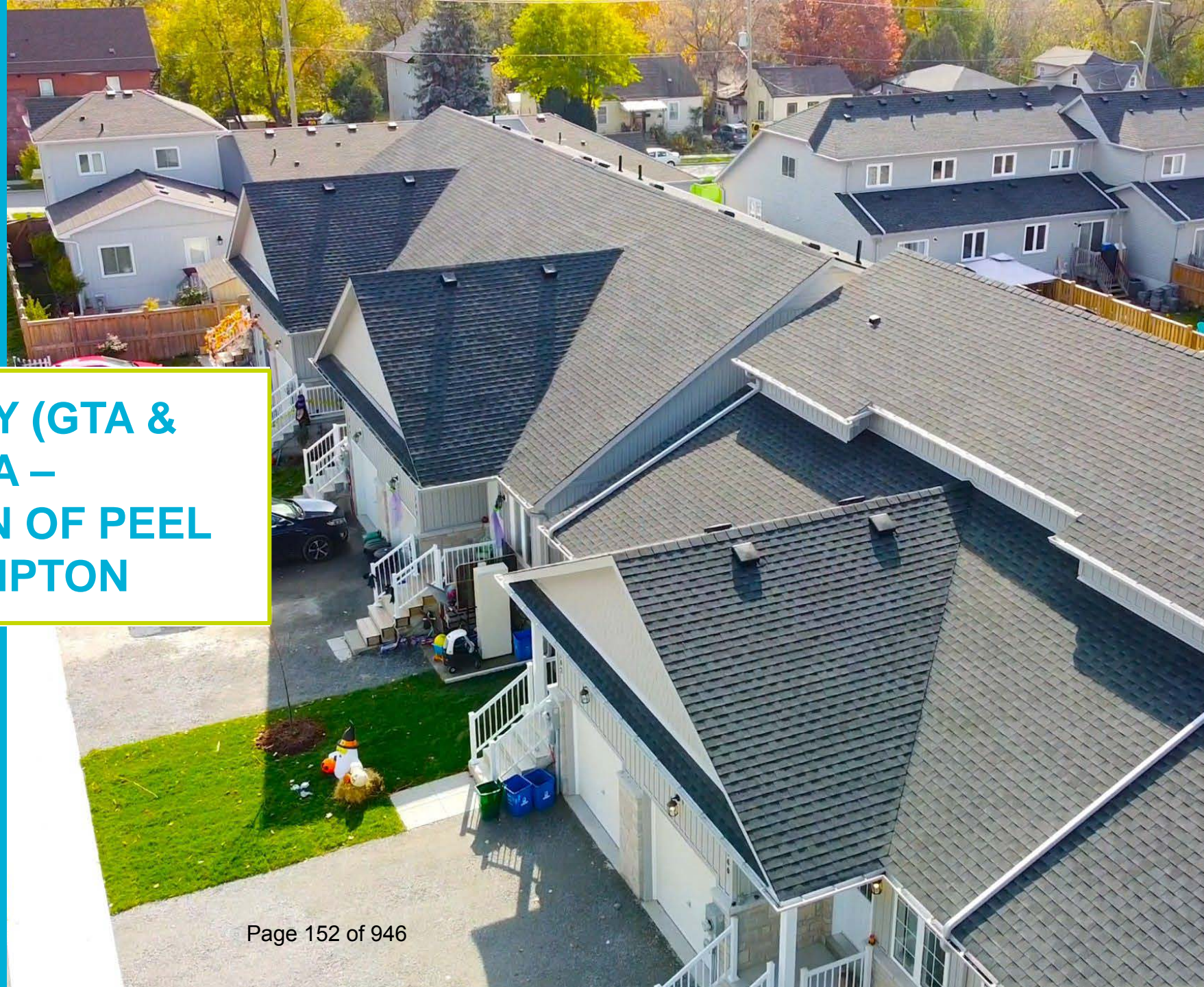
Paul Morrison, Chief Administrative
Officer (Interim)

Attachments:

- | | |
|-------------------|--|
| Appendix A | Habitat for Humanity GTA Presentation from June 8, 2022 Committee of Council Meeting |
| Appendix B | Report: Habitat for Humanity GTA – Financial Relief Associated for 1524 Countryside Drive (15 Stacked Townhouses) and 25 William Street (12 Stacked Townhouses) from June 8, 2022 Committee of Council Meeting |

HABITAT FOR HUMANITY (GTA & HALTON – MISSISSAUGA – DUFFERIN) AND REGION OF PEEL AND THE CITY OF BRAMPTON

June 2022



OUR ASK

Habitat for Humanity GTA and Halton – Mississauga – Dufferin help lower and modest income families move into adequate housing and build strength, stability and self-reliance through affordable homeownership.

We want to help advance the Peel Region and Brampton Housing Strategies through the homes we deliver with volunteers, our partnerships with Black North Initiative, and our strong private sector partnerships.

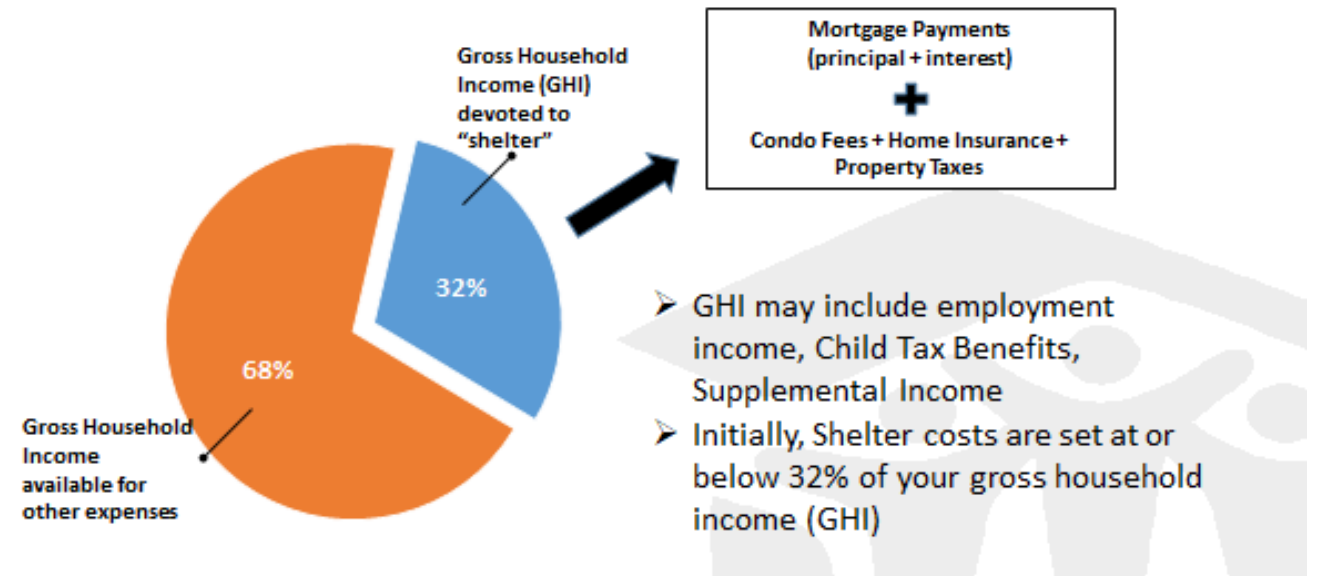


We are asking for a grant-in-lieu of DC's, fees and charges, in order to provide affordable home ownership in perpetuity.

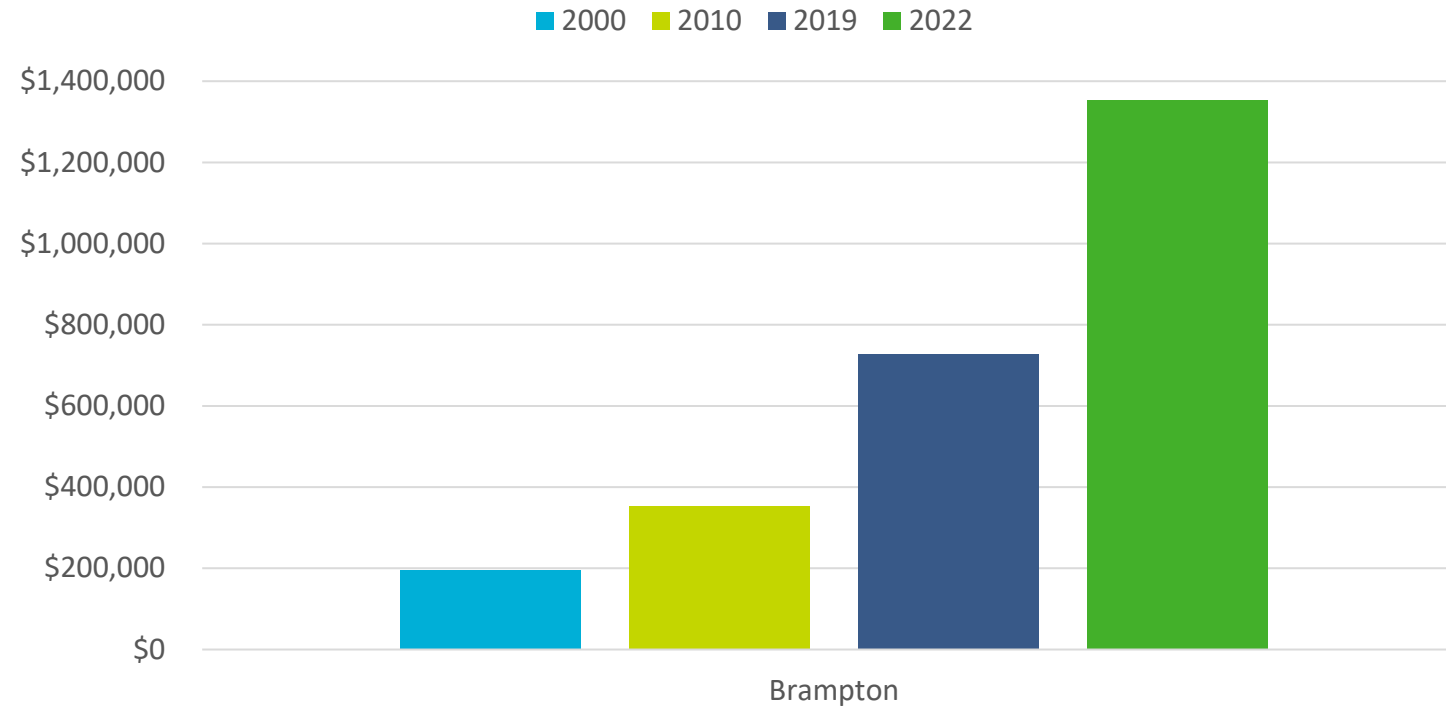
HABITAT FOR HUMANITY GTA MODEL

- > With rising costs of construction, DC's, HST, and interest rates, the overall cost of a unit increases
- > The higher the cost of the unit, the higher the income bracket for the families needs to be and that limits who Habitat GTA can help and our reach.
- > No revenue generated from HFH affordable ownership units unlike affordable rental units which must have a min. DCR of 1.1.

Habitat GTA Income Formula



Average Home Prices in Brampton



Percent Increase

2010 - 2022 **284%**

2019 - 2022 **86%**

Average Home Price: GTA Region - TRREB - <https://trreb.ca/files/market-stats/market-watch/historic.pdf>

BRAMPTON DC'S AND FEES



DC Rate per unit = **\$31,338.10**

DC total for 25 William Street =
\$376,057.20

DC Total for 1524 Countryside Dr =
\$470,071.50



Parkland Dedication Rate
25 William Street – TBD
1524 Countryside Dr. – TBD



OPA/ZBA Application Fees
25 William Street – \$23,708.00
1524 Countryside Dr. – \$34,950.00

DC Rates Effective Feb 1, 2022 - Residential

RESIDENTIAL USES	Single Family & Semi-Detached	Row (Townhouse)	Apartment Dwellings > 750 sq.ft.
CITY OF BRAMPTON	\$43,739.88	\$32,426.07	\$26,296.71 **
REGION OF PEEL			
• Hard Services	\$61,655.10	\$48,831.08	
• Soft Services	\$6,640.46	\$5,259.31	
REGION TOTAL	\$68,295.56	\$54,090.39	\$49,539.50
GO TRANSIT	\$657.09	\$657.09	\$469.39
EDUCATION DEVELOPMENT CHARGES			
• Peel District School Board ³	\$3,476.00	\$3,476.00	\$3,476.00
• Dufferin-Peel Catholic District School Board ³	\$1,096.00	\$1,096.00	\$1,096.00
GRAND TOTAL	\$117,264.53	\$91,745.55	\$80,877.60
GRAND TOTAL [without Region Hard Services]	\$55,609.43	\$42,914.47	

*City of Brampton Current Development Charges

PEEL DC'S AND FEES



DC Rate per unit = **\$48,114.77**

DC total for 25 William Street =
\$577,377.24

DC Total for 1524 Countryside Dr =
\$721,721.55

REGION OF PEEL (CITY OF BRAMPTON, CITY OF MISSISSAUGA) RESIDENTIAL DEVELOPMENT CHARGE RATES (\$ PER DWELLING UNIT)				
PROGRAM	SINGLE & SEMI- DETACHED	APARTMENT (>750 sf)	SMALL UNIT (≤750 sf)	OTHER RESIDENTIAL
WATER SUPPLY	22,384.95	16,237.35	8,587.47	17,728.97
WASTEWATER	23,378.98	16,958.38	8,968.80	18,516.24
SERVICES RELATED TO A HIGHWAY - TRANSPORTATION	9,079.85	6,586.24	3,483.27	7,191.28
SUB-TOTAL HARD SERVICES:	54,843.78	39,781.97	21,039.54	43,436.49
PUBLIC WORKS	272.88	197.94	104.68	216.12
PEEL REGIONAL POLICE SERVICES	762.21	552.88	292.40	603.67
GROWTH STUDIES	178.34	129.36	68.42	141.25
LONG TERM CARE	838.50	608.22	321.67	664.10
PUBLIC HEALTH	-	-	-	-
PARAMEDICS	223.05	161.79	85.57	176.66
HOUSING SERVICES	3,264.77	2,368.17	1,252.45	2,585.71
WASTE DIVERSION	367.13	266.31	140.84	290.77
SUB-TOTAL SOFT SERVICES:	5,906.88	4,284.67	2,266.03	4,678.28
TOTAL	60,750.66	44,066.64	23,305.57	48,114.77

*Considered "Apartment" because they are stacked townhouses per by-law

Affordable Housing Incentives Pilot Program:

	1 bed	2 Bed	3 Bed
Rent	\$1,760	\$1,970	\$2,140
Income	\$66,000	\$73,875	\$80,250

Habitat GTA Homeownership Example (3 – Bedroom):

MTGE Required	\$300,000	\$250,000
Mtge Pmt	\$1,584	\$1,320
Property tax	467	467
Condo fee	385	385
Insurance	35	35
Total mnthly Shelter Payment	\$2,470	\$2,206
Income	\$92,632	\$82,735

What's Needed for Habitat GTA & Halton – Mississauga – Dufferin's Success:

- > Habitat GTA & HMD are creating and providing affordable homeownership in line with Peel's Housing Strategy and Brampton's Housing Strategy & Action Plan as well as Peel's Affordable Housing Incentives Pilot Program. Habitat units pay property taxes which will then go back into the Region and City. Housing would also be provided in perpetuity, helping to achieve the housing targets.
 - > Due to the rising cost of construction, increase in HST, DC's and interest rates, Habitat GTA and Halton – Mississauga – Dufferin are seeking grant-in-lieu of DC's, Parkland Dedication fees and application fees in order to continue to be able to provide affordable home ownership in perpetuity.
-

25 WILLIAM STREET



The community will be a 12-home stacked townhouse build, located northeast of Main Street and Queen Street East.



Slated to begin construction in the summer of 2022 with anticipated completion by 2024.

1524 COUNTRYSIDE DRIVE



The community will be a 15-home stacked townhouse build, located on the northeast corner of Dixie Road and Countryside Drive.



Slated to begin construction in 2022.



THANK YOU!

Emily Rossini,
Director, Planning – Real Estate Development
Habitat for Humanity GTA
Email: emily.rossini@habitatgta.ca
Phone: (647) 213-0364

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Habitat for Humanity GTA
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Jackie Isada,
Director, Government & Community Stakeholder
Relations
Habitat for Humanity Halton – Mississauga - Dufferin
Email: jisada@habitatgthm.ca
Phone: (365) 292-0582



Date: 2022-05-09

Subject: Habitat for Humanity GTA – Financial Relief Associated for 1524 Countryside Drive (15 Stacked Townhouses) and 25 William Street (12 Stacked Townhouses)

Contact: Nash Damer, Treasurer
nash.damer@brampton.ca 905-874-2257

Report Number: Corporate Support Services-2022-516

Recommendations:

1. That the report titled: **Habitat for Humanity GTA – Financial Relief Associated for 1524 Countryside Drive (15 Stacked Townhouses) and 25 William Street (12 Stacked Townhouses)**, to the Committee of Council meeting on June 8, 2022, be received.

Overview:

- At its meeting on March 9, 2022, Committee of Council received a delegation from Habitat for Humanity GTA requesting a grant-in-lieu of development charges (DCs) for two developments; 12 stacked townhouse units at 25 William Street and 15 stacked townhouse units at 1524 Countryside Drive.
- This report outlines the financial and legal implications of providing the requested grant along with the outstanding cumulative monetary impact of previously approved DC and CIL grants.
- The report also advises of potential next steps should Council wish to provide a grant-in-lieu of DCs typically due at building permit issuance.
- Should Council wish to provide the full requested amount of \$730,000 in financial relief, staff recommend that the amount is made available through internal borrowing against the applicable Development Charges Reserves, to be repaid through a 10 year tax levy of approximately 0.02% on the City's portion of the tax bill.

Background:

Habitat for Humanity GTA is a non-profit organization whose mission is to organize volunteers and community partners in building affordable housing and promoting home ownership. Founded in 1976, Habitat for Humanity International has since grown to become a global non-profit working in more than 70 countries, including Canada. Their clients that partner with Habitat for Humanity pay an affordable mortgage geared to their income and volunteer 500 hours of their time. Their model of affordable homeownership bridges a gap for low-income, working families, by providing them with the opportunity to purchase their own home.

Habitat for Humanity has completed several projects within the City of Brampton, below is a table summarizing past projects and Council's financial support:

Address	Project Proposal	Financial Relief from City			
		Development Charges	Cash-in-lieu of Parkland	Building Permit Fees	Total
8600 Torbram Road	18 townhouse units	\$391,068	\$21,462	\$28,344	\$440,874
20A, 20B, 20C Hoskins Square	3 single detached units	\$75,245	\$7,167	\$3,513	\$85,925
59 McLaughlin Road North	13 townhouse units	\$304,590	\$127,750	\$21,319	\$453,659
Total		\$770,903	\$156,379	\$53,176	\$999,764

Previous to the above-mentioned projects, Habitat also completed 1 unit located at 88A Castlehill Road and 2 units at 120 and 122 Sled Dog Road through their legacy affiliate, Habitat for Humanity, Brampton.

Currently, Habitat for Humanity GTA has submitted two development applications to the City, as follows:

1. Municipal Address: 25 William Street
Development Proposal: 12 stacked townhouses
City File No.: SPA-2019-0076
2. Municipal Address: 1524 Countryside Drive
Development Proposal: 15 stacked townhouses
City File No.: OZS-2021-0025

At its meeting on March 9, 2022, Committee of Council received a delegation from Habitat for Humanity GTA requesting a grant-in-lieu of developments charges (DCs) for two developments; 1524 Countryside Drive and 25 William Street. Council referred the matter back to staff for review. Subsequently, a report was brought forward to the March 30 Committee of Council meeting, in which Committee adopted motion CW123-2022 which stated, "That Council direct staff to continue with a case-by-case basis evaluation of requests consistent with a Council endorsed Protocol for Evaluation of Requests for Incentives as an interim approach, until a City-wide CIP for Housing is established as per Council direction from the City's housing strategy 'Housing Brampton'". Housing Brampton, the City's newly endorsed housing strategy and action plan, identifies a city-wide need for a range of housing choices and tenure, including purpose-built rental housing, affordable rental housing and affordable ownership housing. The strategy recommends various financial and non-financial supports for housing that meets these needs.

Current Situation:

There is no legal basis to waive DCs as the payment of DCs are applicable law under clause 8 (2) (a) of the *Building Code Act, 1992* as defined in *O. Reg. 332/12*. Furthermore, the DC By-law states that no building permit shall be issued until the development charges have been paid in full. As such, in order to provide Habitat for Humanity GTA with any financial relief in respect of DCs, a grant equal to the DCs must be made using the grant power under section 107 of the *Municipal Act, 2001*.

City Council has discretion to authorize a grant to provide relief from DCs if Council is satisfied that it would be unreasonable to require payment of all, or a portion of the DCs due to the not-for-profit status of Habitat for Humanity GTA, and in furtherance of the development of affordable housing objective articulated in the Official Plan.

As Habitat for Humanity GTA is a not-for-profit Corporation, City Council does not need to be concerned about the bonusing prohibition in section 106 of the *Municipal Act, 2001* in considering providing Habitat with relief from the various fees.

Finally, it is important to note that because Habitat for Humanity GTA provides affordable homeownership, they do not take in any revenue that could offset the cost of DCs, etc. This is a distinct difference between recent affordable housing applications before Council that provided rental units at average market rent. As well, Habitat for Humanity GTA has the ability to offer its homes to residents of Brampton by creating an outreach program that targets Brampton residents first, then Peel Region residents and then GTA residents.

Corporate Implications:

Financial Implications:

The estimated impact of providing financial relief for the Habitat for Humanity GTA request is \$730,000 and is summarized in the table below.

Address	Project Proposal	Development Charges ¹
25 William Street	12 stacked townhouse units	\$315,000
1524 Countryside Drive	15 stacked townhouse units	\$415,000
Total		\$730,000

Notes:

1. The DC calculations are estimates based on currently available information and estimates from Habitat for Humanity GTA, and will need to be verified and finalized prior to building permit issuance.

Should Council wish to provide Habitat for Humanity GTA with the requested financial relief, staff recommend that the full amount initially be funded through the applicable Development Charges (DC) Reserves, and subsequently replenished through internal borrowing over a 10 year period at an interest rate consistent with the rate of return on the City's investment portfolio, which is currently 2.3%. This internal loan would require an annual repayment amount of approximately \$82,000 in the 2023 budget submission, subject to Council

approval, which is equivalent to a tax levy of approximately 0.02% on the City's portion of the tax bill.

The cumulative impact of financial relief provided to the organizations below to be repaid through internal borrowing amounts to approximately \$1,430,000 over a 10 year period.

Financial Relief to be Repaid Through Internal Borrowing	2023 Budget Impact	Cumulative Future Years Budget Impact (2024 - 2032)	TOTAL
Previously Approved Cash in Lieu (CIL) of Parkland Relief for Region of Peel Affordable Housing	\$ 61,000	\$ 549,000	\$ 610,000
DC Relief Identified in this Report for Habitat for Humanity GTA	\$ 82,000	\$ 738,000	\$ 820,000
TOTAL	\$ 143,000	\$ 1,287,000	\$ 1,430,000

It should be noted that all other DCs and fees levied by the Region of Peel and the School Boards would still apply unless Habitat for Humanity GTA requests and is granted relief directly from those agencies.

Term of Council Priorities:

This report 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:

Should Council decide to provide Habitat for Humanity GTA with financial relief from all fees and charges associated with the developments on 1524 Countryside Drive and 25 William Street, staff have prepared the following resolution for consideration:

- 1. That Council authorize a grant to Habitat for Humanity GTA in an amount equal to the payment of the Development Charges in respect of Habitat's proposals for development of 15 stacked townhouse units at 1524 Countryside Drive and 12 stacked townhouse units at 25 William Street. The full amount shall be funded through a draw from the applicable Development Charges Reserves on a unit by unit basis prior to the issuance of building permits, once Habitat for Humanity GTA has obtained all required planning and building approvals for its project;*
- 2. That the grant be funded from internal borrowing from the applicable Development Charges Reserves with repayment terms of 10 years at a rate*

of return consistent with the City's investment portfolio, currently at 2.3% interest;

3. *That the annual internal loan repayment amount of approximately \$82,000 be included in the 2023 budget submission, subject to Council approval.*

Authored by:

Reviewed by:

Janet Lee, Manager, Capital and
Development Finance

Nash Damer, Treasurer

Approved by:

Cynthia Ogbarmey-Tetteh,
Commissioner, Corporate Support
Services (Acting)

Paul Morrison, Chief Administrative Officer
(Interim)

Attachments:

- Appendix A Habitat for Humanity GTA Presentation from March 9, 2022 Committee of Council Meeting
- Appendix B Recommendation approved by Council at a Special Meeting on March 9, 2022

Date: 2022-06-09

Subject: (Supplementary Report) Request for a Development Charges Deferral from Umbria Developers Inc. for a Residential Townhouse Development

Contact: Nash Damer, Treasurer
nash.damer@brampton.ca 905-874-2257

Report Number: Corporate Support Services-2022-653

Recommendations:

1. That the report titled: **Request for a Development Charges Deferral from Umbria Developers Inc. for a Residential Townhouse Development**, to the Council meeting on June 15, 2022, be received; and
2. That Council deny the request for the deferral of development charges as the project is part of a for-profit development, does not contribute to a strategic goal of the City, does not provide for an overall public benefit, and would set a precedent for all future development applications.

Overview:

- At its meeting on June 1, 2022 City Council received a supplementary delegation from Umbria Developers Inc. (“Developer”) requesting a deferral of a portion of the payment of development charges (“DCs”) for a five month period.
- The Developer is a privately owned, for-profit, land development company and is in the process of constructing a 148-unit stacked townhouse development on its land.
- This type of request for a DC deferral is rare, given that the project is a for-profit residential townhouse development.
- Historically, Council has only provided DC deferrals to projects that provide some form of public benefit (e.g. – long term care home provided

by Holland Christian Homes, affordable rental building provided by the Bramalea Christian Fellowship).

- **The estimated DCs, based on current information available at the time of writing this report, amounts to roughly \$3,825,000. Deferring the payment of the City's DCs to the above-ground permit would delay receipt of DC revenues, providing a financial benefit to this developer at a cost of \$88,000 annually to the City due to loss of DC investment income on these revenues.**

Background:

Umbria Developers Inc. ("Developer") is a privately owned, for-profit, land development company. The Developer submitted a site plan application to City to construct a stacked townhouse development on Sheard Avenue consisting of 148 stacked townhouse units. The Developer provided a supplementary delegation to City Council on June 1, 2022 to request a deferral of a portion of the payment of development charges ("DCs") for a five month period, based on the square footage of the underground parking garage that has already been excavated. In their delegation, the Developer recognized that there would be investment income lost, due to the deferral and indicated that they would be open to bear any such losses by providing a financial contribution to the City.

It should be noted that the same request was brought forward for Council's consideration in 2021 for another stacked townhouse development, in which Council had denied their request.

The delegation and report from June 1, 2022 was referred back to staff to investigate details of a potential partial deferral of development charges to the June 15, 2022 meeting of Council.

Current Situation:

The Developer has already been issued the excavation and shoring permit and awaits the issuance of the footings and foundation permit to begin constructing the underground parking garage. The underground parking garage serves as the foundation for the stacked townhouse residential dwelling units and therefore this permit will trigger the payment of DCs and cash-in-lieu of parkland ("CIL Parkland"). Following the footings and foundation permit would be the above-grade superstructure permit.

The City's DC by-law allows for developers to enter into a late payment agreement pursuant to section 27 of the *Development Charges Act*, providing for all or part of the DCs to be paid

before or after it would otherwise be payable. In that event, the terms of a DC Deferral Agreement shall then prevail over the provisions of the DC By-law.

In regards to the Developer bearing any investment income losses by providing a financial contribution to the City, the City is not legally entitled to receive this contribution as the City can only levy and collect DCs per the policies and rates in the DC By-law.

Corporate Implications:

Financial Implications:

Granting the request to the Developer would effectively result in the City providing subsidized financing to a for-profit developer, which is more appropriately negotiated between the developer and the banking industry.

The estimated DCs, based on current information available at the time of writing this report, amounts to roughly \$3,825,000. Deferring the payment of the City's DCs to the above-ground permit would delay receipt of DC revenues, providing a financial benefit to this developer at a cost to the City of \$88,000 annually due to loss of DC investment income on these revenues.

Furthermore, granting this request would establish a precedent for future developments and hinder the City's ability to collect DCs on a timely basis. It is the opinion of Finance staff, and supported by our Legal Department, that it is poor practice to provide this deferral in an inconsistent manner.

It should be noted that the development charges payable to the Region of Peel (\$7 million) and School Boards (\$675,000) are due and payable upon issuance of the foundation permit, as well as the City's cash-in-lieu of parkland fee (\$1.13 million). There is no provision in the *Planning Act* for the late payment of CIL parkland.

Legal Implications:

Section 27 of the DC Act allows that a municipality may enter into an agreement with a person who is required to pay a development charge providing for all or any part of a development charge to be paid before or after it would otherwise be payable.

It is the preference of Legal staff that deferrals be applied in as consistent manner as possible.

Term of Council Priorities:

This report 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:

Staff recommend that Council deny the request for the deferral of development charges for the reasons as set out in the report.

Authored by:

Reviewed by:

Janet Lee, Manager, Capital and
Development Finance

Nash Damer, Treasurer

Approved by:

Cynthia Ogbarmey-Tetteh,
Commissioner, Corporate Support
Services (Acting)

Paul Morrison, Chief Administrative
Officer (Interim)

Attachments:

Appendix A: Delegation request form from Umbria Developers Inc., at the June 1, 2022
City Council meeting

Appendix B: Staff Report – Request for a Development Charges Deferral from Umbria
Developers Inc. for a Residential Townhouse Development, at the June 1, 2022
City Council meeting



Appendix A

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 Telephone: (905) 874-2100 Fax: (905) 874-2119

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

Meeting Date Requested: June 1, 2022

Agenda Item (if applicable): 13.1

Name of Individual(s): Syed Kamal Sarwar

Position/Title: CEO

Organization/Person being represented: Anika Sibat

Full Address for Contact: 1030 Queen St W, Brampton, Ontario, L6X 0B2

Telephone:

Email:

s.kamal@umbriadevelopers.com

Subject Matter to be Discussed:

Deferral of Development charges until completion of foundation and parking

Action Requested:

Deferral of Development charges and issuance of foundation permit.

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.

Date: 2022-05-25

Subject: **Request for a Development Charges Deferral from Umbria Developers Inc. for a Residential Townhouse Development**

Contact: Nash Damer, Treasurer
nash.damer@brampton.ca 905-874-2257

Report Number: Corporate Support Services-2022-587

Recommendations:

1. That the report titled: **Request for a Development Charges Deferral from Umbria Developers Inc. for a Residential Townhouse Development**, to the Council meeting on June 1, 2022, be received; and
2. That Council deny the request for the deferral of development charges as the project is part of a for-profit development, does not contribute to a strategic goal of the City, does not provide for an overall public benefit, and would set a precedent for all future development applications.

Overview:

- Umbria Developers Inc. (“Developer”) is a privately owned, for-profit, land development company and is in the process of constructing a 148-unit stacked townhouse development on its land.
- At its meeting on May 25, 2022, Committee of Council received a delegation from the Developer requesting that consideration be given to defer the payment of development charges (“DC”) until such time that the construction is above-grade.
- This type of request for a DC deferral is rare, given that the project is a for-profit residential townhouse development.
- Historically, Council has only provided DC deferrals to projects that provide some form of public benefit (e.g. – long term care home provided by Holland Christian Homes, affordable rental building provided by the Bramalea Christian Fellowship).

- **The estimated DCs, based on current information available at the time of writing this report, amounts to roughly \$3,825,000. Deferring the payment of the City’s DCs to the above-ground permit would delay receipt of DC revenues, providing a financial benefit to this developer at a cost of \$88 thousand annually to the City due to loss of DC investment income on these revenues.**

Background:

Development charges (“DCs”) are the primary revenue tool used by municipalities to fund growth-related infrastructure. The principal behind DCs is that “growth pays for growth” so that the burden of costs related to new development does not fall on the existing community in the form of increased property taxes and/or user fees. DCs help to ensure that municipalities have funding to invest in the necessary infrastructure in order to maintain service levels as the City grows.

Umbria Developers Inc. (“Developer”) is a privately owned, for-profit, land development company. The Developer submitted a site plan application to City to construct a townhouse development on Sheard Avenue consisting of 148 stacked townhouse units. The Developer delegated before Committee of Council on May 25, 2022 to request that the payment of DCs be deferred until such time that the construction is above grade.

The intent of a deferral agreement is to postpone the payment of DCs to a date after it would be otherwise payable. For this particular development, DCs are payable upon the issuance of the building permit for the foundation of the townhouse block.

As discussed by members of Committee, this type of deferral request is unusual given that it is a for-profit residential townhouse development. In the past, Council has authorized the execution of DC deferral agreements to the following applications:

1. Bramalea Christian Fellowship

The Bramalea Christian Fellowship is a local church that was established in Brampton in 2010. The development provided for a 90 unit, 6-storey affordable housing project. The project is intended to remove 45 families from Peel Region’s Centralized Wait List for affordable housing by providing rents at 60 per cent of Average Market Rent (AMR), and the balance of the units provides for rent at 100 per cent of AMR.

2. Holland Christian Homes

Holland Christian Homes is a not-for-profit entity providing homes for seniors. The development comprised of building a new long term care facility for 120 residents and the repurposing of one of their existing long term care facilities into a seniors community facility that will consist of a community adult day program center, respite care beds, convalescent care beds, a palliative care unit, physiotherapy clinic for

seniors and dwellings designed for seniors with special care/special needs who are still able to live independently.

There were two other DC deferral agreements executed for temporary structures that would not be erected for longer than a period of 8 months.

Current Situation:

In the verbal delegation by the Developer, they cited the following reasons for their request for a deferral of the DCs:

- Economic hardships due to the COVID-19 pandemic;
- A shortage of materials and supplies; and
- Completion delays of the Developer's other projects.

While this is true that there are additional costs to be incurred by the Developer due to the reasons explained by the delegate, it should be noted that Umbria is not alone in this respect and the hardships due to COVID would be experienced by many, if not all, other developers and home builders. One would expect that due diligence be exercised by any business enterprise that would be venturing into a large scale project during the pandemic.

From the City's perspective, the overall collection of DCs has been compromised due to changes stemming from Bill 108 to the DC Act. Any planning application received by the City after January 1, 2020 has their DC rates frozen at the time the application is deemed complete. Whereas previously, DCs were calculated and charged at the rate that was in effect at the time of building permit issuance. This change, plus the statutory DC deferrals for rental and institutional developments, is extremely detrimental to the fiscal health of municipalities.

Corporate Implications:

Financial Implications:

Granting the request to the Developer would effective result in the City providing subsidized financing to a for-profit developer, which is more appropriately negotiated between the developer and the banking industry.

The estimated DCs, based on current information available at the time of writing this report, amounts to roughly \$3,825,000. Deferring the payment of the City's DCs to the above-ground permit would delay receipt of DC revenues, providing a financial benefit to this developer at a cost to the City of \$88 thousand annually due to loss of DC investment income on these revenues.

Furthermore, granting this request would establish a precedent for future developments and hinder the City's ability to collect DCs on timely basis.

Term of Council Priorities:

This report 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:

Staff recommend that Council deny the request for the deferral of development charges for the reasons as set out in the report.

Authored by:

Reviewed by:

Martin Finnegan, Senior Manager,
Revenue, Finance

Nash Damer, Treasurer

Approved by:

Cynthia Ogbarmey-Tetteh,
Commissioner, Corporate Support
Services (Interim)

Paul Morrison, Chief Administrative Officer
(Interim)

Attachments:

Appendix A: Delegation request form from Umbria Developers Inc., at the May 25, 2022
Committee of Council meeting

Date: 2022-05-20

Subject: **Brampton Sign for Tourism Promotion – RM 18/2020**

Contact: **Laura Lukasik, Manager Tourism & Special Events**
416-801-3623 | laura.lukasik@brampton.ca

Report Number: Corporate Support Services-2022-563

Recommendations:

1. That the report from Laura Lukasik, Manager Tourism and Special Events, dated May 20, 2022, titled Brampton Sign for Tourism Promotion, Referred Matter 18/2020, be received; and
2. That Council approve Tourism staff to move forward with issuing an RFP for the design, construction and installation of a Brampton sign for tourism promotion; and
3. That Council approve an area within the south west quadrant of Ken Whillans Square as the (semi) permanent location for the sign.
4. That a budget amendment be approved to the 2022 Capital Budget and a new capital project be established in the amount of \$345,000 for the purchase of a Brampton sign and tourism promotion outlined in this report to be funded 100% by the government grant
5. That staff include approximately \$40,000 for the ongoing operations and maintenance costs of the sign in the 2023 budget submission, pending Council approval.

Overview:

- Many cities, both large and small, have invested in signs for tourism promotion. Residents and visitors alike are drawn to tourism signs for photos and selfies.
- These signs typically become an iconic tourism attraction and symbol that help to brand the city both locally and beyond our borders.
- Tourism signs range in cost from \$200,000 to over \$1 million depending on the dimensions and features of the sign. The recommended budget for the sign

and promotion is \$345,000 and it is anticipated that funding will be received for the same amount.

- A location in the south west quadrant of Ken Whillans Square was determined to be the best spot for the sign within the downtown core. There will be an ability to move sign in future should there be a need for construction, etc.

Background:

The City of Brampton had a temporary styrofoam tourism sign manufactured in 2017 for use at large events. After several years of use and associated wear and tear, the sign was retired. It was clear though that the sign was very popular with residents and visitors based on the number of photos and selfies taken at events.

An environmental scan was conducted and identified that a number of Canadian municipalities were provided with Canada 150 signs as part of that anniversary celebration. In many cases, the popularity of the signs led many municipalities to obtain tourism signs bearing the name of their city including Toronto, Ottawa and Hamilton.

At the January 22, 2020 City Council meeting, Council Resolution C015-2020 directed staff to investigate and report back to Budget Committee during the 2020 budget process on the costs and additional considerations for the installation of a permanent Brampton sign for promotion and tourism purposes. The Brampton sign for tourism promotion then became a Referred Matter – RM 18/2020.

Current Situation:

Tourism staff has secured funding which staff believe is sufficient to cover 100% of the costs associated with the design, construction and installation of the sign including budget for a communications/marketing plan.

Meetings with internal departments confirmed the most appropriate location for the sign is in the south west quadrant of Ken Whillans Square. Issues including safety concerns, placement that does not impact the full view of the tree for Tree Lighting and not being within the area of the cenotaph were all taken into consideration. Should there ever be a need to move the sign that will be possible.

The cost of the sign will be in excess of \$100,000 therefore requiring a formal RFP process be undertaken. It is anticipated that the sign will be installed either by the end of the calendar year or very early in Q1 2023 depending on weather conditions.

Corporate Implications:

Financial Implications:

A budget amendment will be required and a new capital project will need to be established in the amount of \$345,000, fully funded by government grant and subject to Council approval of this initiative.

In addition, this initiative requires ongoing maintenance of the sign, including electricity costs. The cost of ongoing maintenance is estimated at \$40,000 annually, which is equivalent to 0.01% on the City's portion of the property tax bill. Staff recommend that approximately \$40,000 be included in the 2023 budget submission for operations and maintenance, pending Council approval.

Term of Council Priorities:

This report achieves the Strategic Plan priorities of Strong Communities and Smart Growth by celebrating citizens and creating partnerships through arts, culture and social interaction and practising proactive, effective and responsible management of municipal assets and services.

Conclusion:

Tourism staff recommends a Brampton sign for tourism promotion be designed, constructed and installed on a (semi) permanent basis in the south west quadrant of Ken Whillans Square to serve as an attraction for both residents and visitors, with a robust promotion plan, particularly during water main construction.

Authored by:

Laura Lukasik
Manager, Tourism & Special Events

Reviewed by:

Natalie Stogdill
Acting Director, Strategic Communications,
Culture & Events

Approved by:

Cynthia Ogbarmey-Tetteh
Acting Commissioner, Corporate Support
Services

Attachments:



BRAMPTON

Date: 2022-06-20

Subject: **Request to Begin Procurement – Data Governance Technology Solution for a Five (5) Year Period**

Contact: Paul Morrison, Interim Chief Information Officer, Digital Innovation & Information Technology, Corporate Support Services

Report Number: Corporate Support Services-2022-709

Recommendations:

1. THAT the report titled: Request to Begin Procurement – Data Governance Technology Solution for a Five (5) Year Period, to the ***Council meeting, July 6, 2022*** be received; and
2. That the Purchasing Agent be authorized to commence the procurement for a Data Governance Technology Solution for a Five (5) Year Period.

Overview:

- **This report seeks Council approval to commence procurement of a Data Governance Technology Solution for a five (5) year period with the option to renew the contract for five (5) additional one (1) year periods.**
- **The City has a requirement to procure and implement a Data Governance Technology Solution as part of Digital Innovation & Information Technology (DI&IT) Data and Analytics Strategy**
- **This is a net new solution to the City that will enable the City to better manage, understand and govern its data and information.**

Background:

The City has a large volume of data assets that are key to decision making and driving forward on the City's priorities. An IT Risk Assessment identified the implementation of a data governance framework as critical to the organization. As part of the Management Action Plan to address these past audit findings, the creation of a data governance

framework and the implementation of a solution was identified. In 2019, DI&IT engaged an external consultant to develop a strategy to manage and extract value from Data & Analytics across the City of Brampton in response to the audit findings.

A foundational piece to this strategy is the development of a Data Governance framework – it is imperative to have tools that manage and govern the City's data in order to rollout the framework.

Current Situation:

The City has an enormous amount of data that can be leveraged for such things as performance measures, KPIs, metrics, OpenData to engage the public at large and using data to make informed decisions. To realize that value, the data must be properly and appropriately managed so that the right people are using the right data at the right time. As the City moves forward with leveraging data, a data governance solution that will provide a centralized and standardized data catalog and metadata will be a requirement to adequately and efficiently govern corporate data.

Currently Data Governance activities, where they are happening, are being done in an informal way and information about data is being tracked in Excel and SharePoint lists. This creates disparate, non-standardized and non-centralized information that is cumbersome to manage effectively. The implementation of a technology solution that incorporates best practices for Data Governance will enhance City staff's ability to make informed decisions about strategic and operational initiatives. Acquiring and making a long-term investment into a solution will ensure that there are clearly defined data owners, consistent and common understanding of the data, adherence to the records retention by-laws and many other benefits that will enhance confidence and trust in the City's data.

Scope of the Project:

The project will involve the acquisition of a corporate Data Governance Technology solution, including services for implementation, support and maintenance and the provision of training.

Corporate Implications:

Financial Implications:

Sufficient capital funding for this initiative is available in Project #221480-100. This initiative will require ongoing operating costs of approximately \$350,000 for software application and maintenance, which will be included in the 2024 operating budget submission, subject to Council approval.

Purchasing Implications:

A public Procurement Process will be conducted, and the Bid submissions shall be evaluated in accordance with the published evaluation process within the Bid Document.

Purchase approval shall be obtained in accordance with the Purchasing By-law.

All communication with Bidders involved in the procurement must occur formally, through the contact person identified in the Bid Document.

Term of Council Priorities:

This report achieves the Strategic Plan of Brampton is a Well Run City as demonstrated through supporting:

- a) The Data and Analytics Strategy and the implementation of Data Governance to better enable data informed and data driven decision making; and
- b) Stewardship of Assets and Services ensuring proactive, effective management of municipal data assets.

Conclusion:

This report recommends that the Purchasing Agent be authorized to commence the procurement as described in this report.

Authored by:

Reviewed by:

Gaea Oake,
Program Manager, Location Intelligence
and Data Visualization
Digital Innovation & IT,
Corporate Support Services

Paul Morrison,
Interim Chief Information Officer
Digital Innovation & IT,
Corporate Support Services

Approved by:

Cynthia Ogbarmey-Tetteh,
Interim Commissioner,
Corporate Support Services

Date: 2022-06-15

Subject: Emancipation Park – Ward 7 (RM 61/2021)

Contact: Gregory Peddie, Supervisor, Events and Protocol,
Strategic Communications, Culture and Events, 905-874-5190,
gregory.peddie@brampton.ca

Report Number: Corporate Support Services-2022-733

Recommendations:

1. That the report from Gregory Peddie, Supervisor of Events and Protocol, Strategic Communications, Culture and Events dated June 15, 2022, to the Council Meeting of July 6, 2022, re: **Emancipation Park – Ward 7 (RM 61/2021)**, be received; and
2. That the installation of four flagpoles at Emancipation Park be approved.

Overview:

- On July 7, 2021, Council passed a motion to allocate \$50,000 for an Emancipation Park memorial, in alignment with the Public Art framework and in consultation with the Afro-Caribbean community.
- Staff were directed to report back on feasibility on the servicing costs, and implementation. Permanent servicing was deemed unachievable, however, there is a potential option of providing portable servicing generators for small-scale events.
- Staff recommend investigating properties towards the Northeast quadrant of the City as a premium event space and passive park for all the amenities requested and maintaining the current intended use for Emancipation Park as sports fields.
- On April 20, 2022, Council directed staff to report back on the feasibility of installing a permanent flagpole at Emancipation Park including the potential to require additional three flag poles to accommodate the Canadian, Provincial and Municipal flags according to flag protocol.

Background:

In June 2020, Councillor Williams requested consideration for naming a park Emancipation Park to be announced during the August 2020 community recognition event. In response to this request, City staff reviewed options for candidate parks within Wards 7 and 8 for consideration by the Reference Committee. The Wards 7 and 8 Reference Committee considered possible parks and recommended the renaming of the Dixie 407 Park to be named Emancipation Park, which was approved by Council (C259-2020). The Strategic Communications, Culture and Events Division held a public unveiling for its renaming in August 2020, and hosts an annual corporate event in recognition of the emancipation of the Afro-Caribbean diaspora in the park.

At the July 7, 2021, Council meeting, staff were further directed (C244-2021) to acknowledge the legacy and importance of Emancipation Day at the park. Council direction was given to allocate up to \$50,000 for a memorial, in keeping with the Public Art Framework, and in consultation with the Afro-Caribbean community, apply to Heritage Canada for further funds to cover costs of installation and maintenance of the memorial; and report back to Council on servicing costs and implementation steps for Emancipation Park.

On April 20, 2022, Council directed staff to report back on the feasibility of installing a permanent flag pole in Emancipation Park, including the potential to require additional flag poles to accommodate the Canadian, Provincial and Municipal flags according to flag etiquette. Council directed that staff report back in a timeframe that would allow for the installation of the flag poles for Emancipation Month in August 2022 and the Emancipation Cup Soccer tournament with a date to be confirmed.

Current Situation:

Memorial

Canadian Heritage is a department within the Government of Canada that has roles and responsibilities related to initiatives that promote Canadian identity, values, cultural development, and heritage. It provides funding for many cultural projects and initiatives however, the scope of the Emancipation Memorial does not currently qualify for any of their grants. Required budget for the memorial project will be included as part of the 2023 Cultural Services capital budget request for Council consideration.

Servicing

Emancipation Park was built over 15 years ago. The park is landlocked to the east and blocked from servicing to the north by the Highway 407 and Brampton city limits directly to the south. The City of Mississauga is the closest service connection available within the area. The Ministry of Transportation has a land option for a sizable portion of the south area of the park that is planned to be utilized for a Bus Rapid Transit line. This

option is currently in the Environmental Assessment planning phase and staff expect the Ministry will exercise their rights to have the City vacate those areas of the park resulting in the loss of existing parking, up to four soccer fields, one cricket field, and the batting cages. The City has not invested a significant capital budget in the park infrastructure.

Staff recently explored options to provide electrical service to light the sports fields. It was noted that due to the proximity of the highway and on - ramp it could be a serious safety concern and pose a distraction to drivers. Consultation with the Ministry of Transportation and Highway 407 Authority will be required to gain permission for additional amenities and servicing to be added to the park.

Sanitary servicing for a potential washroom building was previously explored and were also not approved to proceed due to the Bus Rapid Transit construction that would remove access, prohibiting the City from connecting to any services.

From servicing investigations conducted the City would lose several recreation facilities on-site, services and any potential connections leaving very minimal City facilities with no access to parking and servicing. As a result, permanent servicing was deemed unachievable, however there is a potential option of providing portable power generators for small-scale events.

With these operational considerations and the communities desire to deliver programming above the parks current capabilities staff recommend investigating properties towards the northeast quadrant of the city as a premium event space and passive park for all the amenities requested and maintaining the current intended use for Emancipation Park as sports fields.

Flag Poles

Staff can install the requested flagpoles at Emancipation Park (location to be determined) as outlined in the Council motion at a cost of approximately \$5,000.00 per pole. The estimated installation timeline would be five to six weeks. Staff recommend the length of the flagpole and the size of the flag for exterior permanent poles should correspond to the following dimensions:

Flag	Pole
4 1/2 X 9 feet	30 to 35 feet

When displaying flags of several nations, all flags including the National Flag of Canada, should be flown on separate flagpoles at the same height and size without, changing the flags' proportions. As the delegation requested the Pan-African flag be raised, the order of precedence will be as such:

- National flag of Canada

- Pan-African
- Ontario
- Brampton

The National Flag of Canada occupies the position of honour and the left most position in accordance with National Flag of Canada etiquette and the City of Brampton's Flag Policy.

Corporate Implications:

Financial Implications:

The cost of installing a flagpole at Emancipation Park is dependent on the material selected, ranging between \$4,000 and \$6,000 per flagpole. Four flagpoles are estimated to cost between \$16,000 and \$24,000.

Material	Cost per Flagpole	# of Flagpoles	Total Cost
Aluminum	\$ 6,000	4	\$ 24,000
Fiberglass	\$ 4,000	4	\$ 16,000

Sufficient funding is available for the initiative from Project #215430-001 – Wayfinding and Signage – Outdoors.

Project #	Original Budget	Expenditures and/or Commitments to Date	Balance Available
215430-001	\$ 100,000.00	\$ 10,049.12	\$ 89,950.88

Required budget for the memorial project will be included as part of the 2023 Cultural Services capital budget request for Council consideration.

Term of Council Priorities:

This report has been prepared in consideration of the Term of Council Priorities.

Through exploration of incorporating a memorial within a City asset this report demonstrates that Brampton is a Well Run City.

Through the consideration of installing four flagpoles for an array of flags to be hoisted demonstrates that Brampton is a Mosaic.

Conclusion:

In response to having a memorial and servicing at Emancipation Park, staff is recommending that other properties be explored to accommodate a passive park and premium event space. Resources are available for the installation of four flagpoles.

Authored by:

Gregory Peddie
Supervisor, Events and Protocol

Reviewed by:

Natalie Stogdill
Acting Director, Strategic Communications,
Culture and Events

Approved by:

Rick Conard
Acting Commissioner, Corporate Support
Services

Date: 2022-06-17

Subject: Brampton Plan - Revised Adoption Timelines

Contact: Andrew McNeill, Manager, Official Plan and Growth Management, City Planning & Design,
Andrew.mcneill@brampton.ca, 905.874.3491

Report Number: Planning, Bld & Ec Dev-2022-700

Recommendations:

1. **THAT** the report titled “Brampton Plan – Revised Adoption Timelines”, to the July 6, 2022 meeting of City Council be received;
2. **THAT** staff be directed to release a second draft of Brampton Plan for public review and comment prior to Council adoption; and
3. **THAT** a second Statutory Public Meeting be held in the fall to provide a forum for the public to submit formal comments on the second draft of Brampton Plan, with staff reporting back with the results, and recommendations, to a subsequent meeting of Planning and Development Committee early in 2023.

Overview:

- A first draft of Brampton Plan was released to the public on April 22, 2022.
- Two public Open Houses were held on May 18th and May 19th 2022 to share highlights of the plan with the public.
- A Statutory Public Meeting was held on May 30th 2022 to provide an opportunity to receive formal comment on the draft plan.
- Comments on the draft were requested by June 3, 2022. Despite this commenting deadline, correspondence pertaining to Brampton Plan continues to be received by City Planning & Design Staff.

- **Staff continue to meet with stakeholders to review comments and modify Brampton Plan where appropriate.**
- **Staff recommend that a second draft of Brampton Plan be released for review and comment, given the additional changes that have been made to the Brampton Plan draft, and in response to requests from stakeholders.**
- **The City fulfilled the statutory requirements pursuant to the Planning Act by hosting an Open House and a Statutory Public Meeting; however, following circulation of a second draft, staff recommend that a second Statutory Public Meeting be held to provide a subsequent opportunity to receive formal comment on the revised Brampton Plan.**
- **The new Brampton Plan cannot come into full force and effect prior to Provincial approval of the Peel Region Official Plan, timing for this remains uncertain. Staff recommend using this time for additional engagement, to potentially minimize future appeals to Brampton Plan and ensure the draft fully reflects Council's intent.**
- **It is recommended that a second Statutory Public Meeting be held in the fall, with final consideration of Brampton Plan to occur early in 2023.**

Background:

At the January 2020 Special Meeting of Council, a work plan for delivering Brampton Plan was approved. Within that work plan, a target of the end of Q2, 2022 was identified for Council consideration of Brampton Plan. A tentative date of July 6, 2022 had been scheduled to bring forward Brampton Plan for Council consideration.

Current Situation:

Despite the challenges associated with the COVID-19 Pandemic, staff have managed the project and delivered on track with Brampton Plan project milestones, as outlined in the approved work plan for Brampton Plan. A draft of Brampton Plan was released publicly on April 22nd, 2022.

Approximately a month after issuance, Statutory Open Houses took place on May 18th and 19th, 2022, followed by a Statutory Public Meeting on May 30th, 2022. All meetings were advertised according to Planning Act requirements.

Following the Statutory Public Meeting, correspondence has been received from a number of stakeholders, as well as commenting agencies – including the Region of Peel, the Credit Valley Conservation Authority and the Toronto Region Conservation Authority,

and Indigenous Groups. A commenting deadline was conveyed to the public of June 3, 2022; however, correspondence continues to be received after the formal commenting deadline. Included on the Planning and Development Committee Meeting Agenda of June 20, 2022, were 37 pieces of correspondence pertaining to Brampton Plan that were received from various stakeholders.

In response to all correspondence, staff have reviewed the comments contained within letters and are meeting one-on-one with stakeholders, where appropriate and when requested. The comments received have been helpful to staff and the meetings with stakeholders have enabled productive discussion to clarify policy intent and fine-tune language within Brampton Plan. Numerous stakeholders have requested that the City incorporate requested changes to Brampton Plan and then issue a second draft of Brampton Plan prior to proceeding to Council for formal approval.

Changes to Brampton Plan

As a result of considering feedback from stakeholders, changes have been made to the first draft of Brampton Plan. These changes include the following:

- Transit Hierarchy refined;
- Framework around Building Heights made more clear;
- Established context around Neighbourhood Centres and how they contribute to 15-minute neighbourhoods;
- Clarity on the difference between Primary and Secondary Boulevards and Corridors;
- Mixed-use District Designation replaced with Mixed Use Area designation – application of the designation broadened to apply beyond Major Transit Station Areas (MTSA's) to include the Urban Growth Centre (UGC), Urban, Town and Neighbourhood Centres;
- Neighbourhoods section revised to provide clarity on where land uses should be located based on the functional classification of the street; Low-rise density categories were introduced; and Place of Worship policies have been expanded upon;
- Neighbourhoods vs Community Supportive uses have been explained and elaborated upon, specifically as they relate to commercial uses;
- Employment Section revised to provide clarity on Mixed-use Employment designation's relationship to MTSA's;
- Additional consideration has been given to how the policy framework responds to Major Institutional and Major Office uses;
- General clarification was required on the relationship between designations and overlays, including clarification on how the overlays are to be applied;
- Schedules needed to be updated to conform to provincial mapping (PSEZ/UGC), as well as more recently approved employment conversions through the Region's Municipal Comprehensive Review;
- Document restructuring with updates of all relevant numbering to support wayfinding by users;

- Bill 109 implications to the Implementation Chapter are still being evaluated and incorporated; and
- Minor language changes in response to stakeholder meetings.

Proposed Second Draft of Brampton Plan

Within the written correspondence received, as well as during one-on-one meetings, stakeholders expressed a desire to have a second draft issued following completion of changes to Brampton Plan. Given that the changes made to Brampton Plan are more than just minor wordsmithing, it is recommended that a second draft of Brampton Plan be issued for review and comment. Issuing multiple drafts of new Official Plans is considered normal practice and will ensure transparency in the process.

Proposed Second Statutory Public Meeting

The Planning Act requires a minimum of one Statutory Open House and One Statutory Public Meeting prior to Council consideration of a new Official Plan. This requirement has been met and no further statutory meetings are required. In an effort to exceed minimum engagement requirements, staff recommend that a second Statutory Public Meeting be held following issuance of a second draft to ensure transparency and provide an additional formal opportunity to receive feedback on the plan. While it may not be possible to eliminate potential appeals to Brampton Plan, staff considers this additional step prudent to attempt to resolve issues in a collaborative manner with stakeholders prior to formal approval of the plan.

Regional Official Plan

Regional Council recently approved the Region of Peel's Official Plan early in Q2, 2022. Following Regional Council approval, the new Official Plan was forwarded to the Province for approval. The date for approval of the Region's Official Plan, where it will come into full force and effect, is still uncertain. Brampton Plan will require approval from the Region of Peel. As Brampton Plan is required to be in conformity with the Region's Official Plan, it will not be possible to receive Regional approval of Brampton Plan until the Region's Official Plan is in full force and effect. The City is ahead of Regional requirements to bring our Official Plan into conformity, therefore, it is recommended that the City use the available time period to refine Brampton Plan and build as broad constituency around the plan as possible.

Corporate Implications:

Financial Implications:

There are no financial implications associated with this report.

Other Implications:

There are no other implications associated with this report.

Term of Council Priorities:

Brampton Plan is noted as a Term of Council priority under the following:

Council Priority: A City of Opportunities

Strategic Priority: 1.4 Prioritize Jobs Within Centres

Project Number: 1.4.3 Develop a New Official Plan that aligns all master plans with Brampton 2040.

Conclusion:

As a result of considering feedback provided by stakeholders, Brampton Plan has undergone revisions. To further engage the community in a transparent manner, it is recommended that a second draft of Brampton Plan be released for review and comment during the summer. A second Statutory Public Meeting can then be held in the fall to receive formal comment on the revised draft. Following any subsequent revisions, staff can then report back to Council with the final Plan for consideration early in 2023. Given that Brampton Plan cannot be brought into full force and effect until after approval of the Region's Official Plan by the province, it is recommended that this time be used to conduct fulsome engagement with the Brampton community around the detailed policies of Brampton Plan to mitigate potential appeals.

Authored by:

Reviewed by:

Andrew McNeill, OALA, CSLA
Manager, Official Plan and Growth
Management, Planning, Building &
Economic Development Department

Bob Bjerke, MCIP, RPP
Director, Policy Planning, Planning,
Building & Economic Development
Department

Approved by:

Submitted by:

Jason Schmidt-Shoukri, MPA, OAA
RPP MCIP
Commissioner, Planning, Building &
Economic Development Department

Paul Morrison, Chief Administrative
Officer

Date: 2022-05-30

Subject: Subdivision Release and Assumption

Secondary Title: Northbram Developments Inc., Registered Plan 43M-1654 – (North of Countryside Drive, East of Airport Road), Ward 10 - Planning References – C07E16.002 and 21T-01033B

Contact: John Edwin, Manager, Development Construction, Environment & Development Engineering Division - (905-874-2538)

Report Number: Public Works & Engineering-2022-601

Recommendations:

1. That the report titled: **Subdivision Release and Assumption; Northbram Developments Inc., Registered Plan 43M-1654 – (North of Countryside Drive, East of Airport Road), Ward 10 - Planning References – C07E16.002 and 21T-01033B**, to the Council Meeting of June 15, 2022 be received;
2. That all works constructed and installed in accordance with the subdivision agreement for Registered Plans 43M-1654 (the “Subdivision”) be accepted and assumed;
3. That the Treasurer be authorized to release the securities held by the City;
4. That a by-law be passed to assume the following streets as shown on the Registered Plans 43M-1654 as part of the public highway system:

Lacoste Boulevard, Sauble Road, Prada Court, Armani Lane, Tango Road, Rampart Drive, Mount Royal Circle, Darren Road, Iberville Road, Leparc Road Delmonico Road

Overview:

This report recommends that the works constructed and installed in accordance with the subdivision agreement for Registered Plans 43M-1654 be accepted and assumed.

Background:

City Council, at its meeting of March 2, 2022 approved Committee of Council recommendation CW056-2021, whereby the streets as shown on the subject Registered Plans are to be assumed by the City, once all departments have provided clearance for assumption by the City.

Current Situation:

City departments have now reviewed the Registered Plans for this subdivision and have provided clearance for assumption.

Corporate Implications:

All City Departments and the Region of Peel have provided clearances for assumption of the Subdivision to the Manager, Development Construction. This subdivision will now be included in the City's list of assets. The City of Brampton will now be fully responsible for on-going maintenance.

Financial Implications:

The annual operating impacts associated with the assumed infrastructure within this subdivision are estimated to be \$12,100. There is sufficient funding approved within the Public Works and Engineering operating budget to proceed with the recommendations in this report.

Strategic Plan and Term of Council Priorities:

This report accomplishes the Strategic Plan priorities by supporting the benefits of sustainable growth to build a pre-eminent city with vibrant and connected communities.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and sustainable urban places.

Term of Council Priority

This report achieves the Term of Council Priority by highlighting Brampton as a well-run City. We continuously improve the day-to-day operations of the corporation by streamlining service delivery, effectively managing municipal assets, and leveraging partnerships for collaboration and advocacy.

Conclusion:

With approval of this report, the works constructed and installed in accordance with the subdivision agreement for Registered Plan 43M-1654 will be accepted and assumed.

Respectfully submitted,

Authored by:

John Edwin, EIT, C.E.T.
Manager, Development Construction
Environment & Development Engineering
Public Works and Engineering

Reviewed and Recommended by:

Michael Won, P. Eng., Director,
Environment & Development Engineering
Public Works and Engineering

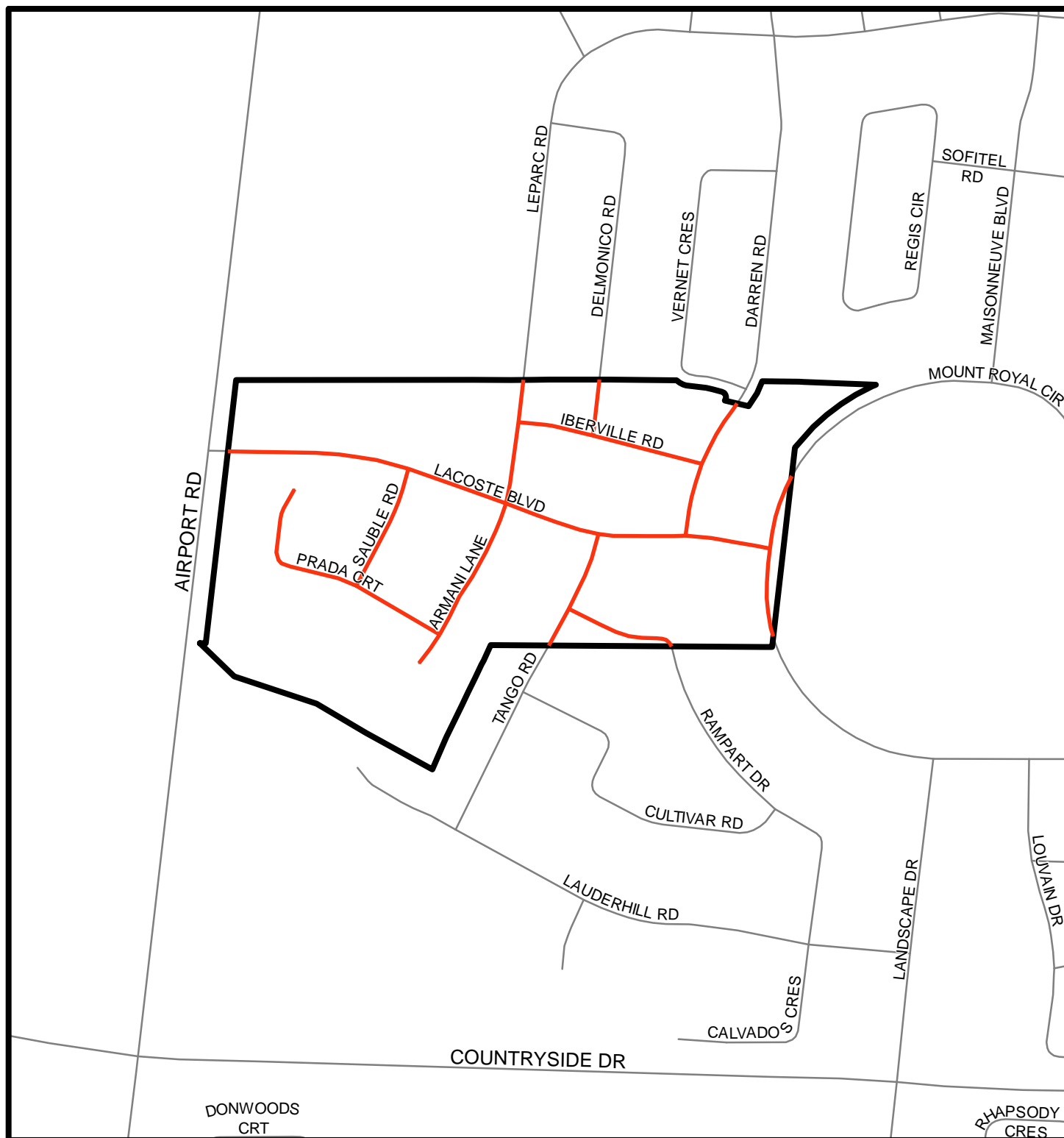
Approved by:

Michael Parks, C.E.T., B.A. Leadership
Interim Commissioner, Public Works and Engineering

Appendices:

Attachment 1: Subdivision Map

Attachment 2: Registered Plan 43M-1654



SUBJECT LANDS TO BE ASSUMED

APPROXIMATE ROAD DISTANCE (1.83 KM)



Date: 2022-05-30

Subject: Subdivision Release and Assumption

Secondary Title: **Fulton Bridge Estates Inc., Registered Plan 43M-1959 – (North of Countryside Drive, West of The Gore Road), Ward 10 - Planning References – C09E17.008 and 21T-12009B**

Contact: John Edwin, Manager, Development Construction, Environment & Development Engineering Division - (905-874-2538)

Report Number: Public Works & Engineering-2022-602

Recommendations:

1. That the report titled: **Subdivision Release and Assumption; Fulton Bridge Estates Inc., Registered Plan 43M-1959 – (North of Countryside Drive, West of The Gore Road), Ward 10 - Planning References – C09E17.008 and 21T-12009B**, to the Council Meeting of June 15, 2022 be received;
2. That all works constructed and installed in accordance with the subdivision agreement for Registered Plans 43M-1959 (the “Subdivision”) be accepted and assumed;
3. That the Treasurer be authorized to release the securities held by the City;
4. That a by-law be passed to assume the following streets as shown on the Registered Plans 43M-1959 as part of the public highway system:

Alovera Street, Archway Trail (North Portion), Archway Trail (South Portion), Balloon Crescent, Belladonna Circle, Cello Heights Court, Chiming Road, Dinosaur Street, Gusto Street, Herringbone Crescent, Martin Byrne Drive, Mugo Pine Street, Quintette Close, Romeo Road, Squire Ellis Drive, Street Widening Blocks 226 & 238 to be part of Countryside Drive

Overview:

This report recommends that the works constructed and installed in accordance with the subdivision agreement for Registered Plans 43M-1959 be accepted and assumed.

Background:

City Council, at its meeting of December 8, 2021 approved Committee of Council recommendation CW573-2021, whereby the streets as shown on the subject Registered Plans are to be assumed by the City, once all departments have provided clearance for assumption by the City.

Current Situation:

City departments have now reviewed the Registered Plans for this subdivision and have provided clearance for assumption.

Corporate Implications:

All City Departments and the Region of Peel have provided clearances for assumption of the Subdivision to the Manager, Development Construction. This subdivision will now be included in the City's list of assets. The City of Brampton will now be fully responsible for on-going maintenance.

Financial Implications:

The annual operating impacts associated with the assumed infrastructure within this subdivision are estimated to be \$53,500.00. There is sufficient funding approved within the Public Works and Engineering operating budget to proceed with the recommendations in this report.

Strategic Plan and Term of Council Priorities:

This report accomplishes the Strategic Plan priorities by supporting the benefits of sustainable growth to build a pre-eminent city with vibrant and connected communities.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and sustainable urban places.

Term of Council Priority

This report achieves the Term of Council Priority by highlighting Brampton as a well-run City. We continuously improve the day-to-day operations of the corporation by streamlining service delivery, effectively managing municipal assets, and leveraging partnerships for collaboration and advocacy.

Conclusion:

With approval of this report, the works constructed and installed in accordance with the subdivision agreement for Registered Plan 43M-1959 will be accepted and assumed.

Respectfully submitted,

Authored by:

John Edwin, EIT, C.E.T.
Manager, Development Construction
Environment & Development Engineering
Public Works and Engineering

Reviewed and Recommended by:

Michael Won, P. Eng., Director
Environment & Development Engineering
Public Works and Engineering

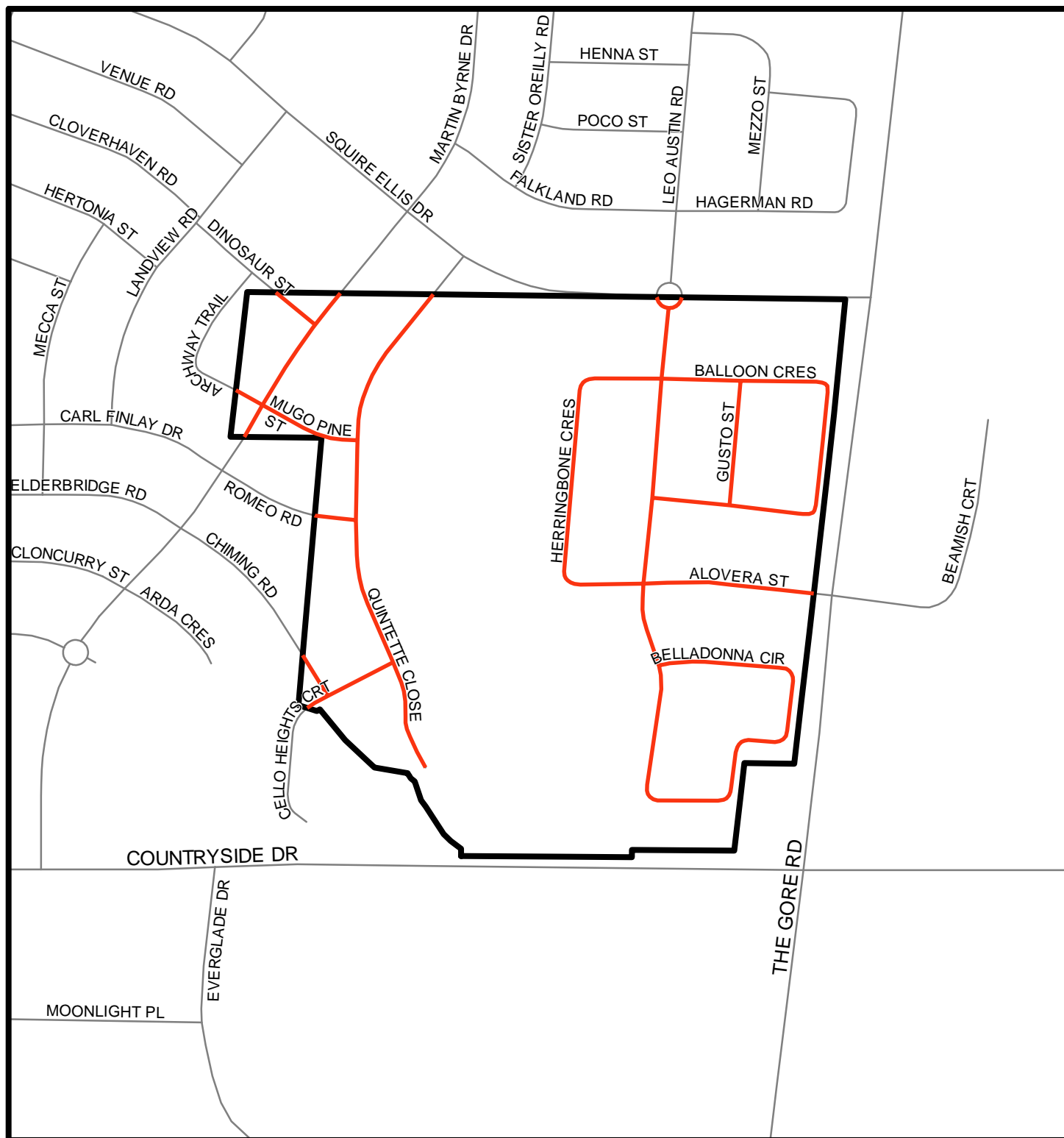
Approved by:

Michael Parks, C.E.T., B.A. Leadership
Interim Commissioner,
Public Works and Engineering

Appendices:

Attachment 1: Subdivision Map

Attachment 2: Registered Plan 43M-1959



 SUBJECT LANDS TO BE ASSUMED

 APPROXIMATE ROAD DISTANCE (3.32 KM)



Date: 2022-06-14

Subject: Subdivision Release and Assumption

Secondary Title: Eldorado Estates Inc., Registered Plan 43M-2059 – (North of Steeles Avenue, East of Creditview Road), Ward 4 – Planning References – C03W01.009 and 21T-14007B

Contact: John Edwin, Manager, Development Construction,
Environment & Development Engineering Division - (905-874-2538)

Report Number: Public Works & Engineering-2022-688

Recommendations:

1. That the report titled: **Eldorado Estates Inc., Registered Plan 43M-2059 – (North of Steeles Avenue, East of Creditview Road), Ward 4 - Planning References – C03W01.009 and 21T-14007B**, to the Council Meeting of July 6, 2022 be received;
2. That all works constructed and installed in accordance with the subdivision agreement for Registered Plan 43M-2059 (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 \$10,000.00 which shall be held by the City until such time as the Director, Environment & Development Engineering is satisfied that the warranty period in respect of Landscape Warranties has expired;
4. That a by-law be passed to assume the following street and Street Widening Block as shown on the Registered Plan 43M-2059 as part of the public highway system:

Gladeview Court, Street Widening Block 20 to be part of Churchville Road

Overview:

- **This report recommends that the works constructed and installed in accordance with the subdivision agreement for Registered Plan 43M-2059 be accepted and assumed.**

Background:

City Council, at its meeting of March 9, 2022 approved Committee of Council recommendation CW089-2022, whereby the streets as shown on the subject Registered Plan are to be assumed by the City, once all departments have provided clearance for assumption by the City.

Current Situation:

City departments have now reviewed the Registered Plan for this subdivision and have provided clearance for assumption.

Corporate Implications:

All City Departments and the Region of Peel have provided clearances for assumption of the Subdivision to the Manager, Development Construction. This subdivision will now be included in the City's list of assets. The City of Brampton will now be fully responsible for on-going maintenance.

Financial Implications:

The annual operating impacts associated with the assumed infrastructure within this subdivision are estimated to be \$5,800. There is sufficient funding approved within the Public Works and Engineering operating budget to proceed with the recommendations in this report.

Strategic Plan and Term of Council Priorities:

This report accomplishes the Strategic Plan priorities by supporting the benefits of sustainable growth to build a pre-eminent city with vibrant and connected communities.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and sustainable urban places.

Term of Council Priority

This report achieves the Term of Council Priority by highlighting Brampton as a well-run City. We continuously improve the day-to-day operations of the corporation by streamlining service delivery, effectively managing municipal assets, and leveraging partnerships for collaboration and advocacy.

Conclusion:

With approval of this report, the works constructed and installed in accordance with the subdivision agreement for Registered Plan 43M-2059 will be accepted and assumed.

Respectfully submitted,

Authored by:

John Edwin, EIT, C.E.T.
Manager, Development Construction
Environment & Development Engineering
Public Works and Engineering

Reviewed and Recommended by:

Michael Won, P. Eng., Director
Environment & Development Engineering
Public Works and Engineering

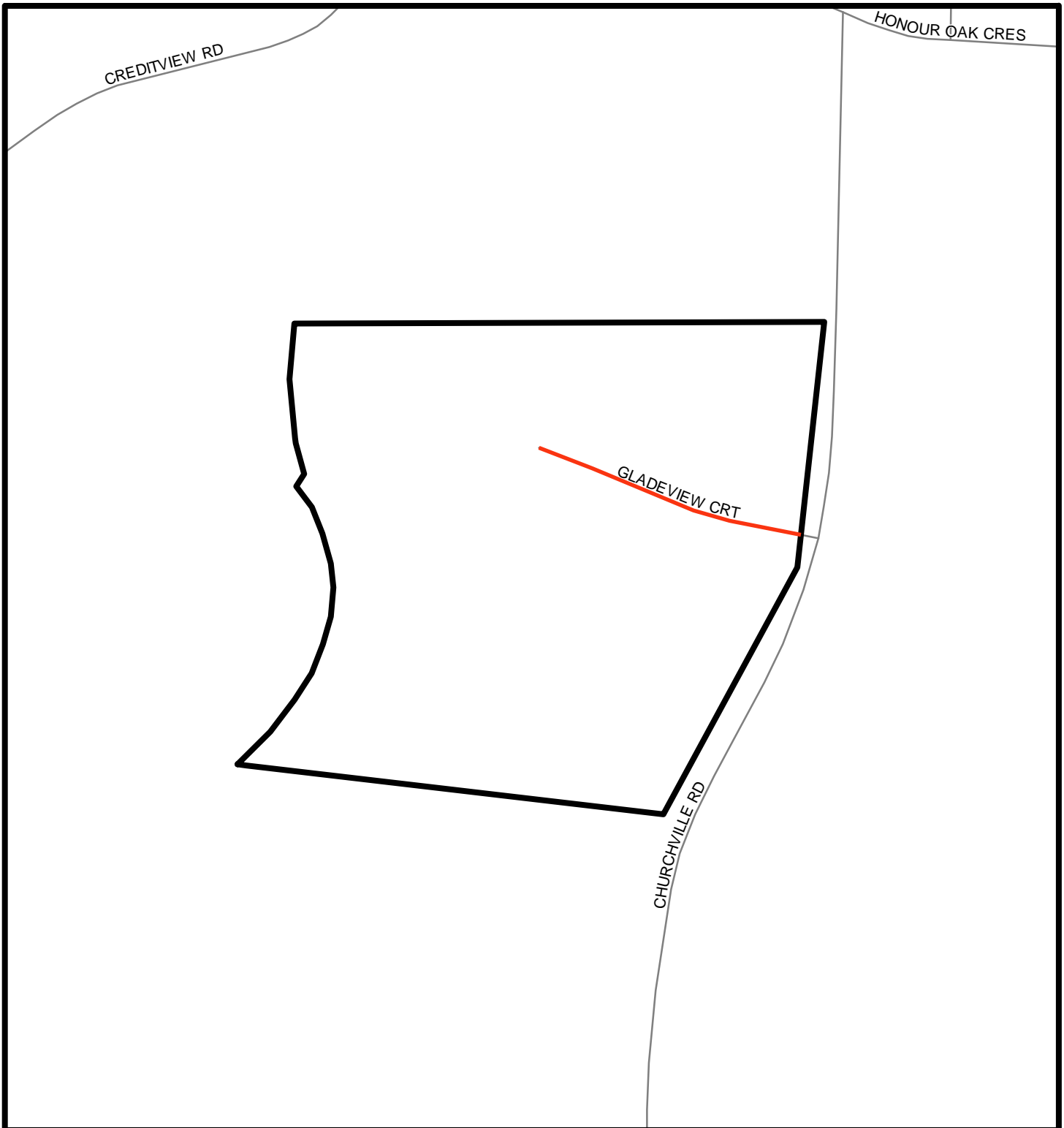
Approved by:

Michael Parks, C.E.T., B.A. Leadership
Interim Commissioner,
Public Works and Engineering

Appendices:

Attachment 1: Subdivision Map

Attachment 2: Registered Plan 43M-2059



SUBJECT LANDS TO BE ASSUMED



APPROXIMATE ROAD DISTANCE (0.11 KM)



Date: 2022-06-03

Subject: Subdivision Release and Assumption

Secondary Title: Kaneff Properties Limited; Registered Plan 43M-2015, (West of Mississauga Road, North of Steeles Avenue), Ward 6 - Planning References – C05W03.006 and 21T-10002B

Contact: John Edwin, Manager, Development Construction,
Environment & Development Engineering Division - (905-874-2538)

Report Number: Public Works & Engineering-2022-630

Recommendations:

1. That the report titled: **Kaneff Properties Limited; Registered Plan 43M-2015, (West of Mississauga Road, North of Steeles Avenue), Ward 6 - Planning References – C05W03.006 and 21T-10002B**, to the Council Meeting of July 6, 2022 be received;
2. That all works constructed and installed in accordance with the subdivision agreement for Registered Plan 43M-2015 (the “Subdivision”) be accepted and assumed;
3. That the Treasurer be authorized to release the securities held by the City;
4. That a by-law be passed to assume the following streets as shown on the Registered Plan 43M-2015 as part of the public highway system:

Elysian Fields Circle, Provost Trail, Point Reyes Terrace

Overview:

- This report recommends that the works constructed and installed in accordance with the subdivision agreement for Registered Plan 43M-2015 be accepted and assumed.

Background:

City Council, at its meeting of March 9, 2022 approved Committee of Council recommendation CW090-2022, whereby the streets as shown on the subject Registered Plan are to be assumed by the City, once all departments have provided clearance for assumption by the City.

Current Situation:

City departments have now reviewed the Registered Plan for this subdivision and have provided clearance for assumption.

Corporate Implications:

All City Departments and the Region of Peel have provided clearances for assumption of the Subdivision to the Manager, Development Construction. This subdivision will now be included in the City's list of assets. The City of Brampton will now be fully responsible for on-going maintenance.

Financial Implications:

The annual operating impacts associated with the assumed infrastructure within this subdivision are estimated to be \$26,100. There is sufficient funding approved within the Public Works and Engineering operating budget to proceed with the recommendations in this report.

Strategic Plan and Term of Council Priorities:

This report accomplishes the Strategic Plan priorities by supporting the benefits of sustainable growth to build a pre-eminent city with vibrant and connected communities.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and sustainable urban places.

Term of Council Priority

This report achieves the Term of Council Priority by highlighting Brampton as a well-run City. We continuously improve the day-to-day operations of the corporation by streamlining service delivery, effectively managing municipal assets, and leveraging partnerships for collaboration and advocacy.

Conclusion:

With approval of this report, the works constructed and installed in accordance with the subdivision agreement for Registered Plan 43M-2015 will be accepted and assumed.

Respectfully submitted,

Authored by:

John Edwin, EIT, C.E.T.,
Manager, Development Construction
Environment & Development Engineering
Public Works and Engineering

Reviewed and Recommended by:

Michael Won, P. Eng., Director
Environment & Development Engineering
Public Works and Engineering

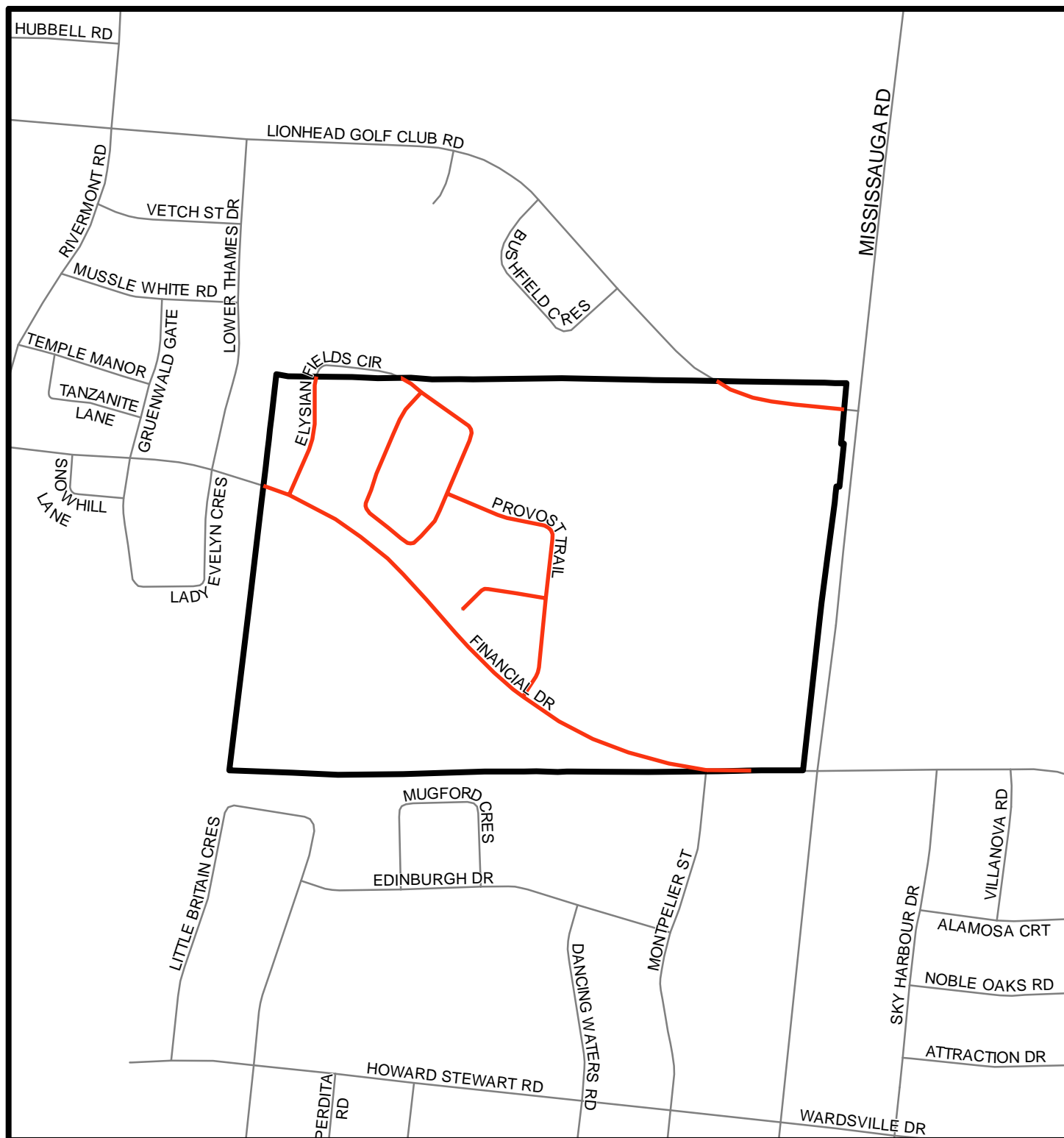
Approved by:

Michael Parks, C.E.T., B.A. Leadership
Interim Commissioner,
Public Works and Engineering

Appendices:

Attachment 1: Subdivision Map

Attachment 2: Registered Plan 43M-2015



— APPROXIMATE ROAD DISTANCE

□ SUBJECT LANDS TO BE ASSUMED (1.71 KM)



Date: 2022-06-06

Subject: **All-way Stop Review – Various Streamlined (Wards 5 and 10)**

Contact: Binita Poudyal, Traffic Operations Technologist,
Road Maintenance, Operations and Fleet, Public Works and
Engineering Department,
905-874-2878

Report Number: Public Works & Engineering-2022-632

Recommendations:

1. That the report titled: **All-way Stop Review – Various Streamlined (Ward 5 and 10), (R 632/2022 - File I.AC TRAF)** to the Committee of Council Meeting of June 22, 2022 be received; and,
2. That an all-way stop control be implemented at the intersection of Alister Drive and Valleyway Drive (Ward 5); and,
3. That an all-way stop control be implemented at the intersection of Apple Valley Way and Caliper Road (Ward 10); and,
4. That an all-way stop control be implemented at the intersection of Beachville Circle and Royal West Drive (Ward 5).

Overview:

- **An alternate streamlined process for the consideration of all-way stop requests that includes a review of an all-way stop location from a safety perspective and a public consultative process can be considered if an intersection does not meet technical warrants.**
- **The intersections of Alister Drive and Valleyway Drive (Ward 5), Apple Valley Way and Caliper Road (Ward 10) and Beachville Circle and Royal West Drive (Ward 5) have been identified for review in accordance with the alternate process for consideration of an all-way stop controls.**

- **The subject intersections can safely accommodate all-way stop controls.**

Background:

The consideration of stop signs require City Council to balance technical traffic engineering input versus the desire of local residents who believe that the introduction of an all-way stop control will improve livability within their respective communities.

As a result, an alternate streamlined process for the consideration of all-way stop requests was developed that includes a review of an all-way stop location from a safety perspective and a public consultative process if an intersection does not meet technical warrants.

Current Situation:

The following intersections have been identified for review in accordance with the alternate process for consideration of all-way stop signs:

- Alister Drive and Valleyway Drive (Ward 5).
- Apple Valley Way and Caliper Road (Ward 10).
- Beachville Circle and Royal West Drive (Ward 5).

Safety Review

A safety review of the subject intersections was conducted using the following criteria and the results of the review revealed that the location does not meet any of these criteria, thus can safely accommodate an all-way stop control:

- Posted speed is greater than 50 km/h;
- Multi-lane roadways;
- Offset intersections;
- Where traffic is required to stop on a grade;
- Driver sightlines; and,
- Other traffic safety related concerns.

Public Consultation

In accordance with the approved methodology to solicit public feedback, questionnaires were sent to all homes that front onto the intersecting roadways within 250 metres of the subject intersection. Based on the feedback received, an all-way stop is not to be considered if responses received do not support the all-way stop are more than 51%. Input received in response to the information panels weighs lower (half) than comments received from residents immediately affected by the all-way stop (who received the questionnaire). The results of the public consultation are summarized in the table below.

Table 1: Summary of the Public Consultation

Location	Questionnaires Sent Out	Questionnaires Received		Total In Favour *	Total Opposed*
		Within 250 Metres	Not Within 250 Metres		
Alister Drive and Valleyway Drive	68	14	0	13 (93%)	1 (7%)
Apple Valley Way and Caliper Road	92	10	0	8 (80%)	2 (20%)
Beachville Circle and Royal West Drive	116	17	0	13 (72%)	5 (28%)

*Note: input received from residents not within 250 metres have been factored lower (half)

The results of the public consultation process revealed that the response rate from residents not in favour of an all-way stop at the subject intersection does not exceed the approved criteria of 51%. Therefore, in accordance with the Council approved alternate process, all-way stop signs can be considered at the following intersections:

- Alister Drive and Valleyway Drive (Ward 5)
- Apple Valley Way and Caliper Road (Ward 10)
- Beachville Circle and Royal West Drive (Ward 5)

Corporate Implications:

Financial Implications:

The costs associated with the installation of the traffic signs and pavement marking changes required to support this initiative are estimated to be \$1,023. There is sufficient funding available within the Public Works and Engineering operating budget to proceed with the recommendations in this report.

Term of Council Priorities:

Council Priority – Streets for People

This report incorporates the Vision Zero framework into transportation planning, design and operations to prevent fatal and serious injury from motor vehicle collisions within the City right-of-way

Conclusion:

Using the City Council approved streamlined process for the consideration of all-way stops, the subject intersections can safely accommodate an all-way stop control, and the results of the public consultation revealed that the respondents are in favour of the implementation of an all-way stop control at the subject intersections. This requires an amendment to the “Through Highways” and “Stop Signs” schedules of Traffic By-law 93-93.

Authored by:

Binita Poudyal
Traffic Operations Technologist,
Road Maintenance, Operations and Fleet,
Public Works and Engineering

Reviewed by:

Tim Kocialek, P.Eng, PMP
Acting Director, Roads Maintenance,
Operations & Fleet
Public Works and Engineering

Approved by:

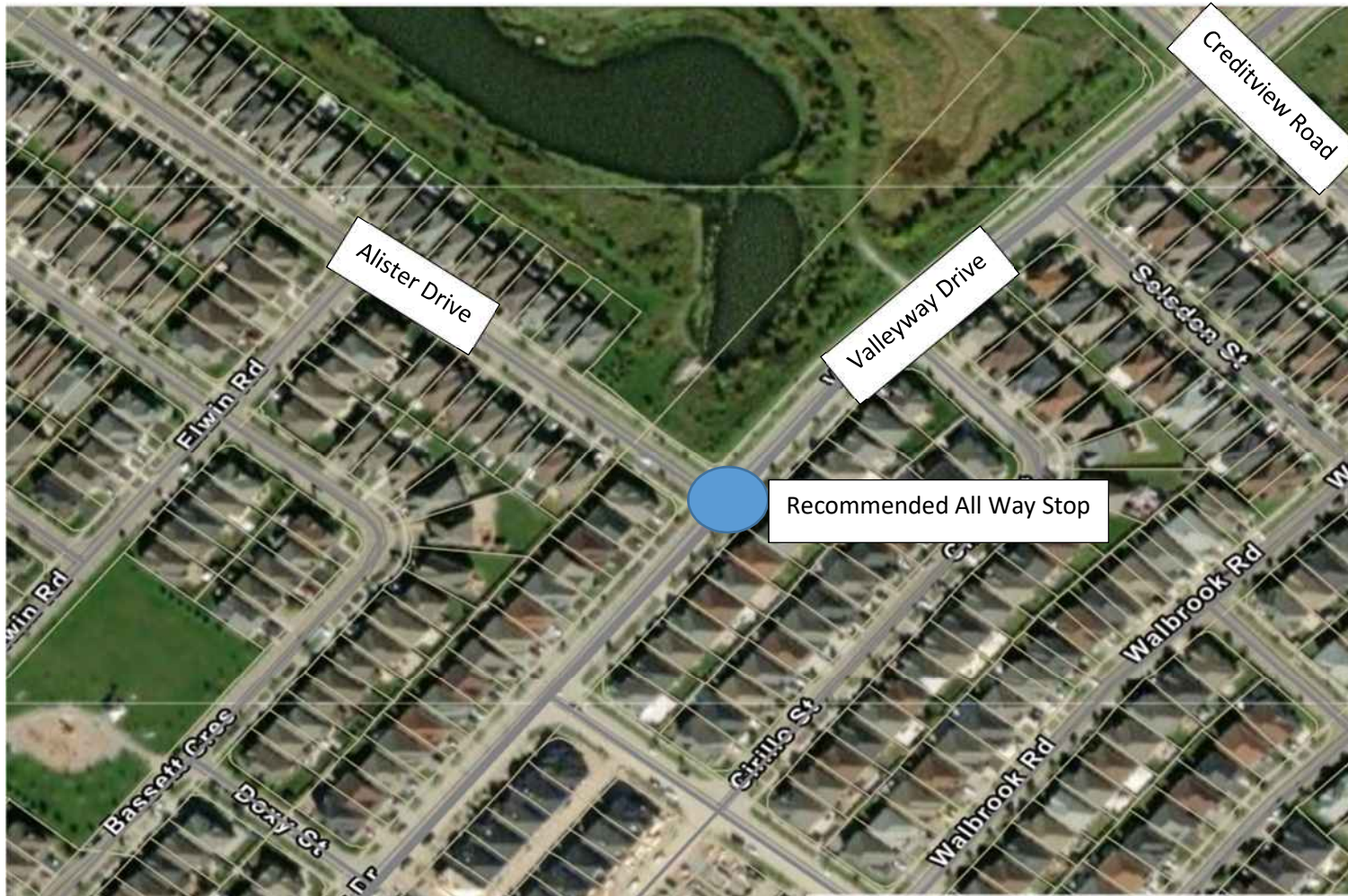
Michael Parks, C.E.T., B.A. Leadership
Interim Commissioner
Public Works and Engineering

Attachments:

Figure 1: Proposed All-way Stop at Alister Drive and Valleyway Drive (Ward 5)

Figure 2: Proposed All-way Stop at Apple Valley Way and Caliper Road (Ward 10)

Figure 3: Proposed All-way Stop at Beachville Circle and Royal West Drive (Ward 5)



CITY OF BRAMPTON



Date: June 2022
Drawn by: B. Poudyal



NTS

Figure 1:
Recommended All-Way Stop at Alister Drive and Valleyway Drive (Ward 5)



CITY OF BRAMPTON

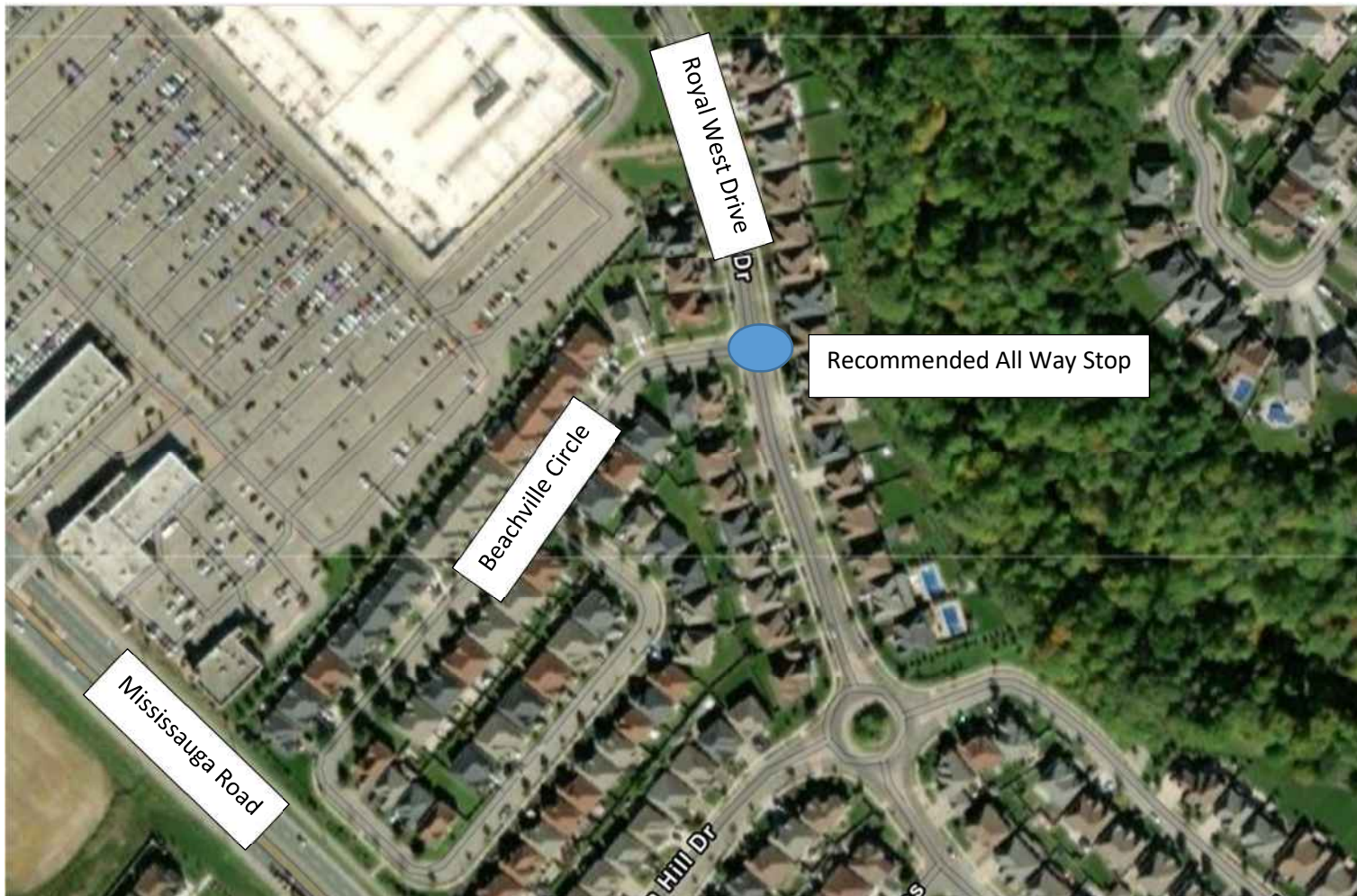


Date: June 2022
 Drawn by: B. Poudyal



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Figure 2:
 Recommended All-Way Stop at Apple Valley Way and Caliper Road
 (Ward 10)



CITY OF BRAMPTON



Date: June 2022
 Drawn by: B. Poudyal



NTS

Figure 3:
 Recommended All-Way Stop at Beachville Circle and Royal West Drive
 (Ward 5)

Date: 2022-06-27

Subject: Transit Electrification Resource Requirements

Contact: **Alex Milojevic, General Manager Transit**
alex.milojevic@brampton.ca, 905-874-2750 ext. 62332

Report Number: Brampton Transit-2022-724

Recommendations:

1. THAT the report from Alex Milojevic, General Manager, Transit, dated June 27, 2022, to the Council Meeting of July 6, 2022 re: Transit Electrification Resource Requirements (Report Number Brampton Transit-2022-724, IB.C), be received; and,
2. THAT Council approve three (3) permanent full-time staff to support the electrification program, as outlined in this report, with an estimated impact of approximately \$230,000 for the 2022 fiscal year, which will be funded through savings in the CAO's Emerging Issues operating budget; and
3. THAT the annual operating budget requirement of approximately \$450,000 associated with the three (3) permanent full-time staff, be included in the 2023 operating budget submission, subject to Council approval; and
4. THAT General Manager, Transit, be directed to include other positions that may be identified through the completion of the Zero Emissions Bus Implementation Strategy and Rollout Plan in the 2023 operating budget submission, subject to Council approval.

Overview:

- **With over \$700 million in combined electrification funding and financing confirmed and/or requested towards advancing electrification between now and 2027, staff are recommending a 2022 budget amendment to provide for the initial startup deployment of a dedicated electrification team within Transit, beginning with three FTEs in 2022 and an additional three FTEs in 2023 as described in this report.**

Background:

Canada Infrastructure Bank (CIB) Zero Emission Bus (ZEB) Program:

- On March 29, 2022, with full support of Brampton City Council, the Canada Infrastructure Bank (CIB), Region of Peel, and City of Brampton executed an agreement for the largest municipal transit investment in Canada by the CIB to date.
- During a Special Meeting of Council on March 9, 2022, approval to execute a financial arrangement with the Canada Infrastructure Bank (CIB) was provided via Council resolution CW086-2022.
- As part of this staff report (Brampton Transit-2022-241) there were a number of prerequisite requirements tied to execution of the CIB agreements, including the need for additional staff in order to effectively manage the new zero emission program, including the CIB agreements:

“Resourcing requirements: Given the overall magnitude of the conversion of the transit fleet from existing conventional diesel and diesel-electric hybrid buses to a full ZEB fleet, along with all of the required new electrical infrastructure and retrofits to our existing Clark and Sandalwood Facilities, there is a need to build a team that will focus on Transit’s overall electrification program. This CIB deal is a strong indicator of progression, and this staffing requirement will be brought back to Council as a budget amendment.”

Brampton Transit Electrification Update:

- Additionally, during the regular meeting of Council on May 5, 2022, Council approved the recommendations within report “Transit Bus Electrification Update” (Brampton Transit-2022-427).
- Through approval of this report, Council provided the necessary authority (CW221-2022) for Transit to proceed with detailed implementation planning for the electrification program that will transition the transit fleet from current clean diesel and clean diesel-electric hybrid buses to fully electric zero tailpipe emission buses.
- Also within this report, the need for additional staff required to manage the zero emission program was highlighted as follows:

“With over \$700M in combined electrification funding and financing confirmed and/or requested towards advancing electrification between now and 2027, staff will be reporting to Council with any budget impacts to support the deployment of a dedicated electrification team within Transit”; and,

“Resourcing requirements:

Electrification of the Transit fleet represents the single most significant technological change for bus operations in the history of Brampton Transit. This massive initiative requires an additional technical workforce to bring to fruition. Electrification includes not only the conversion of the existing conventional diesel and diesel-electric hybrid bus fleet to a fully electric zero emission fleet, it also includes significant new electrical infrastructure and retrofits to our existing Clark and Sandalwood Facilities.

With the CIB arrangement now financially closed and ZETF funding applications in queue, BEBs are expected to be in operation through to the earliest 2044. A dedicated team that will focus on Transit's overall electrification program is now required. Staff will present a budget amendment request to Council at a future date."

During this term of Council, Transit – through City Council's leadership and support - has secured more external funding than ever before in its history. New and innovative zero emission bus financing and funding programs are making the electrification transition possible.

These programs will directly help Brampton support the federal government's mandate of reaching 5,000 new zero emission buses and support the purchase of only zero emission buses beginning in 2023.

The electrification program includes, but is not limited to, the following key initiatives:

- Funding
 - Zero Emission Transit Fund (ZETF)
 - Investing in Canada Infrastructure Program (ICIP)
 - Permanent Public Transit Program (PPTP)
 - Permanent Transit Fund (PTF)
- Financing – Canada Infrastructure Bank (CIB)
- New Third Transit Facility + Electrification
- Zero Emission Bus (ZEB) Program:
 - Phase I Trial: Eight Battery Electric Buses (BEBs)
 - Phase II Trial: Ten additional BEB's, Two Hydrogen Fuel Cell Electric Buses (FCEBs), and up to three Diesel Bus Conversions to fully electric.
 - Full fleet transition to zero emission (based on replacement and growth bus needs (which is subject to ridership demands and increased service hours).
- Key Studies (presently underway):
 - Feasibility: CUTRIC Fleet Electrification Feasibility Analysis & Simulation Based Planning Study
 - Implementation: ZEB Implementation Strategy and Rollout Plan
 - Transit 5-Year Business Plan Update (2023-2027)

Current Situation:

As Transit's capital and major infrastructure electrification projects are identified and ultimately funded or financed, there will be requests forthcoming for municipal capital and operating contributions in order to implement and administer these key projects. Such approvals will occur through the regular budget process, or amendments as may be required.

The City is taking maximum advantage of these new programs, for example:

- **Financing** - The Canada Infrastructure Bank (CIB), Region of Peel, and City of Brampton now have an agreement in place for the largest municipal transit investment in Canada by the CIB to date. This is a financing arrangement with CIB for up to \$400M made available to Brampton to finance the higher acquisition costs of up to 450 ZEBs between now and 2027.
- **Funding** - In December 2021, the City submitted a consolidated Expression of Interest (EOI) to INFC under the ZETF for program contribution funding for eight (8) key electrification projects totaling approximately \$395M. With INFC's acceptance of certain projects within this EOI portfolio, Transit is now working with INFC on submitting the full applications for funding consideration.

Electrification of the Brampton Transit fleet represents the most significant change in the history of Brampton Transit. This includes complete transformation of bus operations, fleet maintenance, planning and scheduling, training, and responsibilities tied to complex funding and financial agreements with the federal and provincial governments.

Given the now current status of the electrification initiative additional technical workforce is required immediately to bring to the zero emission bus program to fruition.

Electrification includes not only the conversion of the existing conventional clean diesel and clean diesel-electric hybrid bus fleet to a fully electric zero emission fleet, it also includes significant new electrical infrastructure and retrofits to our existing Clark and Sandalwood Facilities and installation of additional on-street chargers.

With the CIB arrangement now financially closed and ZETF funding applications in queue, BEBs are expected to be in operation through to the earliest 2044.

Dedicated Electrification Program Team:

A dedicated team that will focus on Transit's overall electrification program is now required in order to sustain the work being generated within this revolutionary portfolio. There is an immediate need to now advance these core resources, in a phased approach into 2023, to effectively plan and manage this program.

In order to sustain the current workload in this portfolio, through this report, staff are recommending a budget amendment to support an immediate increase to the 2022 Transit full-time complement for an initial three (3) positions required under the zero emission bus program. For the three positions required in 2022, annualized costs have been estimated at approximately \$450K (inclusive of salary, fringe benefits, WSIB, and non-labour (e.g. computer cost, etc.)). With phased onboarding of these three initial positions beginning in fall of 2022, the estimated financial impact is approximately \$230K from September 2022 until the anticipated approval of the 2023 operating budget in late Q1 2023.

The subsequent requirement of three additional resources will be included in Transit's 2023 operating budget, bringing the total to six new positions for the electrification team between now and 2023.

Corporate Implications:

Financial Implications:

The recommendations in this report require three (3) permanent full-time staff, at a cost of approximately \$450,000 annually (inclusive of benefits and WSIB). Should Council approve this report, staff will include this amount in the 2023 operating budget submission, subject to Council approval.

The 2022 fiscal year impact of approving the recommendations in this report are anticipated to be approximately \$230,000. Given the unprecedented diesel fuel rates and despite the significant savings expected in the Transit labour budget, staff do not currently anticipate sufficient savings in the Transit department to offset this pressure. However, staff have identified savings in the CAO's Emerging Issues operating budget and agreed to maintain these savings for the remainder of 2022, which provides sufficient funding in the 2022 approved operating budget to proceed with the recommendations in this report.

Other Implications:

Human Resources:

The job descriptions for the three new positions in 2022 are drafted and ready for scoping and evaluation by Compensation. Recruitment for these positions will comply with the Recruiting and Retaining Top Talent Policy. Upon successful completion of the recruitment process, the successful candidates will be paid in accordance with the Salary Administration Policy.

Term of Council Priorities:

Transitioning to a green and sustainable transit fleet through electrification supports the Brampton 2040 Vision and the 2019-2022 Term of Council Priorities, which established

commitments to improve transit, implement a green framework for sustainable growth, and lead in environmental innovation. Transit electrification builds on Council's Climate Emergency declaration in support of building a Green City, and helps to achieve the goals established by the Government of Canada including the ultimate goal of becoming net zero emissions by 2050.

As Transit accounts for almost 71% of the Corporate City of Brampton GHG emissions¹, the electrification of the transit fleet will significantly contribute to reducing the City of Brampton's GHGs, in keeping with the City's established corporate reduction targets:

- Short-term: 20% GHG emission reduction target by 2024.
- Long term: targets to achieve GHG emission reductions of 30% in 2030 and 80% in 2050.

A well-connected environmentally sustainable transit network is critical to building Brampton's position on Canada's Innovation Corridor, and these zero emission electric bus initiatives will continue to drive more Brampton innovation to the Corridor, while continuing to position Brampton Transit as a leader in sustainable transportation and Brampton as a Green City.

Conclusion:

Supporting Brampton's electrification program capital and planning needs there is currently now over \$700 million dollars in combined funding and financing approved through various senior levels of government. An additional \$400 million dollars is anticipated based on future eligible funding and financing currently available within existing federal policy mandates from now until 2029.

With the above investments in Brampton Transit's fleet electrification now in place, staff are progressing work through the ZEB Implementation Strategy and Rollout Plan with CUTRIC and Infrastructure Canada.

The transition to a fully electric fleet represents a major change to Brampton Transit and now requires the necessary resources to effectively manage this new portfolio. This includes the administrative requirements, funding and financing considerations, timeframe for implementation, and development of key strategic partnerships for the design, build, funding/financing, operation, and maintenance of electrical infrastructure required to sustain a fully electric zero tailpipe emission transit fleet. Brampton Transit continues to be recognized in North America as a leader in the new era of electric zero emission public transit.

¹ Based on the 2018 data; City of Brampton Community Energy & Emissions Reduction Plan (CEERP) and Environmental Master Plan Refresh (Brampton Grow Green).

Authored by:

Ivana Tomas

Director, Transit Services

Approved by:

Alex Milojevic

General Manager, Transit



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, June 6, 2022

- Members Present:**
- Regional Councillor M. Medeiros - Wards 3 and 4
 - Regional Councillor P. Fortini - Wards 7 and 8
 - Regional Councillor R. Santos - Wards 1 and 5
 - Regional Councillor P. Vicente - Wards 1 and 5
 - City Councillor D. Whillans - Wards 2 and 6
 - City Councillor J. Bowman - Wards 3 and 4
 - City Councillor H. Singh - Wards 9 and 10
 - Regional Councillor G. Dhillon - Wards 9 and 10
 - Mayor Patrick Brown (ex officio)
- Members Absent:**
- Regional Councillor M. Palleschi - Wards 2 and 6 (personal)
 - City Councillor C. Williams - Wards 7 and 8 (personal)
- Staff Present:**
- Allan Parsons, Director, Development Services, Planning, Building and Economic Development
 - Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
 - Jeffrey Humble, Manager, Policy Planning
 - 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
 - Paul Morrison, Acting Chief Administrative Officer
 - Sameer Akhtar, City Solicitor
 - Peter Fay, City Clerk
 - Charlotte Gravlev, Deputy City Clerk
 - Tammi Jackson, Legislative Coordinator

1. **Call to Order**

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: Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Medeiros (Chair), City Councillor Bowman, Regional Councillor Fortini, Regional Councillor Dhillon, City Councillor Singh and City Councillor Whillans.

Members absent during roll call: City Councillor Williams (personal); Regional Councillor Palleschi (personal).

The meeting was called to order at 7:02 p.m., and adjourned at 10:35 p.m.

2. **Approval of Agenda**

PDC102-2022

That the agenda for the Special Planning and Development Committee Meeting of June 6, 2022 be approved as amended:

To add:

- 9.1. Discussion at the request of Councillor Fortini re: **The New Brampton Plan**

To defer:

- 7.2 Staff report re: **Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10**, to the meeting of June 20, 2022 Planning and Development Committee.

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

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, agenda items will no longer be pre-marked for Consent Motion approval. The Meeting Chair will review the relevant agenda items during this section of the meeting to allow Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

The following items listed with a caret (^) were considered to be routine and non-controversial by the Committee and were approved at one time.
(7.1, 8.1, 8.2)

The following motion was considered:

PDC103-2022

That the following items to the Planning and Development Committee Meeting of June 6, 2022, be approved as part of the Consent Motion:

(7.1, 8.1, 8.2)

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

Yea (8): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, City Councillor Bowman, City Councillor Singh, and Regional Councillor Dhillon

Absent (3): Regional Councillor Palleschi - Wards 2 and 6 (personal), City Councillor Williams - Wards 7 and 8 (personal), and Mayor Patrick Brown

Carried (8 to 0)

5. Statutory Public Meeting Reports

5.1 Staff report re: City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45

Neil Chadda, Policy Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, design details, official plan designations, secondary plan designation, block plan designation, zoning by-law and zoning by-law amendment, issues/opportunities and next steps.

Items 6.1 and 11.1 were brought forward at this time.

The order of speakers was varied with committee approval.

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Deepi Purba, Brampton Resident
2. Jasbir Singh, Brampton Resident
3. Vipul Shah, Brampton Resident
4. Kuljit Singh Janjua, Brampton Resident
5. Dezi Yang, Brampton Resident
6. Teghbir Singh Kairon, Brampton Resident
7. Rohit Airriderz, Brampton Resident
8. Samir Shah, Brampton Resident
9. Weiguo Xie, Brampton Resident
10. Amy Chen, Brampton Resident
11. Charanjit S. Khaira, Brampton Resident
12. Nash Jeevraj, Brampton Resident
13. Manvir Dulai, Brampton Resident
14. Dan Zakovitz, Brampton Resident
15. Satinder Malhotra, Brampton Resident
16. Mandeep Singh Kochar, Brampton Resident
17. Vikas Hanrou, Brampton Resident
18. Tushar Mahendra, Brampton Resident
19. Manesh Patel, Brampton Resident
20. Paramjit Chahal, Brampton Resident
21. Meetu Mahendra, Brampton Resident
- 22 Sharon Zhang, Brampton Resident
23. Sally Fasulo, Brampton Resident

24. Gagan Tantry, Brampton Resident

David Gu, Zhong Zhao, James Xia, Gracie, Owen Huang, Ishleen Kambo, Sandeep Mamgain, Brampton Residents were not in attendance at the meeting.

In response to questions from the Committee, staff provided information regarding next steps and advised additional information would be outlined in the recommendation report.

The following correspondence was acknowledged by Committee:

1. Mahesh Lad, Brampton Resident, dated May 17, 2022
2. Dezi Yang, Brampton Resident, dated May 23 and May 25, 2022
3. Zhong Zhao, Brampton Resident, dated May 26, 2022
4. Amy Chen, Brampton Resident, received May 27, 2022
5. Owen Huang, Brampton Resident, dated May 28, 2022
6. Kuljit Singh Janjua, Brampton Resident, dated May 30, 2022
7. Marshall Smith, Senior Planner, KLM Planning Partners Inc., dated May 30, 2022
8. Jasbir Singh, Brampton Resident, dated May 30, 2022
9. Marshall Smith, Senior Planner, KLM Planning Partners Inc., dated May 30, 2022
10. Jackie and Danny Cheisa, Brampton Residents, dated May 30, 2022
11. Nazima & Dinesh Wadhwani, Brampton Resident, dated May 30, 2022

The following motion was considered.

PDC104-2022

1. That the staff report re: **City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 - Ward 5**, to the Planning and Development Committee meeting of June 06, 2022, be received.
2. That Planning, Building and Economic Development Department staff be directed to report back to Planning & Development Services Committee with the results of the Public Meeting and a staff recommendation; and,
3. That the following delegations re: **City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 - Ward 5**, to the Planning and Development Committee Meeting of June 6, 2022, be received:

1. Deepi Purba, Brampton Resident
2. Jasbir Singh, Brampton Resident
3. Vipul Shah, Brampton Resident
4. Kuljit Singh Janjua, Brampton Resident
5. Dezi Yang, Brampton Resident
6. Teghbir Singh Kairon, Brampton Resident
7. Rohit Airriderz, Brampton Resident
8. Samir Shah, Brampton Resident
9. Weiguo Xie, Brampton Resident
10. Amy Chen, Brampton Resident
11. Charanjit S. Khaira, Brampton Resident
12. Nash Jeevraj, Brampton Resident
13. Manvir Dulai, Brampton Resident
14. Dan Zakovitz, Brampton Resident
15. Satinder Malhotra, Brampton Resident
16. Mandeep Singh Kochar, Brampton Resident
17. Vikas Hanrou, Brampton Resident
18. Tushar Mahendra, Brampton Resident
19. Manesh Patel, Brampton Resident
20. Paramjit Chahal, Brampton Resident
21. Meetu Mahendra, Brampton Resident
- 22 Sharon Zhang, Brampton Resident
23. Sally Fasulo, Brampton Resident
24. Gagan Tantry, Brampton Resident

4. That the following correspondence re: **City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 - Ward 5**, to the Planning and Development Committee Meeting of June 6, 2022, be received:

1. Mahesh Lad, Brampton Resident, dated May 17, 2022

2. Dezi Yang, Brampton Resident, dated May 23 and May 25, 2022
3. Zhong Zhao, Brampton Resident, dated May 26, 2022
4. Amy Chen, Brampton Resident, received May 27, 2022
5. Owen Huang, Brampton Resident, dated May 28, 2022
6. Kuljit Singh Janjua, Brampton Resident, dated May 30, 2022
7. Marshall Smith, Senior Planner, KLM Planning Partners Inc., dated May 30, 2022
8. Jasbir Singh, Brampton Resident, dated May 30, 2022
9. Marshall Smith, Senior Planner, KLM Planning Partners Inc., dated May 30, 2022
10. Jackie and Danny Cheisa, Brampton Residents, dated May 30, 2022
11. Nazima & Dinesh Wadhwani, Brampton Resident, dated May 30, 2022

Carried

- 5.2 Staff report re: Application to Amend the Zoning By-law, 2820453 Ontario Inc. – Candevcon Limited, 0 Old Castlemore Road (North side of Old Castlemore Road, between Clarkway Drive and Highway 50) - Ward 10 (File: OZS-2022-0020)

Andrew Ramsammy, Policy Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, design details, official plan designations, secondary plan designation, block plan designation, zoning by-law and zoning by-law amendment, issues/opportunities and next steps.

P. Fay, City Clerk, confirmed that no delegation requests or correspondence was received for this item.

The following motion was considered.

PDC105-2022

1. That the staff report re: Application to Amend the Zoning By-law, **Candevcon Limited – 2820453 Ontario Inc., 0 Old Castlemore Road – Ward 10 (City**

File: OZS-2022-0020), dated May 16, 2022 to the Planning and Development Committee Meeting of June 6, 2022 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.

Carried

- 5.3 Staff report re: Application for a Temporary (3 years) Use Zoning By-law Amendment, 2458171 Ontario Inc. – Blackthorn Development Corp, 3420 Queen Street East - Ward 8 (City File OZS-2022-0022)

Elaha Safi, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, design details, official plan designations, secondary plan designation, block plan designation, zoning by-law and zoning by-law amendment, issues/opportunities and next steps.

P. Fay, City Clerk, confirmed that no delegation requests or correspondence was received for this item.

The following motion was considered.

PDC106-2022

1. That the staff report re: **Application for a Temporary Use Zoning By-law Amendment, 2458171 Ontario Inc. – Blackthorn Development Corp., 3420 Queen Street East, Ward 8 (City File OZS-2022-0022)**, dated April 28, 2022 to the Planning and Development Committee Meeting of June 6, 2022, 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 completion of circulating the application and a comprehensive evaluation of the proposal.

Carried

5.4 Staff report re: Application to Amend the Official Plan and the Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 277 Vodden Street North - Ward 5 (File: OZS-2022-0001)

Carmen Caruso, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, design details, official plan designations, secondary plan designation, block plan designation, zoning by-law and zoning by-law amendment, issues/opportunities and next steps.

Items 6.2 and 11.2 was brought forward at this time.

Mark Hamidi, Akua Appiah, Ruth and Wendy Lataille, Brampton Residents, listed on the agenda to delegate, were not in attendance at the meeting.

Audric Montuno, Brampton Resident was in attendance and withdrew his delegation.

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Richard Domes, Gagnon Walker Domes Ltd.
2. Jonelle Alleyne, Brampton Resident
3. Antonella Faso and Roberto Faso, Brampton Residents,
4. Max Morrow and Amity Lam, Brampton Residents
5. Wendy Bouchard, Brampton Resident

The following correspondence was acknowledged by Committee:

1. Debbie Desrocher, Brampton Resident, dated May 17, 2022
2. Lisa Gerrie , Brampton Resident, dated May 24, 2022
3. Michelle Sewell, Brampton Resident, dated April 8, 2022
4. Akua Appiah, Brampton Resident, dated May 17, 2022
5. Lucas Girouard, Brampton Resident, dated May 24, 2022
6. Mike Ner, Brampton Resident, dated May 22, 2022
7. Elisabeta Ramona Sorbun, Brampton Resident, dated May 24, 2022
8. Rob and Sue Simpson, Brampton Residents, dated May 26, 2022
9. Steve Hotchkiss, Brampton Resident, dated May 19, 2022

10. Kaitlyn Streeter, Brampton Resident, dated May 16, 2022
11. Jose Maria Paredes, Brampton Resident, dated May 29, 2022
12. Max Morrow and Amity Lam, Brampton Residents, dated May 27, 2022
13. Denise Choo Son, Brampton Resident, dated May 30, 2022
14. Karla Bravo, Brampton Resident, dated May 31, 2022
15. Corinne Campbell, Brampton Resident, dated May 31, 2022
16. Cheryl Stewart, Brampton Resident, dated May 31, 2022
17. Harikrishan Bihal, Brampton Resident, dated May 31, 2022
18. Linda Beard, Brampton Resident, dated May 31, 2022
19. Debbie Caswell, Brampton Resident, dated May 31, 2022
20. Julie Robinson, Brampton Resident, dated June 1, 2022
21. Elijah Chand, Brampton Resident, dated June 1, 2022
22. Randy Bygrave, Brampton Resident, dated May 31, 2022
23. Lee-Ann Cowan, Brampton Resident, dated June 2, 2022

In response to questions from the Committee, staff provided information regarding the rational behind the reduction in parking spaces with new developments.

The following motion was considered.

PDC107-2022

1. That the staff report re: **Application to Amend the Official Plan and the Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1 (File: OZS-2022-0001)**, to the Planning and Development Committee Meeting of June 6, 2022, 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 correspondence re: **Application to Amend the Official Plan and the Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1 (File: OZS-2022-0001)**, to the Planning and Development Committee Meeting of June 6, 2022, be received:

1. Debbie Desrocher, Brampton Resident, dated May 17, 2022
 2. Lisa Gerrie , Brampton Resident, dated May 24, 2022
 3. Michelle Sewell, Brampton Resident, dated April 8, 2022
 4. Akua Appiah, Brampton Resident, dated May 17, 2022
 5. Lucas Girouard, Brampton Resident, dated May 24, 2022
 6. Mike Ner, Brampton Resident, dated May 22, 2022
 7. Elisabeta Ramona Sorbun, Brampton Resident, dated May 24, 2022
 8. Rob and Sue Simpson, Brampton Residents, dated May 26, 2022
 9. Steve Hotchkiss, Brampton Resident, dated May 19, 2022
 10. Kaitlyn Streeter, Brampton Resident, dated May 16, 2022
 11. Jose Maria Paredes, Brampton Resident, dated May 29, 2022
 12. Max Morrow and Amity Lam, Brampton Residents, dated May 27, 2022
 13. Denise Choo Son, Brampton Resident, dated May 30, 2022
 14. Karla Bravo, Brampton Resident, dated May 31, 2022
 15. Corinne Campbell, Brampton Resident, dated May 31, 2022
 16. Cheryl Stewart, Brampton Resident, dated May 31, 2022
 17. Harikrishan Bihal, Brampton Resident, dated May 31, 2022
 18. Linda Beard, Brampton Resident, dated May 31, 2022
 19. Debbie Caswell, Brampton Resident, dated May 31, 2022
 20. Julie Robinson, Brampton Resident, dated June 1, 2022
 21. Elijah Chand, Brampton Resident, dated June 1, 2022
 22. Randy Bygrave, Brampton Resident, dated May 31, 2022
 23. Lee-Ann Cowan, Brampton Resident, dated June 2, 2022
-
4. That the following delegations re: **Application to Amend the Official Plan and the Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 227 Voddan Street East, Ward 1 (File: OZS-2022-0001)**, to the Planning and Development Committee Meeting of June 6, 2022, be received:

1. Richard Domes, Gagnon Walker Domes Ltd.
2. Jonelle Alleyne, Brampton Resident
3. Antonella Faso and Roberto Faso, Brampton Residents,
4. Max Morrow and Amity Lam, Brampton Residents
5. Wendy Bouchard, Brampton Resident

Carried

5.5 Staff report re: Application to Amend the Zoning By-law - IBI Group – Peel Housing Corporation, 10 Knightsbridge Road, Ward 7, File: OZS-2022-0018

Items 6.3 and 11.3 were brought forward at this time.

Alex Sepe, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, design details, official plan designations, secondary plan designation, block plan designation, zoning by-law and zoning by-law amendment, issues/opportunities and next steps.

Amy Shepherd, Associate, Manager, Planning, IBI Group, provided a brief overview of Peel Housing Corporation at 10 Knightsbridge Road in Ward 7.

P. Fay, City Clerk, confirmed that no public delegation requests were received for this item.

The following correspondence was acknowledged by Committee:

1. Dr. Michael J. Hardy, Brampton Resident, dated May 26, 2022
2. Alice Dymment, Brampton Resident, dated May 16, 2022
3. Sharon Baker, Brampton Resident, dated May 14, 2022
4. Leonora Stante, Brampton Resident, dated May 31, 2022
5. Susan May, Brampton Resident, dated May 27, 2022

The following motion was considered.

PDC108-2022

1. That the staff report re: **Application to Amend the Zoning By-law. (To permit a third, twenty-storey (20) apartment building, consisting of 200 units, one level of underground parking and outdoor amenity space), IBI Group – Peel Housing Corporation, 10 Knightsbridge Road, Ward 7, (File:**

OZS-2022-0018), to the Planning and Development Committee Meeting of June 6th, 2022, be received; and,

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

3. That the following delegation from Amy Shepherd, Associate, Manager, Planning, IBI Group, re: **Application to Amend the Zoning By-law. (To permit a third, twenty-storey (20) apartment building, consisting of 200 units, one level of underground parking and outdoor amenity space), IBI Group – Peel Housing Corporation, 10 Knightsbridge Road, Ward 7, (File: OZS-2022-0018)**, to the Planning and Development Committee Meeting of June 6, 2022, be received.

4. That the following correspondence re: **Application to Amend the Zoning By-law. (To permit a third, twenty-storey (20) apartment building, consisting of 200 units, one level of underground parking and outdoor amenity space), IBI Group – Peel Housing Corporation, 10 Knightsbridge Road, Ward 7, (File: OZS-2022-0018)**, to the Planning and Development Committee Meeting of June 6, 2022, be received:

1. Dr. Michael J. Hardy, Brampton Resident, dated May 26, 2022
2. Alice Dymont, Brampton Resident, dated May 16, 2022
3. Sharon Baker, Brampton Resident, dated May 14, 2022
4. Leonora Stante, Brampton Resident, dated May 31, 2022
5. Susan May, Brampton Resident, dated May 27, 2022

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegations re: Proposed Amendment to the Credit Valley Secondary Plan (Area 45) - Ward 5

Dealt with under Item 5.1 - Recommendation PDC104-2022

- 6.2 Delegations re: Application to Amend the Official Plan and the Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 277 Vodden Street North - Ward 5 (File: OZS-2022-0001)

Dealt with under Item 6.2 - Recommendation PDC107-2022

- 6.3 Delegation re: Application to Amend the Zoning By-law - IBI Group – Peel Housing Corporation, 10 Knightsbridge Road, Ward 7, File: OZS-2022-0018

Dealt with under Item 5.5 - Recommendation PDC108-2022

7. Staff Presentations and Planning Reports

- 7.1 ^ Staff report re: Application to Amend the Zoning By-law, and Draft Plan of Subdivision, KLM PLANNING PARTNERS INC. - 2511362 ONTARIO INC., west side of Cliffside Drive, south of Embleton Road;

The following motion was considered.

PDC109-2022

1. That the report re: **Application to Amend the Zoning By-law, and Draft Plan of Subdivision (To permit 19 residential lots, a Natural Heritage System/Open Space block, and a public road) KLM PLANNING PARTNERS INC. - 2511362 ONTARIO INC., west side of Cliffside Drive, south of Embleton Road; Part of lot 5 Con 5, WHS Chinguacousy; 27 Cliffside Drive, City of Brampton, Ward: 6, (Files: C05W05.009)**, to the Planning and Development Committee Meeting of June 06, 2022 be received; and,
2. That the application to amend the Zoning By-law, and Proposed Draft Plan of Subdivision, submitted by KLM Planning Partners Inc. on behalf of 2511362 Ontario Inc., Ward: 6, (Files: C05W05.009 & 21T-17016B), be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan for the reasons set out in this report; and,
3. That the amendments to the Zoning By-law in general accordance with by-law attached as Appendix 10 of this report be adopted.

Carried

- 7.2 Staff report re: Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10

Under Approval of the Agenda this item was deferred to the meeting of the June 20, 2022 Planning and Development Committee.

8. Committee Minutes

- 8.1 ^ Minutes - Brampton Transit Advisory Committee - May 9, 2022

The following motion was considered.

PDC110-2022

That the Minutes of Brampton Transit Advisory Committee meeting of May 9, 2022, Recommendations BTAC0001-2022 - BTAC0003-2022, to the Planning and Development Committee Meeting of June 6, 2022, be approved as published and circulated.

The recommendations were approved as follows:

BTAC001-2022

That the agenda for the Transit Advisory Committee Meeting of May 9, 2022, be approved, as amended.

BTAC002-2022

That the presentation by Alex Milojevic, General Manager, Transit, re: Transit Advisory Committee Presentation, to the Transit Advisory Committee meeting of May 9, 2022 be received.

BTAC003-2022

That the Brampton Transit Advisory Committee do now adjourn.

Carried

- 8.2 ^ Brampton Heritage Board - Summary of Recommendations - May 17, 2022

The following motion was considered.

PDC111-2022

That the Minutes of Brampton Heritage Board meeting of May 17, 2022, Recommendations HB028-2022 - HB036-2022, to the Planning and Development Committee Meeting of June 6, 2022, be approved as published and circulated.

The recommendations were approved as follows:

HB028-2022

That the agenda for the Brampton Heritage Board meeting of May 17, 2022 be approved, as printed and circulated.

HB029-2022

1. That the report by Harsh Padhya, Heritage Planner, re: 1030 Queen Street West – Heritage Impact Assessment (HE.x 1030 Queen Street West) be received; and,
2. That the Heritage Impact Assessment, dated, February 15, 2022 prepared by MW Hall Corporation, attached as Appendix A to this report be received and that the recommendations for the relocation of listed heritage property and mitigation options contained therein, be approved.

HB030-2022

1. That the report by Harsh Padhya, Heritage Planner, re: 2054 Embleton Road – Heritage Impact Assessment – Ward 6 (HE.x 2054 Embleton Road), to the Brampton Heritage Board Meeting of May 17, 2022, be received;
2. That the Heritage Impact Assessment, dated, January 25, 2021 prepared by Cushing Design Group and reviewed by Letourneau Heritage Consulting Inc. (LHC), attached as Appendix A to this report be received and that the recommendations for the demolition of listed heritage property and mitigation options contained therein, be approved; and,
3. As a condition of the City issuing a demolition permit, the owner must submit design drawings for the proposed house and an addendum to the HIA that addresses how the new design maintains and supports the character of the area.

HB031-2022

1. That the report by Harsh Padhya, Heritage Planner, re: 69 Main Street South (formerly known as 67 Main Street South) – Heritage Permit and Heritage Impact Assessment – Ward 3 (HE.x 67 Main Street South), to the Brampton Heritage Board Meeting of May 17, 2022, be received;
2. That the Heritage Impact Assessment, dated, May 3 2022 prepared by MW Hall Corporation, attached as Appendix A to this report be received and that the recommendations and mitigation options contained therein, and additional recommendations put forward by Heritage staff at the City of Brampton, be approved; and,
3. That the Heritage Permit dated March 1, 2022 submitted by Jagdip S. Barmi, Barmi Architect, for the addition to the designated heritage property at 69 Main Street South be approved in accordance with section 33 of the Ontario Heritage Act, to permit two-storey contemporary addition to an existing gothic revival house. The addition will be used as a pool house and guest quarters. Proposal includes creation of a courtyard with a swimming pool, as described in the

heritage permit application attached as Appendix B to this report, be approved.

HB032-2022

1. That the report from Shelby Swinfield, Heritage Planner, dated May 12, 2022, to the Brampton Heritage Board Meeting of May 17, 2022, regarding the Heritage Impact Assessment –199, 203, 205, 207-209, 215-217, and 219-221 Main Street North, 34, 38, 42, and 44 Thomas Street, and 4 Market Street, City of Brampton, Ontario dated May 11, 2022 be received;
2. That the Heritage Impact Assessment titled, dated May 11, 2022 be deemed to be complete in accordance with the City's Terms of Reference;
3. That in the event that any or all buildings on the property municipally known as 219/221 Main Street North (including the main dwelling, garage, and dollhouse) are intended to come under public ownership, the development proponent be responsible for the cost of relocation, foundation creation, and servicing of the building(s); and,
4. That if a new owner can be found for the buildings on the property municipally known as 219/221 Main Street North, Designation under Part IV of the Ontario Heritage Act will be required upon relocation of the structure(s) to the new site(s) and that the purchaser will not object to the Designation at that time.

HB033-2022

That the discussion at the request of Keba Tamara Thomas, Member, re: Inclusion of Land Acknowledgement to Agendas to recognize First Nations history in Peel, be deferred to the Brampton Heritage Board meeting of September 21, 2022 for further consideration be received.

HB034-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated May 10, 2022, to the Brampton Heritage Board Meeting of May 17, 2022, regarding the Heritage Plaque Ceremony – Request for Funds from the Brampton Heritage Board be received; and
2. That City of Brampton Heritage Staff respectfully request \$3,000 (three-thousand dollars) from the Brampton Heritage Board annual budget to fund the 2022 Heritage Plaque Ceremony.
 - a. At present the catering for the event is estimated to cost \$2,475.00 and the venue is estimated to cost \$420.00.
 - b. An approximate 5% contingency is factored into the overall fund request to cover unforeseen costs related to the venue and the catering.
 - c. The City of Brampton Heritage Department will cover any other costs associated with the planning of this event.

HB035-2022

1. That the report by Harsh Padhya, Heritage Planner, re: Preliminary Heritage Building Protection Plan for 2591 Bovaird Drive West (Robert Currie Farmhouse)

– Ward 6 (HE.x 2591 Bovaird Drive West), to the Brampton Heritage Board meeting of May 17, 2022, be received; and;

2. That the report title Preliminary Heritage Building Protection Plan for 2591 Bovaird Drive West dated April 25, 2022 prepared by Letourneau Heritage Consulting Inc. (LHC) attached as Appendix A, and one of the recommendations to explore the possibility of integrating the Barn at 2591 Bovaird Dr. W. with the Barn Reconstruction at Historic Bovaird House, be received.

HB036-2022

That the Brampton Heritage Board meeting do no adjourn to meet again on June 21, 2022.

Carried

9. Other Business/New Business

9.1 Discussion at the request of Councillor Fortini re: The New Brampton Plan

Councillor Fortini inquired on the status of the Brampton Official Plan and the alignment of the Council approved Minister Zoning Orders (MZOs) with the new Official Plan.

Staff advised that the new Official Plan will be presented at the Council meeting on July 5, 2022 for approval and clarified the process following Council approved Ministerial Zoning Orders (MZOs), noting that, once approved the MZOs take precedence over the Official Plan. Staff added that some of the MZOs are not consistent with the Regional Official Plan, and the Brampton Official Plan needs to comply with the Regional Plan. Discussions are continuing with Regional staff to work out any remaining issues relating to the MZOs. Staff reiterated that the MZOs supersede both the Regional and Brampton Official Plan.

10. Referred/Deferred Matters

Nil

11. Correspondence

11.1 Correspondence re: Proposed Amendments to the Credit Valley Secondary Plan (Area 45)

Dealt with under Item 4.1 - Recommendation PDC104-2022

- 11.2 Correspondence re: Application to Amend the Official Plan and the Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 277 Vodden Street North - Ward 5 (File: OZS-2022-0001)

Dealt with under Item 5.4 - Recommendation PDC107-2022

- 11.3 Correspondence re: Application to Amend the Zoning By-law. . IBI Group – Peel Housing Corporation, 10 Knightsbridge Road, Ward 7, File: OZS-2022-0018

Dealt with under Item 5.5 - Recommendation PDC108-2022

12. **Councillor Question Period**

Nil

13. **Public Question Period**

Nil

14. **Closed Session**

Nil

15. **Adjournment**

The following motion was considered.

PDC112-2022

That Planning and Development Committee do now adjourn to meet again on Monday, June 20, 2022, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Committee of Council

The Corporation of the City of Brampton

Wednesday, June 8, 2022

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 Regional Councillor P. Fortini City Councillor H. Singh Regional Councillor G. Dhillon
Members Absent:	City Councillor Williams (personal)
Staff Present:	Paul Morrison, Interim Chief Administrative Officer Marlon Kallideen, Commissioner, Community Services Jason Schmidt-Shoukri, Commissioner, Planning, Building and Economic Development Diana Soos, Commissioner, Legislative Services Cynthia Ogbarmey-Tetteh, Acting Commissioner, Corporate Support Services Mike Parks, Acting Commissioner, Public Works and Engineering Bill Boyes, Fire Chief, Fire and Emergency Services Vincent Rodo, Acting General Manager, Brampton Transit Peter Fay, City Clerk Charlotte Gravlev, Deputy City Clerk Sonya Pacheco, Legislative Coordinator

1. Call to Order

The meeting was called to order at 9:30 a.m., recessed at 12:35 p.m., reconvened at 1:20 p.m. and adjourned at 4:27 p.m.

As this meeting of Committee of Council was conducted with electronic and in-person 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, Regional Councillor Fortini, City Councillor Singh and Regional Councillor Dhillon

Members absent during roll call: City Councillor Williams (personal)

2. Approval of Agenda

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

At the request of Committee, the motion to approve the agenda, as amended to add new business items, was split and voted on as follows:

To Add:

6.9. Delegation from Benat Mariyanayagam, Brampton Tamil Association, re: Tamil Memorial Genocide Monument Design and Location

8.2.5. Staff Report re: Tamil Memorial Genocide Monument Design and Location

A recorded vote was requested and the motion carried, with a two-thirds majority vote achieved:

Yea (10): Mayor Patrick Brown, Regional Councillor Santos, Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, Regional Councillor Medeiros, City Councillor Bowman, Regional Councillor Fortini, City Councillor Singh, and Regional Councillor Dhillon

Absent (1): City Councillor Williams

Carried (10 to 0)

To Add:

6.10. Delegation from Remedie Brar and Gurneer Dhillon (Kisaan Union),
Brampton residents, re: Mural for Sidhu Moosewala

8.3.2. Discussion Item at the request of Regional Councillor Dhillon, re:
Mural for Sidhu Moosewala

A recorded vote was requested and the motion carried, with a two-thirds
majority vote achieved:

Yea (10): Mayor Patrick Brown, Regional Councillor Santos, Regional
Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi,
Regional Councillor Medeiros, City Councillor Bowman, Regional Councillor
Fortini, City Councillor Singh, and Regional Councillor Dhillon

Absent (1): City Councillor Williams

Carried (10 to 0)

To Add:

8.3.2. *Discussion at the request of Regional Councillor Fortini, re: Canada
Day*

8.3.3. *Discussion at the request of City Councillor Bowman, re: Windstorm
Clean-up*

11.3.2. *Discussion at the request of Regional Councillor Fortini, re:
Remaining Meetings of Council and Committees*

11.3.3. *Discussion at the request of Regional Councillor Medeiros, re:
Employee Code of Conduct*

11.3.4. *Discussion at the request of City Councillor Bowman, re: Quiet Zones*

12.3.1. *Discussion at the request of Regional Councillor Fortini, re: Williams
Parkway Resurfacing*

*A recorded vote was requested and the motion lost, as the two-thirds majority
vote was not achieved:*

*Yea (5): City Councillor Whillans, Regional Councillor Medeiros, City
Councillor Bowman, Regional Councillor Fortini, and Regional Councillor
Dhillon*

Nay (5): Mayor Brown, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Palleschi, and City Councillor Singh

Absent (1): City Councillor Williams

Lost (5 to 5)

The motion was considered and voted on as follows.

CW283-2022

That the agenda for the Committee of Council Meeting of June 8, 2022 be approved, as amended, as follows:

To Add:

- 6.9. Delegation from Benat Mariyanayagam, Brampton Tamil Association, re: Tamil Memorial Genocide Monument Design and Location
- 6.10. Delegation from Remedie Brar and Gurneer Dhillon (Kisaan Union), Brampton residents, re: Mural for Sidhu Moosewala
- 8.2.5. Staff Report re: Tamil Memorial Genocide Monument Design and Location
- 8.3.2. Discussion Item at the request of Regional Councillor Dhillon, re: Mural for Sidhu Moosewala

Carried

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

Nil

4. Consent

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

8.2.2, 8.2.3, 11.2.6, 11.2.8, 11.2.10, 11.2.11, 11.2.13, 11.2.14, 12.2.1, 12.2.2, 12.4.1, 15.1, 15.2

The following motion was considered.

CW284-2022

That the following items to the Committee of Council Meeting of June 8, 2022 be approved as part of Consent:

8.2.2, 8.2.3, 11.2.6, 11.2.8, 11.2.10, 11.2.11, 11.2.13, 11.2.14, 12.2.1, 12.2.2, 12.4.1, 15.1, 15.2

A recorded vote was taken, with the results 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, Regional Councillor Fortini , City Councillor Singh, and Regional Councillor Dhillon

Absent (1): City Councillor C. Williams

Carried (10 to 0)

5. Announcements

5.1 Announcement - Brampton Venture Expo - June 16-17, 2022

Presenter: Nabiha Noorani, Marketing and Communications Lead, Ryerson Venture Zone in Brampton

Council Sponsor: Regional Councillor Vicente

Nabiha Noorani, Marketing and Communications Lead, Ryerson Venture Zone in Brampton, announced the Brampton Venture Expo taking place on June 16-17, 2022, provided details regarding the activities and performances scheduled to take place, and encouraged all Members of Council to attend.

5.2 Announcement - Collision Conference - June 20-23, 2022

Presenter: Andrea Williams, Economic Development Coordinator

Council Sponsor: Regional Councillor Medeiros

Andrea Williams, Economic Development Coordinator, announced the Collision Conference taking place on June 20-23, 2022. Ms. Williams provided an overview of the conference, highlighted Brampton's involvement in the conference, including the Brampton Booth, and outlined the economic opportunities and benefits of this conference. In addition, Ms. Williams provided information relating to the promotion of this event

Regional Councillor Medeiros thanked staff for their efforts, and noted the significance of Brampton being involved in this conference.

5.3 Announcement - Philippines Heritage Month - June 2022

Presenters:

1. Romulo Sinajon, Regional Commander, Knights of Rizal Central Canada Region
2. Ed Lim, President, Brampton Filipino Seniors Club
3. Delfin Palileo, Chapter Commander, KOR Brampton Chapter
4. Mitch Arrojado, President, Federation of Filipino Canadians of Brampton

Council Sponsor: Regional Councillor Santos

Mitch Arrojado, President, Federation of Filipino Canadians of Brampton announced the events taking place during the month of June in celebration of Philippines Heritage Month, provided details on the various events and fundraiser taking place, and thanked The City of Brampton for the naming of Dr. Jose P. Rizal Park in Brampton. Members of Council were encouraged to attend these events and to visit the Carabram Philippines Pavillion at Century Gardens on July 8 to 10, 2022.

In addition, Romulo Sinajon, Regional Commander, Knights of Rizal Central Canada Region, advised Committee that a film regarding the life of Dr. Jose P. Rizal would be aired on television on June 19 and June 26, 2022.

Regional Councillor Santos thanked the delegations for their announcement.

6. **Public Delegations**

6.1 Delegation from Cary Kaplan, Jasper Kujavsky, Mike Rowe, and Karl Hirsh, Development Consortium, re: Proposed Development at the CAA Lands - Cricket Stadium

Cary Kaplan, Jasper Kujavsky, Mike Rowe, and Karl Hirsh, Development Consortium, provided a presentation to Committee titled "Brampton Cricket Stadium Development Project", which included information regarding the Brampton 2040 Vision Alignment, Acumen and Capacity, Cricket Canada, Urgency, Precedent/Benefits of Mixed Use Development, Public Private

Partnership, Taxpayers and Return on Investment, Optimal Location, and Proposal.

Committee discussion on this matter included the following:

- CAA lands valuation
- Growth and popularity of cricket worldwide
- Request for a 60-day exclusive time period to review the proposal with staff
- Urgency of the proposal to potentially host the 2024 World Cup
- Desire to locate the cricket stadium in Brampton
- Transportation concerns in the surrounding area
- Interest in cricket in Brampton
- Multi-purpose use of the proposed cricket stadium, including access by community groups
- Opportunity to attract tournaments and other events to the proposed stadium
- Information regarding the Hamilton Urban Precinct Project
- Role of Cricket Canada in this proposal

The following motion was considered.

CW285-2022

That the delegation from Cary Kaplan, Jasper Kujavsky, Mike Rowe, and Karl Hirsh, Development Consortium, re: **Proposed Development at the CAA Lands - Cricket Stadium**, to the Committee of Council Meeting of June 8, 2022, be received.

Carried

(See Item 8.2.1 - Recommendation CW297-2022)

6.2 Delegation from Robbie Mair, President, EcoTank Canada, re: EcoTank Washer Fluid Dispensers

Robbie Mair, President, EcoTank Canada, provided a presentation to Committee regarding EcoTank Washer Fluid Dispensers, an innovative and eco-friendly solution for refilling windshield washer fluid. Information was provided on the benefits of these dispensers, which included diverting waste from landfills, and

regarding the payment devices, zero cost model with 10% revenue sharing, installation costs and major partners.

Committee discussion on this matter included the opportunity to install these dispensers at City facilities (e.g. parking garages), and the delegation was encouraged to provide this presentation at the Region of Peel and Partners in Project Green.

The following motion was considered.

CW286-2022

That the delegation from Robbie Mair, President, EcoTank Canada, re: **EcoTank Washer Fluid Dispensers**, to the Committee of Council Meeting of June 8, 2022, be **referred** to staff for consideration and a report thereon.

Carried

6.3 Delegation from Ken Spears, VP and General Manager, Boston Scientific, re: Overview of Boston Scientific

Ken Spears, VP and General Manager, Boston Scientific, provided a presentation regarding Boston Scientific, which included information on its new location in Brampton, their mission to improve the lives of Canadian patients, and the Everyone Makes an Impact Celebration Event on June 17, 2022.

Committee thanked the delegation for the presentation and noted the economic benefit of this business in Brampton.

The following motion was considered.

CW287-2022

That the delegation from Ken Spears, VP and General Manager, Boston Scientific, re: **Overview of Boston Scientific**, to the Committee of Council Meeting of June 8, 2022, be received.

Carried

6.4 Delegation Vikram Khurana, CEO, Bhive, re: Update on Bhive Results and Activities

Vikram Khurana, CEO, Bhive, provided a presentation to Committee regarding the Bhive Strategy, and included information regarding strategic planning,

aspirational goals, intake snapshot, sample client portfolio, immigration snapshot and COVID impacts.

Committee discussion took place with respect to the following:

- Similar initiatives in surrounding municipalities
- Impact of more investment in this initiative (e.g. program expansion)
- Federal Government investments
- Link between Bhive and the Innovation District
- Opportunity for homegrown innovations
- Status of immigration applications for start-up visas, including applications from African countries, and advocacy efforts to speed up the processing of these applications
- Possibility of including Bhive start-ups on the City's preferred vendors list
- The need to support local businesses

The following motion was considered.

CW288-2022

That the delegation Vikram Khurana, CEO, Bhive, re: **Update on Bhive Results and Activities**, to the Committee of Council Meeting of June 8, 2022, be **referred** to staff for a report back on options for expansion of the initiative.

Carried

6.5 Delegation from Lilet Raffinan, Business Development Manager, Canadian Blood Services, re: The New Brampton Plasma Centre

Lilet Raffinan, Business Development Manager, Canadian Blood Services, provided a presentation regarding the new Brampton Plasma Donor Centre, which included information on what plasma is and what their protein products are used for, the need for plasma in Canada, the Brampton Plasma Donor Centre Team, the donation process, the immediate need for blood, Brampton Mobiles, and enhanced wellness measures in effect.

Committee Members outlined their support for the new Brampton Plasma Donor Centre.

The following motion was considered.

CW289-2022

That the delegation from Lilet Raffinan, Business Development Manager, Canadian Blood Services, re: **The New Brampton Plasma Centre**, to the Committee of Council Meeting of June 8, 2022, be received.

Carried

- 6.6 Delegation from Steve Sullivan, Director of Victim Services, MADD Canada, re: MADD Canada Ontario Memorial For Victims of Impaired Driving (RM 94/2021)

Item 8.2.4 was brought forward and dealt with at this time.

Steve Sullivan, Director of Victim Services, MADD Canada, addressed Committee with respect to Item 8.2.4, regarding the MADD Canada Ontario Memorial for victims of impaired driving, provided information regarding the supports and services provided by MADD Canada to victims and survivors, and highlighted the importance of such monuments to remember the lives lost. In addition, Steve advised that:

- the unveiling of the monument is targeted to take place in 2023
- MADD Canada supports the location of the monument in Chinguacousy Park
- MADD Canada will work with staff on the monument design
- MADD Canada will be responsible for the installation and maintenance costs for the monument

Committee thanked MADD Canada for selecting the City of Brampton to locate this monument.

The following motion was considered.

CW290-2022

1. That the delegation from Steve Sullivan, Director of Victim Services, MADD Canada, re: **MADD Canada Ontario Memorial For Victims of Impaired Driving (RM 94/2021)**, to the Committee of Council Meeting of June 8, 2022, be received;
2. That the report titled: **MADD Canada Ontario Provincial Monument Location (RM 94/2021)**, to the Committee of Council Meeting of June 8, 2022, be received;

3. That Council provide approval to proceed with MADD Canada's preferred location at Chinguacousy Park and that staff work with MADD Canada on the design of the Monument suitable to the location and space;
4. That staff negotiate a Public Art Site Agreement with MADD Canada, inclusive of MADD assuming all costs related to the monument and ongoing maintenance; and
5. That Council delegate the authority to Commissioner, Community Services to execute such agreement and/or other documents as may be required to implement Council's directions including such terms and conditions as may be satisfactory to the Chief Administrative Officer and in a form acceptable to the City Solicitor or designate.

Carried

- 6.7 Delegation from Emily Rossini, Director of Planning, Real Estate Development, Habitat for Humanity GTA, re: Item 11.2.12 - Habitat for Humanity GTA – Financial Relief Associated for 1524 Countryside Drive and 25 William Street

Item 11.2.12 was brought forward and dealt with at this time.

Emily Rossini, Director of Planning, Real Estate Development, Habitat for Humanity GTA, addressed Committee with respect to report Item 11.2.12, and provided a presentation regarding the request from Habitat for Humanity GTA for financial relief associated with the 1524 Countryside Drive and 25 William Street projects. The presentation included information on the Habitat for Humanity GTA Model, average home prices in Brampton, Brampton development charges and fees, Affordable Housing Incentives Pilot Program, the Habitat GTA Homeownership example, what's needed for Habitat GTA and Halton-Mississauga-Dufferin's success, and highlights of the William Street and Countryside Drive projects.

Committee discussion on this matter included Council's financial support of past Habitat for Humanity projects in Brampton, and questions regarding the differences between the Habitat for Humanity and Brampton Christian Fellowship projects, the latter of which a request for financial support was not approved.

The following motion was considered.

CW291-2022

1. That the delegation from Emily Rossini, Director of Planning, Real Estate Development, Habitat for Humanity GTA, re: **Item 11.2.12 - Habitat for**

Humanity GTA – Financial Relief Associated for 1524 Countryside Drive and 25 William Street, to the Committee of Council Meeting of June 8, 2022, be received; and

2. That the report titled: **Habitat for Humanity GTA – Financial Relief Associated for 1524 Countryside Drive (15 Stacked Townhouses) and 25 William Street (12 Stacked Townhouses)**, to the Committee of Council Meeting of June 8, 2022, be **referred** to the June 15, 2022 City Council Meeting.

Carried

- 6.8 Delegation from David Harmsworth, President, Brampton Concert Band/Jazz Mechanics, re: Item 11.3.1 - ACCIDA Update and Recent Consultant Hiring

David Harmsworth, President, Brampton Concert Band/Jazz Mechanics, addressed Committee to express support for the Arts, Culture and Creative Industry Development Agency (ACCIDA), and highlighted their professionalism, role in the City's Culture Master Plan, accomplishments to date, and the impact of COVID-19. David advised that ACCIDA is still in the development phase and encouraged Members of Council to support this organization and the arts, which are in need of more space. In addition, David thanked Cultural Services staff for their efforts and support.

In response to questions from Committee, David provided information on the efforts by ACCIDA to engage and support all groups in the arts community.

The following motion was considered.

CW292-2022

That the delegation from David Harmsworth, President, Brampton Concert Band/Jazz Mechanics, re: **Item 11.3.1 - ACCIDA Update and Recent Consultant Hiring**, to the Committee of Council Meeting of June 8, 2022, be received.

Carried

- 6.9 Delegation from Benat Mariyanayagam, Brampton Tamil Association, re: Tamil Memorial Genocide Monument Design and Location

Item 8.2.5 was brought forward and dealt with at this time.

Benat Mariyanayagam, Brampton Tamil Association, addressed Committee regarding the matter of the Tamil Genocide Memorial Monument. He provided information with respect to the following:

- Tamil Genocide
- Purpose of the monument to remember and reflect on the Tamil and other genocides and injustices around the world, and to encourage new generations to fight against injustice
- The proposed location and design of the monument
- Expression of thanks to Council for their support of the monument

Committee discussion on this matter included expressions of support for this monument and the Tamil community, and the acknowledgement of support received from other communities.

The following motion was considered.

CW293-2022

1. That the delegation from Benat Mariyanayagam, Brampton Tamil Association, re: **Tamil Memorial Genocide Monument Design and Location**, to the Committee of Council Meeting of June 8, 2022, be received;
2. That the report titled: **Tamil Memorial Genocide Monument Design and Location**, to the Committee of Council Meeting of June 8, 2022, be received;
3. That Council provide approval to proceed with the installation of Brampton Tamil Association's Monument at Chinguacousy Park subject to the revised design;
4. That staff negotiate a Public Art Site Agreement with Brampton Tamil Association, inclusive of Brampton Tamil Association assuming all costs related to the monument fabrication, installation and ongoing maintenance; and
5. That Council delegate the authority to Commissioner, Community Services to execute such agreement and/or other documents as may be required to implement Council's directions including such terms and conditions as may be satisfactory to the Chief Administrative Officer and in a form acceptable to the City Solicitor or designate.

Carried

- 6.10 Delegation from Remedie Brar and Gurneer Dhillon (Kisaan Union), Brampton residents, re: Mural for Sidhu Moosewala

Item 8.3.2 was brought forward and dealt with at this time.

Remedie Brar and Gurneer Dhillon (Kisaan Union), Brampton residents, requested Committee's consideration to approve a mural in honour of Sidhu Moosewala, a successful Punjabi music artist and activist who was recently killed in Punjab, India. The delegations provided background information on Sidhu Moosewala, who arrived in Canada as an international student and began his career in music. They advised that Sidhu Moosewala was an inspiration to many and the community is grieving this loss.

Regional Councillor Dhillon provided further information on Sidhu Moosewala (born Shubdeep Singh Sidhu), including his studies in Brampton and his successful music career in Canada and abroad. He advised that a candlelight vigil held in his honour was attended by thousands of people, and requested Committee's support for a mural and tree dedication in his honour.

The following motions were considered.

CW294-2022

That the delegation from Remedie Brar and Gurneer Dhillon (Kisaan Union), Brampton residents, re: **Mural for Sidhu Moosewala**, to the Committee of Council Meeting of June 8, 2022, be received.

Carried

CW295-2022

1. That Councillor Dhillon, Councillor Singh and City staff be directed to work with the delegation to arrange for the mural development and selection of an appropriate location;
2. That Councillor Dhillon and Councillor Singh arrange and provide funding for the planting of a memorial tree and plaque, from their Councillor budgets, and selection of an appropriate location; and
3. That Sidhu Moosewala be considered for inclusion in the Brampton Walk of Fame.

Carried

7. Government Relations Matters

7.1 Staff Update re: Government Relations Matters

A. Hoffman, Government Relations Specialist, Office of the CAO, provided a presentation, which included information and updates on matters relating to the Regional and Provincial Governments, and on the 2022 AMO Annual General Meeting and Conference, and the FCM Annual Conference and Trade Show 2022.

Committee discussion on this matter included connecting with local MPPs at the AMO Conference and the opportunity to meet with local MPs, given that the AMO conference is being held in the City of Ottawa.

In addition, Regional Councillor Santos highlighted the work of the FCM.

The following motion was considered.

CW296-2022

That the staff update re: **Government Relations Matters**, to the Committee of Council Meeting of June 8, 2022, be received.

Carried

8. Community Services Section

8.1 Staff Presentations

Nil

8.2 Reports

8.2.1 Staff Report re: Budget Amendment and Development Framework for the Multipurpose Cricket Facility – Ward 3 (RM 86/2021)

Committee discussion on this matter included the following:

- Demand for a cricket facility in Brampton
- Request from the Development Consortium for a 60-day exclusive time period to review the proposal for a cricket stadium with staff (See Delegation Item 6.1)
- Request for proposal (RFP) process and timelines (45-day RFP for cricket facility proposals)

- Indication that other municipalities are interested in the cricket stadium proposal

An amendment was introduced to staff recommendation #2 outlined in the subject report, to add the words "within 45 days" to read as follows:

2. That staff proceed with issuing a Request for Pre-Qualification (RFPQ) for a P3 delivery model, within 45 days, for the Multipurpose Cricket Facility;

Further Committee discussion on this matter included the following:

- Impact of the 45-day timeline to prepare the RFPQ and receive viable, quality submissions
- Opinions that the cricket facility project should not be considered in isolation of the redevelopment of the CAA lands and should be considered as one project
 - Staff clarified that the subject report was brought forward to consider a multipurpose cricket facility to address demand, and that the information within will be included as part of the Planning, Building and Economic Development Department report on the master plan for the redevelopment of the CAA lands
- Anticipated timelines for the staff report and Council decision on the redevelopment of the CAA lands
- The need to engage the public in this project

A further amendment was introduced and accepted by the mover to amend staff recommendation #2 to read as follows:

2. That staff proceed with issuing a Request for Pre-Qualification (RFPQ) for a P3 delivery model, within 90 days, for the Multipurpose Cricket Facility, for wide communication and distribution by Procurement;

Further Committee discussion on this matter included the following:

- Concept plan for the redevelopment of the CAA lands, and next steps in the process to provide Council with development scenarios
- Intent of the RFPQ to address Council's previous request to advance the multipurpose cricket facility due to demand
- Request from Committee Members for the RFPQ to include the redevelopment of the CAA lands

- The need to review traffic impacts of a cricket stadium at the CAA lands on Kennedy Road and Steeles Avenue, and impacts on the surrounding residential areas
- The need for Council to understand the overall vision for the CAA lands

A motion was introduced to refer the subject report back to staff for reconsideration and revision with respect to the development of the CAA lands, to include a potential cricket facility.

Committee discussion took place with respect to the referral motion above, and included concerns regarding the impact of delaying the cricket stadium project.

The motion was considered as follows:

CW297-2022

That the report titled: **Budget Amendment and Development Framework for the Multipurpose Cricket Facility – Ward 3 (RM 86/2021)**, to the Committee of Council Meeting of June 8, 2022, be **referred** back to staff for reconsideration and revision with respect to the development of the CAA lands, to include a potential cricket facility.

A recorded vote was requested and the motion carried as follows:

Yea (6): City Councillor Whillans, Regional Councillor Medeiros, City Councillor Bowman, Regional Councillor Fortini , City Councillor Singh, and Regional Councillor Dhillon

Nay (4): Mayor Patrick Brown, Regional Councillor Santos , Regional Councillor Vicente , and Regional Councillor Palleschi

Absent (1): City Councillor C. Williams

Carried (6 to 4)

8.2.2 ^ Staff Report re: Andrew McCandless Cricket Pitch Naming Rights

CW298-2022

1. That the report titled: **Andrew McCandless Cricket Pitch Naming Rights**, to the Committee of Council Meeting of June 8, 2022, be received; and
2. That Council delegate to the Chief Administrative Officer the authority to execute on behalf of The Corporation of the City of Brampton the Amenity Naming Rights Agreement with 1564768 ONTARIO INC. carrying on business as Kwaliti Sweets & Restaurant, granting naming rights for the cricket pitch at

Andrew McCandless Park in exchange for payment in the amount of \$22,500 per year, for a total of \$67,500 plus HST over three (3) years and otherwise on terms and conditions satisfactory to the Manager Sponsorship and Corporate Development and in a form satisfactory to the City Solicitor, or designate.

Carried

8.2.3 ^ Staff Report re: Brampton Minor Ball Hockey League (BMBHL) Overdue Account Balance

CW299-2022

1. That the report titled: **Brampton Minor Ball Hockey League (BMBHL) Overdue Account Balance**, to Committee of Council Meeting June 8, 2022, be received; and
2. That Council direct staff to provide Brampton Minor Ball Hockey League (BMBHL) with an extension on overdue payment of \$5,632 from the 2019 season, payable by December 31, 2022.

Carried

8.2.4 Staff Report re: MADD Canada Ontario Provincial Monument Location (RM 94/2021)

Dealt with under Item 6.6 - Recommendation CW290-2022

8.2.5 Staff Report re: Tamil Memorial Genocide Monument Design and Location

Dealt with under Item 6.9 - Recommendation CW293-2022

8.3 Other/New Business

8.3.1 Minutes - Brampton Senior Citizens Council Meeting - May 3, 2022

Regional Councillor Medeiros advised Committee that the presentation from the Golden Age Village for the Elderly (GAVE) was well received by the Brampton Senior Citizens Council, and they expressed support for this project and thanks to City Council for its leadership.

The following motion was considered.

CW300-2022

That the **Minutes of the Brampton Senior Citizens Council Meeting of May 3, 2022**, to the Committee of Council Meeting of June 8, 2022 be received.

Carried

- 8.3.2 Discussion Item at the Request of Regional Councillor Dhillon re: Mural for Sidhu Moosewala

Dealt with under Item 6.10 - Recommendation CW295-2022

- 8.4 Correspondence

Nil

- 8.5 Councillors Question Period

1. In response to a question from Regional Councillor Palleschi regarding the removal of the name “Ryerson” from all City communications, P. Morrison, Interim CAO advised that staff will review progress on, and prioritize, this matter.

- 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.

9. Legislative Services Section

- 9.1 Staff Presentations

Nil

- 9.2 Reports

- 9.2.1 Staff Report re: Towing and Storage Working Group Recommendations (RM 98/2021)

Committee discussion took place with respect to the new provincial *Towing and Storage Safety and Enforcement Act* (TSSEA) and the associated regulations. Discussions included the following:

- Potential impact of the TSSEA on municipalities, including the ability to enforce municipal towing regulations
- Indication that the standards within the regulation under the TSSEA will come into effect on January 1, 2024
- Indication that staff and the working group will continue to monitor the implementation of the TSSEA, and a request that updates be provided to Committee in this regard

The following motion was considered.

CW301-2022

1. That the report titled: **Towing and Storage Working Group Recommendations (RM 98/2021)**, to the Committee of Council Meeting of June 8, 2022, be received;
2. That staff continue to monitor and review the Towing and Storage Safety and Enforcement Act (TSSEA) and related regulations; and
3. That staff continue to liaise with members of the working group, composed of Brampton towing and storage business representatives.

Carried

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.

10. Economic Development Section

10.1 Staff Presentations

Nil

10.2 Reports

Nil

10.3 Other/New Business

Nil

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.

11. Corporate Services Section

11.1 Staff Presentations

11.1.1 Staff Presentation re: Special Event Permit Program

Item 11.2.4 was brought forward and dealt with at this time.

Laura Lukasik, Manager, Tourism and Special Events, and Heather Frost, Coordinator, Strategic Projects, Corporate Support Services, provided a presentation entitled "Special Event Permit Program Overview".

Committee discussion on this matter included the following:

- Streamlining the process for a "one-stop shop" concept
- Special Event Advisory Team (SEAT) role and responsibilities
- Informing local businesses and communities of events taking place
- Role of the BIA to inform downtown businesses of events
- The need for a Brampton Tourism booth at events to promote the City and direct event attendees to local businesses
- Safety and emergency vehicle access during events
- The need to develop a plan for Canada Day celebrations, including the possibility of providing free transit shuttle buses to the event to minimize parking-related concerns
- Post-event surveys

The following motion was considered.

CW302-2022

1. That the staff presentation titled: **Special Event Permit Program**, to the Committee of Council Meeting of June 8, 2022, be received;
2. That the report titled: **Special Event Permit Program**, to the Committee of Council Meeting of June 8, 2022, be received; and
3. That Council approve the implementation of a Special Event Permit Program now as a soft launch for events scheduled to take place beginning January 1, 2023.

Carried

11.2 Reports

11.2.1 Staff Report re: Director Level Overview

Committee discussion on this matter included the following:

- Large number of tiered positions and vacancies
- Recruitment challenges and the impact of back-filling vacancies on front-line staff
- Gapping of funds from vacancies
- Hiring hierarchy
- Efforts to fill vacancies, including the establishment of a hiring panel to expedite recruitment
- Number of director-level positions in Brampton compared to other comparable municipalities
- Challenges of comparing municipal organizational structures and staff positions, and a request that staff undertake this review
- Review of the City's organizational structure

The following motion was considered.

CW303-2022

1. That the report titled: **Director Level Overview**, to the Committee of Council Meeting of June 8, 2022, be received; and
2. That the Chief Administrative Officer be requested to review and report on the Organizational Structure, in comparison to other municipalities, with scope and timing of the review to be determined by Human Resources and reported to the June 15, 2022 City Council Meeting.

Carried

11.2.2 Staff Report re: Vacancies Related to Requirement to Return to the Workplace (RM 15/2022)

Committee discussion on this matter included the following:

- Results of exit interview surveys, which identified that over 11 per cent of employees who completed exit interview surveys cited the requirement to return to on-site work as the reason for resignation
- Other reasons for employee departures from the City of Brampton

- Timeline of the information provided in the subject report
- Information from staff that on March 11, 2022, the Flexible Work Directive and Arrangements were put on hold with the requirement for staff to return to on-site work 2 days a week from April 4, 2022, and 3 days a week from July 4, 2022, with the possibility of hybrid work in September 2022.
- Parks and Recreation job fair for summer employment, which was well attended
- The need to improve on, and review best practices for, succession planning

The following motion was considered.

CW304-2022

That the report titled: **Vacancies Related to Requirement to Return to the Workplace (RM 15/2022)**, to the Committee of Council Meeting of June 8, 2022, be received.

Carried

11.2.3 Staff Report re: Workplace Modernization Update (RM 15/2022)

Committee discussion on this matter included the following:

- Flexibility and work-life balance for employees
- Alignment of this report with the Human Resources strategy to attract talent, and the coordination of this report with the various departments
- The current hybrid work model, and an indication from staff that this model is currently under review

The following motion was considered.

CW305-2022

That the report titled: **Workplace Modernization Update (RM 15/2022)**, to the Committee of Council Meeting of June 8, 2022, be received.

Carried

11.2.4 Staff Report re: Special Event Permit Program

Dealt with under Item 11.1.1 - Recommendation CW302-2022

11.2.5 Staff Report re: Brampton Arts Walk of Fame Nomination Working Group

The following motion was considered.

CW306-2022

1. That the report titled: **Brampton Arts Walk of Fame Nomination Working Group**, to the Committee of Council Meeting of June 8, 2022, be received;
2. That the individuals listed in confidential Appendix A to this report be appointed to the Brampton Arts Walk of Fame Nomination Working Group; and
3. That the confidential Appendix A to this report become public upon its approval.

Carried

11.2.6 ^ Staff Report re: Purchasing Activity Quarterly Report – 1st Quarter 2022

CW307-2022

That the report titled: **Purchasing Activity Quarterly Report – 1st Quarter 2022**, to the Committee of Council Meeting of June 8, 2022, be received.

Carried

11.2.7 Staff Report re: Active Consulting Service Contracts – Q1 2022

Staff responded to questions from Committee with respect to the following contracts:

- RFP2021-231 - Consulting services for a five year business plan for Brampton Transit
- RFP2019-077 - Consulting services to conduct a design feasibility assessment for cycling facilities along Vodden Street, Howden Boulevard and Hanover Road

The following motion was considered.

CW308-2022

That the report titled: **Active Consulting Service Contracts**, to the Committee of Council Meeting of June 8, 2022, be received.

Carried

11.2.8 ^ Staff Report re: Ontario Dump Truck Association (ODTA) Labour and Safety Concerns (RM 13/2022)

CW309-2022

That the report titled: **Ontario Dump Truck Association (ODTA) Labour and Safety Concerns (RM 13/2022)**, to the Committee of Council Meeting of June 8, 2022, be received.

Carried

11.2.9 Staff Report re: Budget Amendment - Fair Wage Policy and Community Benefits (RM 119/2019)

In response to questions from Committee, the City's consultant, John O'Grady, Partner, Prism Economics and Analysis, provided information regarding the following:

- Compliance of the Fair Wage Policy
- Background information regarding the Provincial Fair Wage Legislation and Schedule
- City of Toronto Fair Wage Schedule
- Impact of the Fair Wage Policy on procurement processes, including how to enforce, and ensure compliance with, the policy
- Purpose of the Fair Wage Policy
- Local Preference in procurement

The following motion was considered.

CW310-2022

1. That the report titled: **Fair Wage Policy and Community Benefits at the City of Brampton (RM 119/2019)**, to the Committee of Council Meeting of June 8, 2022, be received;
2. That Council endorse the Sustainable Procurement Strategy as provided in this report;
3. That Council direct staff to proceed with the development of a Fair Wage Policy based on the recommendations set out in this report;
4. That Council direct staff to proceed with the development of a Community Benefits Policy based on the recommendations set out in this report;

5. That a budget amendment be approved for project # 201070-001 Fair Wage Policy and Community Benefits to increase the project by the amount of \$17,000, with funding to be transferred from Reserve #4 Asset R&R; and
6. That staff include one permanent, full-time complement and associated costs in the estimated amount of \$125,000 in the 2023 budget submission for the administration of these policies, pending Council approval.

Carried

11.2.10 ^ Staff Report re: Request to Begin Procurement - Armoured Car Service for a Three (3) Year Period for Various City Facilities

CW311-2022

1. That the report titled: **Request to Begin Procurement - Armoured Car Service for a Three (3) Year Period for Various City Facilities**, to the Committee of Council Meeting of June 8, 2022, be received; and
2. That the Purchasing Agent be authorized to begin procurement to provide Armoured Car Service for a Three (3) Year Period for Various City Facilities.

Carried

11.2.11 ^ Staff Report re: Request to Begin Procurement – Technology Security Operations Centre Services for a Three (3) Year Period

CW312-2022

1. That the report titled: **Request to Begin Procurement – Technology Security Operations Centre Services for a Three (3) Year Period**, to the Committee of Council Meeting of June 8, 2022, be received; and
2. That the Purchasing Agent be authorized to commence procurement for Technology Operations Centre Services for a three (3) year period.

Carried

11.2.12 Staff Report re: Habitat for Humanity GTA – Financial Relief Associated for 1524 Countryside Drive (15 Stacked Townhouses) and 25 William Street (12 Stacked Townhouses)

Dealt with under Item 6.7 - Recommendation CW291-2022

11.2.13 ^ Staff Report re: 2022 First Quarter Operating Budget and Reserve Report

CW313-2022

That the report titled: **2022 First Quarter Operating Budget and Reserve Report**, to the Committee of Council Meeting of June 8, 2022, be received.

Carried

11.2.14 ^ Staff Report re: Status of Tax Collection Accounts - 2021

CW314-2022

That the report titled: **Status of Tax Collection Accounts**, to the Committee of Council Meeting of June 8, 2022, be received.

Carried

11.3 Other/New Business

11.3.1 Discussion Item at the request of Regional Councillor Medeiros, re: ACCIDA Update and Recent Consultant Hiring

Regional Councillor Medeiros addressed Committee with respect to concerns raised by a member of the arts community relating to the direction of, and timelines for, the launch of Arts, Culture and Creative Industry Development Agency (ACCIDA) as an independent arms length organization.

K. Stahl, Senior Manager, Cultural Services, responded to questions from Committee and provided information with respect to the following:

- Consulting contract and the importance of having consistency for the continuation of work and to avoid delays
- Services and expertise provided by the consultant
- Limited staff resources and subject matter expertise in Cultural Services
- Space shortage issues for the arts community
- Outreach and engagement with the arts community
- Process and timelines for implementation
- Underfunding for the arts and the need for Council's support in this regard to successfully implement the strategy

- Indication that ACCIDA is delivering on their mandate and is excelling

Committee discussed the importance of ensuring the arts community is being supported, and highlighted the work of ACCIDA and the support provided by Cultural Services staff.

11.4 Correspondence

Nil

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.

12. **Public Works and Engineering Section**

12.1 Staff Presentations

Nil

12.2 Reports

12.2.1 ^ Staff Report re: Waste Collection Agreement for City of Brampton Facilities

CW315-2022

1. That the report titled: **Waste Collection Agreement for City of Brampton Facilities**, to the Committee of Council Meeting of June 8, 2022, be received; and
2. That Council authorization be obtained to enter into a waste collection agreement between the Region of Peel and the City of Brampton for municipal facilities.

Carried

12.2.2 ^ Staff Report re: 2022 Stormwater Asset Management Plan

CW316-2022

1. That the report titled: **2022 Brampton Stormwater Asset Management Plan**, to the Committee of Council Meeting of June 8, 2022, be received;
2. That Council approve the 2022 Brampton Stormwater Asset Management Plan attached as Appendix A; and
3. That the 2022 Brampton Stormwater Asset Management Plan be posted on the City's web site to comply with Ontario Regulation 588/17.

Carried

12.2.3 Staff Report re: Stormwater Charges for Farm Properties in the City of Brampton (RM 21/2021 and RM 33/2021)

Regional Councillor Palleschi outlined the need to consult with the agricultural industry regarding the subject matter.

The following motion was considered.

CW317-2022

That the report titled: **Stormwater Charges for Farm Properties in the City of Brampton (RM 21/2021 and RM 33/2021)**, to the Committee of Council Meeting of June 8, 2022, be **referred** back to staff for further discussion with the agricultural industry.

Carried

12.3 Other/New Business

Nil

12.4 Correspondence

- 12.4.1 ^ Correspondence from Peggy Brekveld, President, Ontario Federation of Agriculture, dated May 19, 2022, re: Calculation of Stormwater Management Charges Applied to Agricultural Properties (RM 33/2021)

CW318-2022

That the correspondence from Peggy Brekveld, President, Ontario Federation of Agriculture, dated May 19, 2022, re: **Calculation of Stormwater Management Charges Applied to Agricultural Properties (RM 33/2021)**, to the Committee of Council Meeting of June 8, 2022, be received.

Carried

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, read the following question from Sylvia Roberts, Brampton resident, in regard to Item 12.2.2 - 2022 Brampton Stormwater Asset Management Plan:

"I have a question for staff regarding item 12.2.2, the Stormwater Asset Management Plan, the Approved 2022 Budget show \$64 million withdrawn from Reserve #46, the Stormwater Change reserve for the purpose of funding Riverwalk over the 2022-2024 budgets, how does the City plan to replenish those funds for stormwater infrastructure maintenance and replacement?"

In response to the question above, M. Won, Director, Environment and Development Engineering, Public Works and Engineering, provided information regarding the collection and use of stormwater management charges.

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, confirmed that no questions were submitted.

15. Closed Session

The following items were added into consent, and as such, Committee did not move into Closed Session:

- 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 - a property lease matter

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

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

(See Item 4 - Recommendation CW284-2022)

16. Adjournment

The following motion was considered.

CW319-2022

That the Committee of Council do now adjourn to meet again on Wednesday, June 22, 2022 at 9:30 a.m. or at the call of the Chair.

Carried

Chair, Community Services Section

Chair, Legislative Services Section

Chair, Economic Development Section

Chair, Corporate Services Section

Chair, Public Works & Engineering Section

The Corporation of the City of Brampton**Special Meeting****Wednesday, June 15, 2022**

Members Present: Regional Councillor M. Medeiros (Chair)
Regional Councillor R. Santos (Vice-Chair) (arrived at 11:10 am and left at 11:27 a.m. - personal)
Regional Councillor M. Palleschi (arrived at 11:10 am and left at 11:27 a.m. - personal)
Regional Councillor G. Dhillon
City Councillor J. Bowman
City Councillor D. Whillans
Iqbal Ali, Citizen Member
Rishi Jain, Citizen Member

Members Absent: City Councillor H. Singh (personal)
Abid Zaman, Citizen Member (regrets)

Staff Present: Paul Morrison, Interim Chief Administrative Officer
Marlon Kallideen, Commissioner, Community Services
Diana Soos, Commissioner, Legislative Services
Cynthia Ogbarmey-Tetteh, Acting Commissioner, Corporate Support Services
Mike Parks, Acting Commissioner, Public Works and Engineering
Vincent Rodo, Acting General Manager, Brampton Transit
Richard Gervais, Acting Director, Internal Audit
Michael Won, Director, Environment and Development
Engineering, Public Works and Engineering
Sunil Sharma, Director, Capital Works, Public Works and Engineering
Evaninderjit Mangat, Senior Manager, Talent Acquisition and Total Compensation, Corporate Support Services
Maja Kuzmanov, Manager, Accounting, Corporate Support Services
Peter Fay, City Clerk
Charlotte Gravlev, Deputy Clerk
Sonya Pacheco, Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 10:52 a.m., recessed at 10:55 a.m., and moved into Closed Session at 11:10 a.m. and recessed at 11:27 a.m. At 11:37 a.m. Committee reconvened in Open Session and adjourned at 11:38 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 Whillans, Councillor Bowman, Councillor Dhillon, Citizen Member Iqbal Ali, Citizen Member Rishi Jain

Members absent during roll call: Councillor Singh (personal), Councillor Palleschi (arrived at 11:10 am and left at 11:27 a.m. - personal), Councillor Santos (arrived at 11:10 am and left at 11:27 a.m. - personal), Citizen Member Abid Zaman (regrets)

2. **Approval of Agenda**

The following motion was considered.

AU023-2022

That the agenda for the Special Audit Committee Meeting of June 15, 2022, be approved, as published and circulated.

Carried

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

Nil

4. **Question Period**

Nil

5. **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 during the meeting. P. Fay, City Clerk, confirmed that no questions were submitted regarding decisions made at this meeting.

6. Closed Session

The following motion was considered.

AU024-2022

That Committee proceed into closed session to address matters pertaining to:

- 6.1. Open Session meeting exception under Section 239 (2) (b) of the Municipal Act, 2001:

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

Carried

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

- 6.1 – This item was considered by Committee in Closed Session, information was received, and direction was given to staff.

7. Adjournment

The following motion was considered.

AU025-2022

That the Audit Committee do now adjourn to meet again for a Regular Meeting of on September 27, 2022 or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair

**Planning and Development Committee
The Corporation of the City of Brampton**

Monday, June 20, 2022

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
 Regional Councillor P. Fortini - Wards 7 and 8
 Regional Councillor R. Santos - Wards 1 and 5
 Regional Councillor P. Vicente - Wards 1 and 5
 City Councillor D. Whillans - Wards 2 and 6
 Regional Councillor M. Palleschi - Wards 2 and 6
 City Councillor J. Bowman - Wards 3 and 4
 City Councillor H. Singh - Wards 9 and 10
 Regional Councillor G. Dhillon - Wards 9 and 10

Staff Present: Allan Parsons, Director, Development Services, Planning,
 Building and Economic Development
 Rick Conard, Director, Building and Chief Building Official,
 Planning, Building and Economic Development
 Bob Bjerke, Director, Policy Planning, Planning, Building and
 Economic Development
 Gurdeep Kaur, Director, Strategic Projects, Planning, Building
 and Economic Development
 Elizabeth Corazzola, Manager, Zoning and Sign By-law,
 Planning, Building and Economic Development
 Steve Ganesh, Manager, Planning Building and Economic
 Development
 Jeffrey Humble, Manager, Policy Planning
 Andrew McNeill, Manager, Official Plan and Growth
 Management, Planning, Building and Economic Development
 David Vanderberg, Manager, Planning Building and Economic
 Development
 Claudia LaRota, Principal Planner/Supervisor, Planning, Building
 and Economic Development
 Angelo Ambrico, Development Planner, Planning, Building and
 Economic Development

Emma De Melo, Development Planner, Planning, Building and Economic Development
Kelly Henderson, Development Planner, Planning, Building and Economic Development
Nitika Jagtiani, Development Planner, Planning, Building and Economic Development
Andrew VonHolt, Deputy Fire Chief, Fire and Emergency Services
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Sonya Pacheco, Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:07 p.m., recessed at 11:56 p.m., reconvened at 12:15 p.m. and adjourned at 1:18 a.m.

As this meeting of Committee of Council was conducted with electronic and in-person 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, Regional Councillor Fortini, City Councillor Singh and Regional Councillor Dhillon

Members absent during roll call: Nil

2. Approval of Agenda

The following motion was considered.

PDC113-2022

That the agenda for the Planning and Development Committee Meeting of June 20, 2022 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:

7.2, 8.1, 11.5, 11.9

The following motion was considered.

PDC114-2022

That the following items to the Planning and Development Committee Meeting of June 20, 2022, be approved as part of the Consent Motion:

7.2, 8.1, 11.5, 11.9

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

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Singh, and Regional Councillor Dhillon

Carried (9 to 0)

5. Statutory Public Meeting Reports

5.1 Staff report: City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6 - Ward 5

To clarify the policies within the Credit Valley Secondary Plan Area 45, Block 6

Kelly Henderson, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

Items 6.4 and 11.10 were brought forward at this time.

Harry Blackburn withdrew his request to delegate on June 13, 2022.

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Meetu Mahendra, Brampton Resident
2. Tushar Mahendra, Brampton Resident
3. Sukhi Baidwan, Brampton Resident
4. Narinder Pal, Brampton Resident
5. Arvinder Sandhu, Brampton Resident

The following registered delegations were not present at the meeting:

- Jasbir Singh, Brampton Resident
- Jaskarnjit Parmar, Brampton Resident
- Bhupender Rakhra, Brampton Resident

Staff responded to questions from Committee and provided clarification with respect to the following:

- Public notice requirements under the *Planning Act*, and consideration of other methods to issue notice to residents
- Statutory public meeting process and next steps
- Review of opportunities to streamline development application processes in accordance with Provincial direction to meet housing demands

The following motion was considered.

PDC115-2022

1. That the staff report titled: **City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6, Ward 5**, to the Planning and Development Committee Meeting of June 20, 2022, 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;
3. That the following delegations re: **City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6, Ward 5**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
 1. Meetu Mahendra, Brampton Resident
 2. Tushar Mahendra, Brampton Resident
 3. Sukhi Baidwan, Brampton Resident

4. Narinder Pal, Brampton Resident

5. Arvinder Sandhu, Brampton Resident; and

4. That the correspondence and photos from Credit Valley Residents Association re: **City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6, Ward 5**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Carried

- 5.2 Staff report: Application to Amend the Official Plan and Zoning By-law, 2537079 Ontario Inc. – Candevcon Ltd. - 11499 The Gore Road - Ward 10 (File OZS-2022-0024)

To permit the continued use of an existing single detached home as a day nursery and private school, and expansion of the facility to accommodate additional staff and students

Location: 11499 The Gore Road

Emma De Melo, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, Official Plan designations, Toronto Gore Density Policy Review, Zoning By-law and Zoning By-law amendment, issues/opportunities, planning framework summary and next steps.

Item 11.3 was brought forward at this time.

P. Fay, City Clerk, confirmed that no delegation requests were received for this item.

The following motion was considered.

PDC116-2022

1. That the staff report titled: **Application to Amend the Official Plan and Zoning By-law, 2537079 Ontario Inc. – Candevcon Ltd., 11499 The Gore Road, Ward 10 (City File OZS-2022-0024)**, to the Planning and Development Committee Meeting of June 20, 2022, 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 completion of circulating the application and a comprehensive evaluation of the proposal; and

3. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law, 2537079 Ontario Inc. – Candevcon Ltd., 11499 The Gore Road, Ward 10 (City File OZS-2022-0024)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:

1. Baljinder Singh Badesha, Brampton Resident, dated June 1, 2022
2. Amrit Badesha, Brampton Resident, dated June 1, 2022
3. Kuljinder Benipal, Brampton Resident, dated June 13, 2022
4. Sukhjeevan Singh Chattha, Brampton Resident, dated June 13, 2022
5. Balraj Jhaggi, Brampton Resident, dated June 13, 2022
6. Harpreet Chattha, Brampton Resident, dated June 15, 2022

Carried

5.3 Staff report: Application to Amend the Zoning By-law and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – 13172589 Canada Inc. - 9224 & 9230 Creditview Road - Ward 5 (File OZS-2022-0013)

To permit a subdivision of 23 single-detached residential dwelling lots

Location: 9224 & 9230 Creditview Road

Nitika Jagtiani, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included the location of the subject lands, area context, proposal, Official Plan designation, Secondary Plan designation, Zoning By-law and Zoning By-law amendment, planning policy summary, issues/opportunities and next steps.

Items 6.8 and 11.11 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. Samir Shah, Credit Valley Residents Association, Brampton Resident
2. Kuljit Singh, Brampton Resident

The following registered delegation was not present at the meeting:

- Jasbir Singh, Credit Valley Residents Association, Brampton Resident

The following motion was considered.

PDC117-2022

1. That the staff report titled: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – 13172589 Canada Inc., 9224 & 9230 Creditview Road, Ward: 5, (File: OZS-2022-0013)**, to the Planning and Development Committee Meeting of June 20, 2022, 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 and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – 13172589 Canada Inc., 9224 & 9230 Creditview Road, Ward: 5, (File: OZS-2022-0013)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
 1. Samir Shah, Credit Valley Residents Association, Brampton Resident
 2. Kuljit Singh, Brampton Resident; and
4. That the correspondence from Bedi Sahib Singh, dated May 28, 2022, re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – 13172589 Canada Inc. - 9224 & 9230 Creditview Road - Ward 5 (File OZS-2022-0013)**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Carried

- 5.4 Staff report: Application to Amend the Zoning By-law and Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Essense Holdings - 8265 Churchville Road, Ward 4 (OZS-2022-0021)

To facilitate the development of 30 single detached residential dwellings

Location: 8265 Churchville Road - North of Steeles Avenue West, east of Creditview Road

Kelly Henderson, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, Official Plan designation, Secondary Plan designation, Block Plan designation, Zoning By-law and Zoning By-law amendment, planning framework summary, issues/opportunities and next steps.

Items 6.2 and 11.2 were brought forward at this time.

Marc De Nardis, Gagnon Walker Domes Ltd., presented an overview of the application that included the subject site, Credit Valley Secondary Plan Block Plan 45-6, Sequoia Walnut Grove and Eldorado Estates subdivisions, preliminary home buyers map for Sequoia Walnut Grove, proposed draft plan of subdivision, proposed landscape master plan, development vision and precedent images, heritage and structural assessments, application technical studies, reports and plans, and next steps.

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Meetu Mahendra, Brampton Resident
2. Samanatha Periana, on behalf of Rohan Periana, Brampton Resident
3. Sally Fasulo, Brampton Resident
4. Sukhvir Hundal, Brampton Resident
5. Dhruvi Patel, Brampton Resident
6. Manesh Patel, Brampton Resident
7. Sukhi Baidwan, Brampton Resident
8. Tushar Mehandra, Brampton Resident
9. Satinder Malhotra, Brampton Resident
10. Samir Shah, Credit Valley Residents Association, Brampton Resident
11. Sukhvinder Guraya, Brampton Resident
12. Navinder Pal, Brampton Resident
13. Brampton resident - name not provided
14. Cheryl Roy, Brampton Resident
15. Jotvinder Sodhi, Brampton Resident

The following registered delegations were not present at the meeting:

- Stephanie Tadeo, Brampton Resident
- Jasbir Singh, Credit Valley Residents Association, Brampton Resident
- Ashvina Patel, Brampton Resident
- Amanjeet Boparai, Brampton Resident

Staff responded to questions from Committee and provided clarification with respect to the following:

- Impact of the City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6 (Item 5.1) on this proposal and timelines for reporting back on these matters
- Tree preservation, and the age and species of trees impacted by the proposal
- Process for receiving comments from various agencies, including school boards and the Credit Valley Conservation Authority, as required under the *Planning Act*
- Review of studies submitted by the applicant
- Appeal process through the Ontario Land Tribunal
- Opportunity for residents to submit comments regarding the proposal to staff for consideration

The following motion was considered.

PDC118-2022

1. That the staff report titled: **Application to Amend the Zoning By-law and Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Essense Holdings - 8265 Churchville Road, Ward 4 (OZS-2022-0021)**, to the Planning and Development Committee Meeting of June 20, 2022, 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 Zoning By-law and Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Essense Holdings - 8265 Churchville Road, Ward 4 (OZS-2022-0021)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
 1. Sanjeev Bhanot, Brampton Resident, dated June 6, 2022
 2. Sukhvir Hundal, Brampton Resident, dated June 6, 2022
 3. Karamveer Hundal, Brampton Resident, June 6, 2022
 4. Sally Fasulo, Brampton Resident, June 7, 2022

5. Narinder Mann, Devinder Mann, Sanjit Mann, Serena Mann, Kunal Thandi, Brampton Residents, dated June 7, 2022
 6. Neala Periana, Brampton Resident, dated May 17, 2022
 7. Sharron and Bill Van Hout, Brampton Resident, dated May 12, 2022
 8. Rajeev Kumar, Brampton Resident, dated May 18, 2022
 9. Eliza Imran, Brampton Resident, dated May 20, 2022
 10. Rohan Periana, Brampton Resident, dated May 17, 2022
 11. Navinder Pal, Brampton Resident, dated May 30, 2022
 12. Samantha Periana, Brampton Resident, dated May 20, 2022
 13. Adriana Ciampa, Brampton Resident, dated June 4, 2022
 14. Amandjeet Boparari, Brampton Resident, dated June 5, 2022
 15. Anamika and Naresh Jain, Brampton Resident, dated June 4, 2022
 16. Sonya Singh, Brampton Resident, dated June 11, 2022
 17. Tusher Mahendra, Brampton Resident, dated June 12, 2022
 18. Swagata Das, Brampton Resident, dated June 10, 2022
 19. Sarajit Das, Brampton Resident, dated June 10, 2022
 20. Mamta and Sukhvinder Guraya, dated June 13, 2022
 21. Meetu Mahendra, Brampton Resident, dated June 13, 2022
 22. Vishvjeet Boparai, Brampton Resident, dated June 13, 2022
 23. Glen and Lori Ross, Brampton Resident, dated June 14, 2022
 24. Sally Fasulo, Brampton Resident, dated June 14, 2022
 25. Manesh Patel and Various Brampton Residents - Correspondence and Petition, dated June 15, 2022; and
4. That the following delegations re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Essense Holdings - 8265 Churchville Road, Ward 4 (OZS-2022-0021)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
1. Meetu Mahendra, Brampton Resident
 2. Samanatha Periana, on behalf of Rohan Periana, Brampton Resident

3. Sally Fasulo, Brampton Resident
4. Sukhvir Hundal, Brampton Resident
5. Dhruvi Patel, Brampton Resident
6. Manesh Patel, Brampton Resident
7. Sukhi Baidwan, Brampton Resident
8. Tushar Mehandra, Brampton Resident
9. Satinder Malhotra, Brampton Resident
10. Samir Shah, Credit Valley Residents Association, Brampton Resident
11. Sukhvinder Guraya, Brampton Resident
12. Navinder Pal, Brampton Resident
13. Brampton resident - name not provided
14. Cheryl Roy, Brampton Resident
15. Jotvinder Sodhi, Brampton Resident
16. Marc De Nardis, Gagnon Walker Domes Ltd.

Carried

- 5.5 Staff report: Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, Crystal Homes (Wildflowers) Corporation - MHBC Planning Ltd., 1626, 1646, 1654 Queen Street West; Ward 5 (OZS-2020-0029)

To facilitate the development of a 10-storey apartment building with 414 units, 61 townhouses, 2 single detached dwellings, and a parkette

Location: 1626, 1646, and 1654 Queen Street West - North Side of Queen Street West, west of Creditview Road

Angelo Ambrico, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, Official Plan designation, Secondary Plan designation, Zoning By-law and Zoning By-law amendment - performance standards, planning framework summary, site specific considerations, and next steps.

Items 6.5 and 11.4 were brought forward at this time.

David McKay, MHBC Planning, Urban Design & Landscape Architecture, presented an overview of the application, which included the draft plan of subdivision rendering, proposed townhouse and parkette concept, proposed mid-rise building, elevation plans, outdoor amenity space concept, and landscape plan.

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Dezi Yang, Brampton resident
2. Lili Zhang, Brampton Resident
3. Rohit Dewan, Brampton Resident
4. Kuljit Singh Janjua, Credit Valley Residents Association, Brampton Resident
5. Satinder Malhotra, Brampton Resident
6. Teghbir Singh Kairon, Brampton Resident
7. Samir Shah, Credit Valley Residents Association, Brampton Resident
8. Vipul Shah, Brampton Resident
9. Hao Li, Brampton Resident
10. Jaskarnjit Parmar, Brampton Resident
11. Manesh Patel, Brampton Resident
12. Karen, Brampton Resident
13. Helen Su, Brampton Resident
14. Sharon Zhang, Brampton Resident

The following registered delegations were not present at the meeting:

- Jasbir Singh, Credit Valley Residents Association, Brampton Resident
- Deepi Purba, Brampton Resident
- Denley and Taje McIntosh, Brampton Residents

The following motion was considered.

PDC119-2022

1. That the staff report titled: **Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, Crystal Homes**

(Wildflowers) Corporation – MHBC Planning Ltd., 1626, 1646, 1654 Queen Street West; Ward 5 (File: OZS-2020-0029), to the Planning and Development Services Committee Meeting of June 20, 2022, be received; and,

2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal;
3. That the following correspondence re: **Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, Crystal Homes (Wildflowers) Corporation – MHBC Planning Ltd., 1626, 1646, 1654 Queen Street West; Ward 5 (File: OZS-2020-0029)**, to the Planning and Development Committee Meeting of June 20, 2022 be received:
 1. Andrew Orr, President, Springbrook Community Management Inc., dated June 6, 2022
 2. Lili Zhang, Brampton Resident, dated June 16, 2022; and
4. That the following delegations re: **Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, Crystal Homes (Wildflowers) Corporation – MHBC Planning Ltd., 1626, 1646, 1654 Queen Street West; Ward 5 (File: OZS-2020-0029)**, to the Planning and development Committee Meeting of June 20, 2022 be received:
 1. David McKay, MHBC Planning, Urban Design & Landscape Architecture
 2. Dezi Yang, Brampton resident
 2. Lili Zhang, Brampton Resident
 4. Rohit Dewan, Brampton Resident
 5. Kuljit Singh Janjua, Credit Valley Residents Association, Brampton Resident
 6. Satinder Malhotra, Brampton Resident
 7. Teghbir Singh Kairon, Brampton Resident
 8. Samir Shah, Credit Valley Residents Association, Brampton Resident
 9. Vipul Shah, Brampton Resident
 10. Hao Li, Brampton Resident
 11. Jaskarnjit Parmar, Brampton Resident

12. Manesh Patel, Brampton Resident
13. Karen, Brampton Resident
14. Helen Su, Brampton Resident
15. Sharon Zhang, Brampton Resident.

Carried

- 5.6 Staff report re: Application to Amend the Zoning By-law - Mattamy (Castlemore) Ltd. - Korsiak Urban Planning - 10417 Airport Road - Ward 10 (File OZS-2022-0006)

To permit 2 single detached dwellings

Location: 10417 Airport Road

Emma De Melo, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, Official Plan designation, Secondary Plan designation, Zoning By-law and Zoning By-law amendment, issues/opportunities, planning framework summary, and next steps.

Items 6.3 and 11.6 were brought forward at this time.

The following delegation addressed Committee and expressed views, suggestions, concerns and questions with respect to the subject application:

1. Gurmeet Grewal, Brampton Resident

Staff responded to questions from Committee and provided clarification with respect to greenspace, pathway connectivity and pedestrian safety.

The following motion was considered.

PDC120-2022

1. That the staff report titled: **Application to Amend the Zoning By-law, Mattamy (Castlemore) Ltd. – Korsiak Urban Planning., 10417 Airport Road, Ward 10 (City File OZS-2022-0006)**, to the Planning and Development Committee Meeting of June 20, 2022, 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 delegation re: **Application to Amend the Zoning By-law, Mattamy (Castlemore) Ltd. – Korsiak Urban Planning., 10417 Airport Road, Ward 10 (City File OZS-2022-0006)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:

1. Gurmeet Grewal, Brampton Resident

4. That the following correspondence re: **Application to Amend the Zoning By-law, Mattamy (Castlemore) Ltd. – Korsiak Urban Planning., 10417 Airport Road, Ward 10 (City File OZS-2022-0006)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:

1. Jasmeet Singh Anand, Brampton Resident, dated June 8, 2022

2. Jaspreet K., Brampton Resident, dated June 20, 2022.

Carried

At this time in the meeting, in accordance with the Procedure By-law 160-2004, as amended, a procedural motion to extend the meeting past 11:55 p.m. was voted on and carried.

6. Public Delegations (5 minutes maximum)

6.1 Delegation re: Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. (c/o Umbria Developers Inc.) 8680 Chinguacousy Road - Ward 4 (File OZS-2021-0044)

1. Bisman Kaur, Brampton Resident

2. Joshi Hiren, Brampton Resident

Item 7.5 was brought forward at this time.

P. Fay, City Clerk, confirmed that no correspondence was received for this item.

Joshi Hiren, Brampton Resident addressed Committee and expressed views, suggestions, concerns and questions with respect to the subject application:

The following registered delegation was not present at the meeting:

- Bisman Kaur, Brampton Resident

Staff responded to questions from Committee and provided clarification with respect to the size of the subject property and proposed density.

The following motion was considered.

PDC121-2022

1. That the staff report titled: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc. (c/o Umbria Developers Inc.), 8680 Chinguacousy Road, Ward 4 (File: OZS-2021-0044)**, to the Planning and Development Committee Meeting of June 20, 2022, be received;
2. That the Official Plan and Zoning By-law Amendment applications submitted by Glen Schnarr & Associates Inc.(c/o Umbria Developers) 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 the amendment to the Official Plan and Zoning By-law Amendments generally in accordance with the attached Appendix 12 and Appendix 13 to this report be adopted; and
4. That the delegation from Joshi Hiren, Brampton Resident, re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc. (c/o Umbria Developers Inc.), 8680 Chinguacousy Road, Ward 4 (File: OZS-2021-0044)**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Carried

6.2 Delegations re: Application to Amend the Zoning By-law and Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Essense Holdings - 8265 Churchville Road, Ward 4 (OZS-2022-0021)

1. Stephanie Tadeo, Brampton Resident
2. Sukhi Baidwan, Brampton Resident
3. Manesh Patel, Brampton Resident
4. Rohan Periana, Brampton Resident
5. Jasbir Singh, Credit Valley Residents Association, Brampton Resident
6. Tushar Mehandra, Brampton Resident
7. Meetu Mahendra, Brampton Resident
8. Ashvina Patel, Brampton Resident
9. Sukhvir Hundal, Brampton Resident

10. Navinder Pal, Brampton Resident
11. Dhruvi Patel, Brampton Resident
12. Samir Shah, Credit Valley Residents Association, Brampton Resident
13. Satinder Malhotra, Brampton Resident
14. Amanjeet Boparai, Brampton Resident
15. Sally Fasulo, Brampton Resident
16. Mamta & Sukhvinder Guraya, Brampton Resident
17. Marc De Nardis, Gagnon Walker Domes Ltd.

Dealt with under Item 5.4 - Recommendation PDC118-2022

- 6.3 Delegations re: Application to Amend the Zoning By-law - Mattamy (Castlemore) Ltd. - Korsiak Urban Planning - 10417 Airport Road - Ward 10 (File OZS-2022-0006)

1. Gurmeet Grewal, Brampton Resident

Dealt with under Item 5.6 - Recommendation PDC120-2022

- 6.4 Delegation re: City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6 - Ward 5, To clarify the policies within the Credit Valley Secondary Plan Area 45, Block 6

1. Harry Blackburn, Brampton Resident
2. Meetu Mahendra, Brampton Resident
3. Tushar Madendra, Brampton Resident
4. Jasbir Singh, Brampton Resident
5. Jaskarnjit Parmar, Brampton Resident
6. Bhupender Rakhra, Brampton Resident

Dealt with under Item 5.1 - Recommendation PDC115-2022

- 6.5 Delegations, re: Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, Crystal Homes (Wildflowers) Corporation -

MHBC Planning Ltd., 1626, 1646, 1654 Queen Street West; Ward 5 (OZS-2020-0029)

1. Dezi Yang, Brampton resident
2. David Mckay, MHBC Planning, Urban Design & Landscape Architecture
3. Lili Zhang, Brampton Resident
4. Rohit Dewan, Brampton Resident
5. Kuljit Singh Janjua, Credit Valley Residents Association, Brampton Resident
6. Jasbir Singh, Credit Valley Residents Association, Brampton Resident
7. Deepi Purba, Brampton Resident
8. Denley and Taje McIntosh, Brampton Residents
9. Satinder Malhotra, Brampton Resident
10. Samir Shah, Credit Valley Residents Association, Brampton Resident
11. Teghbir Singh Kairon, Brampton Resident

Dealt with under Item 5.5 - Recommendation PDC119-2022

- 6.6 Delegation re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre, 1857 Queen Street West, Ward 4 (File: OZS-2021-0018)

1. Samir Shah, Brampton Resident
2. Dezi Yang, Brampton Resident
3. Vipul Shah, Brampton Resident
4. Rohit Dewan, Brampton Resident
5. Jasbir Singh, Credit Valley Residents Association, Brampton Resident
6. Anthony Mason, Brampton Resident
7. Michael Gagnon and Marc De Nardis, Gagnon Walker Domes Ltd.

Items 7.1 and 11.7 were brought forward at this time.

P. Fay, City Clerk, confirmed that no correspondence was received for this item.

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Samir Shah, Brampton Resident
2. Rohit Dewan, Brampton Resident
3. Anthony Mason, Brampton Resident

The following registered delegations were not present at the meeting:

- Dezi Yang, Brampton Resident
- Vipul Shah, Brampton Resident
- Jasbir Singh, Credit Valley Residents Association, Brampton Resident

Michael Gagnon and Marc De Nardis, Gagnon Walker Domes Ltd., thanked staff for the report and indicated they were present to respond to questions from Committee regarding the subject application.

Staff responded to questions from Committee and provided clarification with respect to the following:

- Proximity of proposed high rises to Queen Street
- Zoning By-law setbacks
- Length of time the subject application has been under review
- Tertiary plan process

The following motion was considered.

PDC122-2022

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law, Gagnon Walker Domes Ltd. – Rotary Club Of Brampton Glen Community Centre, 1857 Queen Street, south side of Queen Street West and east of Mississauga Road, Ward 4 (OZS-2021-0018)**, dated June 1st, 2022 to the Planning and Development Committee Meeting of June 20, 2022, be received;
2. That the Official Plan and Zoning By-law Amendment submitted by Gagnon Walker Domes Ltd., on behalf of Rotary Club Of Brampton Glen Community Centre, Ward: 4, File: OZS-2021-0018, be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform 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 Planning Recommendation Report, dated June 1st, 2022; and,

3. That the amendments to the Official Plan generally in accordance with the attached Appendix 12 to this report be adopted; and,
4. That the amendments to the Zoning By-law generally in accordance with the attached Appendix 13 to this report be adopted; and,
5. That the attached Tertiary Plan included in the Official Plan Amendment attached as Appendix 12 to this report be approved, and;
6. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22(6.1) and 34(17) of the Planning Act, R.S.O. cP. 13;
7. That the following delegations re: **Application to Amend the Official Plan, Zoning By-law, Gagnon Walker Domes Ltd. – Rotary Club Of Brampton Glen Community Centre, 1857 Queen Street, south side of Queen Street West and east of Mississauga Road, Ward 4 (OZS-2021-0018)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
 1. Samir Shah, Brampton Resident
 2. Rohit Dewan, Brampton Resident
 3. Anthony Mason, Brampton Resident
 4. Michael Gagnon and Marc De Nardis, Gagnon Walker Domes Ltd.; and
8. That the correspondence from Wendy Li, Brampton Resident, dated June 15, 2022, re: **Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre, 1857 Queen Street West, Ward 4**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Yea (8): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, City Councillor Bowman, City Councillor Singh, and Regional Councillor Dhillon

Nay (1): Regional Councillor Palleschi

Carried (8 to 1)

- 6.7 Delegation re: Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision - Korsiak Urban Planning – Jim and Luisa Mocon - 1879 Queen Street Ward 4 (File OZS-2020-0036)

1. Dezi Yang, Brampton Resident
2. Anthony Mason, Brampton Resident
3. Terry Korsiak, Korsiak Urban Planning
4. Rohit Dewan, Brampton Resident

Item 7.4 was brought forward at this time.

P. Fay, City Clerk, confirmed that no correspondence was received for this item.

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Anthony Mason, Brampton Resident
2. Terry Korsiak, Korsiak Urban Planning
3. Rohit Dewan, Brampton Resident

The following registered delegation was not present at the meeting:

- Dezi Yang, Brampton Resident

The following motion was considered.

PDC123-2022

1. That the staff report titled: **Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Korsiak Urban Planning – Jim and Luisa Mocon, 1879 Queen Street Ward 4 (File #: OZS-2020-0036)**, to the Planning and Development Committee Meeting of June 20, 2022, be received; and,
2. That the Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision application submitted by Korsiak Urban Planning, on behalf of Jim and Luisa Mocon. (File: OZS-2020-0036) be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform 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 Planning Recommendation Report dated June 1st, 2022;
3. That the amendments to the Official Plan generally in accordance with the attached Appendix 13 to this report be adopted;
4. That the amendments to the Zoning By-law generally in accordance with the attached Appendix 14 this report be adopted;

5. That the attached Tertiary Plan included in the Official Plan Amendment attached as Appendix 13 to this report be approved;
6. That no further notice or public meeting be required for the attached Official plan Amendment and Zoning By-law Amendment as per section 22 (6.1) and Section 34 (10.4) of the *Planning Act, R.S.O. c. P. 13*, as amended.
7. That the following delegations re: **Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Korsiak Urban Planning – Jim and Luisa Mocon, 1879 Queen Street Ward 4 (File #: OZS-2020-0036)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:

1. Anthony Mason, Brampton Resident
2. Terry Korsiak, Korsiak Urban Planning
3. Rohit Dewan, Brampton Resident.

Yea (8): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, City Councillor Bowman, City Councillor Singh, and Regional Councillor Dhillon

Nay (1): Regional Councillor Palleschi

Carried (8 to 1)

- 6.8 Delegation re: Application to Amend the Zoning By-law and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – 13172589 Canada Inc. - 9224 & 9230 Creditview Road - Ward 5 (File OZS-2022-0013)

1. Jasbir Singh, Credit Valley Residents Association, Brampton Resident
2. Samir Shah, Credit Valley Residents Association, Brampton Resident

Dealt with under Item 5.3 - Recommendation PDC117-2022

- 6.9 Delegation re: Various Correspondence regarding the Proposed New Brampton Plan (Official Plan)

1. Michael Gagnon, Gagnon Walker Domes

Items 11.1 was brought forward at this time.

Michael Gagnon, Gagnon Walker Domes, addressed Committee on behalf of multiple clients, to express their views, suggestions, concerns and questions with respect to the proposed new Brampton Plan (Official Plan).

The following motion was considered.

PDC124-2022

1. That the delegation from Michael Gagnon, Gagnon Walker Domes, re: **Various Correspondence regarding the Proposed New Brampton Plan (Official Plan)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
2. That the following correspondence re: **Various Correspondence regarding the Proposed New Brampton Plan (Official Plan)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
 1. Harry Froussios, Zelinka Priamo Ltd., dated June 1, 2022, on behalf of Loblaws Companies Limited
 2. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Surinder Malhi
 3. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Brampton Block Plan 40-5 Landowners Group
 4. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of 2556830 Ontario Inc.
 5. Michael Gagnon, Gagnon Walker Domes, and Colin Chung, Glen Schnarr and Associates, dated June 3, 2022, on behalf of Heritage Heights Landowners Group
 6. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Clairville Holdings Limited
 7. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Soneil Markham Inc.
 9. Marshall Smith, Senior Partner, KLM Planning Partners Inc., dated June 3, 2022, on behalf of Forestside Estates Inc.
 10. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of JTS Properties Inc.
 11. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Rotary Club of Brampton Glen Community Centre
 12. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of 1905372 Ontario Inc.
 13. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Manga (Queen) Inc.

14. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of 7927959 Canada Corp
15. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Mario Matteo Silvestro, Guido D' Alesio and 2088205 Ontario Ltd.
16. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Pulis Investment Group
17. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Maple Lodge Farms Ltd.
18. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of 2766321 Ontario Inc.
19. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Mohammad and Shamyla Hameed
20. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Amexon Development Inc.
21. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Centennial Mall Brampton Inc. (Davpart)
22. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Creditview 4-P Holdings Inc.
23. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Sukhjeet Kaur and Navsharnjeet Parhar
24. Paul Lowes , SGL Planning and Design Inc, dated May 26, 2022, on behalf of Canadian Tire Corporation
25. Lauren Capilongo, Marlon Given Parsons Ltd, dated June 3, 2022, on behalf of Alpa Stone Inc.
26. Harry Froussios, Zelinka Priamo Ltd. dated June 3, 2022, on behalf of Choice Properties REIT
27. Jenna Thibault, Weston Consulting, dated June 3, 2022, on behalf of 10362 McLaughlin Road
28. Katie Pandey, Weston Consulting, dated June 3, 2022, on behalf of 375 Clark Ltd.
29. Jenna Thibault, Weston Consulting, dated June 3, 2022, on behalf of Bovaird Commercial Centre Ltd.

30. Mustafa Ghassan, Delta Urban Inc., dated June 3, 2022, on behalf of Lark Investments Inc.
31. Jenna Thibault, Weston Consulting, dated June 3, 2022, on behalf of McVean commercial Centre Ltd.
32. Johanna Shapira, Wood Bull LLP, dated June 3, 2022, on behalf of 69 Bramalea Holdings Ltd.
33. Michael Gagnon, Gagnon Walker Domes, dated June 1, 2022, on behalf of Soneil Mississauga Inc.
34. Marshall Smith, Senior Partner, KLM Planning Partners Inc., dated June 15, 2022, on behalf of Singh, Singh, Singh and Gill.
35. Marshall Smith, Senior Partner, KLM Planning Partners Inc., dated June 15, 2022, on behalf of Isola General Contractor
36. Marc De Nardis, Gagnon Walker Domes, dated June 15, 2022, on behalf of Maple Lodge Farms Ltd
37. Alistair Shield, KLM Planning Partners Inc., dated June 15, 2022 on behalf of Upper Mayfield Estates Inc.

Carried

6.10 Delegations re: Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10 (File OZS-2019-0014)

1. Baljit Chopra, Brampton Resident
2. Rajeev Saini, Brampton Resident
3. Jotvinder Sodhi, Brampton Resident
4. Ajay Aggarwal, Brampton Resident
5. Rajwinder Saini, Brampton Resident
6. Nitin Arora, Brampton Resident
7. Balihar Singh, Brampton Resident

Items 10.1 and 11.8 were brought forward and dealt with at this time.

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Rajeev Saini, Brampton Resident
2. Jotvinder Sodhi, Brampton Resident
3. Nitin Arora, Brampton Resident

The following registered delegations were not present at the meeting:

- Baljit Chopra, Brampton Resident
- Ajay Aggarwal, Brampton Resident
- Rajwinder Saini, Brampton Resident
- Balihar Singh, Brampton Resident

Committee discussion on this matter included the following:

- The need for a collaborative approach with the applicants
- The importance of ensuring new development is consistent with the existing community

The following motion was considered.

PDC125-2022

1. That the staff report titled: **Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10 (File OZS-2019-0014)**, to the Planning and Development Committee Meeting of June 20, 2022, be **referred** back to staff for further investigation;
2. That the following delegations, re: **Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10 (File OZS-2019-0014)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
 1. Rajeev Saini, Brampton Resident
 2. Jotvinder Sodhi, Brampton Resident
 3. Nitin Arora, Brampton Resident; and
3. That the following correspondence re: **Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. -**,

6875 and 6889 Mayfield Road, Ward 10 (File: OZS-2019-0014), to the Planning and development Committee Meeting of June 20, 2022 be received:

1. Dipak Zinzuwadia, Brampton Resident, dated June 15, 2022
2. Deesha Dhaliwal, Brampton Resident, dated June 16, 2022
3. Harvinder Dhiman, Brampton Resident, dated June 16, 2022
4. Paul Banwait, Brampton Resident, dated June 17, 2022
5. Charanpreet Bath, Brampton Resident, dated June 17, 2022
6. Sandeep Swaich, Brampton Resident, dated June 18, 2022
7. Manjeet Trehan, Brampton Resident, dated June 18, 2022.

Carried

7. Staff Presentations and Planning Reports

- 7.1 Staff report re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre, 1857 Queen Street West, Ward 4 (File: OZS-2021-0018)

To permit two multi-storey residential apartments having building heights of twelve and fourteen storeys

Location: Rotary Club of Brampton Glen Community Centre, 1857 Queen Street West, Ward 4

Dealt with under Item 6.6 - Recommendation PDC122-2022

- 7.2 ^ Staff report: Ministerial Zoning Orders – An Overview

PDC126-2022

1. That the staff report titled: **Ministerial Zoning Orders – An Overview**, to the Planning and Development Committee Meeting of June 20, 2022, be received;
2. That Council endorse the framework for decision making as outlined in report Planning, Bld & Ec Dev-2022-420; and
3. That the framework for decision making as outlined in report Planning, Bld & Ec Dev-2022-420 be used to inform Council's decision in future Ministerial Zoning Order requests.

Carried

7.3 Staff Report - City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Second Units and Garden Suites) Regulations

Committee discussion on this matter included concerns regarding increased population in some areas due to second units, the impacts on the community and the need to address this issue.

The following motion was considered.

PDC127-2022

That the staff report titled: **City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Second Units and Garden Suites) Regulations**, to the Planning and Development Committee Meeting of June 20, 2022, be **referred** to the July 6, 2022 City Council meeting.

Carried

7.4 Staff report: Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision - Korsiak Urban Planning – Jim and Luisa Mocon - 1879 Queen Street Ward 4 (File OZS-2020-0036)

To facilitate the plan of subdivision consisting of 9 single detached dwellings, 39 street townhouses, one condo townhouse block, one apartment block, one park, one partial stormwater management pond and several Natural Heritage System blocks

Location: 1879 Queen Street West - South side of Queen Street West and east of Mississauga Road

Dealt with under Item 6.7 - Recommendation PDC123-2022

7.5 Staff report: Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. (c/o Umbria Developers Inc.) 8680 Chinguacousy Road - Ward 4 (File OZS-2021-0044)

To permit development of 108 back-to-back and stacked townhouses

Location: 8680 Chinguacousy Road - Southwest corner of Chinguacousy Road and Bonnie Braes Drive

Dealt with under Item 6.1 - Recommendation PDC121-2022

8. Committee Minutes

- 8.1 ^ Minutes - Brampton Heritage Board - May 17, 2022

PDC128-2022

That the **Minutes of Brampton Heritage Board Meeting of May 17, 2022**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

- 10.1 Staff report re: Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10 (File OZS-2019-0014)

To permit 107 residential units in the form of single detached dwellings and townhouse dwellings including back-to-back) Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc.

Location: 6875 and 6889 Mayfield Road - West of McVean Drive, south side of Mayfield Road

Dealt with under Item 6.10 - Recommendation PDC125-2022

11. Correspondence

- 11.1 Various Correspondence regarding the Proposed New Brampton Plan (Official Plan)

1. Harry Froussios, Zelinka Priamo Ltd., dated June 1, 2022, on behalf of Loblaws Companies Limited
2. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Surinder Malhi
3. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Brampton Block Plan 40-5 Landowners Group

4. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of 2556830 Ontario Inc.
5. Michael Gagnon, Gagnon Walker Domes, and Colin Chung, Glen Schnarr and Associates, dated June 3, 2022, on behalf of Heritage Heights Landowners Group
6. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Clairville Holdings Limited
7. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Soneil Markham Inc.
9. Marshall Smith, Senior Partner, KLM Planning Partners Inc., dated June 3, 2022, on behalf of Forestside Estates Inc.
10. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of JTS Properties Inc.
11. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Rotary Club of Brampton Glen Community Centre
12. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of 1905372 Ontario Inc.
13. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Manga (Queen) Inc.
14. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of 7927959 Canada Corp
15. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Mario Matteo Silvestro, Guido D' Alesio and 2088205 Ontario Ltd.
16. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Pulis Investment Group
17. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Maple Lodge Farms Ltd.
18. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of 2766321 Ontario Inc.
19. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Mohammad and Shamyra Hameed
20. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Amexon Development Inc.

21. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Centennial Mall Brampton Inc. (Davpart)
22. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Creditview 4-P Holdings Inc.
23. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Sukhjeet Kaur and Navsharnjeet Parhar
24. Paul Lowes , SGL Planning and Design Inc, dated May 26, 2022, on behalf of Canadian Tire Corporation
25. Lauren Capilongo, Marlon Given Parsons Ltd, dated June 3, 2022, on behalf of Alpa Stone Inc.
26. Harry Froussios, Zelinka Priamo Ltd. dated June 3, 2022, on behalf of Choice Properties REIT
27. Jenna Thibault, Weston Consulting, dated June 3, 2022, on behalf of 10362 McLaughlin Road
28. Katie Pandey, Weston Consulting, dated June 3, 2022, on behalf of 375 Clark Ltd.
29. Jenna Thibault, Weston Consulting, dated June 3, 2022, on behalf of Bovaird Commercial Centre Ltd.
30. Mustafa Ghassan, Delta Urban Inc., dated June 3, 2022, on behalf of Lark Investments Inc.
31. Jenna Thibault, Weston Consulting, dated June 3, 2022, on behalf of McVean commercial Centre Ltd.
32. Johanna Shapira, Wood Bull LLP, dated June 3, 2022, on behalf of 69 Bramalea Holdings Ltd.
33. Michael Gagnon, Gagnon Walker Domes, dated June 1, 2022, on behalf of Soneil Mississauga Inc.
34. Marshall Smith, Senior Partner, KLM Planning Partners Inc., dated June 15, 2022, on behalf of Singh, Singh, Singh and Gill.
35. Marshall Smith, Senior Partner, KLM Planning Partners Inc., dated June 15, 2022, on behalf of Isola General Contractor
36. Marc De Nardis, Gagnon Walker Domes, dated June 15, 2022, on behalf of Maple Lodge Farms Ltd

37. Alistair Shield, KLM Planning Partners Inc., dated June 15, 2022 on behalf of Upper Mayfield Estates Inc.

Dealt with under Item 6.9 - Recommendation PDC124-2022

- 11.2 Correspondence re: Application to Amend the Zoning By-law and Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Essense Holdings - 8265 Churchville Road, Ward 4 (OZS-2022-0021)

1. Sanjeev Bhanot, Brampton Resident, dated June 6, 2022
2. Sukhvir Hundal, Brampton Resident, dated June 6, 2022
3. Karamveer Hundal, Brampton Resident, June 6, 2022
4. Sally Fasulo, Brampton Resident, June 7, 2022
5. Narinder Mann, Devinder Mann, Sanjit Mann, Serena Mann, Kunal Thandi, Brampton Residents, dated June 7, 2022
6. Neala Periana, Brampton Resident, dated May 17, 2022
7. Sharron and Bill Van Hout, Brampton Resident, dated May 12, 2022
8. Rajeev Kumar, Brampton Resident, dated May 18, 2022
9. Eliza Imran, Brampton Resident, dated May 20, 2022
10. Rohan Periana, Brampton Resident, dated May 17, 2022
11. Navinder Pal, Brampton Resident, dated May 30, 2022
12. Samantha Periana, Brampton Resident, dated May 20, 2022
13. Adriana Ciampa, Brampton Resident, dated June 4, 2022
14. Amandjeet Boparari, Brampton Resident, dated June 5, 2022
15. Anamika and Naresh Jain, Brampton Resident, dated June 4, 2022
16. Sonya Singh Brampton Resident, dated June 11, 2022
17. Tusher Mahendra, Brampton Resident, dated June 12, 2022
18. Swagata Das, Brampton Resident, dated June 10, 2022
19. Sarajit Das, Brampton Resident, dated June 10, 2022
20. Mamta and Sukhvinder Guraya, dated June 13, 2022
21. Meetu Mahendra, Brampton Resident, dated June 13, 2022

22. Vishvjeet Boparai, Brampton Resident, dated June 13, 2022
23. Glen and Lori Ross, Brampton Resident, dated June 14, 2022
24. Sally Fasulo, Brampton Resident, dated June 14, 2022
25. Manesh Patel and Various Brampton Residents - Correspondence and Petition, dated June 15, 2022

Dealt with under Item 5.4 - Recommendation PDC118-2022

- 11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law, 2537079 Ontario Inc. – Candevcon Ltd. - 11499 The Gore Road - Ward 10 (File OZS-2022-0024)

1. Baljinder Singh Badesha, Brampton Resident, dated June 1, 2022
2. Amrit Badesha, Brampton Resident, date June 1, 2022
3. Kuljinder Benipal, Brampton Resident, dated June 13, 2022
4. Sukhjeevan Singh Chattha, Brampton Resident, dated June 13, 2022
5. Balraj Jhaggi, Brampton Resident, dated June 13, 2022
6. Harpreet Chattha, Brampton Resident, dated June 15, 2022

Dealt with under Item 5.2 - Recommendation PDC116-2022

- 11.4 Correspondence re: Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, Crystal Homes (Wildflowers) Corporation - MHBC Planning Ltd., 1626, 1646, 1654 Queen Street West; Ward 5 (OZS-2020-0029)

1. Andrew Orr, President, Springbrook Community Management Inc., dated June 6, 2022
2. Lili Zhang, Brampton Resident, dated June 16, 2022

Dealt with under Item 5.5 - Recommendation PDC119-2022

- 11.5 ^ Correspondence from Andrew Jeanrie, Partner, Bennett Jones LLP, dated June 6, 2022, re: Application to Amend the Official Plan and Zoning By-law and for Draft Plan of Subdivision, Argo TFP Brampton Limited, Argo TFP Brampton II Limited - 10124 and 10244 Mississauga Road (File: OZS-2021-0052)

PDC129-2022

That the correspondence from Andrew Jeanrie, Partner, Bennett Jones LLP, dated June 6, 2022, re: **Application to Amend the Official Plan and Zoning By-law and for Draft Plan of Subdivision, Argo TFP Brampton Limited, Argue TFP Brampton II Limited - 10124 and 10244 Mississauga Road (File: OZS-2021-0052)**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Carried

- 11.6 Correspondence re: Application to Amend the Zoning By-law - Mattamy (Castlemore) Ltd. - Korsiak Urban Planning - 10417 Airport Road - Ward 10 (File OZS-2022-0006)

1. Jasmeet Singh Anand, Brampton Resident, dated June 8, 2022
2. Jaspreet K., Brampton Resident, dated June 20, 2022

Dealt with under Item 5.6 - Recommendation PDC120-2022

- 11.7 Correspondence re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre, 1857 Queen Street West, Ward 4 (File: OZS-2021-0018)

1. Wendy Li, Brampton Resident, dated June 15, 2022

Dealt with under Item 6.6 - Recommendation PDC122-2022

- 11.8 Correspondence re: Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10 (File OZS-2019-0014)

1. Dipak Zinzuwadia, Brampton Resident, dated June 15, 2022
2. Deesha Dhaliwal, Brampton Resident, dated June 16, 2022
3. Harvinder Dhiman, Brampton Resident, dated June 16, 2022
4. Paul Banwait, Brampton Resident, dated June 17, 2022
5. Charanpreet Bath, Brampton Resident, dated June 17, 2022
6. Sandeep Swaich, Brampton Resident, dated June 18, 2022

7. Manjeet Trehan, Brampton Resident, dated June 18, 2022

Dealt with under Item 6.10 - Recommendation PDC125-2022

- 11.9 ^ Correspondence from Deb Bergamin, Brampton resident, dated June 7, 2022, re: Ministerial Zoning Orders – An Overview

PDC130-2022

That the correspondence from Deb Bergamin, Brampton Resident, dated June 7, 2022, re: **Ministerial Zoning Orders – An Overview**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Carried

- 11.10 Correspondence, re: City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6 - Ward 5

1. The Credit Valley Residents Association, dated June 20, 2022

Dealt with under Item 5.1 - Recommendation PDC115-2022

- 11.11 Correspondence re: Application to Amend the Zoning By-law and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – 13172589 Canada Inc. - 9224 & 9230 Creditview Road - Ward 5 (File OZS-2022-0013)

1. Bedi Sahib Singh, Brampton Resident, dated May 28, 2022

Dealt with under Item 5.3 - See Recommendation PDC117-2022

12. Councillor Question Period

Nil

13. 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 from Melissa Bergamin, Brampton resident:

"This meeting seemed to put a lot of emphasis on the planning process and when asked if all proposals have to come forth through council in a public

meeting - MZO's were not mentioned at all. A process that completely skips any opportunities for public input. Does this mean Council will no longer pass MZO's and give developers a green light behind the backs of Brampton residents? What about pending MZO's that are not yet approved? Will council do the right thing and withdraw their support for those MZO's?"

A. Parsons, Director, Development Services, Planning, Building and Economic Development, provided information regarding Minister's Zoning Orders (MZO) and engagement processes.

14. Closed Session

Nil

15. Adjournment

The following motion was considered.

PDC131-2022

That Planning and Development Committee do now adjourn to meet again on Monday, July 25 2022, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Committee of Council

The Corporation of the City of Brampton

Wednesday, June 22, 2022

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
Regional Councillor P. Fortini
City Councillor H. Singh

Staff Present: Paul Morrison, Interim Chief Administrative Officer
Marlon Kallideen, Commissioner, Community Services
Jason Schmidt-Shoukri, Commissioner, Planning, Building and Economic Development
Diana Soos, Commissioner, Legislative Services
Cynthia Ogbarmey-Tetteh, Acting Commissioner, Corporate Support Services
Mike Parks, Acting Commissioner, Public Works and Engineering
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

1. **Call to Order**

The meeting was called to order at 9:32 a.m., recessed at 11:51 a.m., reconvened at 12:53 p.m. and adjourned at 2:55 p.m.

As this meeting of Committee of Council was conducted with electronic and in-person 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, Regional Councillor Fortini, and City Councillor Singh

Members absent during roll call: Councillor Dhillon (personal)

2. **Approval of Agenda**

The following motion was considered.

CW320-2022

That the agenda for the Committee of Council Meeting of June 22, 2022 be approved, as published and circulated.

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:

(8.2.2, 8.2.3, 8.2.7, 8.3.1, 9.2.1, 9.2.3, 9.2.4, 9.2.6, 10.2.1, 11.2.1, 11.2.4, 11.2.6, 11.4.1, 12.2.2, 12.2.3, 12.2.5, 12.2.6, 12.2.8, 12.3.2, 12.4.1, 15.1, 15.2)

The following motion was considered.

CW321-2022

That the following items to the Committee of Council Meeting of June 22, 2022 be approved as part of Consent:

8.2.2, 8.2.3, 8.2.7, 8.3.1, 9.2.1, 9.2.3, 9.2.4, 9.2.6, 10.2.1, 11.2.1, 11.2.4, 11.2.6, 11.4.1, 12.2.2, 12.2.3, 12.2.5, 12.2.6, 12.2.8, 12.3.2, 12.4.1, 15.1, 15.2

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

Yea (9): Mayor Patrick Brown, Regional Councillor Santos , Regional Councillor Vicente , City Councillor Whillans, Regional Councillor Palleschi, Regional Councillor Medeiros, City Councillor Bowman, Regional Councillor Fortini , and City Councillor Singh

Absent (1): Regional Councillor Dhillon

Carried (9 to 0)

5. Announcements

- 5.1 Announcement - Ride for Raja 2022 - Peel Children Aid Foundation - Sunday, June 26, 2022 (9:00am - 2:00pm)

Presenters: Navdeep Gill, Founder, and Anita Toor Dhillon, VP, the Mandeep Singh Cheema Charitable Foundation (MSCCF)

Council Sponsor: Regional Councillor Palleschi

Navdeep Gill, Founder, and Anita Toor Dhillon, VP, the Mandeep Singh Cheema Charitable Foundation (MSCCF), provided background information regarding the MSCCF and the legacy of Raja, thanked Council for the street naming in honour of Raja, announced the Ride for Raja 2022 event taking place on Sunday, June 26, 2022, and sought Committee's support to raise awareness of this event.

Committee Members thanked Navdeep Gill and Anita Toor Dhillon for the announcement, acknowledged the impact of this foundation on the community and encouraged Members of Council to support and participate in this event.

6. Public Delegations

- 6.1 Possible Delegations re: Surplus declaration of approximately 2.13 acres of lands located at 0 Goreway Drive, Brampton, for the purpose of disposing of or leasing such lands to Indus Community Services

Public notice regarding this matter was published on the City's website on June 16, 2022

In response to the Chair's inquiry, Peter Fay, City Clerk, confirmed that there were no delegations for this item.

See Item 9.2.5 - Recommendation CW338-2022

- 6.2 Delegation from Dr. Amira El Masri, Director, Center for Global Education and Internationalization, Sheridan College, and Gurpreet Malhotra, CEO, INDUS Community Services, re: International Student Experience Steering Committee

Dr. Amira El Masri, Director, Center for Global Education and Internationalization, Sheridan College, and Gurpreet Malhotra, CEO, INDUS Community Services, provided a presentation titled "International Student Round Table and Summit".

Committee discussion on this matter included the following:

- Engagement and work underway to address issues and concerns relating to international students in Brampton, and the efforts of Sheridan College, INDUS Community Services, Region of Peel and City staff in this regard
- Role and involvement of other agencies (e.g. Peel Regional Police)
- Advocacy with the Provincial and Federal Governments
- Creation of a Brampton Charter for the international student experience

The following motion was considered.

CW322-2022

That the delegation from Dr. Amira El Masri, Director, Center for Global Education and Internationalization, Sheridan College, and Gurpreet Malhotra, CEO, INDUS Community Services, re: **International Student Experience Steering Committee**, to the Committee of Council Meeting of June 22, 2022, be received.

Carried

- 6.3 Delegation from John Rinn, President, and Geoff Whitteker, General Manager, 1739773 Ontario Inc., re: Relocation of Bingo Country Brampton

Item 9.2.2 was brought forward and dealt with at this time.

John Rinn, President, and Geoff Whitteker, General Manager, 1739773 Ontario Inc., provided information to Committee regarding the relocation of Bingo Country Brampton, and the benefits of this facility to the community.

The following motion was considered.

CW323-2022

1. That the delegation from John Rinn, President, and Geoff Whitteker, General Manager, 1739773 Ontario Inc., re: **Relocation of Bingo Country Brampton**, to the Committee of Council Meeting of June 22, 2022, be received;
2. That the report titled: **Relocation of Bingo Country Brampton**, to the Committee of Council Meeting of June 22, 2022, be received; and
3. That the proposed relocation of 1739773 Ontario Inc. (operating as Bingo Country Brampton) to – 227 Vodden Street East, Unit 1 A – be supported, subject to the following conditions:
 - a. Compliance with the AGCO's "Criteria and Procedures For Establishing Bingo Halls (3013 E (06/05))";
 - b. Compliance with the Zoning By-law through approval of the minor variance application;
 - c. Compliance with the Lottery Licensing By-Law; and,
 - d. Compliance with the Business Licensing By-Law as applicable; and
4. That a copy of Council's Resolution be forwarded to the AGCO, the applicant and Delta Bingo for their information.

Carried

- 6.4 Delegation from Dr. Tushar Mehta, Brampton resident, re: Destruction of Huttonville Forest

Dr. Tushar Mehta, Brampton resident, provided a presentation to Committee titled "Save Huttonville Forest - Ecological and Human Consequences", which included information regarding the impact of development on Huttonville Forest and the environment.

The following motion was considered.

CW324-2022

That the delegation from Dr. Tushar Mehta, Brampton resident, re: **Destruction of Huttonville Forest**, to the Committee of Council Meeting of June 22, 2022, be received.

Carried

6.5 Delegations re: Urgency of Climate Breakdown - Transitioning 50% of City Food Purchases to Plant-Based

1. Mo (Marian) Markham, and Dr. Tushar Metha, Members, Plant-Based Cities Movement
2. Diane Smele, Member, and Dr. David Steele, President, Earthsave Canada
3. Shailly Prajapati, Brampton resident

Mo (Marian) Markham, and Dr. Tushar Metha, Members, Plant-Based Cities Movement, provided a presentation titled "Plant-based Cities Movement".

Diane Smele, Member, and Dr. David Steele, President, Earthsave Canada, provided a presentation titled "Earthsave Canada".

Shailly Prajapati, Brampton resident, provided a presentation titled "Healthy Diet and Sustainable Economy".

The presentations included information regarding climate change, the impact of animal-based foods on the environment, worldwide shifts to more plant-based foods, and the environmental and health benefits of consuming more plant-based, and less animal-based, foods. The delegations requested that the City of Brampton shift 50% of its animal-based food purchases to plant-based purchases by the end of 2022.

Committee discussion on this matter included the following:

- Exploring options to provide more plant-based food options at City facilities and events
- Similar changes implemented in other Canadian municipalities
- Impact of food on the climate crisis and the benefits of shifting to more plant-based foods
- Health benefits of plant-based foods

In response to a question from Committee, M. Hoy, Supervisor, Environmental Planning, Public Works and Engineering, advised that the Community Energy and Emissions Reduction Plan (CEERP) does not include the impact of food on the environment.

It was noted that recommendation EAC018-2022 under Item 12.3.1, outlines the position of the Environment Advisory Committee on this matter.

The following motion was considered.

CW325-2022

1. That the delegations re: **Urgency of Climate Breakdown - Transitioning 50% of City Food Purchases to Plant-Based**, to the Committee of Council Meeting of June 22, 2022, be received:

1. Mo (Marian) Markham, and Dr. Tushar Metha, Members, Plant-Based Cities Movement
2. Diane Smele, Member, and Dr. David Steele, President, Earthsave Canada
3. Shailly Prajapati, Brampton resident; and

2. That the City of Brampton evaluate its current food product sourcing and that Council consider a substantial shift towards adopting more plant-based options in City facilities and during events, in alignment with reducing climate impacts.

Carried

6.6 Delegations, re: Item 8.2.1 - Municipal Fireworks Restrictions and Enforcement

Items 8.2.1 and 8.4.1 were brought forward and dealt with at this time.

The following delegations addressed Committee with respect to the subject report, and expressed their views and concerns regarding the proposed temporary fireworks ban, as recommended in the staff report:

1. Aleem Kanji, Director of Government Relations, Canadian National Fireworks Association
2. Tom Jacobs, President, Rocket Fireworks Inc.
3. Sherman Singh, Brampton resident
4. Jagtaran Sahdev, Brampton resident
5. Khushboo Sahota, Brampton resident

6. Navreet Kaur, Brampton resident
7. Jasmandeep Singh, Brampton resident
8. Harveer Singh Tajo, Brampton resident
9. Gaganpreet Dhaliwal
10. Shane Cameron
11. Bill Raynault, General Manager, Mystical Distributing Company Ltd.

The following registered delegations were not present at the meeting:

- Mandeep Paul, Brampton resident and Fireworks Consumer
- Sukh Khangura, Brampton resident
- Robby Khera, Brampton resident
- Sapna Layall
- Kuljot Sohal
- Vernjit Khera, Brampton resident
- Karanvir Athwal, Brampton resident
- Manjot Sohal, Brampton resident
- Nikkita Delvadia
- Gagandeep Singh, Brampton resident
- Sonia Singh, Brampton resident
- Billy Blanco, Brampton resident
- Manisha Patel, Brampton resident
- Olivia Auriat, Brampton resident
- Pavlo Kucher, Brampton resident
- Frank Cicerone, Brampton resident
- Franco Noce, Brampton resident
- Rajie Kaur, Brampton resident
- Amrita Kaur, Brampton resident

- Gurjap Dhami, Brampton resident
- Ravneek Bhullar, Brampton resident
- Simran Dhillon, Brampton resident
- Ranjit and Gurjit Sidhu, Brampton residents
- Minkle Batra, Brampton resident
- Gurkaran Marbha, Brampton resident
- Karanvir Singh, Brampton resident
- Selina Gupta, Brampton resident
- Manjinder Thiara, Brampton resident
- Dilbagh Singh, Brampton resident
- Sherman Heer, Brampton resident
- Logan Jonhston, Brampton resident
- Harman Dhaliwal, Brampton resident
- Jaskarn Kailey, Brampton resident
- Sanampreet Singh Bhinder, Brampton resident
- KhushKaran Cheema , Brampton resident
- Sam Thandi, Brampton resident
- Dewinder Singh, Brampton resident
- Dilshad Singh Pannu, Brampton resident
- Ramandeep Sahota, Brampton resident
- Gursharan Kaur, Brampton resident
- Sam Singh, Brampton resident
- Mark Varrin, Brampton resident
- Vrinder Nagra, Brampton resident
- Munish Thiara, Brampton resident
- Sumeet Mohan, Brampton resident

- Pardeep Nijjar, Brampton resident
- Jugvinder Dhamrait, Brampton resident
- Serena Sekhon, Brampton resident
- Jinnie Sahota, Brampton resident
- Karnvir Chahal, Brampton resident
- Maninder Bhatti, Brampton resident

Note: At this time in the meeting, at the request of Committee, the City Clerk called the roll for attendance, 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, Regional Councillor Fortini, and City Councillor Singh

Members absent during roll call: Councillor Dhillon (personal)

Committee discussion on this matter included the following:

- Volume of complaints received from residents regarding the setting off of fireworks
- Provisions in the current by-law
- Enforcement challenges
- Options for consumers to purchase fireworks (e.g. online)
- Environmental impact of fireworks and the need to explore environmentally friendly alternatives

The following motion was considered.

CW326-2022

1. That the following delegations re: **Item 8.2.1 - Municipal Fireworks Restrictions and Enforcement**, to the Committee of Council Meeting of June 22, 2022, be received.

1. Aleem Kanji, Director of Government Relations, Canadian National Fireworks Association
2. Tom Jacobs, President, Rocket Fireworks Inc.
3. Sherman Singh, Brampton resident

4. Jagtaran Sahdev, Brampton resident
 5. Khushboo Sahota, Brampton resident
 6. Navreet Kaur, Brampton resident
 7. Jasmandeep Singh, Brampton resident
 8. Harveer Singh Tajo, Brampton resident
 9. Gaganpreet Dhaliwal
 10. Shane Cameron
 11. Bill Raynault, General Manager, Mystical Distributing Company Ltd.; and
2. That the correspondence from Tony, Brampton resident, re: **Item 8.2.1 - Municipal Fireworks Restrictions and Enforcement**, to the Committee of Council Meeting of June 22, 2022, be received; and
 3. That the report titled: **Response to Council Referred Matter CW117-2022: Fireworks Restrictions and Enforcement (RM 11/2022)**, to the Committee of Council Meeting of June 22, 2022, be **referred** back to staff to consult with the industry and the residents of Brampton.

Carried

7. Government Relations Matters

7.1 Staff Update, re: Government Relations Matters

A. Hoffman, Government Relations Specialist, Office of the CAO, provided a presentation, which included information and updates on matters relating to the Regional, Provincial and Federal Governments.

Committee discussion on this matter included the affordable housing strategy at the Region of Peel, and opportunities for collaboration.

The following motion was considered.

CW327-2022

That the staff update re: **Government Relations Matters**, to the Committee of Council Meeting of June 22, 2022, be received.

Carried

8. Community Services Section

8.1 Staff Presentations

8.1.1 Staff Presentation re: Community Safety Action Plan

Item 8.2.5 was brought forward and dealt with at this time.

Razmin Said, Manager, Community Safety and Well-Being Office, Community Services, provided a presentation titled "Community Safety Action Plan".

Committee discussion on this matter included the following:

- Timeline in the action plan
- Separation of City and Regional responsibilities in the plan
- Suggestions to improve the Community Safety webpage
- Community Safety social media presence
- Opportunity to engage international students
- Translation of materials in different languages

The following motion was considered.

CW328-2022

1. That the staff presentation re: **Community Safety Action Plan**, to the Committee of Council Meeting of June 22, 2022, be received;
2. That the report titled: **2022-2025 Draft Community Safety Action Plan**, to the Committee of Council Meeting of June 22, 2022, be received; and,
3. That Council approve the 2022-2025 Draft Community Safety Action Plan in principle with the final Plan to be subsequently approved in Q4 2022 following community participation.

Carried

8.1.2 Staff Presentation re: 2022 – 2023 Urban Forest Management Plan

Item 8.2.4 was brought forward and dealt with at this time.

Ed Fagan, Director, Parks Maintenance and Forestry, Community Services, provided a presentation titled "Urban Forest Management Plan".

Committee discussion on this matter included the following:

- The importance of preserving mature trees and forests
- The City's Tree Preservation By-law
- Impact of development on trees
- Tree species and the tree inventory program
- Trees lost due to the ice storm
- Review of the opportunity to designate trees as "heritage"
- Tree planting program
- Action items in the Urban Forest Management Plan
- Process for examining the condition of trees
- Invasive tree species

Note: Recommendation EAC022-2022 under Item 12.3.1, outlines the position and support of the Environment Advisory Committee for the Urban Forest Management Plan.

The following motion was considered.

CW329-2022

1. That the staff presentation re: **2022 -2032 Urban Forest Management Plan Presentation**, to the Committee of Council Meeting of June 22, 2022, be received;
2. That the report titled: **2022 – 2032 Urban Forest Management Plan - All Wards (RM 75/2021)**, to the Committee of Council Meeting of June 22, 2022, be received; and
3. That the 2022 – 2032 Urban Forest Management Plan and supporting technical documents be endorsed by Council.

Carried

8.2 Reports

- 8.2.1 Staff Report re: Response to Council Referred Matter CW117-2022: Municipal Fireworks Restrictions and Enforcement (RM 11/2022)

Dealt with under Item 6.6 - Recommendation CW326-2022

- 8.2.2 ^ Staff Report re: Budget Amendment and Request to Begin Procurement – Century Gardens Change Room Renovations – Federal Grant Funding (Ward 1)

CW330-2022

1. That the report titled: **Budget Amendment and Request to Begin Procurement – Century Gardens Change Room Renovations – Federal Grant Funding (Ward 1)**, to the Committee of Council Meeting of June 22, 2022, be received;
2. That a budget amendment be approved for project #191650-714 - Replacement of Pool Change Room Interior Finishes, to increase the project by the amount of \$669,750, with the funding to be provided from Federal Grants; and
3. That the Purchasing Agent be authorized to begin procurement for General Contracting Services for the Century Gardens Change Rooms Renovations.

Carried

- 8.2.3 ^Staff Report re: Morris Kerbel All-New Tennis Courts and Naming Rights

CW331-2022

1. That the report titled: **Morris Kerbel All-New Tennis Courts and Naming Rights**, to the Committee of Council Meeting of June 22, 2022, be received; and
2. That Council delegate to the Chief Administrative Officer the authority to execute on behalf of The Corporation of the City of Brampton the Amenity Naming Rights Agreement with National Bank of Canada and/or Tennis Canada, granting naming rights to the four outdoor courts at Morris Kerbel Park for ten years in exchange for an upfront payment in the amount of \$100,000 plus HST and otherwise on terms and conditions satisfactory to the Manager Sponsorship and Corporate Development and in a form satisfactory to the City Solicitor, or designate; and
3. That a budget amendment be approved for project #225865-004 – Tennis - Multi Purpose Court in the amount of \$100,000, fully funded by the sponsorship revenue from the Amenity Naming Rights Agreement with National Bank and/or Tennis Canada.

Carried

- 8.2.4 Staff Report re: 2022 – 2032 Urban Forest Management Plan - All Wards (RM 75/2021)

Dealt with under Item 8.1.2 - Recommendation CW329-2022

- 8.2.5 Staff Report re: 2022-2025 Draft Community Safety Action Plan

Dealt with under Item 8.1.1 - Recommendation CW328-2022

- 8.2.6 Staff Report re: Nurturing Neighbourhoods 2021 Program Update

The following motion was considered.

CW332-2022

That the report titled: **Nurturing Neighbourhoods 2021 Program Update**, to the Committee of Council Meeting of June 22, 2022, be received.

Carried

- 8.2.7 ^ Staff Report re: Request for Budget Amendment: Developer Reimbursement for Parkland Over-Dedication for a Neighbourhood Park - Ward 6

CW333-2022

1. That the report titled: **Request for Budget Amendment - Developer Reimbursement for Parkland Over-Dedication for a Neighbourhood Park - Ward 6**, to the Committee of Council Meeting of June 22, 2022, be received; and,
2. That a budget amendment be approved for Project #226760 – Parkland Over-Dedication in the amount of \$1,205,015 with full funding to be transferred from Reserve #2 – Parkland Cash in Lieu.

Carried

- 8.3 Other/New Business

- 8.3.1 ^ Minutes - Brampton Sports Hall of Fame Committee - May 12, 2022

CW334-2022

That the **Minutes of the Brampton Sports Hall of Fame Committee Meeting of May 12, 2022**, to the Committee of Council Meeting of June 22, 2022,

Recommendations SHF014-2022 to SHF017-2022 be approved, as published and circulated.

Carried

The recommendations were approved as follows:

SHF014-2022

That the agenda for the Brampton Sports Hall of Fame meeting of May 12, 2022 be approved.

SHF015-2022

That the discussion at the request of Ziggy Musial, Member, to the Brampton Sports Hall of Fame Committee meeting of May 12, 2022, re: Construction Update - New Sports Hall of Fame at Victoria Park Arena/Complex be received.

SHF016-2022

1. That the discussion by Teri Bommer, Coordinator, Sport Liaison, to the Brampton Sport Hall of Fame Committee meeting of May 12, 2022, re: Induction Ceremony review/feedback be received; and
2. That further discussion on this matter be listed on the agenda for the next meeting on September 8, 2022 and include the topic - 'Whether Committee members should appear on stage to present Inductees with certificates'.

SHF017-2022

That the Brampton Sports Hall of Fame meeting do now adjourn to meet again for on June 2, 2022 at 7:00 p.m.

8.4 Correspondence

- 8.4.1 Correspondence from Tony, Brampton resident, re: Item 8.2.1 - Municipal Fireworks Restrictions and Enforcement

Dealt with under Item 6.6 - Recommendation CW326-2022

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.

9. **Legislative Services Section**

9.1 Staff Presentations

Nil

9.2 Reports

9.2.1 ^ Staff Report re: Transaction Report Executed by Administrative Authority January 1, 2022 to May 31, 2022

CW335-2022

That the report titled: **Transactions Executed by Administrative Authority for January 1, 2022 to May 31, 2022**, to the Committee of Council Meeting of June 22, 2022, be received.

Carried

9.2.2 Staff Report re: Relocation of Bingo Country Brampton

Dealt with under Item 6.3 - Recommendation CW323-2022

9.2.3 ^ Staff Report re: 2022 Municipal Election – Testing and Certification of Voting Technology (RM 14/2022)

CW336-2022

That the report titled: **2022 Municipal Election – Testing and Certification of Voting Technology (RM 14/2022)**, to the Committee of Council Meeting of June 22, 2022, be received.

Carried

9.2.4 ^ Staff Report re: Proposed Adoption of the new Property Standards By-law

CW337-2022

1. That the report titled: **Proposed Adoption of the new Property Standards By-law**, to the Committee of Council Meeting of June 22, 2022, be received;
2. That Council adopt the proposed Property Standards By-law, attached as Appendix 1 to this report;
3. That Council repeal the Minimum Maintenance By-law 104-96 (Property Standards), as amended;
4. That Council amend By-law 2018-2019 (Non-Parking Administrative Penalties), to contain the Property Standards By-law penalties, attached as Appendix 2.

Carried

9.2.5 Staff Report re: Surplus Declaration of 0 Goreway Drive, Brampton - Ward 8

It was noted that Item 15.3 was a related Closed Session report, to be considered later in the meeting under Closed Session.

The following motion was considered.

CW338-2022

1. That the report titled: **Surplus Declaration of 0 Goreway Drive, Brampton - Ward 8**, to the Committee of Council Meeting of June 22, 2022, be received;
2. That a by-law be enacted to declare surplus to the City's requirements, a leasehold interest of up to 50 years in a portion of the City owned lands municipally known as 0 Goreway Drive, Brampton, comprised of part of PINs 142090274, and 142090279, and having a combined area of approximately 2.5 acres and a developable area of approximately 2.1 acres.

Carried

9.2.6 ^ Staff Report re: AMPS Expansion and Provincial Offences Court Modernization Recommendations

CW339-2022

1. That the report titled: **Provincial Offences Court Update and Modernization Recommendations**, to the Committee of Council Meeting of June 22, 2022, be received;

2. That staff be directed to proceed with planning for the implementation of the amendments to the Highway Traffic Act that take effect on July 1, 2022, which permit the City to move camera based offences (such as Red Light Camera and Automated Speed Enforcement) out of the provincial offences court system and into the City's Administrative Monetary Penalties system (AMPs) and report back to Council;
3. That staff be directed to negotiate with the Ministry of the Attorney General with respect to the transfer of Part III Offences currently being prosecuted by the Ministry of the Attorney General to the City's Prosecutor and report back to Council for final approval; and
4. That Council approve one (1) permanent full-time Supervisor of Courts Administration, to oversee the expansion of the City's AMP system (including the transfer of camera based offences to AMPs) and the overall modernization of our Court Administration processes for a total annual budget of approximately \$118,000, with the costs of this position to be fully offset by revenues and cost efficiencies generated through the ramping up of the AMP system;
5. That the costs and revenues associated with a permanent, full-time Supervisor of Courts Administration be included in the 2023 operating budget submission, with a net zero impact to the tax base, subject to Council approval.

Carried

9.3 Other/New Business

Nil

9.4 Correspondence

Nil

9.5 Councillors Question Period

1. In response to a question from City Councillor Whillans regarding the impact of part-time enforcement officers on parking-related complaints, staff advised that the impact has been significant, noting that the number of fines/infractions issued has significantly increased.

2. In response to a question from Regional Councillor Medeiros, staff provided information regarding the collection of fines for parking-related offences.

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.

10. **Economic Development Section**

10.1 Staff Presentations

Nil

10.2 Reports

10.2.1 ^ Staff Report re: Welcoming Streets Pilot Program

CW340-2022

That the report titled: **Welcoming Streets Pilot Program**, to the Committee of Council Meeting of June 22, 2022, be received.

Carried

10.3 Other/New Business

Nil

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.

11. Corporate Services Section

11.1 Staff Presentations

Nil

11.2 Reports

11.2.1 ^ Staff Report re: Land Tax Apportionments

CW341-2022

1. That the report titled: **Land Tax Apportionments**, to the Committee of Council Meeting of June 22, 2022, 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

11.2.2 Staff Report re: 2022 Levy By-law per Section 323 of the Municipal Act, 2001 (Annual Levy on Universities/Colleges, Correctional Institutions, and Public Hospitals)

In response to questions from Committee regarding the possibility of increasing the annual levy, staff advised that this fee is regulated by the Province of Ontario and provided information on advocacy efforts to have this fee increased. Staff added that advocacy efforts will continue, including through the 2022 Association of Municipalities of Ontario (AMO) Conference.

The following motion was considered.

CW342-2022

1. That the report titled: **2022 Levy By-law per Section 323 of the *Municipal Act, 2001* (Annual Levy on Universities/Colleges, Correctional Institutions, and Public Hospitals)**, to the Committee of Council Meeting of June 22, 2022 be received; and;

2. That a by-law be passed for the annual levy on Universities/Colleges, Correctional Institutions, Public Hospitals for the year 2022 as per Section 323 of the *Municipal Act, 2001*.

Carried

11.2.3 Staff Report re: 2021 Corporate Asset Management Plan

N. Damer, Treasurer, Corporate Support Services, and Andrew Mirabella, Hemson Consulting, provided an overview of the subject report.

The following motion was considered.

CW343-2022

1. That the report titled: **2021 Corporate Asset Management Plan**, to the Committee of Council Meeting of June 22, 2022, be received;
2. That Council approve the proposed “2021 Corporate Asset Management Plan” attached as Appendix A; and
3. That the “2021 Corporate Asset Management Plan” be posted on the City’s website to comply with O. Reg. 588/17.

Carried

11.2.4 ^ Staff Report re: Flag Policy Update

CW344-2022

That the report titled: **Flag Policy Update**, to the Committee of Council Meeting of June 22, 2022, be received.

Carried

11.2.5 Staff Report re: Advance Brampton Fund – 2023 Program Framework

K. Stahl, Senior Manager, Cultural Services, Corporate Support Services, responded to questions from Committee with respect to the following:

- Eligibility and timelines for the Advance Brampton Fund
- Impact of COVID-19 on event planning and the possibility of reallocating funds and/or opening a new program stream in 2022
- Large number of applicants for the Advance Brampton Fund

- Funding requests for small events and the possibility of creating a new program stream for these events

The following motion was considered.

CW345-2022

1. That the report titled: **Advance Brampton Fund - 2023 Program Framework**, to the Committee of Council Meeting of June 22, 2022, be received;
2. That Council endorse the 2023 Advance Brampton Fund framework as outlined in this report; and
3. That the Director, Strategic Communications, Culture and Events, Corporate Support Services, be delegated authority to approve funding recommendations and execute on behalf of the City any required grant agreements and other agreements and documents deemed necessary for implementing approved funding from the Advance Brampton Fund, on such terms and conditions as may be satisfactory to the Director, Strategic Communications, Culture and Events or designate and in a form satisfactory to the City Solicitor or designate.

Carried

11.2.6 ^ Staff Report re: City of Brampton Event Space

CW346-2022

1. That the report titled: **City of Brampton Event Space**, to the Committee of Council Meeting of June 22, 2022, be received;
2. That Council approve Tourism staff moving forward with respective operating departments to identify City-owned land in the north-east quadrant of Brampton for potential use as purpose-built event space; and
3. That should space be identified, staff return to Council with an update as part of upcoming budget discussions detailing costs for “meanwhile” use of the space in 2023 for events.

Carried

11.2.7 Staff Report re: Culture Master Plan: Phase 1 Update (2018-2022)

K. Stahl, Senior Manager, Cultural Services, Corporate Support Services, provided an overview of the subject report, and responded to questions from Committee with respect to the following:

- COVID recovery fund for artists
- Integrating art in various City projects, and confirmation that the Culture Master Plan is a City priority
- Space shortage for the arts industry and staff efforts to identify available and under-utilized space, including a location for ACCIDA
- Per capita investment by the City in the arts, and the return on investment
- Recognition of Bramptonians and the gap between the Citizens Awards and the Arts Walk of Fame programs

The following motion was considered.

CW347-2022

That the report titled: **Culture Master Plan: Phase 1 Update (2018-2022)**, to the Committee of Council Meeting of June 22, 2022, be received.

Carried

11.3 Other/New Business

Nil

11.4 Correspondence

- 11.4.1 ^ Correspondence from Donna Fagon-Pascal, Chair and Todd Letts, CEO, Brampton Board of Trade, dated June 9, 2022, re: Brampton Board of Trade Council Guidance

CW348-2022

That the correspondence from Donna Fagon-Pascal, Chair and Todd Letts, CEO, Brampton Board of Trade, dated June 9, 2022, re: **Brampton Board of Trade Council Guidance**, to the Committee of Council Meeting of June 22, 2022, 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.

12. **Public Works and Engineering Section**

12.1 Staff Presentations

Nil

12.2 Reports

12.2.1 Staff Report re: Brampton Transit Inter-regional Fare and Service Integration Initiative Update

In response to a request from Committee, A. Milojevic, General Manager, Transit, provided an update on the Brampton Transit Inter-regional Fare and Service Integration Initiative, including progress on service integration with York University.

Committee members highlighted the importance of this service integration and suggested that a letter be sent to local MPPs and that this matter be raised at the 2022 Association of Municipalities of Ontario (AMO) Conference.

The following motion was considered.

CW349-2022

1. That the report titled: **Brampton Transit Inter-regional Fare and Service Integration Initiative Update (File IB.C)**, to the Committee of Council Meeting of June 22, 2022, be received, and;
2. That staff be authorized to enter into a fare integration arrangement with Milton Transit that would permit each transit agency to accept each other's transfers, consistent with existing fare integration arrangements with other connecting 905 Transit Agencies.

Carried

12.2.2 ^ Staff Report re: Traffic By-law 93-93 – Administrative Update (File I.AC)

CW350-2022

1. That the report titled: **Traffic By-law 93-93 – Administrative Update (File I.AC)**, to the Committee of Council Meeting of June 22, 2022, 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

12.2.3 ^ Staff Report re: Parking Related Concerns – Midair Court - Ward 8 (File I.AC)

CW351-2022

1. That the report titled: **Parking Related Concerns – Midair Court - Ward 8 (File I.AC)**, to the Committee of Council Meeting of June 22, 2022, be received; and,
2. That a by-law be passed to amend Traffic By-law 93-93, as amended, to implement “No Parking, Anytime” restrictions on both sides of Midair Court between Intermodal Drive and the end of the roadway (including cul-de-sac).

Carried

12.2.4 Staff Report re: Enhancement of Williams Parkway including themes and other options (McLaughlin Road to Dixie Road) - Wards 1, 5 and 7 (RM 3/2022)

The following motion was considered.

CW352-2022

1. That the report titled: **Enhancement of Williams Parkway including themes and other options (McLaughlin Road to Dixie Road) – Wards 1, 5 and 7**, to the Committee of Council Meeting of June 22, 2022, be received;
2. That Council direct staff to proceed with the recommendations presented as part of this report; and
3. That Council direct staff to utilize the funds of \$300,000 approved for Staining of Existing Noise Wall in the 2022 Capital budget from Project #223840-001 for the revised scope of work to integrate local artwork.

Carried

12.2.5 ^ Staff Report re: Request to Begin Procurement – Hiring of a General Contractor for the building of an addition and interior renovation of the Curling Club and Tennis facility in Chinguacousy Park - Ward 7

CW353-2022

1. That the report titled: **Request to Begin Procurement – Hiring of a General Contractor for the building of an addition and interior renovation of the Curling Club and Tennis facility in Chinguacousy Park - Ward 7**, to the Committee of Council Meeting of June 22, 2022, be received;
2. That the Purchasing Agent be authorized to commence the procurement to hire a General Contractor; and
3. That the appropriate City staff be authorized and directed to take the necessary action to give effect thereto.

Carried

12.2.6 ^ Staff Report re: Request to Begin Procurement for Environmental and Geotechnical Consulting Services for a three (3) Year Period (RM 22/2022)

CW354-2022

1. That the report titled: **Request to Begin Procurement for Environmental and Geotechnical Consulting Services for a Three (3) Year Period**, to the Committee of Council Meeting of June 22, 2022, be received; and
2. That the Purchasing Agent be authorized to begin the procurement for Environmental and Geotechnical Consulting Services for a Three (3) Year Period.

Carried

12.2.7 Staff Report re: Riverwalk Update and Urban Design Master Plan

M. Heralall, Senior Manager, Environment, Public Works and Engineering, responded to questions from Committee with respect to the status and progress of agreements with the Federal Government and the Toronto and Region Conservation Authority (TRCA) for the Riverwalk project, and funding commitments from senior levels of government.

The following motion was considered.

CW355-2022

1. That the report titled: **Riverwalk Update and Urban Design Master Plan**, to the Committee of Council Meeting of June 22, 2022, be received;
2. That the Riverwalk Update and Urban Design Master Plan be endorsed by Council; and
3. That staff be directed to develop detailed implementation plans and design concepts, refine cost estimates and budgets, explore funding models and opportunities, and report back to Council.

Carried

12.2.8 ^ Staff Report re: Budget Amendment - Gore Meadows - Peel Regional Police Satellite Office

CW356-2022

1. That the report titled: **Budget Amendment – Gore Meadows – Peel Regional Police Satellite Office – Ward 10**, to the Committee of Council Meeting of June 22, 2022, be received; and
2. That a budget amendment be approved for project #215851-001 Gore Meadows Peel Regional Police Satellite Office, to increase the project by the amount of \$230,000, with the funding to be transferred from Reserve #4 Repair and Replacement.

Carried

12.3 Other/New Business

12.3.1 Summary of Recommendations - Environment Advisory Committee - June 14, 2022

The following motion was considered.

CW357-2022

That the **Summary of Recommendations for the Environment Advisory Committee Meeting of June 14, 2022**, to the Committee of Council Meeting of June 22, 2022, Recommendations EAC016-2022 to EAC025-2022 be approved, as published and circulated.

Carried

The recommendations were approved as follows:

EAC016-2022

That the agenda for the Environment Advisory Committee Meeting of June 14, 2022 be approved as published and circulated.

EAC017-2022

That the following delegations re: Huttonville Forest, to the Environment Advisory Committee Meeting of June 14, 2022, be received:

1. Julie Harlow, Brampton resident on behalf of Save Huttonville Forest;
2. Dr. Tushar Mehta, Brampton resident.

EAC018-2022

1. That the delegations re: Urgency of Climate Breakdown - Transitioning 50% of City Food Purchases to Plant-Based, to the Environment Advisory Committee Meeting of June 14, 2022, be referred to a future meeting of the Committee of Council; and
 1. Diane Smele, Member, and Dr. David Steele, President, Earthsave Canada;
 2. Mo (Marian) Markham, and Dr. Tushar Metha, Members, Plant-Based Cities Movement;
 3. Shailly Prajapati, Brampton resident; and
2. That, it is the position of the Environment Advisory Committee that, the City of Brampton evaluate their current food product sourcing and that Council consider a substantial shift towards adopting more plant-based options in City facilities and during events, in alignment with reducing climate impacts.

EAC019-2022

1. That the staff presentation titled: Grass and Weed Cutting By-law 166-2011 Update, to the Environmental Advisory Committee Meeting of June 14, 2022, be received.
2. That staff be requested to educate the public through providing visual identification of plants on the City's website, and any other resources that may be available, to educate residents on plants of concern and common landscape plants that are problematic in the environment, and provide options for native alternatives.

EAC020-2022

That the staff presentation titled: Micromobility – Electric Scooter Pilot, to the Environment Advisory Committee Meeting of June 14, 2022, be received.

EAC021-2022

That the verbal update from Zoe Milligan, Environmental Project Specialist, Public Works and Engineering, re: Urban Forest Management Plan - Final Report, to the Environment Advisory Committee Meeting of June 14, 2022, be received.

EAC022-2022

Whereas the United Nations has declared 2021-2030 the “Decade of Ecosystem Restoration” to “Prevent, halt and reverse the degradation of ecosystems worldwide” and calls on everyone; including local governments to act to find viable solutions to mitigate global challenges such as increasing climate change impacts and catastrophic biodiversity losses;

Whereas the UNECE identified urban trees and forests as providing a unique opportunity for policymakers at local levels of government to contribute meaningfully to the goals for the Decade; prompting over 50 mayors, at the inaugural Forum of Mayors in October 2020 to endorse a Declaration which places trees and forests at the heart of the urban agenda for next decade by pledging to adopt policy and take action through the “Trees in Cities Challenge”;

Whereas the City of Brampton 2040 Vision calls for the planting of one million trees by 2040 to grow the urban forest, mitigate and adapt to climate change, and foster the delivery of ecosystem services;

Whereas in February 2020, the City of Brampton Council approved the Brampton One Million Trees Program as a framework for the City and its partners to increase tree planting initiatives and realize the target of one million trees by 2040;

Whereas the Report to Committee of Council, dated November 20, 2019 stipulates that the One Million Trees Program is focused on getting new trees in the ground, and does not look at tree preservation and upkeep; and further that, directions pertaining to the inventorying, operations, maintenance, and monitoring of the urban forest will be addressed in the City’s Urban Forest Management Plan;

Whereas it is acknowledged in the Report to Committee of Council dated November 20, 2019 that the City's current canopy is just 18% of total land cover and that the existing canopy is under further threat due to invasive species, extreme weather events and drought;

Whereas it is widely acknowledged that in order to benefit from the ecosystems service a healthy urban forest can provide, trees must live to their potential. Further that in order for trees to survive and thrive, thus contributing to a healthy urban forest, cities must invest resources in planning, monitoring and maintenance;

Therefore Be It Resolved that, it is the position of the Environment Advisory Committee that Brampton City Council adopt and support the Urban Forest Management Plan in principle and practice, including the resources to adequately operationalize the plan.

EAC023-2022

That the Verbal Update from Kristina Dokoska, Policy Planner - Environment, Public Works and Engineering, re: Earth Day and Grow Green Awards Recap, to the Environment Advisory Committee Meeting of June 14, 2022, be received.

EAC024-2022

That the Verbal Update from Michael Hoy, Supervisor, Environmental Planning, Public Works and Engineering, re: Centre for Community Energy Transformation (CCET) Update, to the Environment Advisory Committee Meeting of June 14, 2022, be received.

EAC025-2022

That the Environment Advisory Committee do now adjourn to meet again on Tuesday, August 9, 2022 at 6:00 p.m. or at the call of the Chair.

12.3.2 ^ Minutes - Brampton School Traffic Safety Council - June 2, 2022

CW358-2022

That the **Minutes of the Brampton School Traffic Safety Council Meeting of June 2, 2022**, to the Committee of Council Meeting of June 22, 2022, Recommendations SC034-2022 to SC040-2022 be approved, as published and circulated.

Carried

The recommendations were approved as follows:

SC034-2022

That the agenda for the Brampton School Traffic Safety Council meeting of June 2, 2022 be approved.

SC035-2022

That the presentation by David Monaghan, Supervisor, Traffic Planning, Public Works and Engineering, to the Brampton School Traffic Safety Council meeting of June 2, 2022, re: Bike Lanes in School Areas be received.

SC036-2022

1. That the correspondence from Antonella Kalaitzis, Vice-Principal, to the Brampton School Traffic Safety Council meeting of June 2, 2022, re: Request to review Safety Concerns/Jaywalking at the intersection of Ironshield Drive and Franktown Drive - Beryl Ford Public Drive, 45 Ironshield Drive - Ward 10 be received; and
2. That a site inspection be undertaken.

SC037-2022

1. That the correspondence from Audrey Miller Raybould, School Administrator, to the Brampton School Traffic Safety Council meeting of June 2, 2022, re: Request to review Traffic Congestion/Parking Issues in the vicinity of School - Wardenwood Drive - Countryside Village Public School, 40 Dolbyhill Drive - Ward 9 be received; and
2. That a site inspection be undertaken.

SC038-2022

1. That the site inspection report for Lorenvile Public School, 10 Lorenvile Drive, be received; and,
2. That in an effort to encourage Active Transportation to and from school, the Principal be requested to contact their designated Peel Public Health Nurse to participate in the School Travel Plan Program; and,
3. That the Manager of Enforcement and By-law Services be requested to enforce the parking restrictions on Elbern Markell Dr. at arrival and dismissal times for Lorenvile P.S; and,

4. That Peel Regional Police be requested to enforce the posted speed and U-Turns restrictions on Elbern Markell Dr. during arrival and dismissal times of Lorenvile P.S.

SC039-2022

1. That the site inspection report for Stanley Mills Public School, 286 Sunny Meadow Boulevard, be received; and,
2. That in an effort to encourage Active Transportation to and from school, the Principal contact their designated Peel Health Nurse to participate in the School Travel Plan Program in Peel;
3. That the Manager of Traffic Services arrange for the existing enhanced pavement on the south and east legs of the intersection to be refreshed and that enhanced pavement markings be added to the north leg.
4. That the Principal of Stanley Mills P.S. encourage and educate the student population to utilize the crossing guard in place south of the school and to use the 3-Way Stop at the intersection of Sunny Meadow Blvd and Chapparral Dr. properly.
5. That a crossing guard is not warranted at the intersection of Chapparral Dr. and Sunny Meadow Blvd.

SC040-2022

That Brampton School Traffic Safety Council do now adjourn to meet again on September 8, 2022.

12.4 Correspondence

- 12.4.1 ^ Correspondence from Jason Cole, President (2021-2022), Municipal Engineers Association, dated June 13, 2022, re: The Retention of Professional Engineers at Ontario Municipalities

CW359-2022

That the correspondence from Jason Cole, President (2021-2022), Municipal Engineers Association, dated June 13, 2022, re: **The Retention of Professional Engineers at Ontario Municipalities**, to the Committee of Council Meeting of June 22, 2022, be received.

Carried

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.

13. **Referred Matters List**

13.1 Referred Matters List - 2nd Quarter 2022 Update

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 under this section of the agenda. P. Fay, City Clerk, confirmed that no questions were submitted.

15. **Closed Session**

^15.1. 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 - licence agreement matter

^15.2. Open Meeting exception under Section 239 (2) (a), (f) and (k) of the Municipal Act, 2001:

The security of the property of the municipality or local board; and, 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 - an administrative matter

^15.3. 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 - land disposition matter

Items 15.1 and 15.2 were added to consent.

There was committee consensus to not move into Closed Session to deal with Item 15.3.

The following motion was considered.

CW360-2022

1. That Committee deems it unnecessary to proceed into Closed Session at this time; and
2. That the directions to staff set out in Item 15.3 be deemed to be given to staff.

Carried

The following motion was considered pursuant to Item 15.1:

CW361-2022

That the Commissioner, Legislative Services, be authorized to execute a new Five-year Licence Agreement with BGSA for the use of the Scorer's Booth Building and outdoor batting cage facility at the Old Fairgrounds Park (the "Fairgrounds"), together with the option to extend such agreement for a further five-year period, and all other supplementary agreements as may be required in connection therewith, on terms and conditions acceptable to the Director, Recreation and Senior Manager, Realty Services, and in a form acceptable to the City Solicitor or designate.

Carried

The following motion was considered pursuant to Item 15.2:

CW362-2022

That Administrative Authority By-law 216-2017, as amended, be further amended as follows:

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Delegation - To enter into a trust agreement in connection with the purchase of property on behalf of the City.

Delegate - Commissioner of Legislative Services

Limitation - For property purchases valued at \$750,000 or more. Trustee to be subject to regulation by the Law Society of Ontario.

Carried

Committee discussion regarding Item 15.3 included an amendment to the staff recommendation to add the following clause:

4. That the Mayor provide a letter on behalf of Council indicating fulsome support, subject to review by Legal Services.

The motion, in its entirety, was considered as follows:

CW363-2022

1. That subsequent to the surplus declaration of an area of approximately 2.5 acres of lands, 2.1 acres of which are developable (subject to due diligence), municipally known as 0 Goreway Drive, Brampton, identified as Parts of PIN's 14209-0274 and 14209-0279, that Council approve that this parcel be intended for a ground lease to Indus Community Services or its affiliated not-for-profit corporation with charitable status (Indus) for a term of 50 years for the purpose of the development of a 192 bed Long Term Care facility, substantially as described in Indus' presentation to Council on January 19, 2022, subject to terms and conditions to be approved by Council;
2. That the Commissioner of Legislative Services be delegated the authority to execute on behalf of the City an Offer to Lease and any amending agreements with Indus, in order to effect the above, on such terms and conditions as directed by Council, and otherwise on terms and conditions as may be satisfactory to the Commissioner of Legislative Services and Senior Manager, Realty Services and in form acceptable to the Acting City Solicitor or designate;

3. That a budget amendment be approved, and a new capital project be established in the amount of \$250,000 for the City's due diligence costs, legal expenses, other ancillary costs and applicable HST relating to the Offer to Lease to Indus for the purpose of the development of the Long Term Care facility, with funding to be transferred from Reserve #110 – Community Investment Fund; and
4. That the Mayor provide a letter on behalf of Council indicating fulsome support, subject to review by Legal Services.

Carried

16. Adjournment

The following motion was considered.

CW364-2022

That the Committee of Council do now adjourn to meet again on Wednesday, September 7, 2022 at 9:30 a.m. or at the call of the Chair.

Carried

Chair, Community Services Section

Chair, Legislative Services Section

Chair, Economic Development Section

Chair, Corporate Services Section

Chair, Public Works & Engineering Section



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, July 25, 2022

- Members Present:**
- Regional Councillor M. Medeiros - Wards 3 and 4 (Chair)
 - Regional Councillor P. Fortini - Wards 7 and 8
 - Regional Councillor R. Santos - Wards 1 and 5
 - Regional Councillor P. Vicente - Wards 1 and 5
 - Regional Councillor M. Palleschi - Wards 2 and 6
 - City Councillor H. Singh - Wards 9 and 10
 - Regional Councillor G. Dhillon - Wards 9 and 10 (arrived at 7:12 p.m. - personal)
 - Mayor Patrick Brown (ex officio)
- Members Absent:**
- City Councillor D. Whillans - Wards 2 and 6
 - City Councillor J. Bowman - Wards 3 and 4
- Staff Present:**
- Paul Morrison, Acting Chief Administrative Officer
 - Diana Soos, Commissioner, Legislative Services and Acting City Solicitor
 - Allan Parsons, Director, Development Services, Planning, Building and Economic Development
 - Jeffrey Humble, Manager, Policy Planning
 - 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
 - Peter Fay, City Clerk
 - Charlotte Gravlev, Deputy City Clerk
 - Tammi Jackson, Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:02 p.m., and adjourned at 8:06 p.m.

As this meeting of Planning and Development Committee was conducted with electronic and in-person 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, Regional Councillor Palleschi, Regional Councillor Medeiros, Regional Councillor Fortini, and City Councillor Singh Regional Councillor Dhillon (*arrived late 7:12 p.m.*)

Members absent during roll call: City Councillor Whillans, City Councillor Bowman; and Regional Councillor Dhillon, who subsequently arrived at 7:12 p.m.

2. **Approval of Agenda**

The following motion was considered.

PDC132-2022

That the agenda for the Planning and Development Committee Meeting of July 25, 2022 be approved as amended:

To refer:

7.12 Staff report re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)**, to staff for further consideration; and,

11.2 Correspondence re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)** to staff for further consideration; and,

To defer:

7.3 Staff report re: **Unlimited Height and Density**; and,

11.3 Correspondence re: **Unlimited Height and Density**; to the September 12, 2022 scheduled meeting of the Planning and Development Committee.

Carried

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

Nil

4. **Consent Motion**

In keeping with Council Resolution C019-2021, agenda items will no longer be pre-marked for Consent Motion approval. The Meeting Chair will review the relevant agenda items during this section of the meeting to allow Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

(7.1, 7.2, 7.4, 7.5, 7.6, 7.7, 7.9, 7.10, 7.11, 7.13, 7.14, 7.15, 8.1, 11.1, 11.5, 11.6)

The following motion was considered.

PDC133-2022

That the following items to the Planning and Development Committee Meeting of June 20, 2022, be approved as part of the Consent Motion:

(7.1, 7.2, 7.4, 7.5, 7.6, 7.7, 7.9, 7.10, 7.11, 7.13, 7.14, 7.15, 8.1, 11.1, 11.5, 11.6)

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

Yea (7): Regional Councillor Medeiros - Wards 3 and 4 (Chair), Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, Regional Councillor Palleschi, City Councillor Singh, and Mayor Patrick Brown

Absent (3): City Councillor Whillans, City Councillor Bowman, and Regional Councillor G. Dhillon - Wards 9 and 10 (arrived at 7:12 p.m. - personal)

Carried (7 to 0)

Subsequently Item 7.8 was removed from consent and further considered under Item 6.4.

5. **Statutory Public Meeting Reports**

- 5.1 Staff Report re: Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, West of Hurontario Street, east of McMurchy Avenue South, Ward 3 (File OZS-2022-0023)

Kelly Henderson, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

Item 6.2 was 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. Rajashree Basu, Brampton Resident

The following motion was considered.

PDC134-2022

1. That the staff report re: **Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, West of Hurontario Street, east of McMurchy Avenue South, Ward 3 (File OZS-2022-0023)**, dated July 7th, 2022, to the Planning and Development Committee meeting of July 25th, 2022 be received; and,
2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal; and,
3. That the following delegation re: **Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, West of Hurontario Street, east of McMurchy Avenue South, Ward 3 (File OZS-2022-0023)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:

1. Rajashree Basu, Brampton Resident

Carried

- 5.2 Staff report re: Application to Amend the Zoning By-law, 2820453 Ontario Inc. – Candevcon Limited, 0 Old Castlemore Road (North side of Old Castlemore Road, between Clarkway Drive and Highway 50), Ward 10 (File OZS-2022-0020)

Andrew Ramsammy, Development Planner, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

The following motion was considered.

PDC135-2022

1. That the staff report re: **Application to Amend the Zoning By-law, 2820453 Ontario Inc. – Candevcon Limited, 0 Old Castlemore Road (North side of Old Castlemore Road, between Clarkway Drive and Highway 50), Ward 10 (File OZS-2022-0020)**, dated July 7, 2022 to the Planning and Development Committee Meeting of July 25, 2022 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.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Possible Delegations re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Gay Lea, 7855 Heritage Road – Ward 6

There were no delegations for this item.

Item 7.16 was brought forward at this time.

The following motion was considered.

PDC136-2022

1. That the staff report re: **Site Specific Amendment to the Sign By-law 399-2002, as amended, Gay Lea, 7855 Heritage Road – Ward 6**, dated June 1, 2022, to the Planning & Development Services Committee Meeting of July 25, 2022, be received; and,
2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

Carried

- 6.2 Delegations re: Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, West of Hurontario Street, east of McMurchy Avenue South, Ward 3 (File OZS-2022-0023)

Dealt with under Item 5.1 - Recommendation PDC134-2022

- 6.3 Delegations re: Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)

The following motion was considered.

PDC137-2022

1. That the delegations re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)**; and,
2. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)**; and,
3. That the correspondence re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)** be **referred** back to staff for further consideration.

Carried

- 6.4 Delegations re: Application to Amend the Official Plan and the Main Street North, Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.),

David Riley, SGL Planning, presented an overview of the correspondence submitted regarding the application dated July 22, 2022 and suggested the following amendment to Recommendation 5 of the report.

Item 11.7 was brought forward at this time.

Item 7.8 was removed from consent and considered for amendment.

The following motion was considered which carried.

That Recommendation 5 of the report be amended to read as follows:

"That the amendment to the Main Street North Development Permit System By-law, generally in accordance with the amending development permit system by-law attached as Appendix 13 to this report, be adopted; ***and that it be further amended specifically to permit minimum building setbacks from Main Street North of 0 metres to the first 6 storeys of both buildings, and 3 metres to any portion of the building above the 6th storey of both buildings; and,***"

The following motion was considered.

PDC138-2022

1. That the staff report re: **Application to Amend the Official Plan and the Main Street North Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.) 199-221 Main Street North, 34-44 Thomas Street, and 4 Market Street, Ward 1 (File: OZS-2022-0011)**, to the Planning and Development Committee Meeting of July 25, 2022, be received; and,
2. That the application to amend the Official Plan and Main Street North Development Permit System By-law, submitted by SGL Planning and Design Inc. on behalf of Bristol Place Corp. (Solmar Development Corp.), Ward 1, File: OZS-2022-0011, 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 is consistent with the goals and objectives of the City's Official Plan, and for reasons set out in this Recommendation Report; and,
3. That it is determined that no further notice be given in respect of the proposal and that no further public meeting be held; and,
4. That the amendment to the Official Plan, including the Downtown Brampton Secondary Plan, generally in accordance with the Official Plan amendment attached as Appendix 12 of this report, be adopted; and,
5. That the amendment to the Main Street North Development Permit System By-law, generally in accordance with the amending development permit system by-law attached as Appendix 13 to this report, be adopted, ***and that it be further amended specifically to permit minimum building setbacks from Main Street North of 0 metres to the first 6 storeys of both***

buildings, and 3 metres to any portion of the building above the 6th storey of both buildings.

6. That the delegation from David Riley, SGL Planning and Design Inc., re: **Application to Amend the Official Plan and the Main Street North, Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.), 199-221 Main Street North, 4 Market Street, Ward 1 (File OZS-2022-0011)**, to the Planning and Development Committee meeting of July 25, 2022, be received; and,
7. That the following correspondence re: **Application to Amend the Official Plan and the Main Street North, Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.), 199-221 Main Street North, 4 Market Street, Ward 1 (File OZS-2022-0011)** to the Planning and Development Committee meeting of July 25, 2022, be received:
 1. David Riley, SGL Planning and Design Inc., dated July 22, 2022.

Carried

- 6.5 Delegation re: Application to Amend the Official Plan, Zoning By-law, Weston Consulting – 2757566 Ontario Inc. , 10254 Hurontario Street, North of Bovaird Drive and West of Hurontario Street, Ward 2 (File OZS-2022-0009)

Michael Vani, Consultant, Weston Consulting, did not delegate to committee as the corresponding report listed under 7.4 was placed on consent by Committee.

- 6.6 Delegation by Tushar Mehta, Brampton Resident, re: Destruction of Huttonville Forest, Permanent and Irreversible Ecological Implications, Alternatives for Developer Information

Mr. Tushar Mehta, Brampton Resident, addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application.

The following motion was considered.

PDC139-2022

That the delegation from Tushar Mehta, Brampton Resident, re: **Destruction of Huttonville Forest, Permanent and Irreversible Ecological Implications,**

Alternatives for Developer Information, to the Planning and Development Committee Meeting of July 25, 2022, be received.

Carried

- 6.7 Delegation re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Candevcon Limited – Dbrand Investment Corporation, 11772 McLaughlin Road North, Ward 6 (File OZS-2021-0005)

Mansoor Ameersulthan, Brampton Resident, addressed Committee and expressed his views, suggestions, and concerns with respect to the subject application.

The following motion was considered.

PDC140-2022

1. That the delegation and correspondence from Mansoor Ameersulthan, Brampton Resident re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Candevcon Limited – Dbrand Investment Corporation, 11772 McLaughlin Road North, Ward 6 (File OZS-2021-0005)** dated July 6, 2022, to the Planning and Development Committee Meeting of July 25, 2022, be received.

Carried

7. Staff Presentations and Planning Reports

- 7.1 Staff report re: To create a walkway between Amica senior's building and Hodgson Street, Glen Schnarr & Associates Inc. c/o Amica Senior Lifestyle, 223 Main Street South, Ward 3 (File SPA-2021-0009)

The following motion was considered.

PDC141-2022

1. That the staff report re: **To create a walkway between Amica senior's building and Hodgson Street, Glen Schnarr & Associates Inc. c/o Amica Senior Lifestyle, 223 Main Street South, Ward 3 (File SPA-2021-0109)**, to the Planning and Development Committee Meeting of July 25, 2022, be received, and,
2. That City Council authorize the lifting of the 0.3 metre reserve along Hodgson Street to permit the proposed private walkway access.

Carried

7.2 Staff report re: Amendments to Schedule “B” of the Building By-law 387-2006

The following motion was considered.

PDC142-2022

1. That the Staff report re: **Amendments to Schedule "B" of the Building By-law 387-2006**, dated November 15, 2021 to the Planning and Development Committee meeting of July 25, 2022, be received; and,
2. That the attached amendment to Schedule “B” of the Building By-law be enacted by Council.

Carried

7.3 Staff report re: Unlimited Height and Density

PDC143-2022

1. That the staff report and correspondence re: **Unlimited Height and Density** to the planning and development Committee meeting be **deferred** to the meeting of September 12, 2022 Planning and Development Committee.

Carried

7.4 Staff report re: Application to Amend the Official Plan, Zoning By-law, Weston Consulting – 2757566 Ontario Inc. , 10254 Hurontario Street, North of Bovaird Drive and West of Hurontario Street, Ward 2 (File OZS-2022-0009)

The following motion was considered.

PDC144-2022

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law, Weston Consulting – 2757566 Ontario Inc. , 10254 Hurontario Street, North of Bovaird Drive and West of Hurontario Street, Ward 2** (File OZS-2022-0009), July 7th, 2022, to the Planning and Development Committee meeting of July 25th, 2022 be received; and,
2. That the Zoning By-law Amendment application submitted by Weston Consulting on behalf of 2757566 Ontario Inc. (File OZS-2022-0009), 10254 Hurontario Street 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 for the reasons set out in the Planning Recommendation Report Dated July 7th, 2022;

3. That the amendments to the Official Plan generally in accordance with the attached Appendix 12 to this report be adopted;
4. That the amendments to the Zoning By-law generally in accordance with the attached Appendix 14 to this report be adopted, and;
5. That no further notice or public meeting be required for the attached Official Plan Amendment and Zoning By-law Amendment as per section 22 (6.1 and Section 34(10.4) of the *Planning Act*, R.S.O. c. P. 13, as amended.

Carried

7.5 Staff report re: Proposed Consultation Plan for Developing Brampton's Inclusionary Zoning Framework

The following motion was considered.

PDC145-2022

1. That the staff report re: **Recommendation Report: Proposed Consultation Plan for Developing Brampton's Inclusionary Zoning Framework** to the Planning and Development Committee Meeting of July 25, 2022 be received; and,
2. That Planning, Building and Economic Development staff proceed with the proposed consultation plan to develop an Inclusionary Zoning framework for Brampton.

Carried

7.6 Staff report re: Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates - 1212949 Ontario Inc., Part of Lot 1, Concession 5, W.H.S., Block 96 and 97 of Draft Plan 21T-10001B, Ward 6

The following motion was considered.

PDC146-2022

1. That the staff report re: **Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates - 1212949 Ontario Inc., Part of Lot 1, Concession 5, W.H.S., Block 96 and**

97 of Draft Plan 21T-10001B, Ward 6, (File C05W01.005) dated June 1, 2022 to the Planning and Development Committee Meeting of July 25, 2022 be received; and,

2. That the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Glen Schnarr & Associates on behalf of 1212949 Ontario Inc., File: C05W01.005 and 21T-10001B, be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in this Supplementary Recommendation Report; and, That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 4 to this report be adopted; and,
3. That the staff be directed to amend the approval of Draft Plan 21T-10001B to allow the development of Blocks of 96 and 97 within it, in general accordance with the conditions in Appendix 6 of this report; 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, R.S.O. c.p. 13, as amended; and,
5. That a copy of this report and Council resolution be forwarded to the affected stakeholders for information.

Carried

- 7.7 Staff report re: Application to Amend the Official Plan and Zoning By-law, Sajecki Planning Inc. – Luxor Development Corporation, 151 Main Street North, North-West Corner of Church Street West and Main Street North, Ward 1 (File OZS-2021-0003)

The following motion was considered.

PDC147-2022

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Sajecki Planning Inc. – Luxor Development Corporation, 151 Main Street North, Ward 1 (File: OZS-2021-0003)**, to the Planning and Development Committee Meeting of July 25, 2022, be received, and,
2. That the application to amend the Official Plan and Zoning by-law, submitted by Sajecki Planning Inc. on behalf of Luxor Development Corporation, Ward 1, File: OZS-2021-0003, 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 is consistent with the goals and objectives of 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 the amendment to the Official Plan, including the Downtown Brampton Secondary Plan, generally in accordance with the Official Plan Amendment attached as Appendix 11 of this report, be adopted.
5. That the amendment to the Zoning By-law, generally in accordance with the amending zoning by-law attached as Appendix 12 to this report, be adopted.

Carried

- 7.8 Staff report re: Application to Amend the Official Plan and the Main Street North, Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.),

Dealt with under Item 6.4 - Recommendation PDC138-2022

- 7.9 Staff report re: Application for Temporary Zoning By-law Amendment, Blackthorn Development Corp. – 2458171 Ontario Inc., 3420 Queen Street East, Ward 8 (File OZS-2022-0022)

The following motion was considered.

PDC148-2022

1. That the staff report re: **Application for Temporary Zoning By-law Amendment, Blackthorn Development Corp. – 2458171 Ontario Inc., 3420 Queen Street East, Ward 8 (File OZS-2022-0022)**, dated June 28, 2022, to the Planning and Development Committee Meeting of July 25, 2022, be received.

Carried

- 7.10 Staff report re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Candevcon Limited – Dbrand Investment Corporation, 11772 McLaughlin Road North, Ward 6 (File OZS-2021-0005)

The following motion was considered.

PDC149-2022

1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Candevcon Limited – Dbrand Investment Corporation, 11772 McLaughlin Road North, Ward 6 (File OZS-2021-0005)** dated July 6, 2022, to the Planning and Development Committee Meeting of, be received; and,
2. That the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Candevcon Limited. on behalf of Dbrand Investment Corporation, File: OZS-2021-0005, 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's 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 11 attached to this 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

- 7.11 Staff report re: Application to Amend the Official Plan, Secondary Plan and Zoning By-law, Chacon Retirement Village Inc. – Candevcon Limited, 9664 Goreway Drive, Ward 8 (File OZS-2020-0008)

The following motion was considered.

PDC150-2022

1. That the staff report re: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law, Chacon Retirement Village Inc. – Candevcon Limited, 9664 Goreway Drive, Ward 8, (File OZS-2020-0008)**, dated July 7, 2022 to the Planning and Development Committee meeting of July 25, 2022 be received; and,

2. That the Official Plan Amendment and Zoning By-law Amendment application submitted by Candevcon Limited for Chacon Retirement Village Inc., Ward 8, File OZS-2020-0008 be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report; and,
3. That the revisions to the plan subsequent to the Public Meeting conducted on July 27, 2020 do not represent significant changes and that no further Public Meeting is required; and,
4. That an amendment to the Official Plan generally in accordance with the attached Appendix 11 to this report be adopted; and,
5. That an amendment to the Goreway Drive Corridor Secondary Plan (SPA39) generally in accordance with Appendix 11 to this report be adopted; and,
6. That the Tertiary Plan shown as Appendix 13 to this report be added as an appendix to the Goreway Drive Corridor Secondary plan (SPA 39); and,
7. That an amendment to the Zoning By-law, generally in accordance with the attached Appendix 12 to this report be adopted.

Carried

- 7.12 Staff report re: Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)

Dealt with under Item 6.3 - Recommendation PDC137-2022

- 7.13 Staff report re: Application for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. c/o Orlando Corporation, Part of Lot 15, Concession 12, Northern Division, South of Countryside Drive, and West of Colerain Drive, Ward10 (File C11E15.002)

The following motion was considered.

PDC151-2022

1. That the staff report re: **Application for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. c/o Orlando Corporation, Part of Lot 15, Concession 12, Northern Division, South of Countryside Drive, and West of Colerain Drive, Ward10 (File C11E15.002)**, dated July 7th, 2022, to the Planning and Development Committee Meeting of July 25th, 2022, be received; and,
2. That the application for a draft plan of subdivision, submitted by Glen Schnarr Associates Inc., c/o Orlando Corporation, Ward: 10, File: C11E15.002, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, has regard to Section 51(24) of the Planning Act, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan for the reasons set out in this report; and,
3. That no further notice or public meeting be required for the attached conditions of draft plan approval pursuant to Section 51(22.2) of the *Planning Act*, R.S.O. c.P. 13, as amended.

Carried

- 7.14 Staff report re: Application to Amend the Official Plan and Zoning By-Law, Glen Schnarr & Associates Inc. – 12148048 Canada Inc./Umbria Developers Inc.
North side of Queen Street West, west side of Chinguacousy Road

The following motion was considered.

PDC152-2022

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-Law (To permit the development of a 14-storey residential apartment building with 208 units) Glen Schnarr & Associates Inc. – 12148048 Canada Inc./Umbria Developers Inc. North side of Queen Street West, west side of Chinguacousy Road 1030 Queen Street West, Ward 5, (File OZS-2020-0034)**, dated July 7, 2022, to the Planning and Development Committee Meeting of July 25th, 2022, be received.
2. That the application to amend the Official Plan and Zoning By-law submitted by Glen Schnarr & Associates Inc. on behalf of 12148048 Canada Inc./Umbria Developers Inc., Ward: 5, File OZS-2020-0034, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the

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

3. That the amendments to the Official Plan including the Credit Valley Secondary Plan (Area 45) and the Block Plan Sub Areas 1 & 3 of the Credit Valley Secondary Plan in general accordance with the by-law attached as Appendix 10 of this report be adopted; and,
4. That the amendments to the Zoning By-law in general accordance with by-law attached as Appendix 11 of this report be adopted; and,
5. That the Owner agrees to make an in-kind Section 37 Community Benefits contribution to relocate, restore/conservate and refurbish the vacant schoolhouse currently located on the Owner's land into a City owned facility to be located in Teramoto Park, at the owner's expense, be approved; and,
6. That City Council enact a by-law under Section 37 of the *Planning Act* to authorize the Commissioner of Planning, Building and Economic Development Department and the City Clerk to execute a Section 37 agreement with 12148048 Canada Inc./Umbria Developers Inc., and that the agreement be registered on title to the lands in a manner satisfactory to the City Solicitor to secure the community benefits contribution; and,
7. 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

- 7.15 Staff report re: City Initiated Official Plan Amendment and Administrative Authority By-law Amendment (Bill 13, Supporting People and Businesses Act, 2021 – Expanded Delegated Authority).

The following motion was considered.

PDC153-2022

1. That the staff report re: **City Initiated Official Plan Amendment and Administrative Authority By-law Amendment (Bill 13, Supporting People and Businesses Act, 2021 – Expanded Delegated Authority)**, dated July 25, 2022, to the Planning and Development Committee meeting of July 25, 2022, be received; and,
2. That the Official Plan Amendment be approved, on the basis that it conforms with recent administrative changes made to the *Planning Act*; and,

3. That the amendment to the Official Plan, as attached as Appendix A to this report, be adopted; and,
4. That staff be directed to amend the City's Administrative Authority By-law to implement the delegated authority to the Commissioner of Planning, Building and Economic Development, as attached as Appendix C to this report.

Carried

- 7.16 Staff report re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Gay Lea, 7855 Heritage Road – Ward 6

Dealt with under Item 6.1 - Recommendation PDC136-2022

8. Committee Minutes

- 8.1 Minutes - Brampton Heritage Board - June 21, 2022

The following motion was considered.

PDC154-2022

That the **Minutes of Brampton Heritage Board** meeting of June 21, 2022, Recommendations HB037-2022 - HB047-2022, to the Planning and Development Committee Meeting of July 25, 2022, be approved as published and circulated.

The recommendations were approved as follows:

HB037-2022

That the agenda for the Brampton Heritage Board meeting of June 21, 2022 be approved.

HB038-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Economic Development, dated June 13, 2022, to the Brampton Heritage Board Meeting of June 21, 2022, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 10450 McVean Drive, The Harrison Farmhouse – Ward 10**, be received;
2. That the designation of the property at 10450 McVean Drive under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;

3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 10450 McVean Drive in accordance with the requirements of the Act;
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Land Tribunal; and,
6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

HB039-2022

1. That the report from Harsh Padhya, Heritage Planner, Planning, Building and Economic Development, dated June 14, 2022, to the Brampton Heritage Board Meeting of June 21, 2022, re: **Recommendation Report: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 2072 Embleton Road - The James Patterson House, - Ward 6**, be received;
2. That the designation of the property at 2072 Embleton Road under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 2072 Embleton Road in accordance with the requirements of the Act;
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Land Tribunal; and,
6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

HB040-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Economic Development, dated June 13, 2022, to the Brampton Heritage Board Meeting of June 21, 2022, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 40 Mill Street North, Hewetson Prairie House – Ward 1**, be received;

2. That the designation of the property at 40 Mill Street North under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 40 Mill Street North in accordance with the requirements of the Act;
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Land Tribunal; and,
6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council’s decision to designate the subject property.

HB041-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Economic Development, dated June 3, 2022, to the Brampton Heritage Board Meeting of June 21, 2022, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9050 Bramalea Road, Crawford House – Ward 7**, be received;
2. That the designation of the property at 9050 Bramalea Road under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 9050 Bramalea Road in accordance with the requirements of the Act;
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Land Tribunal; and,
6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council’s decision to designate the subject property.

BHB042-2022

1. That the report from Harsh Padhya, Heritage Planner, Planning, Building and Economic Development, to the Brampton Heritage Board meeting of June 21,

2022, re: **39 Wellington Street West – Heritage Impact Assessment – Ward 3**, be received; and,

2. That the Heritage Impact Assessment dated, April 2022 prepared by MHBC Planning Ltd. attached as Appendix A to the report be received and that the recommendations for proposed alterations to the listed heritage property, be approved.

HB043-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated June 13, 2022, to the Brampton Heritage Board Meeting of June 21, 2022, re: **Heritage Impact Assessment, 5 Isabella Street, City of Brampton, Ontario dated May 2022** be received; and
2. That the select following recommendations as per the Heritage Impact Assessment by Robinson Heritage Consulting be followed:
3. Set the proposed house as close to the existing front set back as possible
4. Continue to keep the proposed residence as low as possible, it is acknowledged that the residence has been from what was initially proposed already.
5. Keep materiality to masonry brick (historic Ontario sized), wood and approved wood like substitutes. Windows should be high quality with wood preferred. Wood windows can be clad on the exterior for a more maintenance free option.
6. If window choice has muntins they must be either true divided lites or simulated divided lite (SDL) in wood or metal clad wood, avoid vinyl.
7. Keep colours to muted historic colours
8. Salvage the following materials from 5 Isabella Street: front door surround; staircase with balusters, newel post and handrail; other historic materials as uncovered (cast iron vent covers, door hardware, etc.)
9. That the Brampton Heritage Board agree to demolition of 5 Isabella Street in accordance with option 3 of the proposed mitigation strategies (listed below), and approve the proposed design outlined in Appendix B (subject to minor alterations).
10. **Option 3:** Demolish the house for an approved Georgian inspired design. There are recommendations that are detailed in Section 7.0 of this document and include: more closely matching the original houses front setback,

designing a new house in the Georgian style complete with appropriate proportions, openings, materiality, colour palette, detached garage in the rear, not overbuilding on the property and landscaping.

HB044-2022

1. That the report from Harsh Padhya, Heritage Planner, Planning, Building and Economic Development, to the Brampton Heritage Board Meeting of June 21, 2022, re: **8799 Heritage Road – Heritage Impact Assessment – Ward 6 (HE.x 8799 Heritage Road)**, be received; and,
2. That the Heritage Impact Assessment dated May 11, 2022, prepared by Golder Associates Ltd. attached as Appendix A to the report be received and that the recommendations for the demolition of listed heritage property and removing the property from the heritage register, be approved.

HB045-2022

1. That the report by Natalie Majda, Assistant Heritage Planner, to the Brampton Heritage Board meeting of June 21, 2022, re: **Gage Park Bandstand History and Commemoration Options, Ward 3** received;
2. That staff move forward with the Pedestal Plaque – Option 1 for the commemoration of the Gage Park Bandstand;
3. That staff identify appropriate plaque locations nearby to the bandstand which do not impede events, paths, or sightlines; and
4. That staff provide an update at the next meeting with overall progress and plaque location options.

HB046-2022

1. That the report by Harsh Padhya, Heritage Planner, to the Brampton Heritage Board Meeting of June 21, 2022, re: **Revision to Heritage Permit for 45 Railroad Street - Ward 1 (45 Railroad St.)** be received;
2. That the memo dated May 31, 2022 submitted by ERA Architects Inc. attached as Appendix A to the report be received and that the recommendations for proposed changes to the conservation plan subject to below conditions, be approved:
3. Proposed lead coated copper flashing work must be detailed especially in terms of finishing and undertaken by a heritage specialist.
4. Proposed flashing to be fasten into the mortar joints only, not the bricks.

The following motion was considered:

HB047-2022

That the Brampton Heritage Board do now adjourn to meet again on July 19, 2022 at 7:00 p.m.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence from Laura Hall, Director, Corporate Services / Town Clerk, Town of Caledon, re: Request to Modify the Peel 2051 Official Plan

The following motion was considered.

PDC155-2022

That the correspondence from Laura Hall, Director, Corporate Services / Town Clerk, Town of Caledon, re: **Request to Modify the Peel 2051 Official Plan**, to the Planning and Development Committee Meeting of Jul7 25, 2022, 2022, be received.

Carried

- 11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)

The following motion was considered.

PDC156-2022

1. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9**

(File OZS-2020-0009) to the Planning and Development Committee Meeting of June 20, 2022, be received:

1. Maria & Eugenio Isabella, Brampton Residents, dated July 12, 2022
2. Terry Miller, Vice Chair and Director PCC564, dated July 16, 2022
3. Sue Melito, Brampton Resident, dated July 18, 2022
4. Glenn Wellings, Wellings Planning Consultants Inc., dated July 20, 2022

Carried

- 11.3 Correspondence re: Unlimited Height and Density

Dealt with under Item 7.3 - Recommendation PDC143-2022

- 11.4 Correspondence re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Candevcon Limited – Dbrand Investment Corporation, 11772 McLaughlin Road North, Ward 6 (File OZS-2021-0005)

Dealt with under Item 6.7 - Recommendation PDC140-2022

- 11.5 Correspondence re: To create a walkway between Amica senior's building and Hodgson Street, Glen Schnarr & Associates Inc. c/o Amica Senior Lifestyle, 223 Main Street South, Ward 3 (File SPA-2021-0009)

The following motion was considered.

PDC157-2022

1. That the following correspondence re: **To create a walkway between Amica senior's building and Hodgson Street, Glen Schnarr & Associates Inc. c/o Amica Senior Lifestyle, 223 Main Street South, Ward 3 (File SPA-2021-0009)**, to the Planning and Development Committee Meeting of July 25, 2022, be received:

1. Tony and Sandra Linardi, Brampton Residents, dated July 21, 2022

Carried

- 11.6 Correspondence re: Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates - 1212949 Ontario Inc., Part of Lot 1, Concession 5, W.H.S.,Block 96 and 97 of Draft Plan 21T-10001B, Ward 6

The following motion was considered.

PDC158-2022

1. That the following correspondence re: **Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates - 1212949 Ontario Inc., Part of Lot 1, Concession 5, W.H.S.,Block 96 and 97 of Draft Plan 21T-10001B, Ward 6 (File C05W01.005)** to the Planning and Development Committee Meeting of July 25, 2022 be received:

1. Joel Farber, Fogler, Rubinoff LLP, on behalf of Maple Lodge Farms, dated July 22, 2022

Carried

- 11.7 Correspondence re: Application to Amend the Official Plan and the Main Street North, Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.),199-221 Main Street North, 4 Market Street, Ward 1

Dealt with under Item 6.4 - Recommendation PDC138-2022

12. Councillor Question Period

Nil

13. 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 questions pertaining to reports 7.3, 7.7, 7.8 from Deb Bergamin, Brampton resident regarding the following:

- Accountability for decisions from Committee meetings
- Application review process

- New downtown multi-use developments and responsibility for traffic flow and parking impacts
 - Height restrictions on developments - how high is too high, why does the report not specify and not be reviewed
 - Regarding report 7.8, Appendix 9, 10 and 11 - Clarification regarding accountability for addressing concerns raised
- A. Parsons, Director, Development Services, Planning, Building and Economic Development, provided information and clarification with respect to the above noted questions.

14. Closed Session

Nil

15. Adjournment

The following motion was considered.

PDC159-2022

That Planning and Development Committee do now adjourn to meet again on Monday, August 22, 2022, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair

Date: 2022-05-09

Subject: Habitat for Humanity GTA – Financial Relief Associated for 1524 Countryside Drive (15 Stacked Townhouses) and 25 William Street (12 Stacked Townhouses)

Contact: Nash Damer, Treasurer
nash.damer@brampton.ca 905-874-2257

Report Number: Corporate Support Services-2022-516

Recommendations:

1. That the report titled: **Habitat for Humanity GTA – Financial Relief Associated for 1524 Countryside Drive (15 Stacked Townhouses) and 25 William Street (12 Stacked Townhouses)**, to the Committee of Council meeting on June 8, 2022, be received.

Overview:

- At its meeting on March 9, 2022, Committee of Council received a delegation from Habitat for Humanity GTA requesting a grant-in-lieu of development charges (DCs) for two developments; 12 stacked townhouse units at 25 William Street and 15 stacked townhouse units at 1524 Countryside Drive.
- This report outlines the financial and legal implications of providing the requested grant along with the outstanding cumulative monetary impact of previously approved DC and CIL grants.
- The report also advises of potential next steps should Council wish to provide a grant-in-lieu of DCs typically due at building permit issuance.
- Should Council wish to provide the full requested amount of \$730,000 in financial relief, staff recommend that the amount is made available through internal borrowing against the applicable Development Charges Reserves, to be repaid through a 10 year tax levy of approximately 0.02% on the City's portion of the tax bill.

Background:

Habitat for Humanity GTA is a non-profit organization whose mission is to organize volunteers and community partners in building affordable housing and promoting home ownership. Founded in 1976, Habitat for Humanity International has since grown to become a global non-profit working in more than 70 countries, including Canada. Their clients that partner with Habitat for Humanity pay an affordable mortgage geared to their income and volunteer 500 hours of their time. Their model of affordable homeownership bridges a gap for low-income, working families, by providing them with the opportunity to purchase their own home.

Habitat for Humanity has completed several projects within the City of Brampton, below is a table summarizing past projects and Council's financial support:

Address	Project Proposal	Financial Relief from City			
		Development Charges	Cash-in-lieu of Parkland	Building Permit Fees	Total
8600 Torbram Road	18 townhouse units	\$391,068	\$21,462	\$28,344	\$440,874
20A, 20B, 20C Hoskins Square	3 single detached units	\$75,245	\$7,167	\$3,513	\$85,925
59 McLaughlin Road North	13 townhouse units	\$304,590	\$127,750	\$21,319	\$453,659
Total		\$770,903	\$156,379	\$53,176	\$999,764

Previous to the above-mentioned projects, Habitat also completed 1 unit located at 88A Castlehill Road and 2 units at 120 and 122 Sled Dog Road through their legacy affiliate, Habitat for Humanity, Brampton.

Currently, Habitat for Humanity GTA has submitted two development applications to the City, as follows:

1. Municipal Address: 25 William Street
Development Proposal: 12 stacked townhouses
City File No.: SPA-2019-0076
2. Municipal Address: 1524 Countryside Drive
Development Proposal: 15 stacked townhouses
City File No.: OZS-2021-0025

At its meeting on March 9, 2022, Committee of Council received a delegation from Habitat for Humanity GTA requesting a grant-in-lieu of developments charges (DCs) for two developments; 1524 Countryside Drive and 25 William Street. Council referred the matter back to staff for review. Subsequently, a report was brought forward to the March 30 Committee of Council meeting, in which Committee adopted motion CW123-2022 which stated, "That Council direct staff to continue with a case-by-case basis evaluation of requests consistent with a Council endorsed Protocol for Evaluation of Requests for Incentives as an interim approach, until a City-wide CIP for Housing is established as per Council direction from the City's housing strategy 'Housing Brampton'". Housing Brampton, the City's newly endorsed housing strategy and action plan, identifies a city-wide need for a range of housing choices and tenure, including purpose-built rental housing, affordable rental housing and affordable ownership housing. The strategy recommends various financial and non-financial supports for housing that meets these needs.

Current Situation:

There is no legal basis to waive DCs as the payment of DCs are applicable law under clause 8 (2) (a) of the *Building Code Act, 1992* as defined in *O. Reg. 332/12*. Furthermore, the DC By-law states that no building permit shall be issued until the development charges have been paid in full. As such, in order to provide Habitat for Humanity GTA with any financial relief in respect of DCs, a grant equal to the DCs must be made using the grant power under section 107 of the *Municipal Act, 2001*.

City Council has discretion to authorize a grant to provide relief from DCs if Council is satisfied that it would be unreasonable to require payment of all, or a portion of the DCs due to the not-for-profit status of Habitat for Humanity GTA, and in furtherance of the development of affordable housing objective articulated in the Official Plan.

As Habitat for Humanity GTA is a not-for-profit Corporation, City Council does not need to be concerned about the bonusing prohibition in section 106 of the *Municipal Act, 2001* in considering providing Habitat with relief from the various fees.

Finally, it is important to note that because Habitat for Humanity GTA provides affordable homeownership, they do not take in any revenue that could offset the cost of DCs, etc. This is a distinct difference between recent affordable housing applications before Council that provided rental units at average market rent. As well, Habitat for Humanity GTA has the ability to offer its homes to residents of Brampton by creating an outreach program that targets Brampton residents first, then Peel Region residents and then GTA residents.

Corporate Implications:

Financial Implications:

The estimated impact of providing financial relief for the Habitat for Humanity GTA request is \$730,000 and is summarized in the table below.

Address	Project Proposal	Development Charges ¹
25 William Street	12 stacked townhouse units	\$315,000
1524 Countryside Drive	15 stacked townhouse units	\$415,000
Total		\$730,000

Notes:

1. The DC calculations are estimates based on currently available information and estimates from Habitat for Humanity GTA, and will need to be verified and finalized prior to building permit issuance.

Should Council wish to provide Habitat for Humanity GTA with the requested financial relief, staff recommend that the full amount initially be funded through the applicable Development Charges (DC) Reserves, and subsequently replenished through internal borrowing over a 10 year period at an interest rate consistent with the rate of return on the City's investment portfolio, which is currently 2.3%. This internal loan would require an annual repayment amount of approximately \$82,000 in the 2023 budget submission, subject to Council

approval, which is equivalent to a tax levy of approximately 0.02% on the City's portion of the tax bill.

The cumulative impact of financial relief provided to the organizations below to be repaid through internal borrowing amounts to approximately \$1,430,000 over a 10 year period.

Financial Relief to be Repaid Through Internal Borrowing	2023 Budget Impact	Cumulative Future Years Budget Impact (2024 - 2032)	TOTAL
Previously Approved Cash in Lieu (CIL) of Parkland Relief for Region of Peel Affordable Housing	\$ 61,000	\$ 549,000	\$ 610,000
DC Relief Identified in this Report for Habitat for Humanity GTA	\$ 82,000	\$ 738,000	\$ 820,000
TOTAL	\$ 143,000	\$ 1,287,000	\$ 1,430,000

It should be noted that all other DCs and fees levied by the Region of Peel and the School Boards would still apply unless Habitat for Humanity GTA requests and is granted relief directly from those agencies.

Term of Council Priorities:

This report 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:

Should Council decide to provide Habitat for Humanity GTA with financial relief from all fees and charges associated with the developments on 1524 Countryside Drive and 25 William Street, staff have prepared the following resolution for consideration:

- 1. That Council authorize a grant to Habitat for Humanity GTA in an amount equal to the payment of the Development Charges in respect of Habitat's proposals for development of 15 stacked townhouse units at 1524 Countryside Drive and 12 stacked townhouse units at 25 William Street. The full amount shall be funded through a draw from the applicable Development Charges Reserves on a unit by unit basis prior to the issuance of building permits, once Habitat for Humanity GTA has obtained all required planning and building approvals for its project;*
- 2. That the grant be funded from internal borrowing from the applicable Development Charges Reserves with repayment terms of 10 years at a rate*

of return consistent with the City's investment portfolio, currently at 2.3% interest;

3. *That the annual internal loan repayment amount of approximately \$82,000 be included in the 2023 budget submission, subject to Council approval.*

Authored by:

Reviewed by:

Janet Lee, Manager, Capital and
Development Finance

Nash Damer, Treasurer

Approved by:

Cynthia Ogbarmey-Tetteh,
Commissioner, Corporate Support
Services (Acting)

Paul Morrison, Chief Administrative Officer
(Interim)

Attachments:

- Appendix A Habitat for Humanity GTA Presentation from March 9, 2022 Committee of Council Meeting
- Appendix B Recommendation approved by Council at a Special Meeting on March 9, 2022

Thank You, City of Brampton!

Date: March 9, 2022





1524 Countryside Drive

15 units

25 William Street

12 units

- ✓ 27 Families will realize the dream of home ownership
- ✓ We share a common vision of:

“Always thinking Families First”



1524 Countryside Drive 15 units



25 William Street 12 units



Your Impact Tomorrow



Habitat for Humanity GTA would hereby request the Committee of Council consideration in respect to:

- ✓ **Grant-in-lieu of development charges for 1524 Countryside Drive and 25 William Street.**

“Always thinking Families First”

March 18, 2022

Sent via email

Emily Rossini, Director of Planning
Real Estate Development
Habitat for Humanity GTA

Re: Grant-in-lieu of Development Charges for Habitat for Humanity Sites at 1524 Countryside Drive and 25 William Street

The following recommendation of the Committee of Council Meeting of March 9, 2022 was approved by Council at a Special Meeting on March 9, 2022:

CW076-2022

That the delegation from Emily Rossini, Director of Planning, Real Estate Development, Habitat for Humanity GTA, re: **Grant-in-lieu of Development Charges for Habitat for Humanity Sites at 1524 Countryside Drive and 25 William Street**, to the Committee of Council Meeting of March 9, 2022, be **referred** back to staff, for review for possible development charge deferral agreement consistent with similar requests and council decisions.

By copy of this correspondence to N. Damer, Treasurer, Corporate Support Services, he is requested to carry out the direction in the Recommendation above.

Yours truly,

Sonya Pacheco

Sonya Pacheco
Legislative Coordinator
City Clerk's Office
Tel: 905-874-2178 / Fax: 905-874-2119
sonya.pacheco@brampton.ca

(CW – 6.5)

cc: R. Forward, Commissioner, Planning, Building and Economic Development
B. Bjerke, Director, City Planning and Design, Planning, Building and Economic Development
C. Ogbarmey-Tetteh, Acting Commissioner, Corporate Support Services
N. Damer, Treasurer, Corporate Support Services
J. Lee, Manager, Capital and Development Finance, Corporate Support Services

Date: 2022-05-04

Subject: **Recommendation Report - City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Second Units and Garden Suites) Regulations**

Contact: Shahinaz Eshesh, MCIP, RPP, Policy Planner III, Planning, Building and Economic Development
Department, shahinaz.eshesh@brampton.ca

Claudia LaRota, MCIP, RPP, Supervisor, Policy, Planning, Building and Economic Development
Department, claudia.larota@brampton.ca

Jeffrey Humble, MCIP, RPP, Manager, Policy, Prog. & Impl.
Planning, Building and Economic Development
Department, jeffrey.humble@brampton.ca

Report Number: Planning, Bld & Ec Dev-2022-589

Recommendations:

1. **THAT** the report titled “**Recommendation Report - City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Second Units and Garden Suites) Regulations**” to the Planning and Development Committee meeting of June 20, be received;
2. **THAT** the proposed City-initiated Official Plan Amendment and Zoning By-law Amendment attached hereto as Appendices 6 and 7 respectively, be adopted on the basis that they represent good planning, including that are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City’s Official Plan for the reasons set out in this Report;
3. **THAT** the Additional Residential Unit (ARU) Registration By-law, attached hereto as Appendix 8, be adopted;
4. **THAT** the Second Unit Registration By-law 87-2015, as amended, be repealed; and,

5. **THAT** it is hereby determined that in adopting the attached Official Plan Amendment, Council has had regard for all matters of Provincial Interest and the Provincial Policy Statements as set out in Section 2 and 3(5) respectively of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

Overview:

- **Bill 108, the *More Homes, More Choice Act, 2019*, requires all municipalities in Ontario to implement policies authorizing additional residential units (ARUs) within detached, semi-detached or townhouse dwellings (second units), as well as within an accessory building or structure located on the same lot as the principal dwelling. This has the effect of allowing up to three dwelling units per residential lot.**
- **Brampton has permitted second units since 2015, subject to the applicable Zoning By-law requirements and the Registration By-law.**
- **Staff initiated a policy review to permit ARUs within accessory structures, which will be defined in the City's Official Plan and Zoning By-law as "Garden Suites".**
- **The proposed regulations and standards for ARUs, including Garden Suites were presented at a statutory public meeting on June 7, 2021.**
- **This report presents for Council adoption the amendments that will implement the ARU policies, and a new Registration By-law that will apply to both second units and garden suites. The existing Second Unit Registration By-law will be repealed. The amendments aim to support the supply and range of affordable rental housing accommodations in the City.**

Background:

Bill 108, the *More Homes, More Choice Act, 2019*, brought changes to the *Planning Act*, intended to increase housing options and boost housing supply in order to address Ontario's housing crisis. Brampton is required to comply with Planning Act changes that require municipal Official Plans and Zoning By-laws to contain city-wide provisions permitting "**Additional Residential Units (ARUs)**" within detached, semi-detached, or townhouse units (known as "**second units**" in Brampton), and within an accessory structure on the same property (herein referred to as "**garden suites**"). This has the effect of potentially allowing up to three dwelling units per residential lot. In accordance with Section 17(24.1) of the *Planning Act*, appeals (other than appeals by the Minister) to policies that authorize the use of ARUs are not permitted.

The City of Brampton has permitted second units since 2015 in detached, semi-detached and townhouse dwellings, subject to specific zoning requirements and the Registration By-law. Brampton does not currently permit an additional residential unit within an accessory building or structure.

Housing Brampton

The ARU Policy Review is a deliverable of Housing Brampton, which was endorsed by City Council on May 19th, 2021. Housing Brampton is Brampton's comprehensive Housing Strategy and Action Plan that will help us to improve housing affordability, add more diverse types of housing to our housing stock, and use innovative approaches to address our housing needs.

Housing Brampton's overarching Principles to guide housing development in Brampton include reducing barriers to supply of housing, making full use of regulatory tools, incorporating equity, collaborating with the non-profit sector, advocating for the right housing, and demonstrating innovation. These Principles guide the 4 focus areas or 'Big Moves' of the Strategy and Action Plan, which include Purpose-Built Rental Housing, Use of Public Land, Attainable Home Ownership, and Clear Housing Targets. The proposed ARU policies support the principles of *Housing Brampton*, particularly reducing barriers to the supply of housing, make full use of regulatory tools and incorporate equity.

The proposed amendments are rooted in the fundamental principles to create complete communities and provide a full range of housing in terms of form, tenure, and affordability for residents across the city, in a form that makes efficient use of land. Expanding housing options in neighbourhoods is an important step towards increasing and accelerating the creation of a diverse range and mix of housing options, including additional units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes

Public Engagement

Statutory Public Meeting

A Statutory Public Meeting to present the draft Official Plan and Zoning By-law Amendments for public review and comment was held on June 7, 2021. There were no members of the public in attendance, and one piece of written correspondence was received prior to the meeting. The minutes of the public meeting are attached as Appendix 1 to this report. A summary and response to all comments received during the consultation period is attached as Appendix 2.

Metroquest Survey – Additional Residential Units (Garden Suites)

The City launched an online public survey to receive public input on the proposed garden suites policies from April 5, 2021 to June 14, 2021. A total of 704 residents provided a

response. Notice of the survey was given by public notification in the Brampton Guardian (online), social media, and the City's website.

As municipalities are required to permit garden suites to conform to Bill 108, the survey was designed to receive feedback from residents on a made-in-Brampton policy framework for garden suites.

The survey responses were anonymous and comments have been considered and used to inform this policy review. The responses received through the survey are summarized in Appendices 3 and 4.

The City prepared a promotional and educational video on the ARU Policy Review, which may be viewed on YouTube following this URL: <https://youtu.be/7qsWheBS2HM>

BILD

Staff presented the proposed policies at the BILD Peel Chapter meeting on September 16, 2021, and also circulated the draft amendments for their review and comments. One member of BILD inquired about potential incentives to developers that include garden suites at the early stage of the plan of subdivision process. Currently, the City is not contemplating any incentives for the construction of ARUs. No additional comments have been received from BILD at this time.

Current Situation:

Proposed Amendments

This report presents a final Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA), and an implementing Registration By-law introducing additional residential units (ARUs) as a new term, and permitting garden suites in the City. Both second units and garden suites will be a permitted form of ARUs. The existing second unit (Two-Unit Dwelling) provisions are not proposed to be amended, except to provide further clarification to the policies, or to provide improvement to the structure of the overall sections within the Official Plan and/or Zoning By-law.

In accordance with the proposed policies, single-detached, semi-detached, and/or townhouse lots may be permitted up to a maximum of two ARUs per lot, including a maximum of one second unit located within the principal dwelling, and a maximum of one garden suite in an accessory structure. It is noted that two second units will not be permitted to locate within the principal dwelling nor will two garden suites be permitted to locate in two separate accessory structures on the same lot. There is no prerequisite to have a second unit within the principal dwelling to be able to construct a garden suite in a detached building, or vice versa.

It is not intended that garden suites be permitted on every residential lot across the City. Garden suites will only be permitted on residential properties that can appropriately

accommodate them in accordance with the proposed regulations and standards, and subject to registration.

Staff have revised the OPA and ZBLA presented at the public meeting based on public input and agency comments received through the circulation of the documents, and the changes are summarized below:

Official Plan Amendment (OPA)

The proposed OPA (Appendix 6) proposes to permit garden suites subject to land use planning criteria and ensure compliance with the Ontario Building Code and/or Fire Code, Registration By-law and Property Standards By-Law, and other applicable approval requirements. The OPA is intended to ensure garden suites are accessory and compatible with the principal dwelling, and to ensure that there are no negative impacts to health and safety, servicing, stormwater management, site drainage, and flood risk.

The following describes the changes to the OPA:

1. Insertion of a preamble describing the purpose and overall planning objectives for ARUs.
2. Insertion of three new policies:
 - a. Policy 4.2.5.6.2 – states the encouragement of creating ARUs in new plans of subdivision to ensure they are properly planned prior to construction
 - b. Policy 4.2.5.6.4 – indicates that garden suites shall be evaluated through a custom home review process, in addition to the building permit approval process. The construction of garden suites require consideration to design (i.e. style, materials, and compatibility) and engineering (i.e. grading, servicing, and site drainage), therefore staff recommend that an engineering and urban design review is required through a custom review process prior to building permit submission.
 - c. Policy 4.2.5.6.5 – provides clarification that garden suites that do not comply with the Zoning By-law may be considered through a minor variance application subject to a set of criteria.

Zoning By-law Amendment (ZBLA)

The proposed ZBLA (Appendix 7) proposes to permit garden suites subject to zoning requirements that regulate the size, height, setbacks (rear and interior side yard), separation distance from the principal dwelling, lot coverage, and parking, to guide the location, form, and scale of garden suites. These criteria have been developed to ensure that garden suites are subordinate to the principal dwelling on the same lot, and limit their impacts to surrounding properties and on the natural environment.

Various factors will influence whether or not a property can accommodate a garden suite, or the location and size of a suite, such as lot width or depth, location and depth of the principal dwelling, and adequate emergency access. The proposed ZBLA regulates

garden suites appropriately to limit the privacy, overlook, and shadow concerns on adjacent properties and for future residents of garden suites.

As Council recently amended the second units zoning by-law to remove the requirement to parking for second units, one additional space will be required only for lots that contain both a second unit and a garden suite. No additional parking will be required when only one ARU is proposed.

The following describes the changes to the ZBLA:

1. Minor grammatical revisions to 10.16(e) and 10.16(f) to improve readability on parking requirements for ARUs
2. Insertion of provision 10.16.2 (b) – requires garden suites to be subject to lot coverage requirements of their applicable zone or site-specific zone
3. Insertion of provisions 10.16.2(c)(iii) and 10.16.2(h)(iii) to provide clarification on the maximum gross floor area and height of garden suites that are located over a detached garage. The provisions provide greater consistency with gross floor area and height requirements in the Zoning By-law for detached garages.
4. Reduction in minimum separation distance from the principal dwelling to the garden suite from 4 metres to 3 metres
5. Insertion of provision 10.16.2(g) that permits encroachments into the minimum rear yard depth for building features such as window bays, eaves, cornices, gutters, chimneys, porches and decks.
6. Deletion of provision, “The platform of a porch, patio and/or deck shall be less than 0.6 metres above ground level”. Provision 10.16.2 (g) allows for encroachment into the rear yard depth up to a maximum of 0.9 metres for porches and decks, which applies for decks that are more than 0.6 metres above the ground.

Garden Suite Implementation:

Staff are proposing that garden suites will be required to follow the same building permit and registration process that currently exist for second units, with the additional step of requiring a custom home review prior to building permit submission.

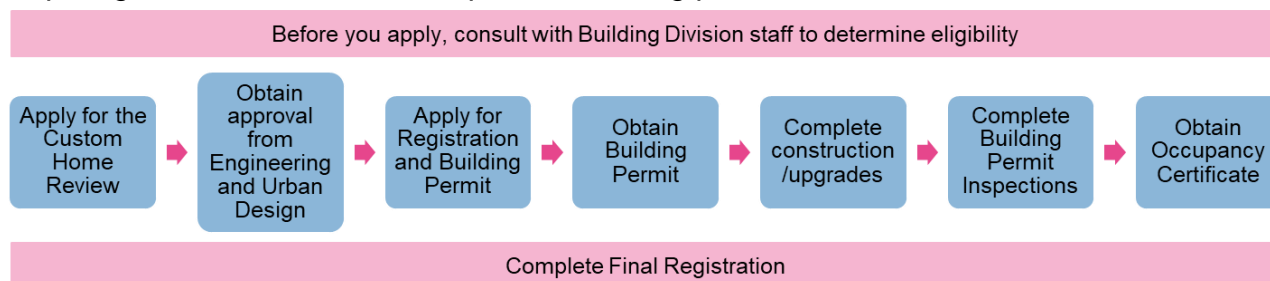


Figure 1 – Garden Suite review and approval process

Custom Home Review

Staff are recommending that garden suites require architectural and engineering review to ensure the exterior appearance of the structure (built form, materials) is compatible with the character of the existing dwelling, and grading and drainage concerns are addressed prior to the submission of a building permit.

This process will be similar to the existing Custom House Architectural Control Review for new homes: <https://www.brampton.ca/EN/Business/planning-development/Pages/CustomHouseReview.aspx>

To apply, a Custom House Architectural Control Review Application form is to be completed and drawings submitted in accordance with the submission requirements for Custom House Review. A review fee of \$200 is required for the application (as per [By-Law 183-2014](#)).

Urban Design and Development Engineering staff will review the submission, which will be based on the external appearance of the building in terms of massing, architectural details and materials so that the garden suite fits in with the scale, image and character of the neighbourhood, and ensures that proper drainage and grading are proposed.

Additional Residential Unit (ARU) Registration By-law

The registration process for garden sites will be the same as the one currently existing for second units, but will be amended to now apply to all ARUs. This process is intended to ensure these units are safe, legal and livable.

The proposed ARU Registration By-law (Appendix 8) will repeal the existing Second Unit Registration By-law 87-2015, as amended. All second units and garden suites will be subject to a one-time registration process and non-refundable \$200 registration fee to ensure that the units meet the requirements under the Ontario Building Code and Zoning By-law, and are legal, safe and habitable.

Development Charges (DCs) and Educational Development Charges (EDCs)

The *Development Charges Act, 1997* was amended by Bill 108 in 2019, exempting ARUs from development charges, in an effort to promote the creation of these units.

However, staff have been advised by the respective school boards that Bill 108 did not amend the *Education Act, 1990*, and garden suites will be subject to educational development charges, based on the EDC rate at the time of building permit issuance.

Parkland Dedication and Cash-in-Lieu (CIL) of Parkland Dedication

Parkland Dedication Section 42 of the Planning Act allows the City of Brampton to require new development to contribute to the expansion and enhancement of the City's parks

and open space system. The amount of parkland required or cash-in-lieu (CIL) of parkland is calculated and governed by the City of Brampton's Parkland Dedication By-law 283-2013, as amended. Some types of development are exempt from parkland dedication generally because they do not create additional pressure on existing parks, such as second units.

As our current Parkland Dedication By-law does not define a garden suite, they would be classified as a "dwelling unit". The by-law defines "dwelling unit" as "any property that is used or designed for use as a single domestic establishment in which one or more persons may sleep and prepare and serve meals. Therefore, the Parkland Dedication By-law will require the collection of cash in lieu of parkland, which will be calculated in accordance to Section 7 (c)(i) of the By-law:

Section 7 (c) (i) CIL shall be calculated at the rate of 5% of the land being Developed or Redeveloped, and the value of the land shall be calculated by the City using the market value of the lands as of the day before the issuance of the first building permit in respect of the Development or Redevelopment, as evidenced by an appraisal.

Although a third-party appraisal of the value of the land is currently required for any development, Realty Services has indicated that for garden suites, the City may undertake the appraisals, to encourage such proposals and make them affordable.

Parks Planning is currently undertaking a parkland dedication review and a by-law update, which will evaluate the need of CIL for garden suites. The update to the by-law will include defining garden suites as an alternative housing form. City Planning and Design staff are strongly recommending exempting garden suites from the Parkland Dedication By-law and CIL requirements, to further support affordable rental options in the City. Given the nominal size proposed (max. 35 sq. m in most lots), staff considers that garden suites will not cause any undue burden to existing parkland, and therefore CIL payment should be waived.

However, any garden suites registered prior to the passing of an updated Parkland Dedication By-law will be subject to CIL payment in accordance with existing calculations.

Impacts on Servicing

The City, with support from the Region of Peel, undertook a high-level Infrastructure Capacity Analysis of potential infrastructure impacts (water, wastewater, storm water, traffic and parking, school capacity, property tax assessments, etc., to understand impacts of gentle intensification such as ARUs.

The data modelling revealed that the impacts differ geographically and depend on a host of related planning and engineering factors. When determining potential servicing capacity impacts from garden suites, it is necessary first to understand the number of ARUs proposed in a specific area that will connect to existing services. However, at this stage, it is difficult to estimate the number of garden suites that will be constructed overall

or in any one geographic area to adequately estimate the total servicing demand. It is anticipated that given the initial construction costs, garden suites will only be a modest addition to the City's housing supply, that will also be distributed across the City, so any impacts to servicing may be negligible.

Interactive Mapping Tool

Planning staff have been recently contacted by *ADUsearch*, an institute funded by the Canadian Mortgage Housing Corporation (CMHC) as part of their "Housing Supply Challenge".

As the construction of garden suites has the potential to increase the housing supply in municipalities across Canada, *ADUsearch.ca* is developing an online interactive mapping tool that allows users to see if it is physically possible to build a garden suite in compliance with the local zoning bylaws on an individual property.

ADUsearch.ca uses parcel, building footprint, and street centerline files to calculate the total buildable area of a residential property based on the proposed zoning requirements, to determine the feasibility of adding a garden suite to any given residential lot.

As part of the first phase of the CMHC Challenge, *Adusearch.ca* prepared a proof of concept for the City of Windsor, and through the next stage of the challenge, will include the top 100 municipalities across Canada by population size, including Brampton. Users across the country, including the general public will be able to access the online tool by March 2023. At that time, any property owner, or city staff will be able to determine City-wide which lots have the potential to accommodate a garden suite based on the zoning requirements.

This tool will allow Brampton to better understand the impact of the garden suites by-law requirements, and study the potential distributions of ARUs across different neighbourhoods of the City.

Short Term Rentals (STR) of Second Units and Garden Suites

The Short Term Rental Licensing By-law (STR By-law) allows properties to be registered as a STR, as long as they are the 'principle dwelling' of the person registering it. As second units and/or garden suites would typically be rented, they would generally not constitute a 'principle dwelling', based on the interpretation of the STR By-law. Tenants of a garden suite/second unit may rent their units as an STR, only with authorization from the owner of the property. For clarification, owners of properties that contain a single detached dwelling with a second unit and/or a garden suite, can only offer their principle dwelling as a STR.

The Short Term Rental By-law will be reviewed after its first year of implementation, and any necessary changes may be recommended if any issues arise with ARUs.

New Home Warranty

Tarion (the consumer protection organization established to administer the Province's new home warranty program) has advised Building staff that as garden suites are self-contained residential units, they are considered a new dwelling. When garden suites are being constructed by someone other than the owner, then the builder/contractor would have to be licensed by the Home Construction Regulatory Authority (HCRA), and the garden suite enrolled with Tarion.

Planning Analysis

A detailed planning analysis is provided in Appendix 9.

Planning Act R.S.O, 1990

The City-Initiated Official Plan Amendment and Zoning By-law Amendment have been reviewed for consistency with matters of provincial interest as identified in the Planning Act R.S.O 1990 in terms of:

- the orderly development of safe and healthy communities (Section 2.(h));
- the adequate provision of a full range of housing, including affordable housing (Section 2.(j));
- the appropriate location of growth and development (Section 2.(p));

Bill 108, the *More Homes, More Choice Act, 2019*, amended the *Planning Act*, requiring official plans to contain policies authorizing the use of ARUs. The proposed amendments are consistent with this requirement.

Section 17(24.1) of the Planning Act stipulates that the proposed amendments to authorize and implement additional residential units (garden suites) are not appealable under Section 17(24).

Provincial Policy Statement (PPS), 2020

The proposed amendments have been reviewed for consistency with the Provincial Policy Statement (PPS). The PPS policies that are applicable include, but are not limited to:

- *Healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term (Section 1.1.1 (a));*
- *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), (Section 1.1.1 (b));*
- *Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources (Section 1.1.3.2(a)); are*

appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion (*Section 1.1.3.2(b)*); and, are *transit-supportive*, where transit is planned, exists or may be developed (*Section 1.1.3.2(f)*).

The proposed amendments are consistent with the general intent of the policy that addresses that healthy, liveable and safe communities are to be sustained with efficient range of land use development and land use patterns supported by existing servicing and infrastructure. The amendment directly addresses Section 1.1.1(b) to provide a range and mix of affordable and market-based residential housing including additional residential units. The amendment provides opportunities for homeowners to better utilize their property to include a garden suite to provide additional rental housing options in the City. The draft amendments have proposed provisions to address potential environmental, public health or safety concerns that may arise with respect to stormwater management, site drainage, flood risks, and private servicing.

The proposed OPA and ZBLA will encourage gentle densification of residential lands to achieve cost-effective development patterns that optimize public transportation services, servicing and infrastructure. The proposed amendments support the Province's objectives by supporting modest population growth and achieving the creation of age friendly communities in our existing communities.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (August 2020 Office Consolidation)

The proposed amendments have been reviewed for compliance with the Growth Plan for the Greater Golden Horseshoe (Growth Plan). The Growth Plan sections applicable to these amendments include, but are not limited to:

- *Applying the policies of this Plan will support the achievement of complete communities that provide a diverse range and mix of housing options, including additional residential units and affordable housing (Section 2.2.1.4 (c)); provide for a more compact built form and a vibrant public realm, including public open spaces (Section 2.2.1.4 (e));*
- *In implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by considering the range and mix of housing options and densities of the existing housing stock (Section 2.2.6.1(c)); planning to diversify their overall housing stock across the municipality (Section 2.2.6.1(d)).*

The proposed OPA and ZBLA are consistent with the Growth Plan to support the achievement of complete and age-friendly communities by providing for an additional housing option that is affordable, can accommodate people at all stages of life and supports the needs of various household income thresholds. The proposed amendments

aim to reduce housing barriers, increase housing opportunity and choice for all ages, abilities, and incomes, to address social inequalities.

Region of Peel Official Plan (April 2022)

The proposed amendments have been reviewed for compliance with the recently Council approved Region of Peel Official Plan, Peel 2051 (ROP). The ROP sections that are applicable to this OPA and ZBLA include, but are not limited to:

- Encourage the local municipalities to develop policies in their official plans to support seniors to age in place within their communities, as provided for in the objectives of the Urban and Rural System sections of this Plan including the integration of community facilities and services with residential land uses (Section 6.4.5).
- Direct the local municipalities to include policies in local municipal official plans that permit additional residential units, including the use of two residential units in a detached house, semi-detached house, or rowhouse; and the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house, or rowhouse (Section 5.9.14).
- Support the initiatives of local municipalities to promote additional residential units to achieve Regional and local housing objective (Section 5.9.15).
- Support a mix of multi-unit housing, including affordable housing, rental housing and additional residential units, as appropriate in MTSA's (Section 5.6.19.5).
- To ensure development in the Designated Greenfield Area supports a range and mix of housing options and densities, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households (Section 5.6.20.7).

The proposed amendments are in conformity with the ROP in terms of providing for a range and mix of housing types, sizes and tenure to support the housing needs of current and future residents, and support seniors to age in their communities. The proposed amendments introduce garden suites as a form of housing that is affordable, rentable and flexible to the needs of its residents, and promotes the development of complete communities.

City of Brampton Official Plan, 2006 (Office Consolidation Sept. 2020)

The proposed OPA and ZBLA are consistent with the objectives of the Residential Area policies (Section 4.2 Residential) of the Official Plan (OP), with respect to:

- *Establish policies that provide opportunities for the development of a broad mix of housing in terms of dwelling types, densities, tenure and cost (Section 4.2(a));*
- *Accommodate residential growth by promoting and facilitating intensification throughout the built-up area and ensuring compact, complete greenfield neighbourhoods; (Section 4.2(c));*
- *Encourage a balanced distribution of affordable housing, including non-profit or assisted housing, within the City. (4.2.5.2).*

The proposed amendments are consistent with Policies 4.2.1.12 and 4.2.5.2 with respect to encouraging various forms of rental and affordable housing in the City. The proposed OPA and ZBLA conform to the OP.

Brampton Plan

The City is currently undertaking its Official Plan Review. Brampton Plan sets out a strategic and comprehensive approach to guiding growth and development in a manner that reflects the unique context of Brampton and is targeted for Council adoption in July 2022.

The ARU policies proposed within these amendments are being replicated in Brampton Plan and will be contained within the Housing and Social Matters section of the Plan. Brampton Plan will supersede the proposed ARU policies once adopted.

Corporate Implications:

Financial Implications:

There are no financial implications directly associated with this report.

Term of Council Priorities:

This report directly aligns with the Strategic Direction – Brampton is a City of Opportunities, in particular the Council Priority to Create Complete Communities. The proposed amendments to the Official Plan and Zoning By-law to permit Garden Suites support the implementation and recommendations of the Housing Strategy, facilitating the creation of a more inclusive and livable community.

Living the Mosaic – Brampton 2040 Vision

This report and proposed policy amendments generally align with the Social Matter and Housing Vision, in particular Action #5-2 Housing, by providing additional opportunities to accommodate affordable housing units in the City.

Conclusion:

Following the June 7, 2021 Public Meeting, staff has made minor revisions to the proposed ARU policies based on public input and comments received through circulation of the draft planning amendments.

Staff find that the proposed amendments conform with the overall intent of *Bill 108* to proactively plan for ARUs, and encourage a diversity of housing options in Brampton.

Staff are of the opinion that the planning amendments are in the public interest and represent good planning. Therefore, staff recommends that Council authorize the adoption of the proposed Official Plan Amendment, Zoning By-law and Registration By-law, attached hereto as Appendices 6, 7 and 8, respectively.

The proposed amendments to the Official Plan and Zoning By-law will support the supply and range of affordable housing accommodations in the City.

In accordance with Section 17(24.1) of the *Planning Act*, appeals (other than appeals by the Minister) to policies that authorize the use of ARUs are not permitted, therefore the ARU policies will be in effect upon Council adoption.

Authored by:

Reviewed by:

Shahinaz Eshesh, MCIP, RPP
Policy Planner III &
Claudia LaRota, MCIP, RPP,
Supervisor, Policy
Planning, Building & Economic
Development Department

Bob Bjerke, Director, City Planning &
Design, Planning, Building & Economic
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Approved by:

Submitted by:

Jason Schmidt-Shoukri, B. Sc. Arch
Eng., MPA
Commissioner, Planning, Building &
Economic Development Department

Paul Morrison, Chief Administrative
Officer

Attachments:

Appendix 1 – Minutes of June 7, 2021 PDC Meeting
Appendix 2 – Summary and Response to Public Comments/Correspondence Received
Appendix 3 – Metroquest Survey Results
Appendix 4 – Summary of Public Comments Received through the Metroquest Survey
Appendix 5 – Department and Agency Comments
Appendix 6 – Proposed Official Plan Amendment
Appendix 7 – Proposed Zoning By-law Amendment
Appendix 8 – Proposed Registration By-law
Appendix 9 – Planning Analysis Summary



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, June 7, 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 (personal)
- Staff Present:
- Chief Administrative Officer, David Barrick
 - Richard Forward, Commissioner Planning and Development Services
 - Allan Parsons, Director, Planning, Building and Economic Development
 - Rick Conard, Director of Building and Chief Building Official
 - Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development
 - Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
 - Andrew McNeill, Manager, Official Plan and Growth Management, Planning, Building and Economic Development
 - Jeffrey Humble, Manager, Policy Planning, 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

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.

7.3, 7.4, 7.5, 11.3

The following motion was considered:

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)

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: City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Garden Suites) Regulations

Shahinaz Eshesh, Policy Planner, Planning, Building and Economic Development, and Claudia LaRota, Policy Planner, Planning, Building and Economic Development, presented an overview of the amendments that included the process to date, background, Bill 108 and the *Planning Act*, terminology, infrastructure capacity analysis, draft Official Plan and Zoning By-law

amendments, public survey and participation, Planning framework summary, next steps and contact information.

Committee consideration of the matter included questions of clarification with respect to the following:

- setbacks and parking provisions
- amenity servicing; regional and property owner responsibilities
- public notice and consultation; pathways for engagement
 - suggestion to engage in a more robust education campaign

The following motion was considered:

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.

Carried

5.2 Staff report re: **Application to Amend the Zoning By-law - Sukhman Raj - Corbett Land Strategies Inc. - File OZS-2021-0006**

Nicholas Deibler, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Items 6.1 and 11.4 were brought forward at this time.

Appendix 2 - Summary and Response to Public Comments/Correspondence Received

Below is a summary of the comments/questions that have been received at the statutory public meeting and/or through email correspondence. A response is provided b

Summary of Comments:

Opposition to garden suites

Several residents indicated a strong opposition to the City allowing garden suites, and questioned the need to undertake this review.

Staff response:

As a result of Bill 108, all municipalities in Ontario are mandated to permit both second units and garden suites (ARUs). As such, Brampton initiated a policy review to implement a made in Brampton solution that allows the City to comply with provincial legislation in a way that considers the City's context and individual needs.

Impacts to existing infrastructure

Concerns were expressed with respect to overloading existing infrastructure capacity due to the increase in population.

Staff Response:

By restricting the size of a garden suite to a maximum of 35 square metres, it is not anticipated that theses units be occupied by more than 1-2 people, therefore limiting additional population in any given neighbourhood.

As opposed to second units, which are built within the existing building, it is anticipated that given the initial costs for construction and servicing, garden suites will only be a modest addition to the City's housing supply, so any impacts to servicing may be negligible.

Impacts to property values

Some comments indicated concerns with property values being impacted by construction of garden suites in their neighbourhood.

Staff response:

The construction of garden suites will not negatively affect property values in any given neighbourhood. Any construction or improvements being undertaken on a property will be considered by MPAC as part of the building permit process, and may result in a slightly higher property assessment.

Potential to convert existing garage

A few residents inquire about the potential of converting their existing detached garage into a garden suite.

Staff Response:

The proposed zoning by-law allows for the conversion of an existing detached garage into a garden suite, or the construction of a garden suite above an existing garage, subject to satisfying the zoning requirements (setbacks, separation distance, height, etc.).

Consider increasing maximum size of ARU

Some residents suggested that the proposed maximum size of garden suites is too restrictive and consideration should be given to increase it.

Staff Response:

The proposed policies aim to strike a balance for the range of residential lots that exist in the City, and provide flexibility while ensuring that garden suites only locate where appropriate.

In order to limit impacts to existing infrastructure, garden suites are intended to serve a specific segment of the population (elderly parents, caregivers, students), and are not intended for families, therefore it has been calculated that generally, the permitted 35 square metres would be appropriate to accommodate only a maximum of one bedroom.

The City may review any increase in size (or any other zoning requirement) on a case by case basis through the submission of a minor variance.

Incentives

Members of BILD and residents asked if the City will be offering any incentives (rebates, expedited approval, etc.) to developers/homeowners that wish to build ARUs.

Staff Response:

At this stage, the City is not considering offering incentives. The Region of Peel offers a Second Unit Renovation Program so that eligible homeowners can renovate and legalize an existing unregistered second unit. Staff is unaware if the Region will consider expanding this program to garden suites.

1. What plumbing upgrades to the municipal water service would be required to construct a garden suite?
1. With regards to servicing upgrades, water upgrades are the responsibility of the Region of Peel. It is the homeowner's responsibility to do the upgrade and it costs on average \$2,000+. As part of Second Unit applications, the Building Division requests homeowners to complete a plumbing data sheet which calculates if an upgrade is required based on total number of plumbing fixtures. City staff expect if you already have a second unit, and you wish to add a garden suite, an upgrade would be required. The upgrade for to the water service can be done as a separate building permit or with the application for the additional dwelling unit.

Impacts to neighbourhood character

A number of residents are concerned with potential changes to their neighbourhood character with the addition of garden suites.

Staff Response:

As garden suites will only be permitted in rear yards, their impacts and visibility from the street will be minimal. In addition, the proposed custom home review will allow the City to review the form and materials being proposed for garden suites, ensuring compatibility with existing buildings.

Increase in Municipal Property Taxes

During the consultation process questions were raised regarding the impact constructing a garden suite would have on municipal taxes.

Staff Response:

The assessment of the value of a property is undertaken by the Municipal Property Assessment Corporation (MPAC). The construction of a garden suite, or conversion of an existing accessory structure to a suite, may result in a change to the assessed value of that property

Any home improvements that require a building permit, including finishing a basement or constructing a garden suite become part of the annual assessment roll and yield a negligible one-time additional property tax revenue the first time it is returned on the assessment roll. MPAC will determine the property assessment based on the information provided by the City of Brampton Building Department as part of the permit process. MPAC may issue supplementary/omitted assessments through a Property Assessment Change Notice (PACN) to capture assessment values that have not been returned on the assessment roll.

Illegal Units

Many residents are questioning the ability of the City to control illegal garden suites.

Staff Response:

From an enforcement perspective, garden suites are not comparable to basement apartments or second units, as staff will only need to verify that a garden suite has been constructed, and permission to enter the property is not required.

To: Eshesh, Shahinaz
Subject: RE: [EXTERNAL]Comments: City-Wide Policy Review for detached Additional Residential Units (ARUs)

From: Roger Cawthorn <roger.cawthorn@gmail.com>

Sent: 2021/05/31 9:52 PM

To: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>

Subject: [EXTERNAL]Comments: City-Wide Policy Review for detached Additional Residential Units (ARUs)

Comments Re: City-Wide Policy Review for detached Additional Residential Units (ARUs)

Commentor: Roger Cawthorn, Ward 3 resident

Note: Consent to include this email (including email address) as part of the public meeting record - Roger Cawthorn

Comments:

Expanding demand beyond planned, existing, and entrenched infrastructure capabilities through renovation or upgrade is, at best, costly and difficult. Often a complete demolition, redesign, and rebuild may be the only viable solution.

Just imagine infrastructure upgrades and/or complete rebuild costs at the neighbourhood level (assuming physical space is even available), should an unplanned surge in infrastructure demand occur due to a provincial legislation change. Consider the potential to overload existing electrical, water, sewage, transportation/road, parking, waste, telecom, emergency services, schools, health services, recreation and green spaces/parks frameworks within each neighbourhood. Please notice that the above existing infrastructure for the most part are working as designed and as per agreement of **all** residences and businesses who have chosen to make a given neighbour their home.

The City of Brampton's ARU implementation policy must either ensure population density per neighbourhood not be allowed to damage existing infrastructure capabilities or alternatively ensure the cost of upgrading and/or replacing existing functional infrastructure is incurred by those directly benefiting from that increased population density.

The City of Brampton should not indulge in wishful thinking with comments such as: "*Additional residential units help support a modest increase in housing units while respecting the overall low-density community form. ARUs are a form of gentle densification supporting the efficiency of existing City infrastructure (such as sewers, roads, and recreation facilities).*" The City will be unable to prevent or control even more ARUs being established in neighbourhoods that may very well experience excessive ARU growth. Furthermore, as currently the issue with legal and illegal second units, the City can not enter individual ARUs to assess the number of occupants. ARUs only exacerbate current (GTA specific) capacity issues over which the city is legally powerless to remediate through regulatory actions.

Beyond infrastructure impacts, it is unfortunate that the City of Brampton ARU implementation policy can not ensure that those benefiting from Provincial legislation (*Bill 108 More Homes, More Choice Act, 2019*) also incur the cost to neighbouring residences and business of property value degradation as a result of some of their neighbour's actions. This includes lost city tax revenue resulting from MPAC property value appeals. Hence, the City of Brampton does not need to encourage Provincial Bill 108. Instead the City of Brampton's ARU implementation policy should make every effort to place the cost and burden on those property owners actually benefiting from ARUs. As a first step, a realistic artist ARU renditions should replace the City's existing overly optimistic glossy representation. Why not illustrate un-maintained rental units with maximized tenants and automobiles plus existing accessory building (sheds) alongside neighbouring properties? With a realistic

visual representation in mind, then pursue ARU implementation policy that minimizes Bill 108 impact to existing infrastructure and property owners.

Retroactive actions envisioned by Bill 108 are, by definition, un-planned actions. Un-planned actions are a recipe for failure and should not be encouraged by a City policy. The City's policy should only do the minimum to comply with Provincial Bill 108. Instead, the City of Brampton should encourage and focus on NEW neighbourhoods where "*more homes, more choice*" can be effectively and efficiently implemented in a **planned** manner to actually address population growth demands.

Thank you for your consideration,
Roger Cawthorn

Appendix 3 - Metroquest Survey Results

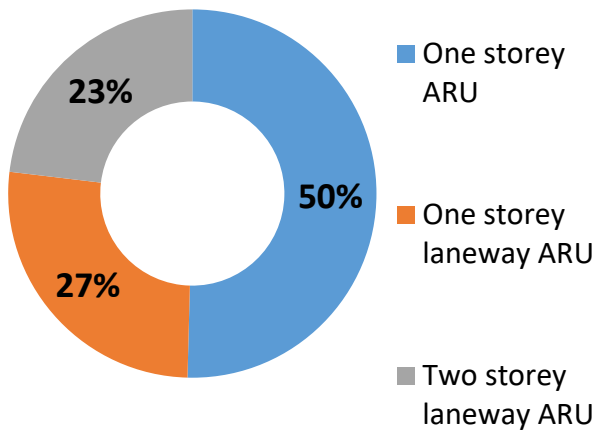
Below is a summary of the Metroquest-hosted survey on Additional Residential Units (ARUs) launched on April 5, 2021 and ended on June 14, 2021 for a total of 704 participants. Appendix 4 provides a summary of open-ended comments provided on the Metroquest survey.

Summary of survey results:

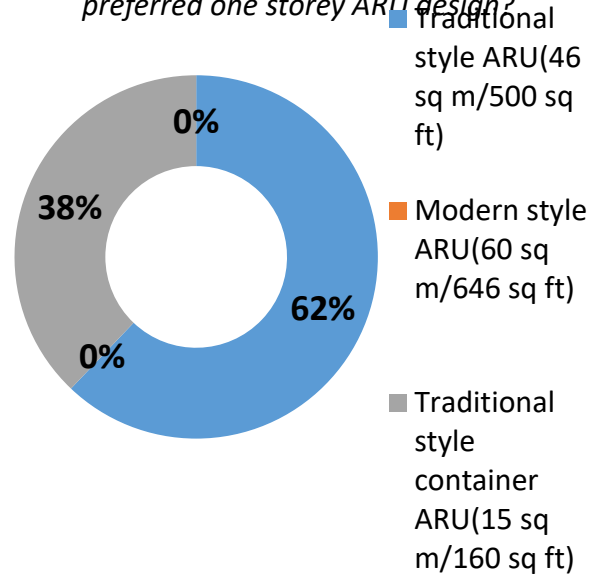
- Majority of respondents (72%) have not lived in a second unit at any point in their lives.
- Majority of respondents (57%) would rent a garden suite if it were available.
- The top four considerations when looking for a place to rent (second unit or garden suite) are: Location to services, shopping, work, transit, etc (17%); Price (17%); Size of unit (15%); and, Parking (15%).
- Majority of respondents had preference towards one storey garden suites (53%), no greater than 50 square metres (538 square feet) (38%) and a maximum of two bedrooms (48%).
- Majority of respondents (60%) believe an additional parking space should be required for an ARU. Respondents were in favour (43%) of providing parking exemptions in certain areas of the City.
- Nearly half of respondents would consider retrofitting an existing detached structure as a garden suite or build a new garden suite on their property (44%).
- The top two reasons that respondents would consider constructing an ARU are to provide housing for a relative and/or caregiver.
- Respondents ranked the top five barriers to constructing an ARU are: Zoning regulations (14%); Cost of construction (13%); Confusing or unclear processes (permit, registration, inspections) (13%); Building permit fees (12%); and, Building Code and Fire Code requirements (12%).
- Based on the proposed regulations, respondents ranked the top three provisions of the draft Zoning By-law that would be challenging to comply with: Location or lot size (19%); Distance requirement from principal dwelling to garden suite (16%); and, Setback requirements from lot line (14%).

Screen 2 – Visual Preference

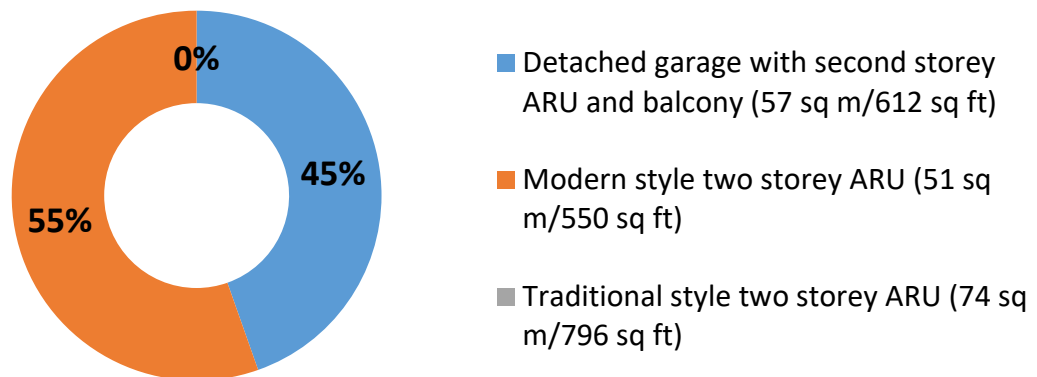
Visual Preference - Which is your preferred form of an additional residential unit?



Visual Preference - Which is your preferred one storey ARU design?

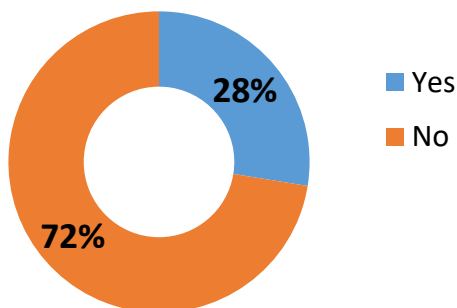


Visual Preference - Which is your preferred two storey ARU design?

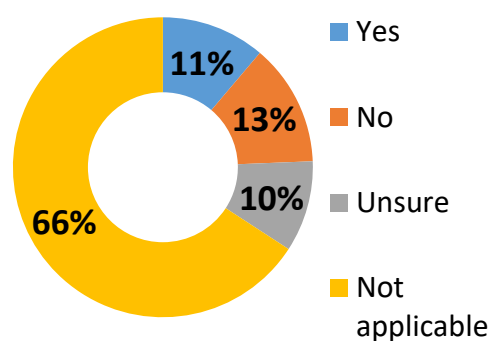


Screen 3 – Survey

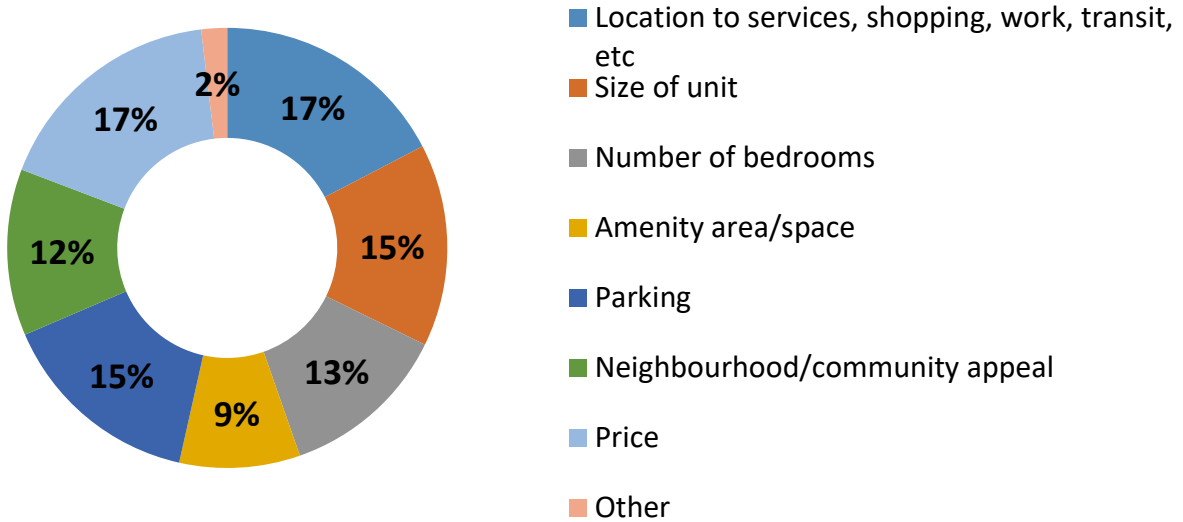
Have you lived in a second unit before?



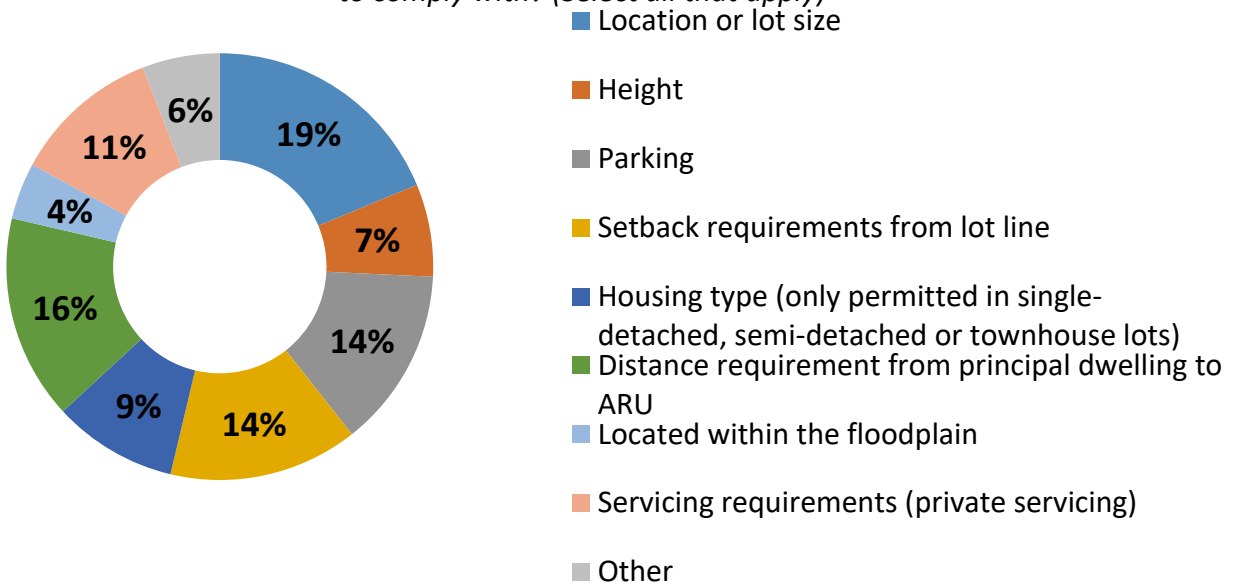
If yes, was the second unit you lived in a legal unit?



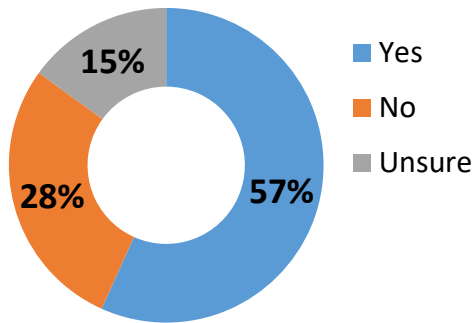
What are some factors you look at when looking for a place to rent, specifically a second unit or ARU? (Select all that apply)



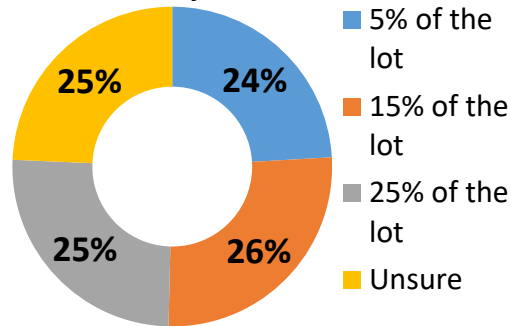
Based on the proposed regulations above, which would be challenging for you to comply with? (Select all that apply)



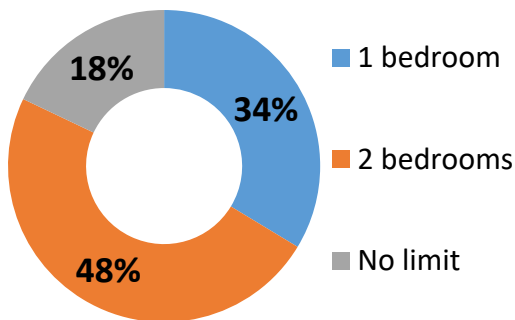
Would you rent an ARU (unit that is detached from the principal dwelling)?



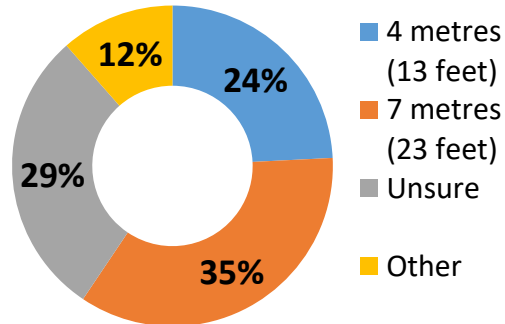
What should the maximum percentage of lot coverage be for ARUs?



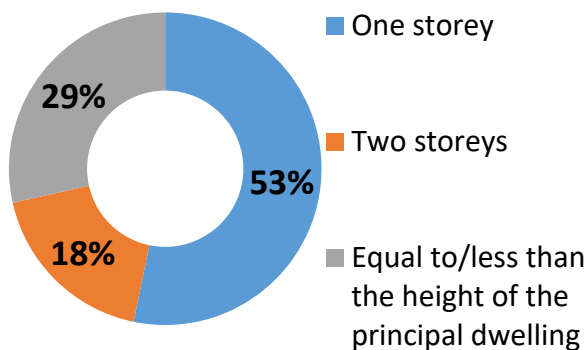
What should the maximum number of bedrooms be?



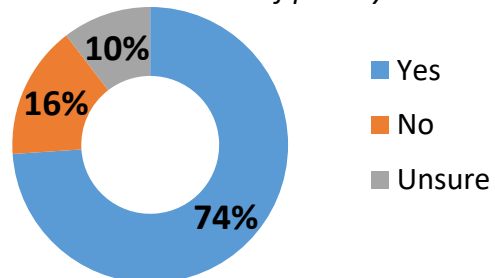
What should the minimum distance between the Principal Dwelling and ARU be?



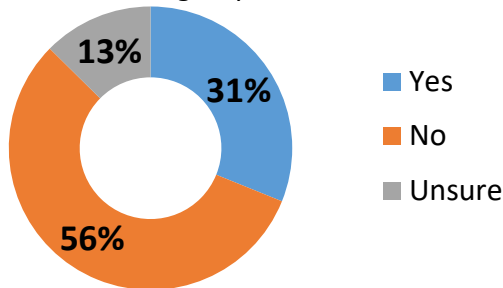
What should the maximum height of ARUs be restricted to?



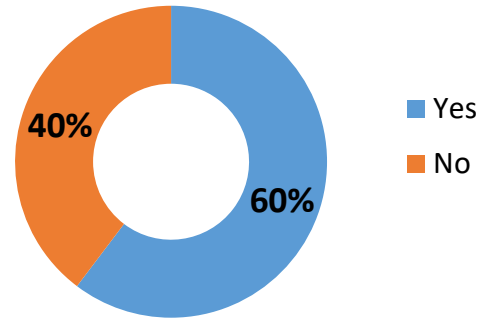
Should the Zoning By-law restrict the location of windows, balconies, rooftop patios, etc. in two storey ARUs overlooking adjoining properties in the consideration of privacy?



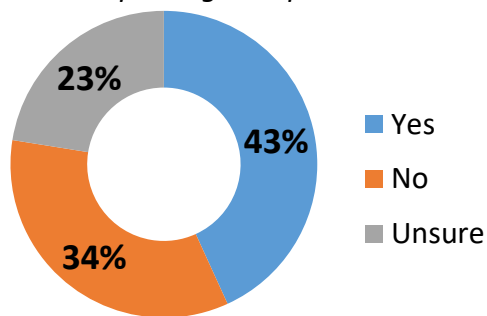
Should the City permit existing accessory structures to be converted to an ARU regardless of size and location on the lot even if they may not meet Zoning requirements?



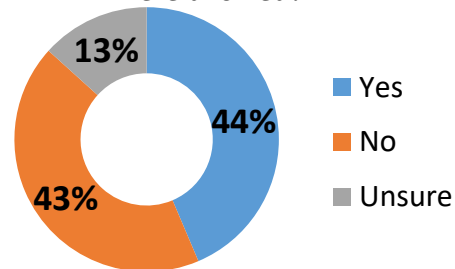
Should additional parking be required for an ARU?



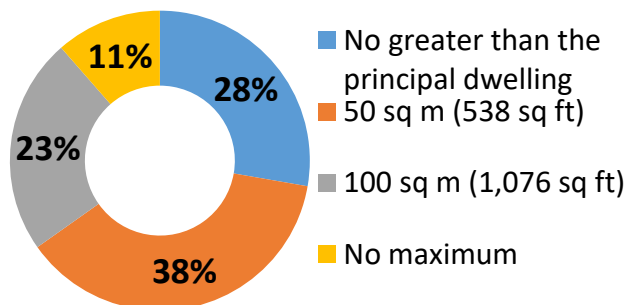
Should there be areas of the City where no additional parking is required?



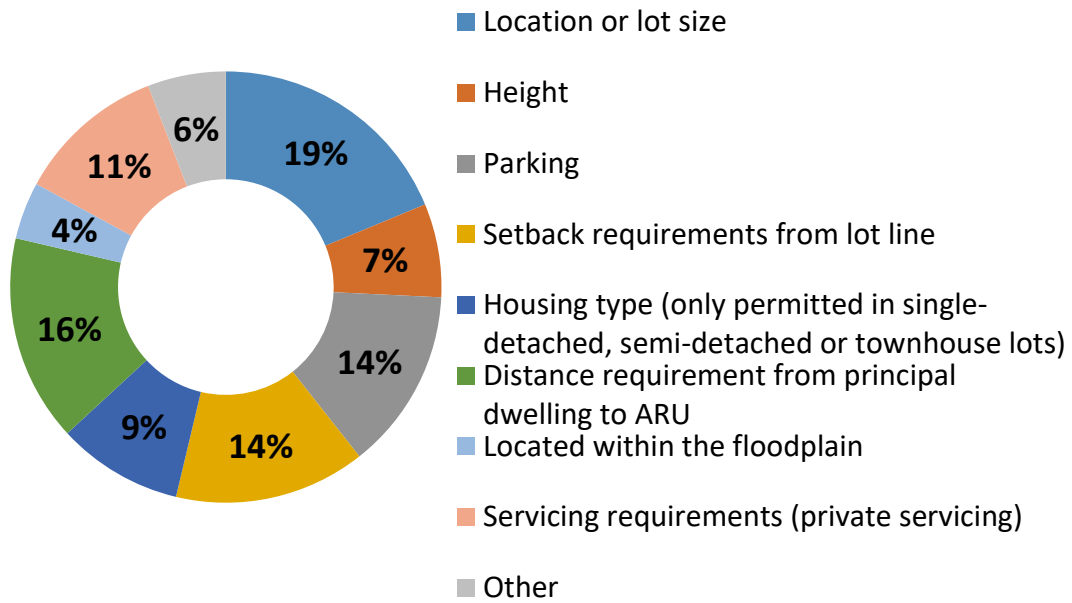
Would you consider retrofitting an existing detached structure as an ARU or building a new ARU on your property if you were allowed?



What should the maximum unit size be for additional residential units (ARUs)?

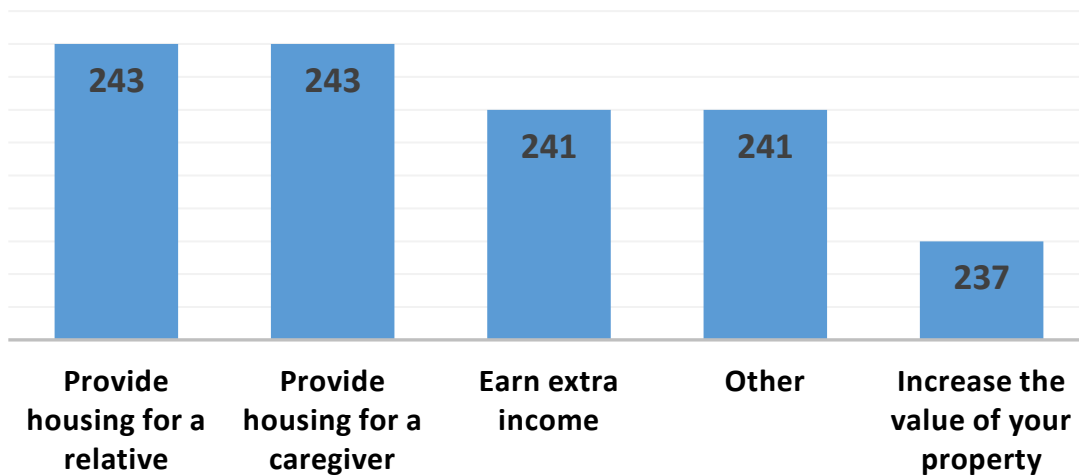


Based on the proposed regulations above, which would be challenging for you to comply with? (Select all that apply)



Screen 4 – Priority Ranking

What are the reasons to construct an ARU?



Appendix 4 - Summary of Public Comments Received through the Metroquest Survey

The Metroquest-hosted survey on Additional Residential Units (ARUs) launched on April 5, 2021 and ended on June 14, 2021 for a total of 704 participants. The responses collected are anonymous and were used for the purposes of this policy review. Below is a summary of the comments that have been received through the Metroquest survey (total of 136 comments) across nine categories. A response is provided below to each of the comments/questions.

Category	Name/Commentor	Comment	Response from City
Overcrowding, Transportation and Infrastructure - The City received approximately 33% of comments related to overcrowding, transportation and infrastructure. In summary, residents expressed the following:			
Overcrowding, Transportation and Infrastructure	Numerous anonymous residents	Concerns related with overcrowding in the City including its impacts to infrastructure, infrastructure capacity (i.e. water, wastewater, roads, garbage/waste collection, schools, hospitals, etc) and noise, traffic and congestion including the number of vehicles parked on a driveway or street.	The City conducted an Infrastructure Capacity Analysis, which determined that second units and garden suites have minimal impact to infrastructure capacity (water, wastewater, waste collection, public transit, and traffic). The Peel District School Board (PDSB) and Peel Dufferin Catholic District School Board (PDCDSB) stated that student yields from garden suites will be similar to second units and have little impact on existing infrastructure.
Overcrowding, Transportation and Infrastructure	Numerous anonymous residents	Concerns that the proposed regulations would create an onerous burden on existing taxpayers and result in increased taxes.	<p>Property taxes are based on the value and tax class of the property. The standard formula for calculating property taxes is the tax rate multiplied by the assessed value of the home. This is the case for all residential properties in the City of Brampton. The Municipal Property Assessment Corporation (MPAC) is responsible for capturing the property’s assessment value and delivers an assessment roll annually to the City to support the calculation of property taxes.</p> <p>In accordance with Section 3(1)1 of Ontario Regulation 282/98, lands used for residential purposes are considered part of the Residential Property Class. The Multi-Residential Property Class which depicts a residential dwelling that has a seven or more self-contained units is the exception, as it is subject to a higher tax rate.</p> <p>The number of people occupying a home is not a factor in determining the property's assessed value. A residential second unit within an existing detached structure does not have a significant impact on a property assessment: it is viewed in the same light as a finished basement. As such, these improvements become part of the annual assessment roll and yield a negligible one-time additional property tax revenue the first time it is returned on the assessment roll.</p> <p>MPAC may view a garden suite differently than a second unit as it will provide an overall increase in gross floor area. MPAC will determine the property assessment based on the information provided by the City of Brampton Building Department as part of the permit process. MPAC may issue supplementary/omitted assessments through a Property Assessment Change Notice (PACN) to capture assessment values that have not been returned on the assessment roll. The supplementary/omitted assessments would concern the garden suite and result in a one-time additional property tax revenue to the City. Where PACNs have been issued for garden suites; the new assessment would become part of the annual assessment roll going-forward and their financial impact would be revenue neutral.</p>
Housing Options, Housing Affordability and Design - The City received approximately 21% of comments related to housing options, affordability and design. In summary, residents expressed the following:			

Housing Options, Housing Affordability and Design	Numerous anonymous residents	Garden suites would provide additional housing options to support housing for aging parents, caregivers, and young adults who cannot afford to purchase their own home. It would provide families the ability to be located within close proximity while having autonomy and independence.	With the changing demographics of our communities, an aging population, and an increase in multi-generational living, garden suites provide additional housing options for families across all stages of life. ARUs is a form of gentle intensification that better utilizes residential lots and support residents "aging in place". It provides an option for the City to address housing affordability challenges, but it is not meant to be the singular solution. The City is looking at a range of creative and innovative options to address the housing crisis as described within Housing Brampton which was endorsed by City Council on May 19, 2021. The intent is to provide homeowners with the additional flexibility to expand on the productivity and functionality of their lot to meet personal or financial needs or desires. It also supports homeowners to earn extra income to support financial flexibility and home ownership viability.
Housing Options, Housing Affordability and Design	Numerous anonymous residents	ARUs would provide affordable rental housing to lower income households or individuals. It could provide an alternative housing option for relatives that are faced with difficult times, such as the pandemic.	
Housing Options, Housing Affordability and Design	Anonymous resident	ARUs is a step toward fighting sprawl. Densification has been happening in a dysfunctional manner for decades through basement apartments and over crowding. More rental options provide a safer and dignified existence for thousands of Brampton residents.	
Housing Options, Housing Affordability and Design	Anonymous resident	ARUs could be designed creatively to support work from home opportunities (home office or workspace) or play area. There may be options for prefabricated garden suites, which would also be more affordable than a custom build.	Garden suites are required to be detached self-contained residential units, with its own cooking facility, sanitary facility and sleeping area, located on the same lot as a single detached, semi-detached, or townhouse dwelling. Garden suites may be designed creatively to meet the needs of the homeowner and does not necessary need to be rented out to a tenant, such as expanding living space for the principal dwelling. The City intends to explore the option for pre-approved garden suite plans and encourage builders to provide a market for prefabricated garden suite options in the City. This consideration has been shared with BILD.
Zoning Regulations and Considerations for ARUs - The City received approximately 11% of comments related to zoning regulations and considerations for ARUs. In summary, residents expressed the following:			
Zoning Regulations and Considerations for ARUs	Numerous anonymous residents	Possible considerations for zoning and setting controls for garden suites including: restricting the location/area for garden suites, the location of a garden suite relative to the lot, and the potential of it's location too close to neighbouring lots.	The proposed ZBLA includes locational and setback requirements for garden suites these will influence the location of the garden suite. Garden suites are only permitted in the rear or interior side yard of a lot. Garden suites have setback requirements from the rear lot line, side yard lot line and a separation distance from the principal dwelling. The proposed zoning is intended to address minimum standards to address the privacy of neighbouring residents, visibility considerations, and providing an appropriate distance to all sides of the building and principal dwelling for emergency services, building repair and/or maintenance. ARUs are not to be restricted to specific areas of the City unless if it is based on good planning principles, such as lands located within natural hazards/hazardous lands, the floodplain area, or on private septic.
Zoning Regulations and Considerations for ARUs	Anonymous resident	Many lots are too small to build a garden suite as the principal dwelling occupies majority of the lot. Big houses on small lots are not friendly to ARUs. Smaller houses on bigger lots make it more possible to build an ARU, but usually the existing house is close to being in the middle of the lot, making it difficult to position an ARU.	This reflection is correct, the City has a variety of different lot sizes and siting of principal dwellings on a lot, which all impact the feasibility of meeting zoning requirements to construct a garden suite. Based on the proposed OPA and ZBLA, ARUs will not be locating everywhere in the City, only where it makes sense. It is not intended that garden suites be permitted on every residential lot across the City. Garden suites will only be permitted on residential properties that can appropriately accommodate them in accordance with the proposed regulations and standards, and subject to the same registration process that currently exists for second units. In addition, it is ultimately up to the property owner to determine the feasibility and/or need of constructing a garden suite on their lot. The intent is to provide homeowners with the additional flexibility to expand on the productivity and functionality of their lot to meet personal or financial needs or desires.

Zoning Regulations and Considerations for ARUs	Numerous anonymous residents	Possible considerations for zoning includes restricting the number of parking garden suites.	In 2020, Council passed By-law 115-2020 that amended the Zoning By-law to remove the requirement for an additional parking space for a second unit. Due to this recent amendment, the requirement for no additional parking space for only one ARU remains. The proposed Zoning By-law Amendment includes a provision that requires one additional parking space for a lot containing two ARUs (both a second unit and a garden suite). For greater clarification, no additional parking space is required when there is only one second unit or one garden suite. Any parking of vehicles must be provided wholly within the garage and/or driveway of a residential lot. Parking is not permitted on any street for longer than three hours; between the hours of 2 am and 6 am; and on residential streets if your vehicle has a height of more than 2.6 metres and/or a length of more than 6.7 metres including any attachments or trailers.
Financial Benefits or Impediments to ARUs - The City received approximately 10% of comments related to financial benefits or impediments to ARUs. In summary, residents expressed the following:			
Financial Benefits or Impediments to ARUs	Numerous anonymous residents	ARUs support homeowners to earn extra income to pay property taxes and the mortgage while offering affordable housing to those that need it.	<p>The intent is to provide homeowners with the additional flexibility to expand on the productivity and functionality of their lot to meet personal or financial needs or desires. It also supports homeowners to earn extra income to support financial flexibility and home ownership viability.</p> <p>Generally, new renovations, an increase in gross floor area and habitable space, including the number of bathrooms and kitchens result in an increased property value.</p> <p>With regards to property tax, there are many factors that affect the value of a home, including location, floor area, lot size, quality of construction, number of bathrooms, etc. Information regarding the building permit for the ARU will be forwarded by the City to the Municipal Property Assessment Corporation (MPAC), which may result in a revised assessment value of the property, and an increase in property taxes. The revised assessment will depend on the size of the ARU, materials used, location of the property, etc.</p>
Financial Benefits or Impediments to ARUs	Numerous anonymous residents	ARUs would increase the price of property by better utilizing the property with an increased gross floor area.	
Financial Benefits or Impediments to ARUs	Anonymous resident	It would be challenging to have the financial capital to fund construction or renovations for ARUs.	The construction of garden suites require a significant investment and as a result affects the viability of constructing a garden suite. Costs that need to be considered are the building permit fees; registration fees; servicing costs (extension of servicing from the principal dwelling to the garden suite); grading and drainage; electrical and plumbing; building materials and labour; architectural/engineering plans and drawings, and professional services. The cost of constructing a garden suite vary significantly, based on staff's research, the approximate total cost range to construct a garden suite is \$120,000 to \$250,000.
Illegal Units and Inspection - The City received approximately 9% of comments related to illegal units and inspection. In summary, residents expressed the following:			
Illegal Units and Inspection	Numerous anonymous residents	There should be regular inspections for illegal ARUs and more frequent inspections taking place to reduce the amount of illegal ARUs.	Enforcement & By-law Services is aware of the number of complaints related to illegal units. Due to the COVID-19 pandemic, Enforcement has significant backlog of investigations to review as there was a period of time when staff were not able to enter units to investigate complaints related to illegal units. The threshold to prove there is an illegal lodging house or illegal unit is extremely difficult and time consuming for Enforcement staff that takes approximately up to two weeks. Enforcement encourages homeowners to register second units and garden suites.
Illegal Units and Inspection	Numerous anonymous residents	Concerns that the proposed regulations for ARUs will facilitate the opportunities for more rooming houses and illegal units. Residents expressed concerns about illegal rental units, such as second units or rooming houses that exist in the City. In addition, residents expressed concern about lack of enforcement (frequency and fines) and addressing complaints related to safety and legal requirements.	The City will be working on developing resource guides to support residents and increase educational awareness around additional residential units. Enforcement will continue to address and investigate complaints related to illegal units in a timely manner and following health and safety protocol.
Regulatory and Registration Process - The City received approximately 7% of comments related to regulatory and registration process for ARUs. In summary, residents expressed the following:			

Regulatory and Registration Process	Anonymous resident	Planners and developers should be addressing these types of dwellings into new developments, accounting for additional space for vehicles, need for extra spaces for schools, infrastructure in the way of plumbing, electrical, gas, traffic patterns, road safety, etc.	Staff have informed and presented to the BILD Peel informing them of the opportunity to address garden suites in new construction and developments, considering larger lot sizes, larger backyards, rough-in of garden suites, and meeting additional servicing requirements. The Heritage Heights Secondary Plan includes a policy that requires new development to provide homebuyers the option to purchase occupancy-ready units with the aim of providing at least 50% of new single, semi detached and townhouses with occupancy-ready second units and 25% of single and semi detached houses with service connections for future garden suites, concurrent with occupancy of the principal dwellings.
Regulatory and Registration Process	Numerous anonymous residents	The registration fee for ARUs (second units and/or garden suites) should be free or reduced.	The registration fee supports administrative costs.
Regulatory and Registration Process	Anonymous resident	There should be a balance of regulatory protection for tenants and landlords.	The rights for landlords and tenants are regulated by the Province of Ontario through the Protecting Tenants and Strengthening Community Housing Act, 2020 and the Residential Tenancies Act, 2006. Tribunal Ontario is responsible through the Landlord and Tenant Board to resolve any disputes or complaints with residential landlords and tenants. Ciy registration of ARUs will help assist with the regulatory protection of landlords and tenants to ensure units are safe, legal, and livable.
Privacy, Neighbourhood Character and Impact to Neighbours - The City received approximately 5% of comments related to privacy, neighbourhood character and impact to neighbours. In summary, residents expressed the following:			
Privacy, Neighbourhood Character and Impact to Neighbours	Numerous anonymous residents	The proposed regulations would be detrimental to the community feel and the character of the neighbourhoods.	The proposed regulations intends to address concerns related to the neighbourhood character and privacy considerations. Garden suites are not to be visible from the street and will be constructed to be a lesser height of the principal dwelling.
Privacy, Neighbourhood Character and Impact to Neighbours	Anonymous resident	The issue is not only about putting an additional building structure on their land property. There is more to it than just putting a building on a lot. Older areas would like to stay the way they are and maintain the low rise residential character. That is why people move into those areas. Not to have more buildings in that area contributing to more people and traffic.	
Privacy, Neighbourhood Character and Impact to Neighbours	Numerous anonymous residents	Garden suites would impact neighbours and their privacy.	
Environment and Open Space - The City received approximately 2% of comments related to the environment and open space. In summary, residents expressed the following:			
Environment and Open Space	Numerous anonymous residents	The proposed regulations should not destroy nature or backyards. The lot should not be overrun with hardscaping as it would affect drainage and local flooding issues.	Based on comments received from the public and internal reviewers, we have included a provision in the ZBLA that requires a garden suite to be subject to the lot coverage requirements of their site specific zone.
Survey Design - The City received approximately 2% of comments related to survey design. In summary, residents have consistently expressed the following:			

Survey Design	Numerous anonymous residents	The City received numerous comments related to the <u>survey design</u> stating that it is biased and does not allow respondents to agree or oppose garden suites.	Staff recognize that there were concerns raised about the survey design that did not allow respondents to express their disagreement with garden suites. Staff intentionally prepared a survey, which did not leave the misinterpretation that the City has a choice whether or not ARUs (second units and garden suites) should be permitted. Bill 108 introduced by the Province mandates Brampton to comply with Planning Act changes that require municipal Official Plans and Zoning By-laws to contain city-wide provisions permitting ARUs within detached, semi-detached, or townhouse units, and within an accessory structure on the same property. Should the City of Brampton fail to comply with the regulations within one year from the date the Region of Peel adopts their new Regional Official Plan, the Region of Peel has authorization through Section 27(2) of the Planning Act to adopt regulations for the City that may not be Brampton-specific or address residents feedback. The draft Region of Peel Official Plan and draft City of Brampton Official Plan (Brampton Plan) contain policies that permit ARUs. Both Official Plans are anticipated for adoption in Spring/Summer 2022.
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Eshesh, Shahinaz

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2021/06/22 8:11 AM
To: Eshesh, Shahinaz
Subject: [EXTERNAL]RE: Request for Comments - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

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

Thank you for your circulation.

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

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

Regards,

Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

ENBRIDGE
TEL: 416-495-5386 | MunicipalPlanning@Enbridge.com
500 Consumers Road, North York, Ontario M2J 1P8

enbridge.com
Safety. Integrity. Respect.

From: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>
Sent: Monday, June 21, 2021 1:58 PM
To: Haiqing.Xu@vaughan.ca; Andrew.whittemore@mississauga.ca; Jason.bevan@mississauga.ca; Sylvia.Kirkwood@caledon.ca; Henry Gamboa <henry.gamboa@alecrautilities.com>; Municipal Planning <MunicipalPlanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; circulations@mmm.ca; meaghan.paynchuk@bell.ca; gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; planification@cscmonavenir.ca; Dorothy.DiBerto@cvc.ca; landuse.planning@gtta.com; Koops, Krystina <krystina.koops@dpcdsb.org>; julian.wigle@peelsb.com; Adam.Miller@trca.ca; amiller@trca.ca; bianca.bielski@peelsb.com; FarouqueAlthaf <althaf.farouque@peelregion.ca>
Cc: LaRota, Claudia <Claudia.LaRota@brampton.ca>; Humble, Jeffrey <Jeffrey.Humble@brampton.ca>
Subject: [External] Request for Comments - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

Eshesh, Shahinaz

From: Colleen Bonner <Colleen.Bonner@trca.ca>
Sent: 2021/08/04 1:44 PM
To: LaRota, Claudia; Eshesh, Shahinaz
Cc: Quentin Hanchard; Adam Miller; Mary-Ann Burns; Jeff Thompson; Trisha.hughes@cvc.ca; Hardcastle, John
Subject: [EXTERNAL]RE: Request for Comments - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg
Attachments: OPA ZBA Additional Residential Units Regulation _TRCA 20210805.pdf

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

Please find attached TRCAs comments on the above proposed amendments.

Regards,

Colleen Bonner, MES, RPP
Senior Planner | Development Planning and Permits
Development and Engineering Services

T: (416) 661-6600 ext. 5307
C: (416) 543-0450
E: colleen.bonner@trca.ca
A: 101 Exchange Avenue, Vaughan, ON, L4K 5R6 | trca.ca

Please note that TRCA's Offices are presently closed to visitors. The plan input and review function continues during the Coronavirus pandemic. In order to reduce the potential of transmission, TRCA requests that development planning and permit applications and materials be submitted digitally in PDF format. Paper submissions are discouraged and may result in extended timeframes for review.

*All digital submissions and documents can be submitted to the following e-mail addresses:
Enquiries/ applications within Peel Region municipalities – peelplan@trca.ca
Enquiries/ applications within York Region municipalities – yorkplan@trca.ca*

We thank you for your cooperation as we respond to the current situation.



From: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>
Sent: Monday, June 21, 2021 1:58 PM
To: Haqing.Xu@vaughan.ca; Andrew.whittemore@mississauga.ca; Jason.bevan@mississauga.ca; Sylvia.Kirkwood@caledon.ca; Henry Gamboa <henry.gamboa@electrautilities.com>; Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; circulations@mmm.ca; meaghan.paynchuk@bell.ca; gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; planification@cscmonavenir.ca; Dorothy.DiBerto@cvc.ca; landuse.planning@gtta.com; Koops, Krystina <krystina.koops@dpcdsb.org>; julian.wigle@peelsb.com; Adam Miller <Adam.Miller@trca.ca>; amiller@trca.ca; bianca.bielski@peelsb.com; FarouqueAlthaf <althaf.farouque@peelregion.ca>
Cc: LaRota, Claudia <Claudia.LaRota@brampton.ca>; Humble, Jeffrey <Jeffrey.Humble@brampton.ca>

Appendix 5

Subject: Request for Comments - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

Hello,

Please find attached the City of Brampton's **formal circulation request for comments** on the **City-Initiated City-wide Official Plan Amendment and Zoning By-law Amendment – Implementation of Additional Residential Unit (Garden Suites) Regulations**

In accordance with *Bill 108 More Homes, More Choice Act, 2019*, the City of Brampton proposes to introduce Garden Suite permissions in the Official Plan and Zoning By-law to allow up to one additional residential unit in a detached building that is accessory to the principal dwelling located on the same lot as a detached, semi-detached and townhouse dwelling.

The policy review is aimed to reduce zoning barriers to the creation of additional residential units and support the supply and range of affordable rental accommodations in the City. The project is also a deliverable of Housing Brampton, which was endorsed by Council in May 2021, and supports the provision of age friendly and inclusive housing that is affordable and accessible to all.

Specifically, the amendment proposes to:

- Introduce “Additional Residential Units”, which are self-contained residential dwelling units, with their own cooking facilities, sanitary facilities and sleeping areas, and that are located either within a principal dwelling that is a single-detached, semi-detached, or townhouse dwelling (Second Unit), or within an accessory building or structure (Garden Suites) on the same lot as a single detached, semi-detached, or townhouse dwelling.
- Replace the existing Provisions for Two Unit Dwellings (second units) with general Provisions for Additional Residential Units (ARUs) in the Zoning By-law.
- The existing provisions for second units within a two-unit dwelling will remain unchanged, but for administrative purposes, have been restructured in the proposed amendments.
- Introduce zoning regulations for garden suites that include, but are not limited to dwelling type, size, unit height, parking and setback requirements.
- Add definitions in the Zoning By-law for “Additional Residential Unit (ARU)” and “Garden Suite”

A public meeting was held on Monday, June 7, 2021 to present the draft amendments for public consultation.

For your review and comments, please find attached the following materials:

1. Staff report re: City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Garden Suites) Regulations - <https://pub-brampton.escribemeetings.com/filestream.ashx?DocumentId=24837> (Item #5.1 <https://bit.ly/2Z96f9F>)
2. Appendix 2 Draft Official Plan Amendment - <https://pub-brampton.escribemeetings.com/filestream.ashx?DocumentId=24839>
3. Appendix 3 Draft Zoning By-law Amendment - <https://pub-brampton.escribemeetings.com/filestream.ashx?DocumentId=24840>

As we anticipate to bring forward a recommendation report and draft amendments for Council adoption in the Fall, we require your comments no later than **Monday, August 16, 2021**. If we have not received your comments by the specified date, we will assume you have no comments.

Please visit the project webpage at <https://www.brampton.ca/EN/Business/planning-development/housing-brampton/Pages/Additional-Residential-Units.aspx> for more information.

Thank you,

Shahinaz Eshesh, BURPI
Policy Planner III, City Planning & Design

Appendix 5

Planning, Building and Economic Development
City of Brampton | 2 Wellington Street West | City Hall
E: shahinaz.eshesh@brampton.ca | T: 905.874.3390 | W: www.brampton.ca

Our Focus Is People ●●●●●



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

Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>



Toronto and Region
Conservation
Authority

August 4, 2021

CFN 64153.04

SENT BY E-MAIL (Claudia.LaRota@brampton.ca)

Claudia LaRota
Principal Planner/Supervisor City Planning & Design
Planning, Building and Economic Development
City of Brampton
2 Wellington St, Brampton ON, L6Y 4R2

Dear Ms. La Rota:

**Re: City-Initiated Official Plan Amendment and Zoning by-law Amendment to Implement Additional Residential Units (Garden Suites) Regulations
City of Brampton, Region Municipality of Peel**

TRCA would like to thank the City of Brampton for the opportunity to comment on the 'Official Plan Amendment and Zoning by-law Amendment to Implement Additional Residential Units (Garden Suites) Regulation'. This letter acknowledges receipt of first submission materials associated with the above noted application. A digital copy of the materials was circulated by the City of Brampton and received by Toronto and Region Conservation Authority (TRCA) on June 21, 2021.

TRCA staff has reviewed the above noted application, and as per the "Living City Policies for Planning and Development within the Watersheds of the TRCA" (LCP), provides the following comments as part of TRCA's commenting role under the *Planning Act*; the Authority's delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the *Provincial Policy Statement, 2020*; TRCA's Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and, our Memorandum of Understanding (MOU) with the Region of Peel, wherein we provide technical environmental advice related to provincial plans.

Purpose of the Applications

It is understood that the proposed policy review is being undertaken to implement Additional Residential Units (ARU) policies in the City's Official Plan (OP) and Zoning By-law (ZBL) in accordance with Bill 108 More Homes, More Choices -2019, which requires municipalities to amend their policies to permit ARUs within a detached accessory structure.

Application-Specific Comments

TRCA supports policy direction that would help increase the affordability and supply of housing while making efficient use of existing infrastructure across the City of Brampton. However, in accordance with the Provincial Policy Statement (3.1), TRCA's Living City Policies and our regulatory responsibilities under the *Conservation Authorities Act*, we would not support ARUs within hazardous lands or with unsafe access associated with valley and stream corridors and the Lake Ontario Shoreline (i.e. flood and erosion hazards), as to do so would increase the risk to life and property associated with the hazard where previously no risk or less risk existed.

The draft OP and ZBLA indicate that ARUs are not permitted on properties located within a floodplain. The staff report and in Appendix 4 (Policy Planning Context and Analysis Summary) reaffirm this and maintain that the proposed OP amendment (OPA) and ZBL amendment (ZBLA) are consistent with matters of Provincial and Regional interest. However, there is no language in the proposed OPA or ZBLA regarding natural hazards other than floodplains. As such, TRCA staff recommend the following revisions:

Appendix 2: Draft Official Plan Amendment

- 1) Page 1: 7. ARUs are to be located outside of natural heritage and natural hazard lands as per the Conservation Authority.
- 2) 4.2.5.7.1 v. An ARU shall not be permitted within a natural heritage or natural hazard area as per the Conservation Authority.

Appendix 3: Draft Zoning By-law Amendment

- 1) c. Will not be permitted within a natural heritage or natural hazard area as per the Conservation Authority.

Further to the above, we note that the staff report indicates that the existing zoning provisions for a second unit within a two-unit dwelling will remain unchanged but will be moved under the new ARU heading. As such, we recommend that the same, or similar language regarding ARUs not being permitted within hazardous lands (and sites) be used in the City's OP and ZBL pertaining to secondary suites.

Recommendations

Given the above, TRCA staff are unable to support the proposed "City-Initiated Official Plan Amendment and Zoning by-law Amendment to Implement Additional Residential Units (Garden Suites) Regulations" at this time. TRCA staff look forward to continued discussion with City staff.

Please note that this letter is based on TRCA's current policies and regulation, which may change from time to time. Please notify TRCA of any decisions made by the City on these applications, or any appeals made by any party in respect of these applications.

We trust these comments are of assistance. Should you have any questions, please contact the undersigned at extension 5307 or email colleen.bonner@trca.ca

Sincerely,



Colleen Bonner

Senior Planner

Development Planning and Permits | Development and Engineering Services

cc: Adam Miller, Quentin Hanchard, Mary-Ann Burns - TRCA
John Hardcastle - Region of Peel
Trisha Hughes - CVC

Appendix 'A': List of Materials Reviewed

The following materials were received by TRCA on June 21, 2021

- City Initiated OPA and ZBLA to Implement ARU (Garden Suites) Regulation, Staff Report, April 26, 2021
- Appendix 2: Draft Official Plan Amendment
- Appendix 3: Draft Zoning By-law Amendment

Eshesh, Shahinaz

From: Hughes, Trisha <trisha.hughes@cvc.ca>
Sent: 2021/08/06 2:11 PM
To: Eshesh, Shahinaz
Cc: DiBerto, Dorothy; Hardcastle, John; Colleen Bonner
Subject: RE: [External] Request for Comments - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg
Attachments: ltr_OPAZBAARU_br_20210806.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Shahinaz,

Please see attached CVC's comments regarding the below circulation. We were also copied on TRCA's comments, and note that the themes around natural hazards and safe access are the same for CVC.

Should you have any questions regarding our comments or wish to discuss, please let us know.

Kind regards,

I'm working remotely. The best way to reach me is by email or mobile phone.

Trisha Hughes | she/her/hers

Planner, Planning and Development Services | Credit Valley Conservation

905-670-1615 ext 325 | M: 437-855-4056

trisha.hughes@cvc.ca | cvc.ca



**Credit Valley
Conservation**
inspired by nature



[View our privacy statement](#)

From: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>

Sent: Monday, June 21, 2021 1:58 PM

To: Haiging.Xu@vaughan.ca; Andrew.whittemore@mississauga.ca; Jason.bevan@mississauga.ca; Sylvia.Kirkwood@caledon.ca; Henry.Gamboa@electrautilities.com; Municipal Planning <municipalplanning@enbridge.com>; [Dennis De Rango <landuseplanning@hydroone.com>](mailto:Dennis.DeRango@landuseplanning@hydroone.com); circulations@mmm.ca; meaghan.paynchuk@bell.ca; gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; planification@cscmonavenir.ca; DiBerto, Dorothy <Dorothy.DiBerto@cvc.ca>; landuse.planning@gtta.com; Koops, Krystina <krystina.koops@dpcdsb.org>; julian.wigle@peelsb.com; Adam.Miller@trca.ca; amiller@trca.ca; bianca.bielski@peelsb.com; FarouqueAlthaf <althaf.farouque@peelregion.ca>

Cc: LaRota, Claudia <Claudia.LaRota@brampton.ca>; Humble, Jeffrey <Jeffrey.Humble@brampton.ca>

Subject: [External] Request for Comments - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg



**Credit Valley
Conservation**
inspired by nature

August 6, 2021

VIA EMAIL

Shahinaz Eshesh
Policy Planner III, City Planning & Design
Planning, Building and Economic Development
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Shahinaz Eshesh,

**Re: City Initiated Official Plan Amendment & Zoning By-law Amendment -
Additional Residential Unit Regulation**

Credit Valley Conservation (CVC) staff received the request for comments on the City Initiated Official Plan Amendment & Zoning By-law Amendment – Additional Residential Unit (ARU) Regulation received June 21, 2021.

We have now had an opportunity to review the *Information Report - City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Garden Suites) Regulations* (City of Brampton, April 26, 2021), as well as *Appendix 2 – Draft Official Plan Amendment* and *Appendix 3 – Draft Zoning By-law Amendment*.

We offer comments based on our roles and responsibilities as a watershed based resource management agency and public (commenting) body under the *Planning Act*, planning advisory services based on service agreements or memorandum of understanding, delegated responsibilities regarding natural hazards (except forest fires) as identified in Section 3.1 of the Provincial Policy Statement (2020), and regulatory responsibilities under the *Conservation Authorities Act* Section 28 regulation.

Based on our review, we offer the following comments:

1. Per our regulatory role under the *Conservation Authorities Act*, it should be noted that ARU's will not be permitted within natural hazards/hazardous lands (e.g. flood hazards, erosion hazards, etc.), to prevent risks to life and property caused by natural hazards.
2. In accordance with our policies, safe access must also be demonstrated when there is a proposed increase in the number of dwelling units on a property.
3. In Appendix 2, it is noted that, "ARUs must be in compliance with the Ontario Building Code and/or Fire Code, Registration By-law and Property Standards By-Law, and other applicable approval requirements" (Section 4.2.5.7.1 iv, page 3). It is recommended that, "the applicable regulation approved under the *Conservation Authorities Act*" be added as well. It is also recommended that a similar point be included in Appendix 3 - Draft Zoning By-law Amendment (e.g.

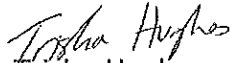
Appendix 5

- ARUs must be in compliance with the applicable regulation approved under the *Conservation Authorities Act*).
4. Appendix 2 states that, "*An ARU shall not be permitted on a property located within a floodplain*" (Section 4.2.5.7.1 v, page 3). As per our comment 1 above, there are restrictions for ARU's within natural hazards. It is recommended that the wording be changed to better reflect the areas of concern (e.g. An ARU shall not be permitted on a property located within a natural hazard area as per consultation with the appropriate Conservation Authority).
 5. In Appendix 3, it is noted that, "*ARUs shall not be permitted on properties located within a Floodplain Zone or Open Space Zone, or on lands identified in Schedule B-6: Downtown Floodplain Regulations area*". Similar to our comment above, since not all properties that contain floodplain or other natural hazards are zoned either F or OS, we recommend changing the language to better reflect the areas of concern (e.g. An ARU shall not be permitted on a property located within a natural hazard area as per consultation with the appropriate Conservation Authority).

CVC staff would be happy to discuss our comments further with the City if clarification is required.

I trust the above is satisfactory, however please feel free to contact me at trisha.hughes@cvc.ca or 905-670-1615 extension 325 if you wish to discuss further.

Sincerely,


Trisha Hughes
Planner

cc: Dorothy DiBerto, Credit Valley Conservation
John Hardcastle, Region of Peel
Colleen Bonner, Toronto and Region Conservation Authority

Eshesh, Shahinaz

From: Koops, Krystina <Krystina.Koops@dpcdsb.org>
Sent: 2021/08/12 12:54 PM
To: Eshesh, Shahinaz
Cc: phillip.sousa@peelsb.com
Subject: [EXTERNAL]Comments City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg
Attachments: Comments Additional Residential Units - Garden Suites.pdf

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 Shahinaz,

Please find attached comments from DPCDSB.
If you have any questions, please let me know.
Regards,

Krystina Koops, MCIP, RPP

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

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Dufferin-Peel Catholic District School Board

40 Matheson Boulevard West, Mississauga, ON L5R 1C5 | (905) 890-1221 | www.dpcdsb.org

August 12, 2021

Shahinaz Eshesh
Policy Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Ms. Eshesh:

**Re: Request for Comments
City Initiated Official Plan & Zoning By-law Amendments
Additional Residential Units (Secondary Units and/or Garden Suites)
City of Brampton**

Thank you for providing the Dufferin-Peel Catholic District School Board (DPCDSB) the opportunity to review and comment on the proposed City initiated Official Plan and Zoning By-law amendments.

The report outlines new terms such as "Additional Residential Unit (ARU)" and "Garden Suite". "Garden Suite" is defined as an ARU that is detached from the principal dwelling unit and is located in the rear or side yard, and which may be freestanding or attached to a detached private garage. The definition of a "Garden Suite" clearly defines that an ARU will be separate from the original dwelling unit, thereby increasing the gross floor area (GFA). This would not qualify as an exemption in the DPCDSB Education Development Charges (EDC) By-law. In view of the preceding, EDCs will be applicable to garden suites. In a situation where an ARU is created within an existing dwelling without the addition of GFA, such as a basement apartment, will continue to be exempt from EDCs.

In general, it is expected that student yields from garden suites will be similar to secondary units and have little impact on our existing infrastructure.

Thank you for giving us the opportunity to provide comments on this matter. If you require any further information, please feel free to contact me.

Yours sincerely,

K. Koops

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

c: P. Sousa, Peel District School Board (via email)

Eshesh, Shahinaz

From: Sousa, Phillip <phillip.sousa@peelsb.com>
Sent: 2021/08/12 4:17 PM
To: Eshesh, Shahinaz
Cc: Koops, Krystina
Subject: [EXTERNAL]PDSB Comments - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg (Garden Suites)
Attachments: PDSB Comments to Additional Residential Units - Garden Suites.pdf; City-Initiated OPA and ZBLA to Implement ARU (Garden Suites) Regulations.pdf

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

Good afternoon Shahinaz,

Attached you will find the Peel District School Board's comments on additional residential units.

Please advise us if you have any questions or concerns.

Take care,
Phil

Phillip Sousa – Senior Planner
Planning & Accommodation Support Services
Peel District School Board
Phone: (905) 890-1010 Ext: 2009
Cell: (416) 518-4377
Fax: (905) 890-5295
phillip.sousa@peelsb.com

From: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>
Sent: June 21, 2021 1:58 PM
To: Haiqing.Xu@vaughan.ca; Andrew.whittemore@mississauga.ca; Jason.bevan@mississauga.ca; Sylvia.Kirkwood@caledon.ca; Henry Gamboa <henry.gamboa@electrautilities.com>; Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; circulations@mmm.ca; meaghan.paynchuk@bell.ca; gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; planification@cscmonavenir.ca; Dorothy.DiBerto@cvc.ca; landuse.planning@gtta.com; Koops, Krystina <krystina.koops@dpcdsb.org>; Wigle, Julian <julian.wigle@peelsb.com>; Adam.Miller@trca.ca; amiller@trca.ca; bianca.bielski@peelsb.com; FarouqueAlthaf <althaf.farouque@peelregion.ca>
Cc: LaRota, Claudia <Claudia.LaRota@brampton.ca>; Humble, Jeffrey <Jeffrey.Humble@brampton.ca>
Subject: [EXTERNAL] Request for Comments - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

CAUTION: This email originated from outside of PDSB. Please do not click links or open attachments unless you recognize the email address and know the content is safe.

Hello,



5650 Hurontario Street
Mississauga, ON, Canada L5R 1C6
t 905.890.1010 1.800.668.1146
f 905.890.6747
www.peelschools.org

August 12, 2021

Shahinaz Eshesh
Policy Planner III, City Planning & Design
City of Brampton, 2 Wellington Street West
Ontario, L6Y 4R2

Greetings Ms. Eshesh:

**Re: Request for Comments: City-Initiated City-Wide Official Plan & Zoning By-Law Amendments
Implementation of Additional Residential Units (Secondary units and/or Garden Suites)**

The Peel District School Board (PDSB) is grateful for the opportunity to review and comment on the proposed amendments to the City-Wide Official Plan & Zoning By-Law amendments.

As detailed in the City report, the Planning Act changes resulting from Bill 108 will now allow for the construction of Additional Residential Unit (ARU) types, one of which are "Garden Suites". The report defines a "Garden Suite" as an ARU that is detached from the principal dwelling unit and is located in the rear or side yard, and which may be freestanding or attached to a detached private garage. The definition of a "Garden Suite" clearly defines that it will be separate from the original dwelling unit, thereby increasing the gross floor area (GFA). This would not qualify as an exemption from the PDSB's Education Development Charges (EDCs) By-Law and thus is subject to EDC's. In the case where an ARU is created within an existing residential dwelling without increasing its GFA (an example would be a basement apartment), the ARU will continue to be exempt from EDCs.

Student yields from these new garden suites is expected to be similar to secondary units.

Thank you for giving us the opportunity to provide comments on this matter. If you require any further information, please feel free to contact me.

Take care,

A handwritten signature in cursive script that reads 'Phillip Sousa'.

Phillip Sousa – Senior Planner
Planning & Accommodation Support Services,
Peel District School Board
Tel: (905) 890-1010 ext: 2009
Cell: (416) 518-4377
phillip.sousa@peelsb.com

c: K. Koops, Dufferin-Peel Catholic District School Board (via email)

Eshesh, Shahinaz

From: Bajwa, Jaskiran
Sent: 2021/09/21 10:49 AM
To: Eshesh, Shahinaz
Cc: Mete, Jake; da Cunha, Roger; Heike, Christopher
Subject: RE: ARU/Garden Suite - Core Team meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Shahinaz,

Thank you so much for including Park Planning in the review process of the new policy pertaining to Garden suites. Glad to see the City taking the initiative to provide affordable housing options to City residents.

From the Park Planning perspective, the policy needs to consider the inclusion of Parkland Dedication. A Garden suite is a new detached dwelling unit from the primary household. Therefore, it is subject to parkland dedication. As a result of these additional units in an established neighborhood, we need to consider the resulting increase in population/density and its pressure on existing parks and infrastructure, plus the demand for more parkland and other services. To sustain supply/demand and meet the provision level (parkland) targets, the City must consider the importance of parkland dedication in this policy.

Meetings with Realty Services has added some further detail in how dedication will be calculated on established lots that already hold single-detached, semis, or townhouses. We understand that it will be mainly single-detached housing lots that may accommodate the Garden suites given the backyard space that these types of housing lots provide. In any case, Realty services will be exploring the best possible methods, which could include charging the owner based on 50% of the land cost or based on proposed unit numbers.

A recent email from City's legal representative has confirmed that the current Parkland Dedication By-Law supports the second suites. However, it also indicates the methods of calculation as per the by-law. She advises that CIL for the erection of Garden suites would be calculated as below. An appropriate calculation method is therefore subject to further discussion.

section 7 (c) (i)

"CIL shall be calculated at the rate of 5% of the land being Developed or Redeveloped, and the value of the land shall be calculated by the City using the market value of the lands as of the day before the issuance of the first building permit in respect of the Development or Redevelopment, as evidenced by an appraisal" [emphasis added]

Please also note, the above section refers to land value appraisals. In cases of Garden Suites applications, third-party appraisals will not be required. To encourage such proposals and make them affordable, the advice from Realty's services is that the City will take upon itself to conduct the appraisals. The fee for it, however, will be paid by the owner. While the third-party appraisals are a standard practice that a developer is subject to provide prior to obtaining their building permits, in this case, however, the City will do its own.

In addition to the above, it has come to our understanding that the Parkland Dedication By-Law assumes Garden Suites as Single Detached dwellings. Given this, it is legal's advice that we must change the definition of the Single-detached dwellings to include a Garden Suite for more clarity. We will not require public

Appendix 5

consultation to change this definition, but this amendment process will be subject to an internal Council hearing process for approval (pending Legal's confirmation).

We request City's Policy Planning team to consider the above comments, and before finalizing the policy, we request that further discussion on methods of calculating Parkland Dedication credits with the City's Realty Services are clarified. Further steps to amend the definitions in the Parkland Dedication By-Law will also need to be finalized.

Kind regards,
Jaskiran Kaur Bajwa
Coordinator, Park Planning & Development
Parks Maintenance and Forestry Division
Community Services Department
2 Wellington Street West
Brampton ON L6Y 4R2
T 905-874-3479 | E Jaskiran.Bajwa@brampton.ca

City of Brampton | 2 Wellington Street W | Brampton ON L6Y 4R2
T 905-874-3479 | F 905-874-3369 | E Jaskiran.Bajwa@brampton.ca

Our Focus Is People ●●●●●

Thank you for your message. I am currently working remotely due to building occupancy limits during COVID-19. Please note that City Hall remains closed. For information on safety, closures and reopening, please visit www.brampton.ca/reopening

-----Original Appointment-----

From: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>

Sent: 2021/09/03 5:37 PM

To: LaRota, Claudia; Mertiri, Olti; Mazzotta, Frank; Monaghan, David; Conard, Rick; Corazzola, Elizabeth; Hammond, Cindy; Canjar, Stephen; Rieger, Doug; Avbar, John; Parsons, Allan; Bahy, Dalia; Allison, Bill; da Cunha, Roger; Bajwa, Jaskiran; Kuemmling, Werner; Yeung, Yvonne

Cc: Shah, Bindu; Majeed, Malik; McNeill, Andrew; Humble, Jeffrey; Gervais, Michelle

Subject: ARU/Garden Suite - Core Team meeting

When: 2021/09/21 1:00 PM-2:30 PM (UTC-05:00) Eastern Time (US & Canada).

Where: Microsoft Teams Meeting

Hello everyone,

This meeting is to discuss the City-Initiated City-wide Official Plan Amendment and Zoning By-law Amendment – Implementation of Additional Residential Unit (Garden Suites) Regulations.

I am still waiting for feedback and comments, but some key groups we are looking to hear back from are Zoning, Engineering, Traffic and Transit. Some follow up discussion items we have:

- 1) Amendments to by-laws – Site Plan Bylaw, Registration Bylaw, Parkland Dedication Bylaw
 - a. Status on amendments to site plan control bylaw?
- 2) Municipal street address for garden suites
- 3) Minimum % of landscaped area / permeable surface
- 4) Impacts to stormwater run-off and site drainage – basements in garden suites?
- 5) Type of foundation required for garden suites – can it be mobile on wheels or slab on grade?
- 6) Pre-fabricated garden suites and potential impacts

Please review the attached material for this discussion.

Eshesh, Shahinaz

From: Eshesh, Shahinaz
Sent: 2021/10/29 3:56 PM
To: Lee, Janet
Subject: RE: City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

Ok great, thanks for clarifying.

Shahinaz Eshesh, RPP MCIP

Policy Planner III, City Planning & Design
Planning, Building and Economic Development
City of Brampton | 2 Wellington Street West | City Hall
E: shahinaz.eshesh@brampton.ca | T: 905.874.3390 | W: www.brampton.ca

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

From: Lee, Janet <Janet.Lee@brampton.ca>
Sent: 2021/10/29 3:54 PM
To: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>
Subject: RE: City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

Hi Shahinaz,

Development charges are usually collected at the issuance of the building permit, so this would be no different.

Janet

From: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>
Sent: 2021/10/29 3:48 PM
To: Lee, Janet <Janet.Lee@brampton.ca>
Subject: RE: City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

Hi Janet,

I have a follow up question on the collection of EDCs for garden suites. The garden suites will only be required to go through building permit. Can we calculate and collect EDCs at this stage?

Thank you & have a good weekend,

Shahinaz Eshesh, RPP MCIP
Policy Planner III, City Planning & Design

Appendix 5

Planning, Building and Economic Development
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From: Lee, Janet <Janet.Lee@brampton.ca>

Sent: 2021/08/16 3:44 PM

To: LaRota, Claudia <Claudia.LaRota@brampton.ca>; Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>

Subject: RE: City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

My pleasure!

From: LaRota, Claudia <Claudia.LaRota@brampton.ca>

Sent: 2021/08/16 3:41 PM

To: Lee, Janet <Janet.Lee@brampton.ca>; Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>

Subject: RE: City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

Thanks so much Janet.

This is really helpful!

From: Lee, Janet <Janet.Lee@brampton.ca>

Sent: 2021/08/16 3:36 PM

To: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>; LaRota, Claudia <Claudia.LaRota@brampton.ca>

Subject: RE: City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

Hi Shahinaz,

I am certainly no expert on the *Education Act*, but from the table you provided (that being):

Appendix 5

PART II EXEMPTIONS

ADDITIONAL DWELLING UNIT EXEMPTION

3. For the purposes of clause 257.54 (3) (b) of the Act, the following table sets out the name and description of the classes of residential buildings that are prescribed, the maximum number of additional dwelling units that are prescribed for buildings in those classes and restrictions for each class.

Name of class of residential building	Description of class of residential buildings	Maximum number of additional dwelling units	Restrictions
Single detached dwellings	Residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings	Two	The total gross floor area of the additional dwelling unit or units must be less than equal to the gross floor area of the dwelling unit already in the building.
Semi-detached dwellings or row dwellings	Residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings	One	The gross floor area of the additional dwelling unit must be less than or equal the gross floor area of the dwelling unit already in the building.
Other residential buildings	A residential building not in another class of residential building described in this table.	One	The gross floor area of the additional dwelling unit must be less than or equal the gross floor area of the smallest dwelling unit already in the building.

It looks identical to what was contained in the old regulations to the *Development Charges Act*, prior to the Province amending via Bills 108 and 197. I would interpret the above table to only exempt secondary units within existing residential dwelling units. Therefore from my cursory review of the *Education Act*, garden suites (in a separate detached accessory structure) would be subject to Educational development charges.

It's a shame that the Province did not amend the Education Act to be consistent with the changes made to the *DC Act*. That being, also exempting secondary units within new single/semi-detached or row dwelling units (not just existing). As well as exempting proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling. I am hoping (?) that it was just an oversight on their part, as opposed to the Province not wanting to take the revenue hit but expecting municipalities to do so.

It sounds like you have done your homework, but just in case, here are the Regulations to the DC Act that made the above exemptions:

<https://www.ontario.ca/laws/regulation/r19454>

Janet

From: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>

Sent: 2021/08/13 3:15 PM

To: Lee, Janet <Janet.Lee@brampton.ca>; LaRota, Claudia <Claudia.LaRota@brampton.ca>

Subject: RE: City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

Thank you Janet for your quick response. This is quite helpful, from my research as well the DC By-law does exempt DC collection for municipal and regional DCs. I'm still uncertain about EDCs.. I will be setting up a meeting next week with Legal and if it's ok, I will include you in that conversation.

We have a meeting with Roger to discuss parkland dedication.

Have a good weekend.

Shahinaz Eshesh, BURPI

Policy Planner III, City Planning & Design

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From: Lee, Janet <Janet.Lee@brampton.ca>

Sent: 2021/08/12 6:20 PM

To: LaRota, Claudia <Claudia.LaRota@brampton.ca>

Cc: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>

Subject: RE: City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

Hi Claudia,

Nice to hear from you! I'm doing well, and hope you are too. What an interesting topic!

Educational development charges is a revenue tool made available to school boards via the *Educational Act*; whereas the DCs imposed by municipalities are governed by the *Development Charges Act*. It is odd to me that the Province would amend only the DC Act to exempt garden suites, secondary suites, etc. from municipal development charges, but did not amend the *Educational Act* to provide the same exemption. So yes, accordingly to the DPCDSB DC By-law, DCs would apply to garden suites.

To be clear, these types of units are statutorily exempt in the DC Act. So not City nor Regional DCs would apply.

In terms of the CIL... I am no expert in that field. I'd suggest you contact Roger da Cunha as he is the City's subject matter expert in terms of parkland dedication.

My scan of the EDC by-law suggests that the garden suites would be charged on a per unit basis. Only non-residential development would be charged on a GFA basis. And yes, the EDCs would be payable upon issuance of the building permit.

Let me know if that answers all of your questions. Happy to chat as well.

Take care,
Janet

From: LaRota, Claudia <Claudia.LaRota@brampton.ca>

Sent: 2021/08/12 3:29 PM

Appendix 5

To: Lee, Janet <Janet.Lee@brampton.ca>

Cc: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>

Subject: City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

Good afternoon Janet, hope all is well.

I was wondering if you could help us with something.

Shahinaz and I are working on an OPA and ZBL to implement permissions for additional residential uses, specifically in the form of garden suites (in a separate detached accessory structure), to be permitted in addition to second units.

Comments received from DPCDSB indicate that garden suites are not exempt from paying DC's because of the additional GFA, which we weren't aware. Would this just apply to the education portion of the DC's or all of it? Would they also be subject to parkland dedication?

Are these two payments calculated based on the GFA of the garden suite (or I think parkland is paid on a per unit basis?). We are proposing a max. size of 35 sq. m. for most residential areas, and up to 80 sq. m. in estate lots. Would these be payable when the building permit is issued?

We are bringing forward the OPA for adoption in December, so we would need to clarify this information to include it in the report.

Thanks so much for your help!

Claudia

Claudia LaRota, MCIP, RPP

Principal Planner/Supervisor, City Planning & Design
Planning, Building and Economic Development

City of Brampton | 2 Wellington Street W | Brampton ON L6Y 4R2

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From: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>

Sent: 2021/08/12 1:29 PM

To: LaRota, Claudia <Claudia.LaRota@brampton.ca>

Subject: FW: [EXTERNAL]Comments City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

DPCDSB provided their comments and requires the garden suites to be considered for DPCDSB DC collection. This really surprises me, I'll be reaching out to other municipalities to see if they have / are expecting the same – parkland dedication and DCs.



Shahinaz Eshesh, BURPI

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From: Koops, Krystina <Krystina.Koops@dpcdsb.org>

Sent: 2021/08/12 12:54 PM

To: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>

Cc: phillip.sousa@peelsb.com

Subject: [EXTERNAL]Comments City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

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 Shahinaz,

Please find attached comments from DPCDSB.

If you have any questions, please let me know.

Regards,

Krystina Koops, MCIP, RPP

Planner - Planning Department

Dufferin-Peel Catholic District School Board

40 Matheson Boulevard West, Mississauga ON L5R 1C5

Tel: 905-890-0708 ext. 24407 | Email: krystina.koops@dpcdsb.org

Website: www.dpcdsb.org | Twitter: @DPCDSBSchools | YouTube: DPCDSBVideos

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Eshesh, Shahinaz

From: Albrecht, Frank
Sent: 2022/04/25 9:45 AM
To: LaRota, Claudia; Mete, Jake; Humble, Jeffrey
Cc: Eshesh, Shahinaz; Bjerke, Bob; da Cunha, Roger
Subject: RE: ARUs and Garden Suites - Parkland

Hi All,

Until the current by-law has been revised/new parkland dedication by-law enacted, ARU's will be subject to CIL based on the estimated land value as of 1 day prior to the issuance of building permit issuance.
The amount is site specific, dependent on location, market conditions, lot size and # of units on the subject lot.

For example, if lot value is \$500,000 improved with 1 SFD, then the CIL would be = \$12,500 [Land Value \$500,000 x 5% (dedication rate) x 50% (pro rata to total # of units on the lot after ARU has been built).

Frank Albrecht SR/WA
Senior Real Estate Coordinator
City of Brampton
Realty Services
2 Wellington Street West
Brampton, ON.
L6Y 4R2

Mobile: 416.628.4919



Division - Realty Services
Department - Legislative Services

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From: LaRota, Claudia <Claudia.LaRota@brampton.ca>
Sent: 2022/04/22 9:00 AM
To: Mete, Jake <Jake.Mete@brampton.ca>; Humble, Jeffrey <Jeffrey.Humble@brampton.ca>
Cc: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>; Albrecht, Frank <Frank.Albrecht@brampton.ca>; Bjerke, Bob <Bob.Bjerke@brampton.ca>; da Cunha, Roger <Roger.daCunha@brampton.ca>
Subject: RE: ARUs and Garden Suites - Parkland

Thanks for the response Jake.

To clarify, I am assuming the waiving of the fees will require an amendment to the current Parkland By-law, and if so, do you have an estimate of timing for this to be completed?

As we are targeting approval of the ARUs amendments in June, the City would be in a position to accept garden suite registrations by mid June. Any registrations submitted at that time would still be subject to parkland until a new by-law is in effect, so is there a way to know what the charge would be and at what point would it be payable (issuance of bldg. permit)?

Appendix 5

We would probably need to provide some details of this in the Rec. Report that we will be bringing in June.

Thanks again.

Claudia

Claudia LaRota, MCIP, RPP

Principal Planner/Supervisor, Policy
City Planning & Design
Planning, Building and Economic Development

City of Brampton | 2 Wellington Street W | Brampton ON L6Y 4R2

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From: Mete, Jake <Jake.Mete@brampton.ca>

Sent: 2022/04/22 8:44 AM

To: Humble, Jeffrey <Jeffrey.Humble@brampton.ca>; LaRota, Claudia <Claudia.LaRota@brampton.ca>

Cc: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>; Albrecht, Frank <Frank.Albrecht@brampton.ca>; Bjerke, Bob <Bob.Bjerke@brampton.ca>; da Cunha, Roger <Roger.daCunha@brampton.ca>

Subject: Re: ARUs and Garden Suites - Parkland

Hi Jeff,

We've discussed this and offer a few points below for consideration:



- As part of the Parkland Dedication By-law review, a reduced rate is being considered for affordable housing projects (i.e. Region of Peel), which is seen as a public good and benefit to the community
- However, without any restrictions or controls in place for these ARU/Garden Suite development types (other than limiting its size to 35 sq.m.), the land owner is free to charge full market rate for profit
- Fundamentally, this is different from other social/affordable housing options that typically operate below fair market value and must align with certain criteria (i.e. who can live there/income based). So by definition, these unit types would not be classified as affordable housing
- If the term 'affordable housing' is solely being used based on the price of these garden suites, then the potential costs (ie- we estimate approximately \$250,000 to construct) the parkland charge would be minimal once a calculation is finalized
- As a result, our position is that we're willing to waive the charge for now. It's nearly impossible to forecast the uptake at this point in time, so we recommend this be reviewed again in 5 years, to review the popularity/effectiveness of these units, and determine if the waiver should continue or not.

If you have any questions, please let us know.

Thanks,

Jake Mete, OALA, CSLA

Interim Senior Manager, Park Planning and Development
Community Services, City of Brampton



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To Adopt Amendment Number 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 day of 2022.

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

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 purpose of this amendment is to implement policies in the Official Plan to permit additional residential units (ARUs), in conformity with changes to the *Planning Act* made by *Bill 108 More Homes, More Choice Act, 2019*. Bill 108 requires municipalities to permit residential units within accessory structures (to be identified as ‘garden suites’), in addition to the already permitted second units. The existing policies for Second Units will be moved to the Residential section of the Official Plan under a new heading for ARUs.

2.0 Location:

This amendment affects all lands within the City of Brampton.

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 deleting Subsection 3.2.8.2 Second Units in its entirety and renumbering the subsequent sections.

(2) by adding 4.2.5.6 Additional Residential Units (ARUs) as a subheading, and the following new policies:

“4.2.5.6 Additional Residential Units (ARUs)

The City supports the creation of affordable housing and creative housing solutions that broaden the range of housing typologies and provide gentle intensification in the Residential designation to better utilize infrastructure and services. Second units and garden suites, are a form of Additional Residential Units (ARUs), permitted City-wide subject to the provisions of this Plan, the Zoning By-law, and the Registration By-law.

ARUs aim to support the overall planning objectives of this Plan, including:

- Supporting modest population growth and densification;
- Providing a variety of housing choice;
- Supporting the supply and range of rental housing options across the City;
- Supporting changing demographics through opportunities for multi-generational living, aging in place and age friendly communities;

- Utilizing efficiencies in City and Regional infrastructure including roads, public transportation, water/wastewater and community services; and,
- Providing flexibility for homeowners to enhance the use of their property.

Additional Residential Units (ARUs), are self-contained residential dwelling units, with its own cooking facility, sanitary facility and sleeping area, and that are located either within the principal dwelling (second unit), or within an accessory building or structure (garden suite) on the same lot as a single detached, semi-detached, or townhouse dwelling. ARUs are also known as second(ary) units, garden suites, granny-flats, in-law suites, laneway suites, and/or coach houses.

4.2.5.6.1 Additional Residential Units (ARUs) shall only be permitted on properties where a single detached, semi-detached or townhouse dwelling is situated; and shall be subject to the following criteria:

- i. A maximum of two ARUs are permitted per residential lot, one located within the principal dwelling, known as a second unit, and one within an accessory structure or building, known as a garden suite;
- ii. ARUs are intended to be accessory in scale and function to the principal dwelling;
- iii. ARUs are to be located on full municipal services, unless it can be demonstrated to the satisfaction of the Chief Building Official that the sewage system on private sanitary servicing has been upgraded to meet the regulations of the Ontario Building Code (OBC) for an additional residential unit;
- iv. ARUs must be in compliance with the Ontario Building Code and/or Fire Code, Registration By-law, Property Standards By-law, the applicable regulation approved under the Conservation Authorities Act, and other applicable approval requirements;
- v. An ARU shall not be permitted within natural heritage or natural hazard areas regulated by the applicable Conservation Authority, or the Downtown Floodplain Special Policy Area;
- vi. An ARU shall have no negative impact on stormwater management and site drainage;

- vii. The exterior design of a garden suite must be compatible with the character of the principal dwelling, in terms of design, style and materials; and,
- viii. Adequate on-site parking is to be provided in accordance with the requirements of the Zoning By-law.

4.2.5.6.2 The City encourages the creation of ARUs through new construction and the subdivision approval process, subject to the policies of this Plan.

4.2.5.6.3 Garden suites will be subject to a Custom Home review process, which includes a design and engineering review that may consider the following:

- i. Privacy and shadow impacts on adjacent properties
- ii. Building design, style and materiality
- iii. Accessible design features
- iv. Sustainable building materials and technologies
- v. Grading, servicing and site drainage
- vi. Preservation of trees and mature vegetation
- vii. Maintenance of an adequate open amenity space in the rear and side yards and maximizing contiguous soft landscaping.

4.2.5.6.4 A deviation from the prescriptive requirements for garden suites as set out in the Zoning By-law, may be considered subject to a minor variance application under Section 45 of the Planning Act, as amended, subject to the following:

- i. Meets the intent and purpose of policies of Section 4.2.5.6.1;
- ii. It is demonstrated that the privacy of the adjacent properties are maintained; and,
- iii. Meets the intent and purpose of the requirements and restrictions of the Zoning Bylaw.

4.2.5.6.5 The severance of a garden suite from the lot where the principal dwelling is located shall not be permitted.”



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To amend 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 amending Section 5.0 Definitions, as follows:

a) by adding the following defined terms and definitions:

“ADDITIONAL RESIDENTIAL UNIT (ARU) shall mean a self-contained residential dwelling unit, with its own cooking facility, sanitary facility and sleeping area, and that it is located either within a single detached, semi-detached or townhouse dwelling (second unit), or within an ancillary building (garden suite).”

“GARDEN SUITE shall mean an Additional Residential Unit (ARU) ancillary to a single detached, semi-detached or street townhouse units, that is located in a building that is detached from the principal dwelling and located in the rear or interior side yard, and which may be freestanding or attached to a detached private garage.”

b) by deleting the definition for “SECOND UNIT” in its entirety and replacing it with the following:

“SECOND UNIT shall mean an Additional Residential Unit (ARU) located within a single detached, semi-detached or townhouse dwelling resulting in a two-unit dwelling.”

c) by re-organizing the definitions in alphabetical order accordingly.

2. by deleting Section 6.27 One Dwelling Per Lot in its entirety and replacing it with the following:

“6.27 Dwellings Per Lot

Where a single detached, semi-detached, or townhouse dwelling is permitted, a second unit and/or a garden suite may also be permitted subject to the requirements and restrictions of Section 10.16 of the Bylaw.”

3. by adding to Section 10.2 One Dwelling Per Lot, the phrase “or garden suite” following the text “second unit”.
4. by adding to Section 10.27(c) Older, Mature Neighbourhoods, the text “except for a garden suite.” immediately following the text “excluding permitted accessory structures”.
5. by deleting Section 10.16 Provisions for Two Unit Dwellings in its entirety and replacing it with the following:

“10.16 Provisions for Additional Residential Units (ARUs)

The following requirements and restrictions shall apply to all ARUs:

- (a) An ARU shall only be permitted on the same lot as a single detached dwelling, a semi-detached dwelling, or townhouse dwelling;
- (b) An ARU shall not be permitted within or on the same lot as a lodging house or supporting housing residence;
- (c) A maximum of one second unit and one garden suite is permitted per residential lot;
- (d) An ARU shall not be permitted on properties located within a Floodplain Zone or Open Space Zone, or on lands identified in Schedule B-6: Downtown Floodplain Regulations area;
- (e) Lots containing both a second unit and a garden suite are required to provide one additional parking space in addition to the parking required under Section 10.9 for the principal dwelling unit located on the same lot. All required parking spaces shall be located entirely within the boundaries of the subject lot;
- (f) Notwithstanding Section 6.17, each parking space on a residential lot containing both a second unit and a garden suite shall be not less than 2.6 metres in width and 5.4 metres in length. Tandem parking spaces shall be permitted and, the maximum width for a driveway shall not exceed the permitted width as specified in Section 10.9 of

this By-law. For the purposes of this section, tandem parking shall mean a parking space that can only be accessed by passing through another parking space from a street, lane or driveway; and,

- (g) Shall be subject to the applicable Registration By-law.

10.16.1 Provisions for Two-Unit Dwellings

The following requirements and restrictions shall apply for a second unit within a two-unit dwelling:

- (a) The gross floor area of a second unit shall not exceed the gross floor area of the principal dwelling unit;
- (b) Where the principal entrance to a second unit is provided through a door located in the side yard or rear yard, an unobstructed pedestrian path of travel having a minimum width of 1.2 metres shall be provided along any portion of the yard extending from the front wall of the building to the door used as the principal entrance to a second unit, unless the principal entrance to the second unit has direct unobstructed access having a minimum width of 1.2 metres from a public street or private laneway at the rear of the property;
- (c) An above grade side door meeting the minimum 1.2 metre path of travel requirement of Section 10.24 and used as the principal entrance to a second unit may be accessed by a landing less than 0.6 metres above ground level having a maximum length and width of 0.9 metres. Steps shall be provided at both the front and rear of the landing as may be necessary to provide pedestrian access from the front yard to the rear yard;
- (d) Except as required by Section 10.16(e), no additional parking space is required for a second unit; and,
- (e) A maximum of one second unit shall be permitted in a two-unit dwelling.

10.16.2 Provisions for Garden Suites

The following requirements and restrictions shall apply for a garden suite:

- (a) A garden suite shall only be permitted in the rear yard or interior side yard of a lot containing a single detached dwelling, a semi-detached dwelling, or townhouse dwelling;

- (b) Notwithstanding Section 10.27(c), a garden suite shall be subject to the lot coverage requirements of the site-specific zone or Section 10.27 Older, Mature Neighbourhoods, where applicable, whichever is most restrictive;
- (c) The maximum gross floor area shall not exceed:
 - i. 80 square metres on a lot in a Residential Hamlet, Residential Estate or Agricultural zone;
 - ii. 35 square metres on a lot in all other Residential zones; or,
 - iii. Notwithstanding 10.16.2(c)(i) and (c)(ii) above or Section 10.4.1(g), a garden suite located above a detached garage shall be permitted provided that the maximum gross residential floor does not exceed 48 square metres or the gross floor area of the detached garage, whichever is less. The combined gross floor area for a detached garage with a garden suite above shall not exceed 96 square metres or twice the area of the garage, whichever is less.
- (d) Minimum Rear Yard Depth: 2.5 metres;
- (e) Minimum Interior Side Yard Width: 1.8 metres;
- (f) Minimum separation distance from the principal dwelling: 3 metres;
- (g) Encroachments into the minimum required rear yard depth set out in 10.16.2(d) or into the building separation distance set out in 10.16.2(f) shall be permitted as follows:
 - i. Maximum 0.6 metres for a window bay with or without foundation
 - ii. Maximum 0.5 metres for eaves, cornices, gutters, chimneys, pilasters or parapets
 - iii. Maximum 0.9 metres for an open sided, roofed porch or deck.
- (h) The maximum building height shall not exceed:
 - i. 7.5 metres or the height of the principal building, whichever is less, on a lot in a Residential Hamlet, Residential Estate or Agricultural zone;
 - ii. 4.5 metres or the height of the principal building, whichever is less, on a lot in all other Residential zones; or,
 - iii. Notwithstanding 10.16.2(h)(i) and 10.16.2(h)(ii) above, and Section 10.4(h), a garden suite shall be permitted above a detached garage provided the overall height of

the building does not exceed 7.5 metres or the height of the principal dwelling, whichever is less.

- (i) Balconies and roof top patios shall not be permitted;
- (j) A minimum 1.2 metre wide unobstructed pedestrian path of travel shall be provided along any portion of the yard extending from the front wall of the principal dwelling to the main entrance of the garden suite, unless the garden suite has direct unobstructed access having a minimum width of 1.2 metres from a public street or private laneway at the rear of the property;
- (k) Except as required by Section 10.16(e), no additional parking space is required for a garden suite; and,
- (l) Notwithstanding Section 10.3(i) or 10.4(i), a garden suite is permitted within a converted intermodal shipping container.”

ENACTED and PASSED this ____ day of 2022



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

A By-law to require the registration of additional residential units in the City of Brampton, and to repeal By-law 87-2015, as amended

RECITALS

Section 16(3) of the *Planning Act*, S.O., 1990, c. P.13, as amended, requires municipalities to implement official plan policies authorizing the use of additional residential units;

Section 35.1(1) of the *Planning Act*, S.O., 1990, c. P.13, as amended, requires that by-laws passed under section 34 give effect to the policies described in subsection 16(3) of that Act;

The City of Brampton has added policies to the City's Official Plan and Comprehensive Zoning By-law in order to comply with these *Planning Act* requirements;

Section 8(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, (Municipal Act, 2001) provides that the powers of a municipality under any Act 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;

Section 11(2) (6) of the *Municipal Act, 2001*, authorizes municipalities to pass by-laws respecting the health, safety and well-being of persons and the protection of persons and property;

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;

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;

Subsection 434.1 (1) of the *Municipal Act, 2001* provides that a municipality may require a person, subject to such conditions as the municipality considers appropriate, to pay an administrative penalty if the municipality is satisfied that the person has failed to comply with a by-law of the municipality passed under that Act.

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;

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;

The Council of The Corporation of the City of Brampton considers it important to enact a by-law to require the registration of additional residential units in the City of Brampton in order to protect persons, property and the health, safety and well-being of Brampton residents;

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

PART I – TITLE, INTERPRETATION AND SEVERABILITY

1. This By-law may be referred to as the “Additional Residential Unit (ARU) Registration By-law”.
2. This By-law applies to all property within the City of Brampton.
3.
 - (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 Part II of this By-law. Where any word appears in ordinary case, the commonly applied English language meaning is intended.
 - (2) Wherever a word defined in Part II of 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 in this By-law 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.

4. 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 II – DEFINITIONS

5. For the purpose of this By-law:

“Additional Residential Unit (ARU)” means a self-contained residential dwelling unit, with its own cooking facility, sanitary facility and sleeping area, and that it is located either within the principal dwelling (Second Unit), or within an accessory building or structure (Garden Suite) on the same lot as the principal dwelling;

“By-law” means this by-law, as amended from time to time;

“City” means The Corporation of the City of Brampton or the land within the municipal boundaries of the City of Brampton, as the context requires;

“Council” means the Council of The Corporation of the City of Brampton;

“Garden Suite” means an Additional Residential Unit (ARU) accessory to a single detached, semi-detached or street townhouse dwelling unit located in a building that is detached from the principal dwelling and is located in the rear or interior side yard, and which may be freestanding or attached to a private detached garage;

“Inspector” means any one of the following Persons appointed by the City:

- (a) Chief Building Official or inspector appointed pursuant to the *Building Code Act, 1992*;
- (b) Municipal Law Enforcement Officer; or
- (c) Fire and Emergency Services inspector;

“Owner” means a Person, who is:

- (a) the registered owner of a property containing Additional Residential Units;
- (b) agent for the registered owner of a property containing Additional Residential Units; or

- (c) managing or receiving the rent of from a property containing one or more Additional Residential Units whether on the Person's own account or as agent or trustee of any other Person who would receive the rent if the land or premises were let;

"Person" includes an individual, corporation, partnership or limited liability partnership;

"Registrar" means the City's Chief Building Official or his or her designate;

"Second Unit" means an Additional Residential Unit located within a single detached, semi-detached or townhouse dwelling resulting in a Two-Unit Dwelling;

"Two-Unit Dwelling" means a single detached dwelling, semi-detached dwelling or townhouse dwelling containing one Second Unit.

PART III – PROHIBITION

- 6. No Person shall have an Additional Residential Unit (ARU) unless it has been registered in accordance with the requirements of this By-law.

PART IV – REGISTRATION

- 7. Every Person who has an ARU shall register the Two-Unit Dwelling and/or a Garden Suite as required by this By-law. Where more than one ARU is located on the same property, every person shall register each ARU separately with the City.
- 8.
 - (1) The Registrar is authorized to administer this By-law in accordance with the requirements of this By-law, including the power to register, refuse to register or revoke the registration of any ARU.
 - (2) For the purpose of section 23.2(4) of the Municipal Act, 2001, Council considers the delegation of powers to the Registrar pursuant to this By-law, including the powers to register, refuse to register and revoke the registration of ARU, to be of a minor nature.
- 9. Prior to the registration of an ARU the owner shall:
 - (1) submit a complete application for registration, together with supporting plans, documents and drawings, to the Registrar in a form prescribed by the Registrar; and
 - (2) pay a non-refundable \$200.00 registration fee for each ARU.
- 10. The Owner bears the onus of proving that an ARU meets the requirements of this By-law and any other applicable law to the Registrar's satisfaction.

11. (1) The Registrar may deem an application abandoned if all requirements of registration pursuant to this By-law have not been fulfilled to the Registrar's satisfaction within eighteen (18) months from the date that the application is submitted.
- (2) An Owner may re-apply for registration where an application has been deemed abandoned subject to the requirements of this By-law including payment of all applicable fees.
12. (1) The Registrar shall establish and maintain a record of all ARU applications filed and a registry of all Two-Unit Dwellings and Garden Suites registered pursuant to this By-law.
- (2) An ARU once registered pursuant to this By-law remains registered without payment of any renewal or other fees unless registration is revoked pursuant to section 14 of this By-law.

PART V – REFUSAL AND REVOCATION

13. (1) The Registrar may refuse to register an ARU that is not in compliance with any one or more of the following:
 - (a) the Ontario Building Code;
 - (b) the Ontario Fire Code
 - (c) the Ontario Electrical Safety Code;
 - (d) the City's Zoning By-law;
 - (e) the City's Property Standards By-law;
 - (f) this By-law; or
 - (g) any other applicable law.
- (2) Where the Registrar refuses to register an ARU based on the criteria in subsection (1), the Registrar shall provide the Owner with a Notice of Refusal to Register, which shall include a brief written explanation of the reason for refusal.
14. (1) The Registrar may revoke the registration of an ARU if:
 - (a) it was registered in whole or in part based on false information;

- (b) the Owner requests that the Registrar revoke registration because they no longer have an ARU to the Registrar's satisfaction; or
 - (c) it is not in compliance with any one or more of the following:
 - (i) the Ontario Building Code;
 - (ii) the Ontario Fire Code;
 - (iii) the Ontario Electrical Safety Code;
 - (iv) the City's Zoning By-law;
 - (v) the City's Property Standards By-law;
 - (vi) this By-law; or
 - (vii) any other applicable law.
- (2) Where the Registrar intends to revoke registration of an ARU based on the criteria in either subsections (1)(a) or (c), the Registrar shall provide the Owner with a Notice of Intention to Revoke Registration which shall include a brief written explanation of the reasons for revocation.
15. (1) The Registrar's Notice of Intention to Revoke Registration as applicable, shall be sent:
- (a) by electronic mail to the Owner's e-mail address included in the application to register; and
 - (b) in accordance with the requirements for service in Part IX of this By-law.
- (2) The Owner shall have sixty (60) days from the date of the notice to resolve the Registrar's reasons for their Intention to Revoke.
- (3) Where the Owner fails to resolve the Registrar's reasons for their Intention to Revoke to the Registrar's satisfaction in compliance with subsection 15(2), the Registrar shall provide the Owner with written confirmation of the decision to revoke registration:
- (a) by electronic mail to the Owner's e-mail address included in the application to register; and
 - (b) in accordance with the requirements for service in Part IX of this By-law.

- (4) If the Registrar has confirmed the revocation of registration of an ARU, the Owner may re-apply to register subject to complying with the requirements of this By-law including payment of applicable fees.

PART VI – INSPECTION

16. (1) An Inspector acting pursuant to this By-law may, at any reasonable time, enter and inspect any property, for the purpose of carrying out an inspection to determine whether there is compliance with any one or all of the following:
 - (a) the requirements of this By-law;
 - (b) an order made pursuant to this By-law or the Municipal Act, 2001; or
 - (c) an order made pursuant to section 431 of the Municipal Act, 2001.
- (2) An Inspector may undertake an inspection pursuant to an order issued under section 438 of the Municipal Act, 2001.
17. For the purposes of conducting an inspection, an Inspector may, in accordance with the provisions in section 436 of the Municipal Act, 2001:
 - (1) Require the production for inspection of documents or things relevant to the inspection;
 - (2) Inspect and remove documents or things relevant to the inspection for the purpose of making copies or extracts;
 - (3) Require information from any person concerning a matter related to the inspection; and
 - (4) Alone or in conjunction with a person possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purpose of the inspection.
18. An Inspector performing a duty under this By-law may be accompanied by a Person under his or her direction.
19. (1) No Person shall hinder or obstruct an inspector or attempt to hinder or obstruct an inspector who is performing a duty under this By-law; and
- (2) Any Person who provides false information to an inspector shall be deemed to have hindered or obstructed the inspector in the execution of his or her duties.

PART VII – ORDER

20. (1) Where an 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) Orders issued pursuant to subsection 20(1) shall be in writing and 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 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 Inspector and a copy of the order may be posted on any property to which the contravention 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 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 VIII – PENALTY

21. (1) Every Person who contravenes any provision of this By-law, or fails to comply with an order issued pursuant to 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, upon conviction, is liable to a fine and such other penalties, as provided for in the *Provincial Offences Act*, S.O. 1990, c. P.33, and the Municipal Act, 2001, as both may be amended from time to time.
- (2) In addition to subsection (1), any Person who is charged with an offence under this by-law in accordance with Part III of the *Provincial Offences Act* and is found guilty of the offence, is liable, in addition to any other penalties:
- (a) if an individual, to a fine of not more than \$25,000; or
- (b) if a corporation, to a fine of not more than \$50,000.
22. If a Person is convicted of an offence pursuant this By-law, the potential for receiving an economic advantage from an Additional Residential Unit that is not registered pursuant to this By-law may be considered an aggravating factor for sentencing purposes which may attract a special fine and the maximum amount of the special fine may exceed \$100,000 or such other maximum amount permitted by the Municipal Act, 2001.
23. 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.
24. 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.
25. 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.

PART IX – SERVICE OF DOCUMENTS

26. Service of any document other than an order, including reasons for revocation or under this By-law, shall be given in writing and may be served in any of the following ways:
- (1) by being delivered personally to the Person to whom it is addressed;
 - (3) by registered mail to the Person's last known address, which is deemed to be served on the 5th day after a copy is sent by registered mail; or
 - (4) where service is unable to be done under subsections (1) or (2), notice may be given by placing a placard containing the terms of the document in a conspicuous place on the property to which the document relates and shall be deemed to be sufficient service on the Person.

PART X – ADMINISTRATIVE PENALTIES

27. Administrative Penalties (Non-Parking) By-law 218-2019, as amended, applies to this By-law.
28. 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 IX – EXEMPTION

29. (1) Two-Unit Dwellings previously registered pursuant to repealed City By-laws 92-96 and 87-2015, as amended, continue to be registered under this By-law.
- (2) Two-Unit Dwellings that are considered registered pursuant to sub-section (1), will be included on the registry and may be subject to revocation of registration and required to re-apply for registration for non-compliance with law.

PART X - SCHEDULES

30. All Schedules attached to this By-law shall form part of this By-law.

PART XI – REPEAL

31. By-law 87-2015, as amended, is hereby repealed.

ENACTED and PASSED this day of , 2022.

Approved as to
form.

dd/mm/yyyy

Patrick Brown, Mayor

Approved as to
content.

dd/mm/yyyy

Peter Fay, City Clerk

Planning Analysis

Planning Act R.S.O, 1990

The City-Initiated Official Plan Amendment and Zoning By-law Amendment have been reviewed for consistency with matters of provincial interest as identified in the Planning Act R.S.O 1990 in terms of:

- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems (Section 2.(f));
- the orderly development of safe and healthy communities (Section 2.(h));
- the adequate provision of a full range of housing, including affordable housing (Section 2.(j));
- the appropriate location of growth and development (Section 2.(p));
- the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians (Section 2.(q)); and,
- the promotion of built form that is well-designed, encourages a sense of place and provides for high quality public spaces (Section 2.(r)).

Bill 108, the *More Homes, More Choice Act, 2019*, amended the *Planning Act*, and was introduced on May 2, 2019 and received Royal Assent on June 6, 2019. The changes to the *Planning Act* came into force on September 3, 2019, which included changes to the following section:

Additional Residential Unit Regulations

Section 16(3) Additional residential unit policies

16 (3) An official plan shall contain policies that authorize the use of additional residential units by authorizing,

- (a) the use of two residential units in a detached house, semi-detached house or rowhouse; and*
- (b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse. 2019, c. 9, Sched. 12, s. 2 (1).*

The following provisions of the *Planning Act* also apply to the City's obligation to authorize additional residential units:

Section 35.1(1) By-laws to give effect to additional residential unit policies

35.1(1) The council of each local municipality shall ensure that the by-laws passed under section 34 give effect to the policies described in subsection 16 (3). 2011, c. 6, Sched. 2, s. 6.

Section 35.1(2) Regulations

- 35.1(2) The Minister may make regulations,*
 - (a) authorizing the use of residential units referred to in subsection 16 (3);*
 - (b) establishing requirements and standards with respect to residential units referred to in subsection 16 (3). 2011, c. 6, Sched. 2, s. 6.*

Section 35.1(3) Regulation applies as zoning by-law

35.1(3) A regulation under subsection (2) applies as though it is a by-law passed under section 34. 2011, c. 6, Sched. 2, s. 6.

Section 35.1(4) Regulation prevails

35.1(4) A regulation under subsection (2) prevails over a by-law passed under section 34 to the extent of any inconsistency, unless the regulation provides otherwise. 2011, c. 6, Sched. 2, s. 6.

Section 35.1(5) Exception

35.1(5) A regulation under subsection (2) may provide that a by-law passed under section 34 prevails over the regulation. 2011, c. 6, Sched. 2, s. 6.

Section 35.1(6) Regulation may be general or particular

35.1(6) A regulation under subsection (2) may be general or particular in its application and may be restricted to those municipalities or parts of municipalities set out in the regulation. 2011, c. 6, Sched. 2, s. 6.

The City-Initiated Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA) are intended to conform to Sections 16(3) and 35.1(1) to 35.1(6) of the *Planning Act*, which mandate municipalities to have Official Plan policies and Zoning By-law regulations to authorize and regulate the use of additional residential units (garden suites) within an ancillary building or structure located on the same lot as a single detached, semi-detached or townhouse dwelling. The draft OPA conforms to Section 16(3) of the *Planning Act* because it proposes the following regulations:

1. A maximum of one garden suite is permitted per residential lot;
2. Garden suites are intended to be accessory in scale and function to the principal dwelling;
3. Garden suites are to be located on full municipal services, unless it can be demonstrated to the satisfaction of the Chief Building Official that the sewage system on private sanitary servicing has been upgraded to meet the regulations of the Ontario Building Code (OBC) for an additional residential unit.
4. Garden suites must be in compliance with the Ontario Building Code and/or Fire Code, Registration By-law and Property Standards By-Law, and other applicable approval requirements;
5. The exterior design of the garden suite must be consistent and compatible with the character of the principal dwelling, in terms of design, style and materials;
6. A garden suite shall not be permitted on a property located within a floodplain;
7. A garden suite shall have no negative impact on stormwater management and site drainage; and,
8. Adequate on-site parking is to be provided in accordance with the requirements of the Zoning By-law.

The proposed ZBLA conforms to S. 35.1(1) by prescribing the requirements and standards for garden suites. The proposed amendments include appropriate zoning

requirements for garden suites, such as unit size, height, setbacks, and parking. The zoning requirements will further inform building design standards to appropriately accommodate a residential unit within an accessory building or structure and ensure compliance with the Ontario Building Code.

Conformity to Provincial Regulations

Section 26(2.1) Provincial plan conformity exercise

26(2.1) For the purposes of subsection (2), a provincial plan conformity exercise is the process whereby the council amends the official plan, in accordance with another Act, to conform with a provincial plan. 2015, c. 26, s. 24 (2).

Section 27(2) Failure to make amendments

Section 27(2) If the official plan of an upper-tier municipality comes into effect as mentioned in subsection (1) and any official plan or zoning by-law is not amended as required by that subsection within one year from the day the plan comes into effect as the official plan, the council of the upper-tier municipality may amend the official plan of the lower-tier municipality or zoning by-law, as the case may be, in the like manner and subject to the same requirements and procedures as the council that failed to make the amendment within the one-year period as required. 2002, c. 17, Sched. B, s. 7.

The changes through *Bill 108* to the *Planning Act* came into force on September 3, 2019. The Provincial Policy Statement and the A Place to Grow: Growth Plan for the Greater Golden Horseshoe, were respectively amended in 2020 and 2019 (August 2020 Office Consolidation) to include regulations related to additional residential units.

Section 26(2.1) requires local municipalities to amend their Official Plans to ensure conformity with the Provincial plans, therefore the City of Brampton is mandated to implement additional residential unit provisions in the Official Plan and provide appropriate regulations through the Zoning By-law. Should the City of Brampton fail to comply with the regulations within one year from the date the Region of Peel adopts their new Regional Official Plan, the Region of Peel has authorization through Section 27(2) of the *Planning Act* to adopt regulations for the City. It is noted, that the Region of Peel is currently undertaking their Regional Official Plan Review, which is anticipated for completion in the Summer of 2022.

No appeal period

Section 17(24.1) No appeal re additional residential unit policies

(24.1) Despite subsection (24), there is no appeal in respect of the policies described in subsection 16 (3), including, for greater certainty, any requirements or standards that are part of such policies. 2011, c. 6, Sched. 2, s. 3 (1).

Section 17(24.1) of the *Planning Act* stipulates that the proposed amendments to authorize and implement additional residential units (garden suites) are not appealable under Section 17(24).

Provincial Policy Statement (PPS), 2020

The proposed amendments have been reviewed for consistency with the Provincial Policy Statement (PPS). The PPS policies that are applicable include, but are not limited to:

1.1.1 Healthy, liveable and safe communities are sustained by:

- *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term (Section 1.1.1 (a));*
- *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs (Section 1.1.1 (b));*
- *avoiding development and land use patterns which may cause environmental or public health and safety concerns (Section 1.1.1 (c));*
- *promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs; (Section 1.1.1 (e));*

The proposed amendments are consistent with the general intent of the policy that addresses that healthy, liveable and safe communities are to be sustained with efficient range of land use development and land use patterns supported by existing servicing and infrastructure. The amendment directly addresses Section 1.1.1(b) to provide a range and mix of affordable and market-based residential housing including additional residential units. The amendment provides opportunities for homeowners to better utilize their property to include a garden suite to provide additional rental housing options in the City. The draft amendments have proposed provisions to address potential environmental, public health or safety concerns that may arise with respect to stormwater management, site drainage, flood risks, and private servicing. In addition, the garden suites are required to comply with the Ontario Building Code, Fire Code, Registration By-law, and Property Standards By-law to ensure units are safe, legal and livable. The amendment encourages gentle densification across the City to achieve cost-effective development patterns that optimize public transportation services, servicing and infrastructure.

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

- *efficiently use land and resources (Section 1.1.3.2(a));*
- *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion (Section 1.1.3.2(b)); and,*

- are *transit-supportive*, where transit is planned, exists or may be developed (Section 1.1.3.2(f)).

The City is located within the Settlement Area Boundary, and the proposed amendments apply city-wide and particularly address the residential area. The proposed OPA and ZBLA will encourage gentle densification of residential lands to achieve cost-effective development patterns that optimize public transportation services, servicing and infrastructure. The proposed amendments support the Province's objectives by supporting modest population growth and achieving the creation of age friendly communities in our existing communities. Garden suites, as a housing option, will encourage the flexibility of housing needs for homeowners to provide additional rental housing options in the City or for the use of a family member, friend or relative. As a result, there will be more residents able to take advantage of public transportation services to maintain quality service delivery standards.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

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

b) permitting and facilitating:

- 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
- 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*

f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

The proposed amendments will broaden permissions for additional residential units, including garden suites, which will encourage the supply of this housing form. Additional residential units (garden suites) will provide an alternative rental and affordable housing option and increase the supply of affordable housing in the City. The OPA and ZBLA encourages gentle densification within the Residential area of the City, while appropriately addressing public health and safety concerns. Public health and safety concerns for garden suites will continue to be verified through the Ontario Building Code, Fire Code, Registration By-law, and Property Standards By-law. Planning Staff is of the opinion that the proposed amendments are consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (August 2020 Office Consolidation)

The proposed amendments have been reviewed for compliance with the Growth Plan for the Greater Golden Horseshoe (Growth Plan). The Growth Plan sections applicable to these amendments include, but are not limited to:

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

- improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes (*Section 2.2.1.4 (b)*);
- *provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes (Section 2.2.1.4 (c));*
- *provide for a more compact built form and a vibrant public realm, including public open spaces (Section 2.2.1.4 (e));*

2.2.6.1 Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:

- *considering the range and mix of housing options and densities of the existing housing stock (Section 2.2.6.1(c));*
- *planning to diversify their overall housing stock across the municipality (Section 2.2.6.1(d)).*

The proposed OPA and ZBLA are consistent with the Growth Plan to support the achievement of complete and age-friendly communities by providing for an additional housing option that is affordable, can accommodate people at all stages of life and supports the needs of various household income thresholds. The proposed amendments aim to reduce housing barriers, increase housing opportunity and choice for all ages, abilities, and incomes, to address social inequalities. The City of Brampton is building communities that are inclusive to all households across the income spectrum. The proposed amendments are consistent with Policies 2.2.1.4(b,c,e) and 2.2.6.1(c,d). Planning Staff is of the opinion that the proposed amendments are consistent with the Growth Plan.

Region of Peel Official Plan (April 2022)

The proposed amendments have been reviewed for compliance with the recently Council approved Region of Peel Official Plan, Peel 2051 (ROP). The ROP sections that are applicable to this OPA and ZBLA include, but are not limited to:

- Encourage the local municipalities to develop policies in their official plans to support seniors to age in place within their communities, as provided for in the objectives of the Urban and Rural System sections of this Plan including the integration of community facilities and services with residential land uses (Section 6.4.5).
- In accordance with policies in Section 5.9 of this Plan, encourage the local municipalities to develop Official Plan policies to increase the supply of affordable, accessible, adequate and appropriate housing of all types, sizes, densities and tenures, to support seniors to age within their community (Section 6.4.9).
- To promote the development of compact, complete communities by supporting intensification and higher density forms of housing (Section 5.9.1).
- To make housing available for diverse populations, including the provision of accessible housing and appropriate support services (Section 5.9.5).
- Direct the local municipalities to include policies in local municipal official plans that permit additional residential units, including the use of two residential units in a detached house, semi-detached house, or rowhouse; and the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house, or rowhouse (Section 5.9.14).
- Support the initiatives of local municipalities to promote additional residential units to achieve Regional and local housing objective (Section 5.9.15).
- Support a mix of multi-unit housing, including affordable housing, rental housing and additional residential units, as appropriate in MTSAs (Section 5.6.19.5).
- To ensure development in the Designated Greenfield Area supports a range and mix of housing options and densities, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households (Section 5.6.20.7).
- To ensure development in the 2051 New Urban Area supports a range and mix of housing options and densities, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households (Section 5.6.20.14.8).

The proposed amendments are in conformity with the ROP in terms of providing for a range and mix of housing types, sizes and tenure to support the housing needs of current and future residents, and support seniors to age in their communities. The proposed

amendments introduce garden suites as a form of housing that is affordable, rentable and flexible to the needs of its residents, and promotes the development of complete communities.

Region of Peel Official Plan (Council Adoption April)Waiting Provincial Approval

Planning Staff is of the opinion that the proposed amendments are in conformity with the ROP.

City of Brampton Official Plan, 2006 (Office Consolidation Sept. 2020)

The proposed OPA and ZBLA are consistent with the objectives of the Residential Area policies (Section 4.2 Residential) of the Official Plan (OP), with respect to:

- *Establish policies that provide opportunities for the development of a broad mix of housing in terms of dwelling types, densities, tenure and cost to meet the needs of Brampton's diverse community including persons with disabilities (Section 4.2(a));*
- *Accommodate residential growth by promoting and facilitating intensification throughout the built-up area and ensuring compact, complete greenfield neighbourhoods; (Section 4.2(c));*

4.2.1.12 The City shall encourage the maintenance of a minimum rental vacancy rate of two percent (2%). To this end, the City shall encourage the rehabilitation and provision of rental housing in appropriate forms and locations by practical and realistic means.

4.2.5.2 The City shall encourage a balanced distribution of affordable housing, including non-profit or assisted housing, within the City. To this end, the City may prioritize applications for affordable housing in areas where little or no such housing exists or otherwise attempt to influence the location of affordable housing in such areas through appropriate means.

The proposed amendments are consistent with Policies 4.2.1.12 and 4.2.5.2 with respect to encouraging various forms of rental and affordable housing in the City. The proposed OPA and ZBLA conform to the OP.

Brampton Plan

The City is currently undertaking its Official Plan Review. Brampton Plan sets out a strategic and comprehensive approach to guiding growth and development in a manner that reflects the unique context of Brampton and is targeted for Council adoption in June 2022.

The ARU policies proposed with these amendments are being replicated in Brampton Plan and will be contained within the Housing and Social Matters section of the Plan.

Brampton Plan will supersede the proposed ARU policies once adopted.

Through Brampton Plan, the City supports the creation of affordable housing and creative housing solutions that broaden the range of housing typologies and provide gentle intensification in Neighbourhoods to better utilize infrastructure and services. Additional Residential Units (ARUs), will be permitted city-wide in the Neighbourhoods, subject to the provisions of the Official Plan, Zoning By-law, and Registration By-law.

Harbhajan S. Dhillon

Brampton, ON

Attn: Peter Fay
Brampton City Clerk
Peter.fay@brampton.ca
905-874-2172

June 13, 2022

Dear Mr. Fay,

I am writing to communicate my interest in the vacant Brampton City Councillor position for Wards 7 and 8 due to the resignation of former City Councillor Charmaine Williams. I would appreciate being considered for the position during this interim period until the next municipal election, during which I do not have an intention to run.

I am a longtime resident of Brampton and very active member of the community, including currently participating on the Brampton Standards Committee. I would be honoured to be considered and have attached my resume for your reference. If you could kindly include this for discussion on an upcoming City Council meeting agenda, it would be appreciated. Please feel free to contact me if you have any questions.

Regards,

Harbhajan S. Dhillon

Subject:

FW: [EXTERNAL]Agenda item vacant seat ward 7 & 8

From: Mike Dancy

Sent: 2022/06/25 6:59 AM

To: City Clerks Office <City.ClerksOffice@brampton.ca>

Subject: [EXTERNAL]Agenda item vacant seat ward 7 & 8

Good Morning!

I'm submitting my letter of interest in filling the vacant councilor position of wards 7 & 8

As a long term Brampton resident, I feel that the empty position should be staffed with a resident who wants to work with their community. Someone who will act as a voice between the city and it's residents

You can contact me through email here or by calling with any questions.

Regards,

Mike Dancy



Patrick J. Harrington
Direct: 416.865.3424
E-mail: pharrington@airdberlis.com

June 22, 2022

VIA E-MAIL

Our File No. 174276

City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Fay:

Re:	10124 and 10244 Mississauga Road (the “Argo TFP Lands”) Application by Argo TFP City of Brampton File: OZS-2021-052
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Aird & Berlis LLP is counsel to Argo TFP Brampton Limited and Argo TFP Brampton II Limited (together, “Argo TFP”). We are in receipt of a letter dated June 6, 2022 addressed to your office from Bennett Jones LLP in respect of City of Brampton File OZS-2021-0051, which file concerns Argo TFP’s *Planning Act* applications affecting lands at 10124 and 10244 Mississauga Road in Brampton. Bennett Jones LLP wrote this letter on behalf of its client, Mattamy (Credit River) Limited (“Mattamy”), which owns lands at 10201 Mississauga Road and 0 Mississauga Road.

We can confirm, as indicated in the June 6 letter, that Argo TFP and Mattamy are engaged in cost sharing discussions in respect of (a) the private road as described by Bennett Jones LLP and (b) the extension of Lagerfeld Drive. At this time, we have no public updates to share with the City in respect of these private discussions.

However, the balance of the June 6 letter asserts a need for Brampton to first process and approve a site-specific OPA in order to facilitate the review and approval of a plan of subdivision for the Argo TFP lands. We write to express our disagreement with Bennett Jones LLP on this point.

As the City is aware, the Province has definitively expressed its intention to have the Argo TFP lands developed for new residential uses. This intention is settled in O. Reg. 248/22, which provides a Minister’s Zoning Order (“MZO”) in respect of the Argo TFP lands. The Argo TFP draft plan application seeks to implement the detailed requirements outlined in the MZO.

The MZO is, by its own terms, deemed to be a by-law of the City of Brampton. Pursuant to subsection 24(4) of the *Planning Act*, an in-force by-law of a municipality is deemed to conform with the municipal official plan. We accordingly submit that a draft plan that conforms with the MZO applicable to the Argo TFP lands is deemed to conform to the Brampton Official Plan.

Further, the test for draft plan approval under subsection 51(24) of the *Planning Act* is, first and foremost, a test of “having regard for” matters of health, safety, convenience, etc. of the present and future inhabitants of the municipality. Among the matters that the municipal authority must “have regard for” is (c): “*whether the plan conforms to the official plan and adjacent official plans, if any*”. As the City is aware, the test of “have regard for” is not one that requires strict conformity

or consistency with in-force policy or mapping. Further, where the Province has expressed its planning intentions for certain lands through the passage of an MZO, the health, safety, convenience, etc. of the present and future inhabitants of the municipality is to be determined with regard to the Minister's intentions as expressed through the MZO. Otherwise, subparagraph 51(24)(c) could be interpreted and applied in a manner that would thwart the intentions of the Province, which appears to be the interpretation being proffered by Bennett Jones LLP.

We accordingly submit that in the circumstances of the Argo TFP lands, the appropriate course of action on the part of the City is to process the Argo TFP draft plan application by having regard for the contents of the MZO, as well as any official plan policies that complement and are not contrary to the MZO. While the Brampton Official Plan can be updated to reflect the land uses permitted by the MZO at a later date, such update is not a statutory prerequisite to processing and approving the Argo TFP draft plan.

Finally, we submit that Bennett Jones LLP's request that the City delay the approval of both an Argo TFP-related site-specific OPA and the Argo TFP draft plan until a cost sharing agreement is concluded is not warranted or appropriate. Council cannot abdicate its responsibility to process and approve *Planning Act* applications to await the outcome of private negotiations wherein one private party could effectively stall the will of Council. Any requirements associated with a future cost sharing agreement can and should be addressed through appropriate draft plan approval conditions if the City believes such conditions to be warranted in the circumstances of Argo TFP's approval. We would also submit that any such approval conditions would equally need to be imposed upon Mattamy in respect of their lands.

Yours truly,

AIRD & BERLIS LLP



Patrick J. Harrington
PJH/

- c. Argo TFP
- C. Chung, GSAI
- A. Parsons, Director of Development Services, City of Brampton
- C. Caruso, Centra Area Planner, City of Brampton

Brenton, Terri

Subject: FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

From: Gobinder Sandhu

Sent: 2022/07/04 12:25 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca; Fay, Peter <Peter.Fay@brampton.ca>

Cc: creditvalleyresidents

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

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

To: Mayor and Members of Council

City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

· City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45

- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Gobinder S Sandhu, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are

comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,
Gobinder Sandhu

A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Subject:

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

From: loraine pereira

Sent: 2022/07/04 11:02 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: creditvalleyresidents

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, _Lorraine Pereira, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!
My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Lorraine Pereira

A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic
Development

Subject: FW: [EXTERNAL]STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments

From: Kamal Gill

Sent: 2022/07/04 6:29 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: creditvalleyresidents

Subject: [EXTERNAL]STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments

To: Mayor and Members of Council

City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Kamal Gill, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Kamal Gill
A member of Credit Valley Residents Association

CC:
Peter Fay, City Clerk
Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Subject:

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

From: Christine Rai

Sent: 2022/07/04 11:08 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

To: Mayor Brown and Members of Council City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment

To the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

I, __Christine Rai, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
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6. Road Safety Concerns for Children and Seniors
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8. Environmental Constraints and Flooding Risks
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Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Yours truly,

Christine Rai
A member of Credit Valley Residents Association

Note: Please add this letter to the public records for all pertinent planning files

CC: Peter Fay, City Clerk
Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Subject:

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

From: Madison Rai

Sent: 2022/07/04 11:12 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

To: Mayor Brown and Members of Council City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment

To the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",

- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

I, Madison Rai, living on Lorenvile Drive in Ward 5, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Yours truly,

Madison Rai
A member of Credit Valley Residents Association

Note: Please add this letter to the public records for all pertinent planning files

CC: Peter Fay, City Clerk
Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Subject:

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

From: Rawle Rai

Sent: 2022/07/04 11:14 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

To: Mayor Brown and Members of Council City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment

To the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",

- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

I, __Rawle Rai, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with

the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Yours truly

Rawle Rai
A member of Credit Valley Residents Association

Note: Please add this letter to the public records for all pertinent planning files

CC: Peter Fay, City Clerk
Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Brenton, Terri

Subject: FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

From: owen huang

Sent: 2022/07/04 11:44 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: creditvalleyresidents

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

To: Mayor and Members of Council

City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Owen Huang, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Owen Huang

A member of Credit Valley Residents Association

Subject:

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

From: Santokh Sandal

Sent: 2022/07/04 11:44 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: creditvalleyresidents

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

To: Mayor and Members of Council

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

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low-density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Santokh Singh Sandal, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan

Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighbourhood
2. Negative impact on the valuation of existing detached homes in our neighbourhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure considers the input of residents living within the area and respects taxpayers' money.

As a long-time taxpayer in Brampton, I, along with many residents in my community look forward to having a dialogue with the elected officials, developers and landowners with the hope that developments within our neighbourhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,
Santokh Singh Sandal
A member of Credit Valley Residents Association

Subject: FW: [EXTERNAL]Strong Opposition to the Medium-High Density Development & Multi-Level Buildings in Low Density areas of Credit Valley

From: Cheryl Roy

Sent: 2022/07/05 12:52 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: creditvalleyresidents

Subject: [EXTERNAL]Strong Opposition to the Medium-High Density Development & Multi-Level Buildings in Low Density areas of Credit Valley

To: Mayor Brown and Members of Council City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment

To the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",

- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

I, CHERYL A ROY, in Ward 4, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area! **I have voiced the following concerns in person at the podium at the Brampton City Council Meetings in April 2022 and on 20 June 2022 and at in person meetings with you, our Councillors, and MPP held in our neighbourhood.**

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope

that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Yours truly,

Cheryl Anne L Roy

A member of Credit Valley Residents Association

Note: Please add this letter to the public records for all pertinent planning files

CC: Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Subject:

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

From: Archana Raj

Sent: 2022/07/05 1:10 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: creditvalleyresidents

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

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

To: Mayor and Members of Council

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

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Archana Raj, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Archana Raj,
A member of Credit Valley Residents Association

Subject: FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

From: Karamjit Singh

Sent: 2022/07/05 4:18 PM

To: Collins, Gary <Gary.Collins@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; minister.mecp@ontario.ca; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, karamjit , as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Karamjit
A member of Credit Valley Residents Association

Subject: FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low-Density Areas of Credit Valley

From: York-Brar, Nanci

Sent: 2022/07/05 1:27 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: Dianne Jones; Brar, Bob

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low-Density Areas of Credit Valley

To: Mayor Brown and Members of Council City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment

To the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",

- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

We, Nanci and Bob Brar, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis
10. Negatively impacting ability to ride bicycles and enjoy the outdoors – as a member of a world class triathlon team this means all training is done indoors

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope

that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Yours truly,

Nanci and Bob Brar

A member of Credit Valley Residents Association

Note: Please add this letter to the public records for all pertinent planning files

CC: Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Subject:

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

From: U K umesh.kalia

Sent: 2022/07/05 1:48 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Henderson, Kelly <Kelly.Henderson@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

To: Mayor and Members of Council and Concerned Planner (Kelly Henderson)

City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Umesh Kalia, resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Umesh Kalia

A member of Credit Valley Residents Association

Subject:

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

From: Amarjit Rana

Sent: 2022/07/05 1:52 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: creditvalleyresidents

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Amarjit Rana, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area! My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Amarjit Rana

A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Subject: FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

From: Vinitha Siva

Sent: 2022/07/05 2:47 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

To: Mayor and Members of Council

City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, vinitha sivaram, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Vinitha Sivaram

A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Subject: FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low-Density Areas of Credit Valley

From: tony

Sent: 2022/07/05 3:05 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low-Density Areas of Credit Valley

To: Mayor Brown and Members of Council City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment

To the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and

- any other future planning files pertinent to this matter.

I, Anthony Jones, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regard to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time taxpayer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit

hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Yours truly,

Anthony Jones

A member of Credit Valley Residents Association

Note: Please add this letter to the public records for all pertinent planning files

CC: Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Subject: FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low-Density Areas of Credit Valley

From: Angelo Tsinoglou

Sent: 2022/07/05 3:05 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low-Density Areas of Credit Valley

To: Mayor Brown and Members of Council City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment To the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

I Angelo Tsinoglou, living on 4 Huttonville Dr, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Yours truly,
Angelo Tsinoglou
A member of Credit Valley Residents Association

Note: Please add this letter to the public records for all pertinent planning files

CC: Peter Fay, City Clerk
Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Subject:

FW: [EXTERNAL]STRONG OBJECTION to the Proposed Official Plan Amendment To the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low-density areas of Credit

From: Dianne Jones

Sent: 2022/07/05 3:26 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Subject: [EXTERNAL]STRONG OBJECTION to the Proposed Official Plan Amendment To the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low-density areas of Credit ...

To: Mayor Brown and Members of Council City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment

To the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low-density areas of Credit Valley

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",

- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

I, Dianne Jones, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighbourhood
2. Negative impact on the valuation of existing detached homes in our neighbourhood
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4. Safety Concerns for Residents related to crime
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8. Environmental Constraints and Flooding Risks
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Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regard to the environment and existing infrastructure considers the input of residents living within the area and respects taxpayers' money.

As a long-time taxpayer in Brampton, I, along with many residents in my community look forward to having a dialogue with the elected officials, developers and landowners with the hope that developments within our neighbourhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Yours truly,

Dianne Jones

A member of Credit Valley Residents Association

Note: Please add this letter to the public records for all pertinent planning files

CC: Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Subject:

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

From: Satinder Malhotra

Sent: 2022/07/05 3:43 PM

To: Collins, Gary <Gary.Collins@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>; creditvalleyresidents@gmail.com; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; minister.mecp@ontario.ca; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

To: Mayor and Members of Council

City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Satinder Malhotra, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
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9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Satinder Malhotra

A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Subject: FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

From: John Brennen

Sent: 2022/07/05 3:48 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: creditvalleyresidents; Darlene Brennen

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

Importance: High

To: Mayor Brown and Members of Council City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment

To the Credit ValleySecondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",

- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

I, __Darlene Brennen, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor

planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Yours truly,

Darlene Brennen

A member of Credit Valley Residents Association

Note: Please add this letter to the public records for all pertinent planning files

CC: Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Subject:

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

From: harkiran gill

Sent: 2022/07/05 4:13 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca; peterfay@brampton.ca

Cc: creditvalleyresidentsassociation

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

Mayor and Members of Council

City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45

OZS-2021-0018 "1857 Queen Street West",

OZS-2020-0036 "1879 Queen Street West",

OZS-2020-0029, and

any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Harkiran Gill, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan

and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from

revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Harkiran Gill

From: Kamaldeep Alang
Sent: 2022/07/05 10:00 PM
To: City Clerks Office <City.ClerksOffice@brampton.ca>
Cc: Fay, Peter <Peter.Fay@brampton.ca>; Henderson, Kelly <Kelly.Henderson@brampton.ca>
Subject: [EXTERNAL]Re: Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Kamaldeep , living on brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.

4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Kamaldeep Alang
Simrat Alang

[Sent from Yahoo Mail on Android](#)

Subject:

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

From: Gillstudio

Sent: 2022/07/05 4:19 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca; peterfay@brampton.ca; Cc: creditvalleyresidentsassociation@gmail.com <creditvalleyresidentsassociation>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

Mayor and Members of Council

City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45

OZS-2021-0018 "1857 Queen Street West",

OZS-2020-0036 "1879 Queen Street West",

OZS-2020-0029, and

any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Jatinder Gill, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan

and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from

revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Jatinder Gill

Subject: FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

From: John Brennen

Sent: 2022/07/05 1:17 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: creditvalleyresidents; Michelle Brennen

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

Importance: High

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

To: Mayor Brown and Members of Council City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment

To the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",

- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

I, __Michelle Brennen__, in Ward 4____, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope

that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Yours truly,

Michelle Brennen

A member of Credit Valley Residents Association

Note: Please add this letter to the public records for all pertinent planning files

CC: Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Subject:

FW: [EXTERNAL]STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit

From: SAlexander

Sent: 2022/07/05 4:36 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Subject: [EXTERNAL]STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit ...

**To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2**

Re:

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Skaria Alexander, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan

Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Skaria Alexander
A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Subject:

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level buildings in Low-Density Areas of Credit Valley (June 2022)

From: Puchimada Muthanna

Sent: 2022/07/05 4:40 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: creditvalleyresidents

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level buildings in Low-Density Areas of Credit Valley (June 2022)

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

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, NANDA PUCHIMADA, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,
Nanda Puchimada
A member of Credit Valley Residents Association

CC:
Peter Fay, City Clerk
Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Subject:

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low-Density Areas of Credit Valley

From: Terry Chapman

Sent: 2022/07/05 5:03 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low-Density Areas of Credit Valley

To: Mayor Brown and Members of Council City of Brampton

2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment To the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valle

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

I, Terry Chapman, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)

4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Yours truly,
Terry Chapman

A member of Credit Valley Residents Association

Note: Please add this letter to the public records for all pertinent planning files

CC: Peter Fay, City Clerk Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Subject:

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low-Density Areas of Credit Valley

From: STEVE COSWAY

Sent: 2022/07/05 5:24 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low-Density Areas of Credit Valley

**To: Mayor Brown and
Members of Council City of
Brampton**

2 Wellington Street West

Brampton, Ontario, L6Y
4R2

**Re: STRONG OBJECTION to
the Proposed Official Plan
Amendment**

**To the Credit
ValleySecondary Plan and
Zoning By-law
Amendments that propose
to increase height and
density that would permit
multi-level buildings
amongst low density areas
of Credit Valley**

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45

- OZS-2021-0018 "1857 Queen Street West",

- OZS-2020-0036 "1879 Queen Street West",

- OZS-2020-0029, and

- any other future planning files pertinent to this matter.

I, Steve Cosway, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
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3. Overcrowding of Schools
(Physical Space and
Resources)

4. Safety Concerns for
Residents related to crime

5. Traffic Congestion

6. Road Safety Concerns for
Children and Seniors

7. General Pedestrian Safety
Concerns

8. Environmental Constraints
and Flooding Risks

9. Lack of comprehensive
studies and analysis

Council & the City Planners
involved with application files
relating to development in this area
should be extra thorough and
scrutinize the reports submitted by
developers to ensure they are
comprehensive, recent and support
sustainable development in an
environmentally sensitive area.

Council has an important role to play
in ensuring planning is sustainable in
regards to the environment and
existing infrastructure, considers the
input of residents living within the
area and respects taxpayers' money.

As a long-time tax payer in
Brampton, I, along with many
residents in my community look
forward to having dialogue with the
elected officials, developers and
landowners with the hope that
developments within our

neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Yours truly,

Steve Cosway

**A member of Credit Valley
Residents Association**

Note: Please add this letter to the public records for all pertinent planning files

CC: Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner,
Planning, Building & Economic
Development

Subject:

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low-Density Areas of Credit Valley

From: Yahoo

Sent: 2022/07/05 5:27 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low-Density Areas of Credit Valley

**To: Mayor Brown and
Members of Council City of
Brampton**

2 Wellington Street West

Brampton, Ontario, L6Y
4R2

**Re: STRONG OBJECTION to
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**To the Credit
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City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45

- OZS-2021-0018 "1857 Queen Street West",

- OZS-2020-0036 "1879 Queen Street West",

- OZS-2020-0029, and

- any other future planning files pertinent to this matter.

I, Nancy Cosway, living on 3 Huttonville Drive, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood

3. Overcrowding of Schools
(Physical Space and
Resources)

4. Safety Concerns for
Residents related to crime

5. Traffic Congestion

6. Road Safety Concerns for
Children and Seniors

7. General Pedestrian Safety
Concerns

8. Environmental Constraints
and Flooding Risks

9. Lack of comprehensive
studies and analysis

Council & the City Planners
involved with application files
relating to development in this area
should be extra thorough and
scrutinize the reports submitted by
developers to ensure they are
comprehensive, recent and support
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environmentally sensitive area.

Council has an important role to play
in ensuring planning is sustainable in
regards to the environment and
existing infrastructure, considers the
input of residents living within the
area and respects taxpayers' money.

As a long-time tax payer in
Brampton, I, along with many
residents in my community look
forward to having dialogue with the
elected officials, developers and
landowners with the hope that
developments within our

neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Yours truly,

Nancy Cosway

**A member of Credit Valley
Residents Association**

Note: Please add this letter to the public records for all pertinent planning files

CC: Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner,
Planning, Building & Economic
Development

Subject: FW: [EXTERNAL]Fwd: Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

From: Sharon Z

Sent: 2022/07/05 10:30 AM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca; Fay, Peter <Peter.Fay@brampton.ca>

Subject: [EXTERNAL]Fwd: Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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

To: Mayor and Members of Council

City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",

- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Sharon Zhang, living in west north in Brampton since 2005, as a resident within the Credit Valley area for many years, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

13. Privacy concerns as medium to high density building can lookover low density area easily

14. Mental health concerns

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Sharon Zhang

Brampton Resident

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Subject:

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

From: Anna Cardoso

Sent: 2022/07/05 10:37 AM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: Jagtiani, Nitika <Nitika.Jagtiani@brampton.ca>; Henderson, Kelly <Kelly.Henderson@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

Re: STRONG OBJECTION to the Proposed Official Plan Amendment To the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

We, Anna and Jorge Cardoso, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed

changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

Our general concerns related to multi-level building development in this area include:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As long-time tax payers in Brampton, we along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure.

Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send us any updates (including public meeting information and notices) related to the above files.

A mere article in the Brampton Guardian is NOT sufficient.

Yours truly,

Jorge and Anna Cardoso

A member of Credit Valley Residents Association

Note: Please add this letter to the public records for all pertinent planning files

CC: Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Subject: FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

From: Pankaj Gupta

Sent: 2022/07/05 10:44 AM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca; Fay, Peter <Peter.Fay@brampton.ca>

Cc: creditvalleyresidents

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

To: Mayor and Members of Council

City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

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- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",

- OZS-2020-0029, and
 - any other future planning files pertinent to this matter.
-

Dear Mayor and Members of Council,

I, Pankaj Gupta, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
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Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Pankaj Gupta

A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Subject: FW: [EXTERNAL]STRONG OBJECTION to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley (Re:Official Plan Amendment to the Credit Valley Secondary Plan Area 45)

From: Jai Karan Korpai

Sent: 2022/07/05 12:17 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: creditvalleyresidents

Subject: [EXTERNAL]STRONG OBJECTION to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley (Re:Official Plan Amendment to the Credit Valley Secondary Plan Area 45)

**To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2**

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, **JAI KORPAL**, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My submission is per below:-

- My general concerns related to multi-level building development in this area includes:
 1. Incompatibility with the existing established neighborhood
 2. Negative impact on the valuation of existing detached homes in our neighborhood
 3. Overcrowding of Schools (Physical Space and Resources)
 4. Safety Concerns for Residents related to crime
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 9. Lack of comprehensive studies and analysis
- Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area. Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.
- As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable. As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,
JAI KORPAL
A member of Credit Valley Residents Association

Subject: FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

From: Gurmeen Korpai

Sent: 2022/07/05 12:30 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: creditvalleyresidents

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

*To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2*

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- *City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45*
- *OZS-2021-0018 "1857 Queen Street West",*
- *OZS-2020-0036 "1879 Queen Street West",*
- *OZS-2020-0029, and*
- *any other future planning files pertinent to this matter.*

Dear Mayor and Members of Council,

I, Gurmeen Sharma, living on 13 Maybeck Dr, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning

amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,
Gurmeen Sharma
A member of Credit Valley Residents Association

CC:
Peter Fay, City Clerk
Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Subject: FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

From: Sandy Gu

Sent: 2022/07/05 8:43 AM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca; binyang88@hotmail.com

Cc: creditvalleyresidents

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

To: Mayor and Members of Council

City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Lei GU, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

LEI GU

Subject:

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

From: Ramaljit Sandhu

Sent: 2022/07/05 8:54 AM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: creditvalleyresidents

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

To Mayor and Members of Council City of Brampton 2 Wellington Street West Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #: City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 · OZS-2021-0018 "1857 Queen Street West", · OZS-2020-0036 "1879 Queen Street West", · OZS-2020-0029, and · any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Ramaljit Sandhu, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area! My general concerns related to multi-level building development in this area includes: 1. Incompatibility with the existing established neighborhood 2. Negative impact on the valuation of existing detached homes in our neighborhood 3. Overcrowding of Schools (Physical Space and Resources) 4. Safety Concerns for Residents related to crime 5. Traffic Congestion 6. Road Safety Concerns for Children and Seniors 7. General Pedestrian Safety Concerns 8. Environmental Constraints and Flooding Risks 9. Lack of comprehensive studies and analysis Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area. Council has an important role to play in ensuring planning is sustainable

in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money. As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable. As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Ramaljit Sandhu

A member of Credit Valley Residents Association CC: Peter Fay, City Clerk Jason Schmidt Shoukri,
Commissioner, Planning, Building & Economic Development

Subject: FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

From: Raj Kancharla

Sent: 2022/07/05 9:52 AM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

To: Mayor Brown and Members of Council City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment

To the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and

- any other future planning files pertinent to this matter.

I Raj Kancharla, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Yours truly,

Raj Kancharla

A member of Credit Valley Residents Association

Note: Please add this letter to the public records for all pertinent planning files

CC: Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Subject:

FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

From: John Jacob

Sent: 2022/07/05 4:55 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: Credit Valley Residents Association

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

To: Mayor and Members of Council

City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Shaji John Jacob, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Shaji John Jacob

A member of Credit Valley Residents Association

From: Daya Soudhary

Sent: 2022/07/05 5:57 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca; Fay, Peter <Peter.Fay@brampton.ca>

Cc: creditvalleyresidents@gmail.com

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Daya Soudhary, living on _____ Brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area is not consistent with city long term position and direction for the area
2. New multi-story development plan in this area does not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area is not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Overcrowding of Schools (Physical Space and Resources)
6. Safety Concerns for Residents related to crime
7. Traffic Congestion
8. Road Safety Concerns for Children and Seniors
9. General Pedestrian Safety Concerns
10. Environmental Constraints and Flooding Risks
11. Lack of comprehensive studies and analysis
12. Negative impact on the valuation of existing detached homes in our neighborhood

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical point where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,
Daya Soudhary
A member of the Credit Valley Resident Association.

From: Naiya Bhavsar

Sent: 2022/07/05 6:10 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca; yclerksoffice@brampton.ca

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West"
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Naiya Bhavsar, living on, Brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area

2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
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7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,
Naiya Bhavsar
A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk
Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

From: Maninder Dhillon

Sent: 2022/07/05 6:12 PM

To: Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: City Clerks Office <City.ClerksOffice@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Maninder Dhillon, living in, Brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

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As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Thanks & regards,

Maninder Dhillon

A member of Credit Valley Residents Association

CC:

- Peter Fay, City Clerk
- Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

From: Prith Virdee

Sent: 2022/07/05 6:14 PM

To: Collins, Gary <Gary.Collins@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; minister.mecp@ontario.ca; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>
Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Prithvi Virdee, living on _____ Brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area

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I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Prithvi

A member of Credit Valley Residents Association

-----Original Message-----

From: Thomas abraham

Sent: 2022/07/05 6:15 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca
Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

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

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Thomas Abraham, living on, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
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6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
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Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

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As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

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I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Thomas Abraham
A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk
Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

From: Poornima Yekkalure

Sent: 2022/07/05 6:18 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: creditvalleyresidents@gmail.com

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Priyanka Soudhary, living on, Brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area is not consistent with city long term position

and direction for the area

2. New multi-story development plan in this area does not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area is not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Overcrowding of Schools (Physical Space and Resources)
6. Safety Concerns for Residents related to crime
7. Traffic Congestion
8. Road Safety Concerns for Children and Seniors
9. General Pedestrian Safety Concerns
10. Environmental Constraints and Flooding Risks
11. Lack of comprehensive studies and analysis
12. Negative impact on the valuation of existing detached homes in our neighborhood

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

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As Brampton continues to grow, we are at a critical point where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Priyanka Soudhary
A member of the Credit Valley Resident Association.

From: Abby Ade

Sent: 2022/07/05 6:18 PM

To: Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca; City Clerks Office <City.ClerksOffice@brampton.ca>

Subject: [EXTERNAL]Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Cre...

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To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, AbiolaYagboyaju, living on Brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
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I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Abiola Yagboyaju
A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk
Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

From: John Brennen

Sent: 2022/07/05 6:25 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: creditvalleyresidents@gmail.com

Subject: [EXTERNAL]Re: Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

Importance: High

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

RESEND

On Jul 5, 2022, at 12:45 PM, John Brennen <j.brennen@redstoneproductions.com> wrote:

To: Mayor Brown and Members of Council City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment

To the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

I, John Brennen, living on, in Ward 4 , as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
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I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Yours truly,

John Brennen
A member of Credit Valley Residents Association

Note: Please add this letter to the public records for all pertinent planning files

CC: Peter Fay, City Clerk
Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

From: inderdeep kambo

Sent: 2022/07/05 6:25 PM

To: Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca; creditvalleyresidents@gmail.com; City Clerks Office <City.ClerksOffice@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Inderdeep kambo , living on, brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area

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11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Your name
A member of CreditRidge Neighborhood Group .

Inder Kambo

From: R Parmar

Sent: 2022/07/05 6:43 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

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

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Jaskarnjit Parmar, living on _____ as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)

4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Jaskarnjit Parmar
A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk
Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

From: Raman Parmar

Sent: 2022/07/05 6:56 PM

To: Collins, Gary <Gary.Collins@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; minister.mecp@ontario.ca <minister.mecp@ontario.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

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

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Raman Parmar, living on _____, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood

2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Raman Parmar

A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk
Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

-----Original Message-----

From: Seema Passi

Sent: 2022/07/05 7:01 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>

Cc: creditvalleyresidents@gmail.com

Subject: [EXTERNAL]Letter of objection - Credit valley, high rise credit view and Queen

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

To: City of Brampton,

Subject: Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

To: Mayor and Members of Council

City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Seema Passi living on brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.

4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable. As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Seema Passi

A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development
cityclerksoffice@brampton.ca; patrick.brown@brampton.ca; paul.vicente@brampton.ca;
doug.whillans@brampton.ca; michael.palleschi@brampton.ca;
jeff.bowman@brampton.ca; martin.medeiros@brampton.ca; pat.fortini@brampton.ca;
harkirat.singh@brampton.ca; gurpreet.dhillon@brampton.ca; Fay, Peter;
Jason.SchmidtShoukri@brampton.ca; Gary.collins@brampton.ca;
minister.mecp@ontario.ca

From: Kiran Hayat

Sent: 2022/07/05 7:17 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Subject: [EXTERNAL]Resident for Credit Valley

Importance: High

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

Dear Mayor and Members of Council,

I, Kiran Hayat, living on brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
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10. General Pedestrian Safety Concerns
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Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Kiran Hayat

A member of Credit Valley Residents Association
Best Regards,

Kiran Hayat

From: peterharvey

Sent: 2022/07/05 8:33 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: creditvalleyresidents@gmail.com

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

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

To: Mayor Brown and Members of Council City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment

To the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

I, Peter Harvey, living on Ward 4, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
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6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks

9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Yours truly,

Peter Harvey

A member of Credit Valley Residents Association

Note: Please add this letter to the public records for all pertinent planning files

CC: Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

From: Josie Harvey

Sent: 2022/07/05 8:35 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: creditvalleyresidents@gmail.com

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

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

To: Mayor Brown and Members of Council City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: **STRONG OBJECTION to the Proposed Official Plan Amendment To the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley**

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

I, Josie Harvey, living on _____ in Ward 4, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
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I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Yours truly,

Josie Harvey

A member of Credit Valley Residents Association

Note: Please add this letter to the public records for all pertinent planning files

CC: Peter Fay, City Clerk
Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

From: Charanjit & Deepi Khaira

Sent: 2022/07/05 8:41 PM

Cc: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

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

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Deepi Purba & Charan Khaira living in the Estates of Credit Ridge and as residents within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
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We would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Deepi Purba & Charan Khaira
Members of Credit Valley Residents Association

From: Amita Nayyar

Sent: 2022/07/05 9:43 PM

To: Henderson, Kelly <Kelly.Henderson@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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

To: Mayor and Members of Council

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

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Amita Nayyar, living on, Brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Amita Nayyar
Resident

--

Thanks & Regards,
Amita Nayyar

From: Sanjeev Srivastava

Sent: 2022/07/05 9:44 PM

To: Mayor'sOffice@brampton.ca; Henderson, Kelly <Kelly.Henderson@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>

Subject: [EXTERNAL]Subject: Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

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- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Sanjeev Srivastava living on brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
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Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

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I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Sanjeev Srivastava

From: Sukhi Benipal

Sent: 2022/07/05 9:50 PM

To: Henderson, Kelly <Kelly.Henderson@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>

Subject: [EXTERNAL]Subject: Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

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- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Sukhmanjot Benipal living on brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

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I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Sukhmanjot Benipal

--

Regards

Sukhi Benipal

From: harman gill

Sent: 2022/07/05 9:51 PM

To: Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Henderson, Kelly <Kelly.Henderson@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

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- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Harman Gill living on Brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

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I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Harman Gill

From: Chaytanya Shree

Sent: 2022/07/05 10:10 PM

To: Collins, Gary <Gary.Collins@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; minister.mecp@ontario.ca; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>
Subject: [EXTERNAL]Fwd: Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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To: Mayor and Members of Council

City of Brampton

[2 Wellington Street West](#)
[Brampton, Ontario, L6Y 4R2](#)

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

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- OZS-2021-[0018](#) "[1857 Queen Street West](#)",
- OZS-2020-[0036](#) "[1879 Queen Street West](#)",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, xxxx, living on xxxxx brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

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I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,
Chaytanya Kumar
Brampton

-----Original Message-----

From: Manan Naik >

Sent: 2022/07/05 10:10 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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Brampton, Ontario, L6Y 4R2

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- OZS-2020-0036 "1879 Queen Street West",
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Dear Mayor and Members of Council,

I, Manan Naik, living on, brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

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Regards,

Manan Naik
A member of Credit Valley Residents Association

From: weiguo xie

Sent: 2022/07/05 10:10 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca; Fay, Peter <Peter.Fay@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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Dear Mayor and Members of Council,

I am Weiguo Xie, currently lives on _____, Brampton as an owner of the property, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plans in this area are not consistent with city long term position and direction for the _____ area
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Best Regards,

Weiguo Xie

From: u waterloo

Sent: 2022/07/05 10:10 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca; Fay, Peter <Peter.Fay@brampton.ca>

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2 Wellington Street West
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Dear Mayor and Members of Council,

My name is Kaiyuan Jia, currently lives Cedit Valley, Brampton as an owner of a property, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

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As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files
Best Regards,

Kaiyuan Jia

-----Original Message-----

From: pulkit bhavsar

Sent: 2022/07/05 10:09 PM

To: Henderson, Kelly <Kelly.Henderson@brampton.ca>

Cc: Fay, Peter <Peter.Fay@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, pulkit bhavsar living on brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.

4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

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I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Pulkit

Sent from my iPhone

From: Shree Kollipara

Sent: 2022/07/05 10:19 PM

To: Henderson, Kelly <Kelly.Henderson@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>; Prakash Kollipara <prakash_kollipara@hotmail.com>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, sudhashree Kollipara and Prakash Kollipara, living at , Brampton as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.

4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
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7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Sudhashree and Prakash Kollipara

[Sent from Yahoo Mail on Android](#)

From: Meenakshi Dewan

Sent: 2022/07/05 10:18 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: creditvalleyresidents@gmail.com

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

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

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Meenakshi Dewan, living on _____ as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!
My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks

9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

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I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Meenakshi, Dewan

A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

From: Ruby S

Sent: 2022/07/05 10:22 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Henderson, Kelly <Kelly.Henderson@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Rupinder Sekhon, living on _____ brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime

8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

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I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Rupinder Sekhon

-----Original Message-----

From: Daljit

Sent: 2022/07/05 10:26 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Henderson, Kelly <Kelly.Henderson@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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

To: Mayor and Members of Council

City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Daljit Sekhon, living on _____ brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area 2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site 3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site. 4. New multi-story development plan in this area Incompatibility with the existing established neighborhood 5. Negative impact on the valuation of existing detached homes in our neighborhood 6. Overcrowding of Schools (Physical Space and Resources) 7. Safety Concerns for Residents related to crime 8. Traffic Congestion 9. Road Safety Concerns for Children and Seniors 10. General Pedestrian Safety Concerns 11. Environmental Constraints and Flooding Risks 12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

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I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Daljit Sekhon

From: sandeep kumar

Sent: 2022/07/05 10:27 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Subject: [EXTERNAL]Opposition to medium -high density development & multi level buildings in low density areas along queen street west between credit view and Mississauga Road

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To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low-density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Sandeep Kumar, living on _____ Brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site

3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
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10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure considers the input of residents living within the area and respects taxpayers' money.

As a long-time taxpayer in Brampton, I, along with many residents in my community look forward to having a dialogue with the elected officials, developers and landowners with the hope that developments within our neighbourhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Sandeep Kumar
A member of the Credit Valley Residents Association

From: gigi

Sent: 2022/07/05 11:01 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: creditvalleyresidents@gmail.com

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Hui Gu, living on brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

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9. Road Safety Concerns for Children and Seniors
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I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Gu's Family

A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

From: Tanvir Sandal

Sent: 2022/07/05 11:11 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: creditvalleyresidents@gmail.com

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

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To: Mayor and Members of Council

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

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low-density areas of Credit Valley.

City Files #:

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- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Tanvir Sandal, living on _____ as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighbourhood
2. Negative impact on the valuation of existing detached homes in our neighbourhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure considers the input of residents living within the area and respects taxpayers' money.

As a long-time taxpayer in Brampton, I, along with many residents in my community look forward to having a dialogue with the elected officials, developers and landowners with the hope that developments within our neighbourhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,
Tanvir Sandal
A member of Credit Valley Residents Association

From: Reeta Sandal

Sent: 2022/07/05 11:14 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: creditvalleyresidents@gmail.com

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

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

To: Mayor and Members of Council

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

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low-density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Reeta Sandal, living on _____ as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighbourhood
2. Negative impact on the valuation of existing detached homes in our neighbourhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure considers the input of residents living within the area and respects taxpayers' money.

As a long-time taxpayer in Brampton, I, along with many residents in my community look forward to having a dialogue with the elected officials, developers and landowners with the hope that developments within our neighbourhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,
Reeta Sandal
A member of Credit Valley Residents Association

From: amit nayyar

Sent: 2022/07/05 11:57 PM

To: Henderson, Kelly <Kelly.Henderson@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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To: Mayor and Members of Council

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

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Amit Nayyar, living on, Brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site

3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighbourhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Amit Nayyar
Resident on Royal West Drive

From: Umesh Duaa

Sent: 2022/07/06 12:48 AM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca; Henderson, Kelly <Kelly.Henderson@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

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To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

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- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Umesh Duaa, living on _____ Brampton ON, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area include the following:

1. New multi-story development plan in this area is not consistent with the city's long term position and direction for area
2. New multi-story development plan in this area does not follow provincial guidance on where,

and how to select the multi-story development site

3. New multi-story development plan in this area is not consistent with the city 2040 vision on where and how to select the multi-story development site.

4. New multi-story development plan in this area is incompatible with the existing established neighborhood

5. Negative impact on the valuation of existing detached homes in our neighborhood

6. Overcrowding of Schools (Physical Space and Resources)

7. Safety Concerns for Residents related to crime

8. Traffic Congestion

9. Road Safety Concerns for Children and Seniors

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I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Umesh Duaa

A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

From: Shweta Arora

Sent: 2022/07/06 12:53 AM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca; Henderson, Kelly <Kelly.Henderson@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

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

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Shweta Arora, living on, Brampton ON, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area include the following:

1. New multi-story development plan in this area is not consistent with the city's long term position and direction for area
2. New multi-story development plan in this area does not follow provincial guidance on where, and how to select the multi-story development site

3. New multi-story development plan in this area is not consistent with the city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area is incompatible with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
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I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,
Shweta Arora
A member of Credit Valley Residents Association

CC:
Peter Fay, City Clerk
Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

From: Shazia Kalia
Sent: 2022/07/06 1:20 AM
To: Henderson, Kelly <Kelly.Henderson@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>
Subject: [EXTERNAL]Subject: Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Shazia Kalia as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.

4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
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9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Shazia Kalia

From: Catherine Salarda

Sent: 2022/07/06 6:43 AM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

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Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

To: Mayor Brown and Members of Council City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment

To the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

I, Catherine Salarda, living on Address, in Ward 4, 5 or 6, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
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Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

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I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Yours truly,

Your name

A member of Credit Valley Residents Association

Note: Please add this letter to the public records for all pertinent planning files

CC: Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

From: Jay jaynatt11

Sent: 2022/07/06 6:49 AM

To: Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca; Fay, Peter <Peter.Fay@brampton.ca>; Henderson, Kelly <Kelly.Henderson@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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To: Mayor and Members of Council

City of Brampton

2 Wellington Street West

Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Jay Natt, living on brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area

2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
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As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,
Jay Natt

-----Original Message-----

From: Neha Sethi

Sent: 2022/07/06 7:54 AM

To: Henderson, Kelly <Kelly.Henderson@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>
Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Neha Kumar , living on Brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site

3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Neha Kumar

Sent from my iPhone

From: david xu

Sent: 2022/07/06 8:20 AM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: david xu <xudavidgu@yahoo.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I am Xu Gu living on _____ Brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

New multi-story development plan in this area do not consistent with city long term position and direction for the area

New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site

New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.

New multi-story development plan in this area Incompatibility with the existing established neighborhood

Negative impact on the valuation of existing detached homes in our neighborhood

Overcrowding of Schools (Physical Space and Resources)

Safety Concerns for Residents related to crime

Traffic Congestion

Road Safety Concerns for Children and Seniors

General Pedestrian Safety Concerns

Environmental Constraints and Flooding Risks

Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Best Regards,

Xu Gu

A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

From: Sunny Sekhon

Sent: 2022/07/06 10:36 AM

To: Henderson, Kelly <Kelly.Henderson@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Surinder Sekhon, living on _____ brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood

5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Surinder Sekhon

From: Binu Jacob

Sent: 2022/07/06 11:55 AM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Subject: [EXTERNAL]STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit ...

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

**To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2**

Re:

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, **Binu Jacob**, living on _____ as a resident within the Credit Valley area, Brampton, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime

5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

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I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Binu Jacob

A member of Credit Valley Residents Association

CC:

Peter Fay, City Clerk

Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

From: Sri krishnan

Sent: 2022/07/06 2:17 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: creditvalleyresidents@gmail.com; Srinath Krishnan <srinathkrish@gmail.com>; vidya srinath <vidyasrinath@gmail.com>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

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

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

We, Srinath Krishnan & Vidya Srinath, living on [redacted] Brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood

2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion
6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
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I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Srinath Krishnan & Vidya Srinath

From: Khizer Syed

Sent: 2022/07/07 11:07 AM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Cc: Fay, Peter <Peter.Fay@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas of Credit Valley

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

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low-density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Khizer Syed, living on _____ as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighbourhood
2. Negative impact on the valuation of existing detached homes in our neighbourhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
5. Traffic Congestion

6. Road Safety Concerns for Children and Seniors
7. General Pedestrian Safety Concerns
8. Environmental Constraints and Flooding Risks
9. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure considers the input of residents living within the area and respects taxpayers' money.

As a long-time taxpayer in Brampton, I, along with many residents in my community look forward to having a dialogue with the elected officials, developers and landowners with the hope that developments within our neighbourhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,
Khizer Syed

A member of the Credit Valley Residents Association

From: stephen.chin

Sent: 2022/07/08 11:27 PM

To: Henderson, Kelly <Kelly.Henderson@brampton.ca>; peterfay@brampton.ca; City Clerks Office <City.ClerksOffice@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

We, Stephen and Vicky Chin of Brampton, as residents within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

Our general concerns related to multi-level building development in this area include the following:

1. New multi-story development plan in this area are not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select multi-story development sites
3. New multi-story development plan in this area are not consistent with the city's 2040 vision on where and how to select multi-story development sites.
4. New multi-story development plan in this area Incompatible with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
6. Overcrowding of Schools (Physical Space and Resources)
7. Safety Concerns for Residents related to crime
8. Traffic Congestion

9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable with respect to the environment and existing infrastructure. It should also consider the input of residents living within the area.

As taxpayers in Brampton, we, along with many residents in my community look forward to having dialogue with the elected officials, developers, and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

Regards,
Stephen and Vicky Chin

From: padma kotamarti

Sent: 2022/07/09 6:48 AM

To: Fay, Peter <Peter.Fay@brampton.ca>; Chadda, Neil <Neil.Chadda@brampton.ca>; Ambrico, Angelo <Angelo.Ambrico@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>

Subject: [EXTERNAL]Subject: Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road To: Mayor and Members of Council City of Brampton 2 Wellington Street West Br...

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

Dear Mayor and Members of Council,

I, Padma Kotamarti living on _____ brampton, as a resident within the Credit Valley area, which is being impacted by the above files, **STRONGLY OBJECT** to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood
5. Negative impact on the valuation of existing detached homes in our neighborhood
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7. Safety Concerns for Residents related to crime
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Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,
Padma Kotamarti

From: Punam Khullar
Sent: 2022/07/12 10:41 AM
To: City Clerks Office <City.ClerksOffice@brampton.ca>
Cc: Fay, Peter <Peter.Fay@brampton.ca>
Subject: [EXTERNAL]Opposition to Medium-high density development & multilevel Buildings in low density areas along Queen Street west Between Credit view and Mississauga Road

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

Dear Mayor and members of council,

City Files # 0ZS-2021-0018 "1857 Queen Street West & 0ZS-2020-0036"1879 Queen Street West& 0ZS-2020-0029 AND ANY OTHER FUTURE PLANNINGS FILES PERTINENT TO THIS MATTER

I Punam Khullar living on as a resident within the Credit Valley area which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the proposed official plan amendment to the Credit Valley Secondary plan and /or re-zoning amendments that propose to increase height and density allowance thus permitting multi-level buildings within this area. Please rethink your plan.

Thank you

Punam Khullar
Brampton

From: F.J. Berroya
Sent: 2022/07/14 7:20 PM
To: City Clerks Office <City.ClerksOffice@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Ambrico, Angelo <Angelo.Ambrico@brampton.ca>; Chadda, Neil <Neil.Chadda@brampton.ca>
Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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

To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Francisco Berroya, living on _____, Brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
3. New multi-story development plan in this area do not consistent with city 2040 vision on where and how to select the multi-story development site.
4. New multi-story development plan in this area Incompatibility with the existing established neighborhood

5. Negative impact on the valuation of existing detached homes in our neighborhood
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7. Safety Concerns for Residents related to crime
8. Traffic Congestion
9. Road Safety Concerns for Children and Seniors
10. General Pedestrian Safety Concerns
11. Environmental Constraints and Flooding Risks
12. Lack of comprehensive studies and analysis

Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Francisco Berroya

From: iftekhar beg
Sent: 2022/07/14 7:59 PM
To: City Clerks Office <City.ClerksOffice@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Ambrico, Angelo <Angelo.Ambrico@brampton.ca>; Chadda, Neil <Neil.Chadda@brampton.ca>
Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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To: Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

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- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Mohd Beg living on brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
2. New multi-story development plan in this area do not follow provincial guidance on where, and how to select the multi-story development site
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Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

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I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Mohd. Beg

From: Jwalant Mistry

Sent: 2022/07/14 8:16 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Ambrico, Angelo <Angelo.Ambrico@brampton.ca>; Chadda, Neil <Neil.Chadda@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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

To: Mayor and Members of Council, City of Brampton
2 Wellington Street West, Brampton, Ontario, L6Y 4R2

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

- City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Jwalant Mistry living on _____ brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. New multi-story development plan in this area do not consistent with city long term position and direction for the area
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As a long-time tax payer in Brampton, I, along with many residents in my community look forward to having dialogue with the elected officials, developers and landowners with the hope that developments within our neighborhood are sensible and suitable.

As Brampton continues to grow, we are at a critical juncture where oversight related to poor planning decisions will have devastating effects on the City's future and its infrastructure. Intensification (such as the type being proposed within our area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.

I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Jwalant Mistry

-----Original Message-----

From: heather beg

Sent: 2022/07/14 10:19 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Ambrico, Angelo <Angelo.Ambrico@brampton.ca>; Chadda, Neil <Neil.Chadda@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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>> To: Mayor and Members of Council
>> City of Brampton
>> 2 Wellington Street West
>> Brampton, Ontario, L6Y 4R2

>> Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

>> City Files #:

>> · City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45
>> · OZS-2021-0018 "1857 Queen Street West",
>> · OZS-2020-0036 "1879 Queen Street West",
>> · OZS-2020-0029, and
>> · any other future planning files pertinent to this matter.

>> Dear Mayor and Members of Council,

>> I, Heather Beg living on brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

>>

>> My general concerns related to multi-level building development in this area includes:

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>> Council & the City Planners involved with application files relating to development in this area should be extra thorough and scrutinize the reports submitted by developers to ensure they are comprehensive, recent and support sustainable development in an environmentally sensitive area.

>>

>> Council has an important role to play in ensuring planning is sustainable in regards to the environment and existing infrastructure, considers the input of residents living within the area and respects taxpayers' money.

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>> Note: Please add this letter to the public records for all pertinent planning files

>> Regards,

>> Heather Beg

From: mrangi

Sent: 2022/07/14 10:55 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Ambrico, Angelo <Angelo.Ambrico@brampton.ca>; Chadda, Neil <Neil.Chadda@brampton.ca>

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas along Queen Street West between Credit View and Mississauga Road

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

Re: STRONG OBJECTION to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and Zoning By-law Amendments that propose to increase height and density that would permit multi-level buildings amongst low density areas of Credit Valley.

City Files #:

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- OZS-2021-0018 "1857 Queen Street West",
- OZS-2020-0036 "1879 Queen Street West",
- OZS-2020-0029, and
- any other future planning files pertinent to this matter.

Dear Mayor and Members of Council,

I, Manjeet Rangi living on _____ brampton, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

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I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,

Manjeet Rangi.

Dear Mayor and Members of Council,

I, Gobinder S Sandhu, as a resident within the Credit Valley area, which is being impacted by the above files, STRONGLY OBJECT to the proposed changes to the Proposed Official Plan Amendment to the Credit Valley Secondary Plan and/or re-zoning amendments that propose to increase height and density allowances thus permitting multi-level buildings within this area!

My general concerns related to multi-level building development in this area includes:

1. Incompatibility with the existing established neighborhood
2. Negative impact on the valuation of existing detached homes in our neighborhood
3. Overcrowding of Schools (Physical Space and Resources)
4. Safety Concerns for Residents related to crime
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I would like to request that the City Clerk and/or the City Planning Department send me any updates (including public meeting information and notices) related to the above files.

Note: Please add this letter to the public records for all pertinent planning files

Regards,
Gobinder Sandhu
A member of Credit Valley Residents Association

CC:
Peter Fay, City Clerk
Jason Schmidt Shoukri, Commissioner, Planning, Building & Economic Development

Brenton, Terri

Subject: FW: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas Along Queen Street West

From: Shivam Patel

Sent: 2022/07/19 11:14 AM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Schmidt-Shoukri, Jason <Jason.SchmidtShoukri@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>; minister.mecp@ontario.ca

Subject: [EXTERNAL]Opposition to Medium-High Density Development & Multi-Level Buildings in Low Density Areas Along Queen Street West

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

To the Members of Brampton City Council,

I am emailing to voice my strong concerns regarding the proposed official plan amendment to the Credit Valley Secondary Plan and zoning by-law amendments. These changes are looking to introduce 8-12 story buildings among other townhouse structures within our communities.

Our community (along Queen Street West and Mississauga Road) has enjoyed a quaint lifestyle with houses as far as the eye can see. With the introduction of new construction projects, in an already highly populated area, we will see a dramatic increase in traffic, overcrowding in schools and an overall incompatibility with our already established communities.

I hope that my concerns are noted and represented during the next city council meeting as I know that the opposition to this zoning issue is shared by many of our community leaders.

Best Regards,
Shivam Patel

Subject:

FW: [EXTERNAL]RE: OZS-2022-0021 and City initiated amendment to the Credit Valley Secondary Plan (AREA 45)

From: tushar mahendra

Sent: 2022/06/26 11:24 PM

To: Henderson, Kelly <Kelly.Henderson@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>

Subject: [EXTERNAL]RE: OZS-2022-0021 and City initiated amendment to the Credit Valley Secondary Plan (AREA 45)

To whom it may concern

I attended the public meeting on Monday June 20th/2022 to strongly oppose and condemn the proposed zoning by-law amendment and draft plan of subdivision City file # OZS-2022-0021. Also to strongly oppose the City initiated amendment to the Credit Valley Secondary Plan AREA 45.

-After attending the meeting, it was clear that the **City planners have a bias towards the builders and were actively enabling the builder, to make the process of approval of the subdivision as streamlined as possible for the builder.** The city planners had been working for years with the builders and planners giving them access to City documents and time, as stated by the planner's representative, Marc De Nardis. It seems very unfair and almost deceitful that the City only notified the residents a month and a half ago and gives us 5 mns to speak at the Public meeting. Mr. Marc even scoffed at the councillors when he was reminded his time was up for his presentation and continued to exceed the time limit anyways!

-**The City planners had up till then not even visited the site on the ground,** they had not even reviewed the arborist's plan which was part of the application by the builder.

- The residents were only informed of the City initiated amendment to the Credit Valley Secondary Plan AREA 45, through an ad in the Brampton Guardian, a form of media no one reads as was demonstrated by a show of hands by the some 100+ residents at the meeting on June 20th. No one was aware of this plan till a few days before the meeting. This again seems like a purposeful effort by the City of Brampton planners to deceive the residents.

-The **Planner from Gagnon Walker Domes, Marc De Nardis made inaccurate, false and misleading statements in his presentation,** especially when he mentioned that Walnut road is a two-lane road. This is incorrect and Marc can be heard saying this in the recording of the

meeting. If he can misrepresent and be wrong about such a basic fact, I am sure the rest of his research and studies presented are falsified and misleading as well.

I request the City of Brampton to please

- 1. Inform me/us the residents how it is responding to the objections we raised at the meeting on June 20th/2022 against this planned development.**
- 2. Keep me/us informed and updated on all developments and decisions related to this file.**
- 3. Inform me/us when this plan is going to Council for approval and how will we be part of this process?**
- 4. I would like to schedule a time to come and meet with the City Clerk/ Planner to review the developments and future processes for this file and outcomes. Please let me know a suitable time to meet.**

Sincerely

Dr. Tushar Mahendra

Subject:

FW: [EXTERNAL]FILE # OZS - 2022 - 0021 , UPDATE

From: Manesh Patel**Sent:** 2022/06/27 7:35 PM**To:** City Clerks Office <City.ClerksOffice@brampton.ca>; Henderson, Kelly
<Kelly.Henderson@brampton.ca>**Subject:** [EXTERNAL]FILE # OZS - 2022 - 0021 , UPDATE

Hello Kelly / City Clerk,

I attended a public meeting for the Development Proposal File # OZS-2022-0021 on June 20th , 2022. I was a registered delegate and spoke about some genuine concerns we had as an area resident. We had quite a number of speakers, who highlighted different concerns. We could not wrap up everything in 5 minutes & also could not send some of the video files as they are too big for an email attachment.

I would kindly request you to provide me some time so that I can hand over those files to you. Also wanted to know and discuss how the city is planning to address those concerns ? What is the timeline ? How would I know that nothing is left out to address ? When is the next meeting or what is next to expect ? When is the council meeting to discuss this plan?

I would kindly request you to keep me posted about any progress that you make on the plan.

Thank you,

Manesh Patel.

Brenton, Terri

Subject:

FW: [EXTERNAL]Re: June 20th meeting follow up

From: Meetu Mahendra

Sent: 2022/07/02 5:13 PM

To: Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; sally.fasulo; Manesh Patel; rohanis; skhundal; Sukhi Baidwan; Henderson, Kelly <Kelly.Henderson@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Urquhart, Chandra <Chandra.Urquhart@brampton.ca>

Subject: [EXTERNAL]Re: June 20th meeting follow up

Hello Mayor P Brown, councillor J Bowman, regional councillor M Medeiros,

This email is on behalf of the residents of Eldorado Mills, specifically on behalf of the residents who spoke and gave input to the city council on June 20, 2022 at the Planning and Development Committee. These residents include Manish Patel, Meetu Mahendra, Sukhi Baidwan, Rohan Periana, Sally Fasulo, Sukhvir Hundal, Dhruvi Patel and Tushar Mahendra

ON June 20, 2022 there was the public meeting where the above mentioned agenda# 5.1 (City initiated amendment that would delete the requirement to amend the plan before approval to the builder in given in the Eldorado Mills area) and agenda #5.4 (development application within 5.1 area - a builder application for approval of 30 houses and currently required to amend the plan) were discussed.

Questions still unanswered to date:

1.environmental impact study is done by the builder/planner and is biased towards the builder/planner ; setback from top of the river bank needs to be recalculated

A 10 m setback will destroy the current ecological system and natural features

2.arborist report has the same bias as above - shows over 95% trees to be cut - and they may not even be all replaced due to scope of construction - how is that justifiable towards maintaining current ecology

3. A. The current proposal is NOT in compliance of section 2(a) of the Planning Act

The council of a municipality carrying out their responsibilities under this act shall have regard to among other matters ,matters of provincial interest such as

- the protection of all ecological systems including natural areas features and functions

B the current proposal is not in compliance with section 6.1.4 of the Credit Valley Secondary Plan as applicable to Eddorado Mills Area-read in the section

Office Consolidation , Chapter 45 Credit Valley Secondary Plan section 6.1 , Special Policy area 1 Section 6.1.4

Considering that Eldorado Mills is historically a settlement area , limited development may be permitted (MEANS THE COUNCIL DOES NOT HAVE TO AGREE TO BUILD ANYTHING IN ELDORADO MILLS) in , and adjacent to , the areas designated Primary valleyland within Eldorado mills , provided it is demonstrated , through the preparation of an environmental implementation report that the ecological function and natural heritage features are not adversely impacted.

4. Some questions Re :past application # B19-029 January of 2019

It was approved and the land was severed from 8395 Creditview Road and we were informed verbally on that day a single dwelling was approved

The land was zoned for executive housing as per Credit valley secondary plan recently ,we noticed that the land is zoned as low density 1- why , when and how was this decision made ,when approval was given for only 1 single dwelling at the time of that severance

5. Current way of notice is not a true way of informing Residents. resident proposed change to current way the notice is given informing residents of changes to their neighbourhood by regular individual mail to each resident affected by the proposed changes

6. Clarification and explaining the proposed changes by the city staff to the residents - make this more transparent and clear -

When we are asking a specific q - pls give a clear and direct answer - highlighting the concerned item and bookmarking the relevant pages would be appreciated

7. Amendment to credit valley secondary plan - this plan was made with many consultations and use of resources - amending it to suit builders interest's should not be supported by the city - as it's not in the best interests of the residents

8. City staff is paid using municipal tax dollars paid by the residents and city councillors are elected by the city residents - they need to prove to the residents that they are working for the residents' best interests

To this effect - we the residents of Eldorado Mills ask the city staff and councillors to answer all our questions , satisfy our concerns and planners share the recommendations with the residents - primary stake holders prior to taking it to councillors for voting on this matter and passing something that the residents find out after the fact it's finalized

Thank you

Manish Patel, Meetu Mahendra , Sukhi Baidwan, Rohan Periana, Sally Fasulo, Sukhvir Hundal, Dhruvi Patel and Tushar Mahendra

Subject: FW: [EXTERNAL]300 residents signed petition, re: Planning file #OZS-2022-0021,
Attachments: Residents Petition re OZS-2022-0021.pdf

From: ELDORADO MILLS RESIDENTS

Sent: 2022/07/03 3:34 PM

To: Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>; Henderson, Kelly <Kelly.Henderson@brampton.ca>; Parsons, Allan <Allan.Parsons@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>

Subject: [EXTERNAL]300 residents signed petition, re: Planning file #OZS-2022-0021,

Dear Councillor / City Planner,

We, the residents of Eldorado mills community have some grave and genuine concerns for the above said development proposal OZS-2022-0021.

Attached herein is the signed petition by appx 300 residents outlining the valid legal concerns. These concerns must be addressed before giving any approvals or any further developments.

Thanking You,
Eldorado Mills Residents.

**RESIDENTS SIGNED PETITION AND CONCERNS WITH THE
CURRENT PROPOSAL**

To:

- 1. Kelly Henderson, City Planner**
- 2. Allan Parsons, Director, Planning**
- 3. City Clerk, Brampton**
- 4. Mayor of Brampton, Patrick Brown**
- 5. Regional Councillor, Rowena Santos**
- 6. Regional Councillor, Paul Vincente**
- 7. City Councillor, Dough Whillans**
- 8. Regional Councillor, Michael Palleschi**
- 9. City Councillor, Jeff Bowman**
- 10. Regional Councillor, Martin Medeiros**
- 11. Regional Councillor, Pat Fortini**
- 12. City Councillor, Harkirat Singh**
- 13. Regional Councillor, Gurpreet Dhillon**

FROM: RESIDENTS OF ELDARADO MILLS AREA

Re : File # OZS-2022-0021

INDEX

DESCRIPTION-OZS-2022-0021 PROPOSAL	TAB
Approx. 300 residents signed petition to the city, councilors	1
93% mature trees cut in exiting unique ecological system	2
Lack of compatibility with existing special policy area settlement	3
Breach of privacy interest of the current residents with new proposal	4
Outdated traffic study, total absence of safety consideration of pedestrians, cyclist, motorist, no walkway, no street lights, no shoulders etc	5
Sustainability issues, a suspect report with lowest score	6

RESIDENTS PETITION(S) TO THE CITY

The residents have collectively signed the two petitions and oppose the current development OZS-2022-0021.

The signed petitions are attached in these materials.

We recognize the importance of development in this area. The current proposal does not fit into the category of good development as per the legal requirements. The residents want to make sure any development in this area is in accordance with the provisions of the law and the Credit Valley Secondary Plan as applicable to Eldorado Mills area, including and not limiting to the following:

1. The city must preserve the existing ecological systems in place.
2. There is clear evidence that there is a well-established ecological system and habitat in place, that includes different species, and these species are not found in other development areas.
3. As per CVSP Plan section 6.1.4, an Environmental Implementation Report must be prepared to establish that the ecological function and natural heritage features are not adversely impacted due to development.
4. No tree or minimal tress should be allowed to removed/cut. The numbers are summarized as per builder arborist report.
 - Total there are 244 mature, tall and dense trees on the footprint.
 - 227 need to be cut (93%).
 - 107 Walnut Trees are there.
 - 103 Walnut Trees need to be cut (96%)
 - 56 Spruce trees there
 - 51 spruce trees to be cut (91%)
5. Proper set back calculation should be done.
6. Any new development must be compatible in scale to the current houses. Section 6.1.3 of the CVSP requires that any new development shall be compatible with the scale and character of the historic.

7. There is a heritage listed property on the lot. The residents' position is that the property is intentionally being allowed to be destroyed and the city has failed to discharge its obligation to preserve the heritage listed property. Even the builder report recommends that monthly inspection of the property must be done to ensure the status quo. There is no monthly inspection currently being done to preserve the property by anyone.
8. Section 6.1.4 of CVSP considers Eldorado Mills as historical a settlement area.
9. There is no input or recommendation from Brampton heritage Board as required under by law under section 9.4 of the CVSP, whether house should be retained, removed, or can be demolished.
10. The privacy issues of current houses were raised need to be addressed.
11. The city should conduct its own sustainability study. The current builder sustainability report is a suspect.
12. A new traffic study needs to be done from independent traffic expert.

RE: FILE # OZS-2022-0021 - THIS IS A PETITION TO STOP THE APPLICATION TO AMEND THE ZONING BY-LAW AND PROPOSED DRAFT PLAN OF SUBDIVISION

NAME	STREET	PHONE	SIGNATURES	DATE
NARINDER MANH				6-06-22
DEVINDER MANH				6-06-22
SANJIV MANH				6-06-22
VIKRAM KHANNA				6-06-22
SAMRITI KHANNA				6-06-22
SUKHVINDER GURAYA				6-06-22
MAMTA GURAYA				6-07-22
JASMEEN GURAYA				6-07-22
RAJAN KUHELA				6-07-22
HEMA KUHELA				6-07-22
YATHARTH KUHELA				6-07-22
Goniq Singh				Jun 7/2022
Ranjeet Singh				Jun 7/2022
MANJEET SINGH				Jun 7/2022
VISHNOO JAGGI				Jun 7/2022
SOLJA KURI				Jun 7/2022
RIN BHALLU				6/6/2022
HARPREET BANGRA				6/6/2022
Jaspal Sodhi				Jun 6/2022
Sheesham Sodhi				Jun 06, 2022
Gavin Sodhi				June 6/22
MUKESH PALL				June 6/22
ANUSHEEL PALL				June 6/22
Arjun Pall				June 6/22
Puja Pall				June 6/22
Harsh Pall				June 6/22
SASIDH KLOTIA				June 6/22
WARRISSA KLOTIA				4
SUMEDH KLOTIA				4
SANJIV KLOTIA				4
VINCENT SIMMONS				JUNE 13/22
ALIYAH SIMMONS				June 13, 22
CHEYENNE SIMMONS				14
KEON SIMMONS				14
Amel Witczak				14
Rafal Witczak				Jun 13/22
Arnaldo Pinheiro				Jun 13/22
Jose Pinheiro				Jun 13/22
Michael Pinheiro				Jun 13/22
Pamela Pinheiro				Jun 13/22

RE: FILE # OZS-2022-0021 - THIS IS A PETITION TO STOP THE APPLICATION TO AMEND THE ZONING BY-LAW AND PROPOSED DRAFT PLAN OF SUBDIVISION

NAME	STREET	PHONE	SIGNATURES	DATE
DALIA ELKHATIB				4 JUNE
ROXANNE ELKHATIB				4 JUNE
WASSIM ELKHATIB				4 JUNE
WADIB ELKHATIB				4 JUNE
ZAFER ELKHATIB				4 JUNE
HAKAM SINGH				4 June
ASHOK GUPTA				4 June
ABHIR GUPTA				4 June
ADARSH CICCIPPA				4 JUNE
BYRON KENNEDY				4 June
SATIBZET BRAR				4 JUN 22
GURMOT BRAR				4 JUNE 22
ASMAA LAARUCE				4 JUNE 22
NACHHATAN BRAR				4 JUN 22
JASAR ROZU				JUNE 4/22
ABDUL BABAR				JUNE 4/22
SAFIR MURRAYSLU				JUN 4.22
CLAUDE JACQUES				JUN 4.22
SIT DAS				4-June 22
SWATI DAS				
KEPHANA ATCHA				JUNE 4 2022
AISHAH ATCHA				JUNE 4th 22
ARIF ATCHA				JUNE 4th 22
MUSOAM ATCHA				JUNE 4th 22
SHADEH ATCHA				JUNE 4th 22
AISHA ATCHA				JUN 4th 22
SHALI H TAYLOR				JUN 4th
IMRAN ATCHA				JUN 4th
SOMA ATCHA				4
MANPREET SINGH				06/04/22
RATNEESH LADI				06/04/22
ROSELEEN LADI				06/04/22
JAPNEET LADI				06/04/22
SCOTT DENNENY				06/04/22
VEENA DENNENY				06/04/22
RAY CURRIE				06/04/22
SAM BIRING				06/04/22
SACHBINDER BIRING				06/04/22
SHAHMEER IMRAN				06/04/22
IMRAN AHMED				06/04/22
KARZANA BASHARET				06/04/22
BASSIM MATUK				

Joon Chung

4/6/2022

Navinder Pal
navinder_pal

Jun 9, 2022

Dhruvi patil

12 June 2022

Manesh Patel

12/06/2022

Ashvina Patel

14/06/2022

Meetu Mahendra

Tushar Mahendra

Sally Fasulo

petition_signatures_jobs_33579629_20220627054544

Name	City	Province	Postal Code	Country	Signed On
Aman Boparai	London			Canada	2022-06-07
Jasbir Klotia	Brampton			Canada	2022-06-07
Vikram Khanna	Brampton			Canada	2022-06-07
Sukhvir Hundal	Brampton			Canada	2022-06-07
Rohan Periana	Brampton			Canada	2022-06-07
Sonia Singh	Brampton			Canada	2022-06-07
Meetu Mahendra	Brampton			Canada	2022-06-07
Navinder Pal	Brampton			Canada	2022-06-07
Jasjeet Mann	Brampton			Canada	2022-06-07
Sally Fasulo	Brampton			Canada	2022-06-07
Sheesham Sodhi	Brampton			Canada	2022-06-07
Brandon Periana	Brampton			Canada	2022-06-07
Ethan Fasulo	Brampton			Canada	2022-06-07
Mehar Bala	Brampton			Canada	2022-06-07
Gaganpreet Mann	Brampton			Canada	2022-06-07
Sanjeev Bhanot	Brampton			Canada	2022-06-07
Deep Singh	Brampton			Canada	2022-06-07
Manesh Patel	Brampton			Canada	2022-06-07
Jaskamal Bains	Brampton			Canada	2022-06-07
Nitin Bhandari	Brampton			Canada	2022-06-07
Ravi Chahal	Brampton			Canada	2022-06-07
Govind Munjal	Brampton			Canada	2022-06-07
Kam Singh	Brampton			Canada	2022-06-07
TARUN MAHENDRA	BRAMPTON			Canada	2022-06-07
MANJU MAHENDRA	Brampton			Canada	2022-06-07
Gauri Mall	Brampton			Canada	2022-06-07
Nikhil Mahendra	Brampton			Canada	2022-06-07
Santosh Klotia	Brampton			Canada	2022-06-07
Reena G	Brampton			Canada	2022-06-07

Prabhjot Kaura	Brampton		Canada	2022-06-07
Gurpreet Kaur	Brampton		Canada	2022-06-07
Archana Patel	Brampton		Canada	2022-06-07
Pal Dhanju	Mississauga		Canada	2022-06-07
Monica Johal	Toronto		Canada	2022-06-07
Sukhi Baidwan	Brampton		Canada	2022-06-07
Gurinder Bala	Toronto		Canada	2022-06-07
DJ Sidhu	Brampton		Canada	2022-06-07
dalwinder ghuman	Toronto		Canada	2022-06-07
Pinder Gill	Brampton		Canada	2022-06-07
Goldie Kalra	Brampton		Canada	2022-06-07
Michael Pinheiro	Brampton		Canada	2022-06-07
Anna Cardoso	Brampton		Canada	2022-06-07
Jasbir Singh	Brampton		Canada	2022-06-07
Simran T	Brampton		Canada	2022-06-07
Jatinder Dhanju	Brampton		Canada	2022-06-07
Samir Shah	Brampton		Canada	2022-06-07
Manjeet Patti	Brampton		Canada	2022-06-07
Sachin Bhandari	Brampton		Canada	2022-06-07
Vipul Shah	Brampton		Canada	2022-06-07
Bhavesh Tailor	Toronto		Canada	2022-06-07
Manraj Dhanju's	Toronto		Canada	2022-06-07
Parm Kaur	Brampton		Canada	2022-06-07
Salvatore Chianelli	Mississauga		Canada	2022-06-07
Pardeep Gill	Brampton		Canada	2022-06-07
Karam Hundal	Brampton		Canada	2022-06-07
Joravar Singh	Brampton		Canada	2022-06-07
Lakhvir Singh	Brampton		Canada	2022-06-07
Rupinder Kaur	Brampton		Canada	2022-06-07
Savie Wander	Brampton		Canada	2022-06-07
Gurpreet Singh	Mississauga		Canada	2022-06-07
Harbinder Sran	Brampton		Canada	2022-06-07

Rajan Ruhela	Brampton		Canada	2022-06-07
Jaspreet Kaura	Brampton		Canada	2022-06-07
Ravinderjeet Sran	Brampton		Canada	2022-06-07
Sandeep Wander	Brampton		Canada	2022-06-07
Bhavjot Baidwan	Brampton		Canada	2022-06-07
Rick Thnd	Toronto		Canada	2022-06-07
Lenore Black	Markham		Canada	2022-06-07
Sunny Indi	Brampton		Canada	2022-06-07
Marguerite Clement	Hamilton		Canada	2022-06-07
Andreas Veneris	Toronto		Canada	2022-06-07
Ambareen Mohamed	Kennesaw	Georgia	US	2022-06-08
Harjit Gill	Brampton		Canada	2022-06-08
Jasleen Litt	Brampton		Canada	2022-06-08
Simran Kaura	Brampton		Canada	2022-06-08
Kam Thandi	Brampton		Canada	2022-06-08
ellie allen	Jacksonville		US	2022-06-08
Sach Biring	Brampton		Canada	2022-06-08
Renuka Poopalasund	Toronto		Canada	2022-06-08
D Rice	Arlington		US	2022-06-08
Mamta Guraya	Brampton		Canada	2022-06-08
Narinder kaur Wander	Brampton		Canada	2022-06-08
Shelley Henry	Shawnigan Lake		Canada	2022-06-08
Sidak Kaura	Brampton		Canada	2022-06-08
Tushar Mahendra	Brampton		Canada	2022-06-08
Bhag Singh	Brampton		Canada	2022-06-08
Don Stewart	Stony Plain		Canada	2022-06-08
Clay Grady	Leavenworth		US	2022-06-09
James Hele	Bowmanville		Canada	2022-06-09
Kim Bailey			Canada	2022-06-09
karmanjot baidwan	Brampton		Canada	2022-06-09
Adriana Ciampa	Brampton		Canada	2022-06-09
Kuljit Singh	Brampton		Canada	2022-06-09

Rimpy Saini	Brampton			Canada	2022-06-09
Mohinder Singh	Brampton			Canada	2022-06-09
Yogesh Sharma	Brampton			Canada	2022-06-09
Abha Gupta	Bramp8			Canada	2022-06-09
MAHMOOD TANVIR	Brampton			Canada	2022-06-09
Lally Atwal	Brampton			Canada	2022-06-09
Sharan Jacques	Brampton			Canada	2022-06-09
Amarjit SINGH	Brampton			Canada	2022-06-09
Jayesh Bhavsar	Brampton			Canada	2022-06-09
Neala Periana	Brampton			Canada	2022-06-09
Archana Raj	Brampton			Canada	2022-06-09
Stephanie Tadeo	Brampton			Canada	2022-06-09
Vikas Hamroll	Brampton			Canada	2022-06-09
Jagdeep Dhillon	Mississauga			Canada	2022-06-09
Samantha Periana	Brampton			Canada	2022-06-09
Jignesh Dharia	Mississauga			Canada	2022-06-09
Dwayne Melo	Mississauga			Canada	2022-06-09
Nakasha Baksh	Brampton			Canada	2022-06-09
Michelle Persaud	Scarborough			Canada	2022-06-09
Shaun Shivratan	Brampton			Canada	2022-06-09
Aaron Brown	Oshawa			Canada	2022-06-09
Jason Periana	Brampton			Canada	2022-06-09
Amarjit kaur Babbar	Brampton			Canada	2022-06-09
Teasha Singh	Brampton			Canada	2022-06-09
Alyxandria Doodnaut	Milton			Canada	2022-06-09
Dhruvi Patel	Brampton			Canada	2022-06-09
Manjit Singh	Brampton			Canada	2022-06-09
Dylan Periana	Toronto			Canada	2022-06-09
Raj Bhanot	Brampton			Canada	2022-06-09
Karan Gupta	Brampton			Canada	2022-06-09
Sushma Chawla	Brampton			Canada	2022-06-09
Julius Pais	Brampton			Canada	2022-06-09

Rosa Goveas	Brampton		Canada	2022-06-09
Hardeep Singh Harnit	Brampton		Canada	2022-06-09
Amjad Muhammad	Brampton		Canada	2022-06-09
Paul Singh	Toronto		Canada	2022-06-09
Rajesh Sharma	Brampton		Canada	2022-06-09
Amarjit Rans	Brampton		Canada	2022-06-09
Alpesh Kapadia	Brampton		Canada	2022-06-09
Ravi kant Banka	Brampton		Canada	2022-06-09
Naresh Jain	Brampton		Canada	2022-06-09
Shaji Jacob	Brampton		Canada	2022-06-09
Teghbir Kairon	Brampton		Canada	2022-06-09
Zafer Elkhatib	Brampton		Canada	2022-06-09
Satinder Malhotra	Victoria		Canada	2022-06-09
Dalia ElKhatib	Brampton		Canada	2022-06-09
Wadih Elkhatib	Toronto		Canada	2022-06-09
Sarajit Das	Brampton		Canada	2022-06-09
Kyle Miller	Brampton		Canada	2022-06-09
Anna Cardoso	Brampton		Canada	2022-06-09
Sandeep Mamgain	Brampton		Canada	2022-06-09
Jorge Cardoso	Brampton		Canada	2022-06-09
Amit B	Brampton		Canada	2022-06-09
Jai Korpai	Brampton		Canada	2022-06-09
Ranjit Shergill	Brampton		Canada	2022-06-09
Nash Jeevraj	Mississauga		Canada	2022-06-09
Sewnand Bhagwandin	Brampton		Canada	2022-06-09
Cheryl Roy	Toronto		Canada	2022-06-09
Mary Montalbano	Brampton		Canada	2022-06-09
Jagroop Rana	Brampton		Canada	2022-06-09
farhana subedar	Brampton		Canada	2022-06-10
Parmesh Krishnan	Brampton		Canada	2022-06-10
Byron Kennedy	Brampton		Canada	2022-06-10
Naman Jain	Brampton		Canada	2022-06-10

Shubham Aggarwal	Brampton		Canada	2022-06-10
RASHMI AGGARWAL	Brampton		Canada	2022-06-10
Mansi Aggarwal	Brampton		Canada	2022-06-10
Shilp Patel	Brampton		Canada	2022-06-10
Kimberly Pinheiro	Etobicoke		Canada	2022-06-10
Keyur Shah	Brampton		Canada	2022-06-10
Shaminder Gill	Toronto		Canada	2022-06-10
riddhi shah	Brampton		Canada	2022-06-10
Kirti Patel	Brampton		Canada	2022-06-10
Yasmeen Razvi	Brampton		Canada	2022-06-10
ravi baghla			India	2022-06-10
Shaurya Madan	Brampton		Canada	2022-06-10
Rupi Mitha	Brampton		Canada	2022-06-10
DJ Sidhu	Brampton		Canada	2022-06-10
Arminda Pinheiro	Brampton		Canada	2022-06-10
Kirti Singla	Mississauga		Canada	2022-06-10
Maria Ping	Brampton		Canada	2022-06-10
Nirmal Singh Burn	Brampton		Canada	2022-06-10
Peter Baxter	Brampton		Canada	2022-06-10
Ajay Malhan	Brampton		Canada	2022-06-10
Winnie Chiu	Toronto		Canada	2022-06-10
Jiya Shah	Brampton		Canada	2022-06-10
Michael Bacani	Mississauga		Canada	2022-06-10
Diane Baxter	Brampton		Canada	2022-06-10
Raj Ghotra	Brampton		Canada	2022-06-10
Deanne Roy	Brampton		Canada	2022-06-10
Swagata Das	Brampton		Canada	2022-06-11
Ashok Gupta	Brampton		Canada	2022-06-11
Pratima Chawla	Brampton		Canada	2022-06-11
Sanjeev Narayan	Toronto		Canada	2022-06-11
Daniel Padovani	Burlington		Canada	2022-06-11
Anthony Salamanca	West Kelowna		Canada	2022-06-11

Sao Bichao	Brampton		Canada	2022-06-11
Sima Atcha	Toronto		Canada	2022-06-11
Methun Monteiro	Brampton		Canada	2022-06-11
P Lee	Brampton		Canada	2022-06-12
Darriel Roy	Brampton		Canada	2022-06-13
Samantha Gorys	Toronto		Canada	2022-06-13
Wassim Elkhatab	Mississauga		Canada	2022-06-13
Tahir Gilani	Brampton		Canada	2022-06-13
Kaiser Hundal	Brampton		Canada	2022-06-13
Navtej Mann	Brampton		Canada	2022-06-13
Gaurav Sarai	Brampton		Canada	2022-06-13
Balpreet Thind	Brampton		Canada	2022-06-13
radhika jain	brampton		Canada	2022-06-13
Ashvina Patel	Brampton		Canada	2022-06-14
Deepak Patel	Toronto		Canada	2022-06-15
Nidhi S	Brampton		Canada	2022-06-20
Zaib Gilani	Brampton		Pakistan	2022-06-20

EXISTING ECOLOGICAL SYSTEMS, 93% trees REMOVED?.

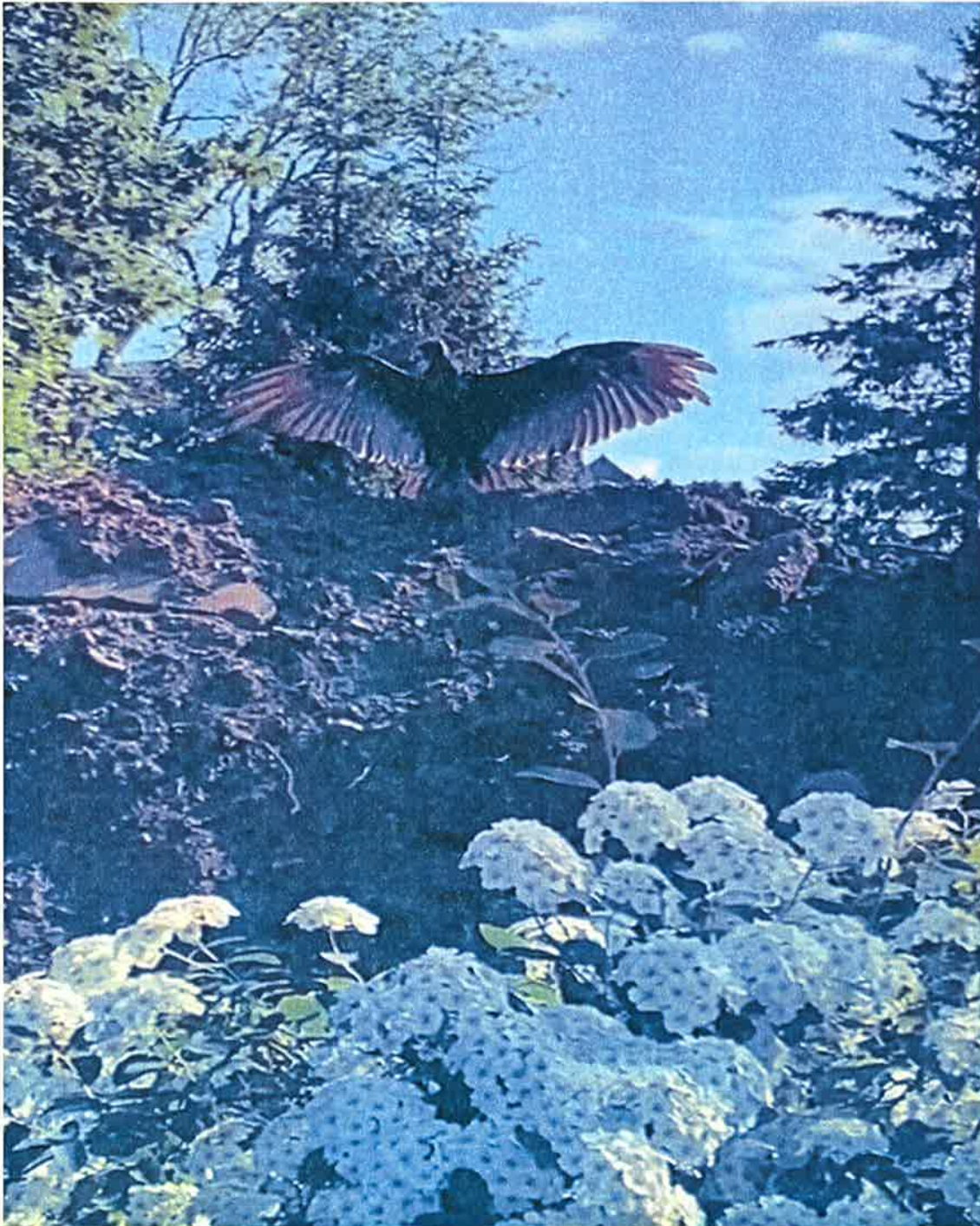
1. **Residents** require the city to protect the existing of ecological systems, including natural areas, features, and functions.
2. The city planners/ councils/ builders are required to follow the legal requirements of Planning Act and the CVSP.
3. The law requires protection of ecological systems, including natural areas, features, and functions.
4. The CVSP policy consider this as a special settlement area for valid reasons.
5. There is clear evidence that there is a well-established ecological system and habitat in place, that includes different species, and these species are not found in other development area.
6. As per arborist report, there are 244 trees in the footprint of proposed construction. 227 out of 244 trees are required to be removed. That means **93% of the trees are to be removed**. Q: How could the ecological systems sustain when the proposal requires 93% trees to be cut?
7. Approx. 103 Walnut trees in the footprint area out of total 107 (**97%**) walnut mature trees are required to be cut.
8. This specific area has rare to find **unique distinguishable features and issues** that are not present in other subdivisions/ developments and these features are required to be protected by law.
9. The city must ensure that species like frog, owls, turtles, snake, woodpecker, eagle etc. are protected. The city should have the proper study done on all the species present at the property.
10. Under the CVSP, the City is not obligated give any approval. It is not necessary to give any approval at all by the City.
11. Do NOT abdicate the responsibility to comply with the law in the name of development
12. **Residents' Future action:** The residents shall fight/ appeal this matter according to the law.



BLUE JAY

93% trees to be cut = **killing Blue Jay**

Cutting trees= damaging ecological systems, features and functions of the habitation



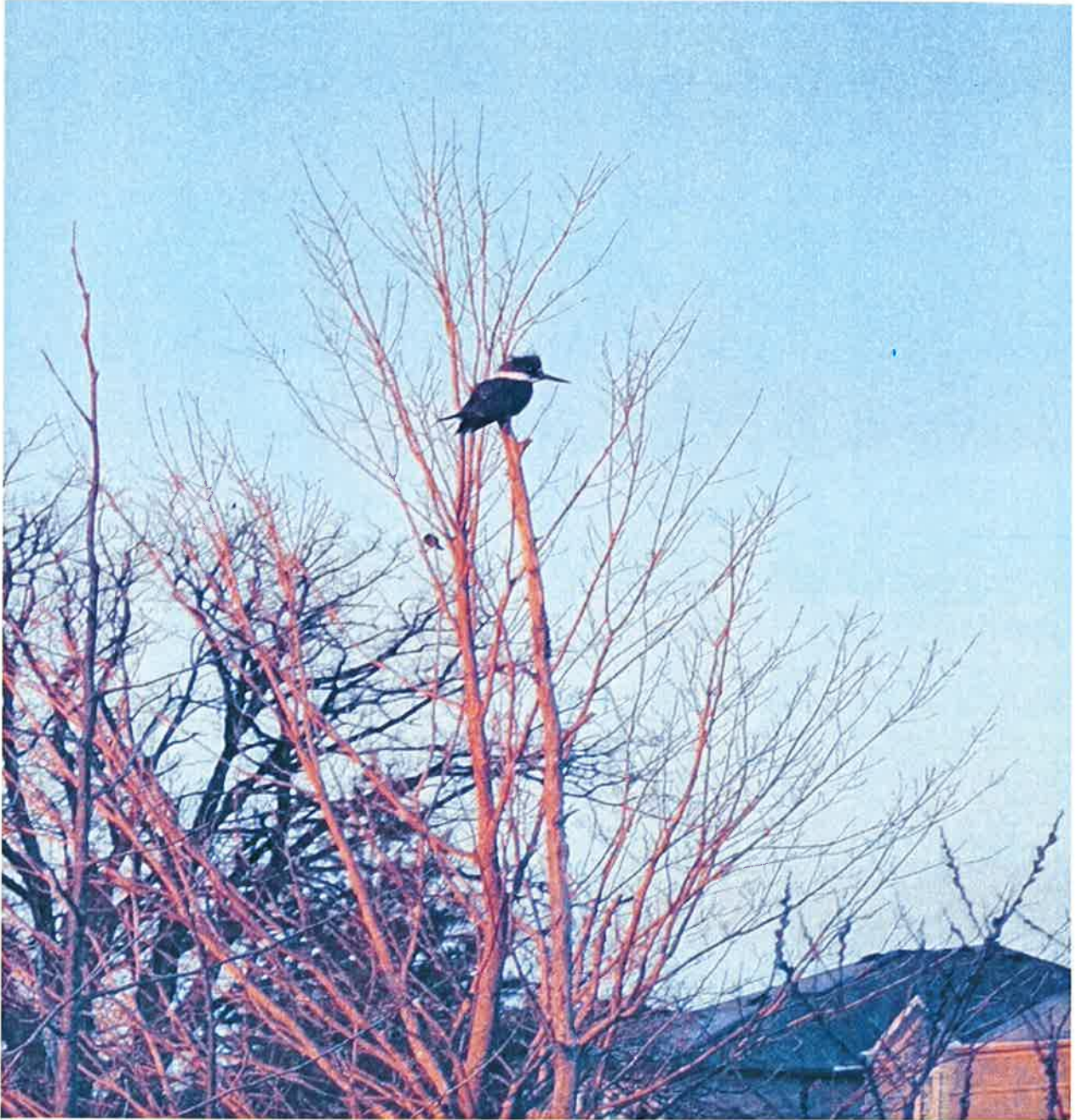
Q: WILL THE CITY/ PLANNER ENSURE THESE BIRDS/ EAGLES WILL NOT BE HARMED BY THE NEW SUBDIVISION



SNAKE

Cutting trees = no more snakes

Cutting trees= damaging ecological systems, features and functions of the habitation



Q: WILL THE CITY/ PLANNER ENSURE THESE BLACK BELTED KINGFISHERS WILL NOT BE HARMED BY THE NEW SUBDIVISION



**Q: WILL THE CITY/ PLANNER ENSURE THESE PILATED
WOODPECKERS WILL NOT BE HARMED BY THE NEW
SUBDIVISION**



Q; does the builder even know about beautiful Blue Heron around and within this dense tress and stream

Q: How will the builder uproot these creatures

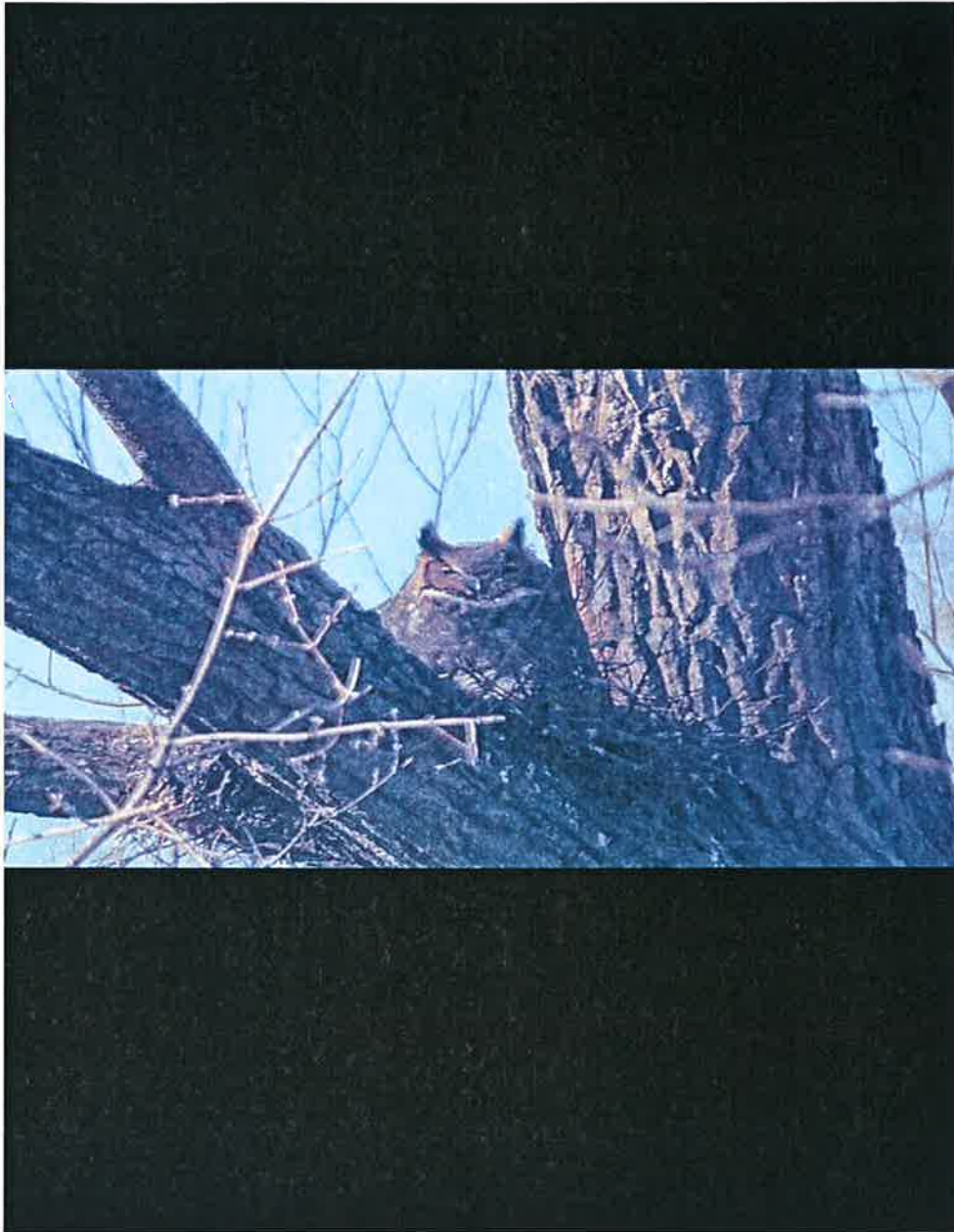
Q: Is city planner/ council going to compensate for beautiful creatures?



Q; does the builder even know about beautiful Snapping Turtles around and within this dense tress and stream

Q: How will the builder uproot these creatures

Q: Is city planner/ council going to compensate for beautiful creatures?



Cutting trees = killing owls

Cutting trees= damaging ecological systems, features and functions of the habitation



Cutting trees = killing frogs

Cutting trees= damaging ecological systems, features and functions of the habitation



Cutting trees = killing turtles

Cutting trees= damaging ecological systems, features and functions of the habitation



Q: WILL THE CITY/ PLANNER ENSURE THESE DEERS WILL NOT BE HARMED BY THE NEW SUBDIVISION



TURKEYS

trees are cut= **no more turkeys**

Cutting trees= damaging ecological systems, features, and functions of the habitation



MORE TURKEYS

If trees are cut= no more turkeys

Cutting trees= damaging ecological systems, features, and functions of the habitation

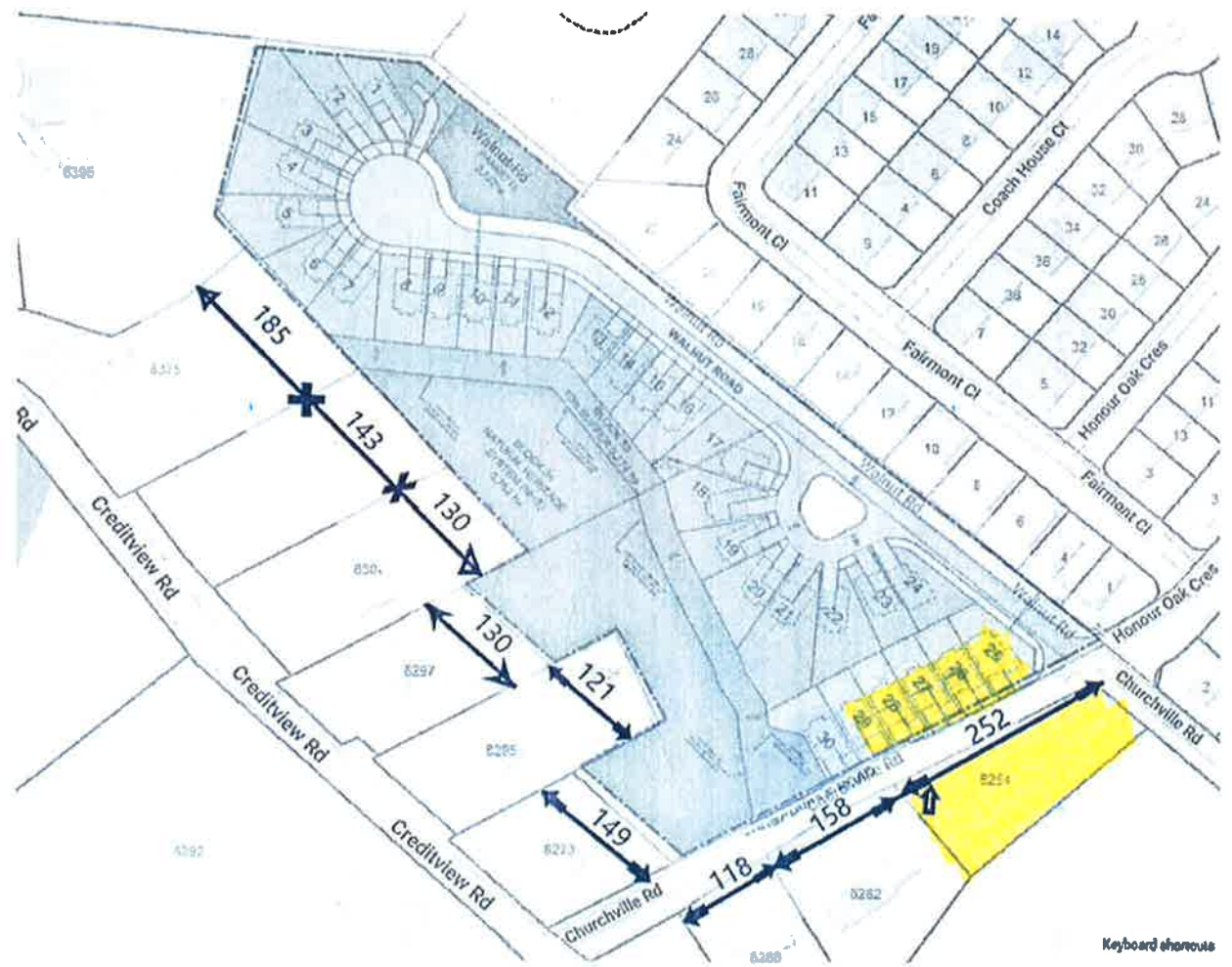
COMPATIBILITY ISSUES

Concerns

- 1) The proposed development area is a part of Eldorado Mills Special policy area, with rural setting, Executive homes (big lots). The proposed lots are very small and does not match surrounding settings. (See attached pic A), How city / developer addressing this?

Note: Lot sizes varies from 121 ft to 252 ft in width, these are very large lots as compared to new proposed 38 – 40 feet lots.

- 2) Surrounding properties are already established with big homes with higher market valuation. Bringing small homes will affect and decrease their valuation. How will city address this issue?
- 3) If development goes ahead with same proposal, will city compensate for loss valuation and reduce property taxes of existing neighbours?
- 4) On Churchville rd. house no.5254 is facing 5 homes in the front, how is this compatible? (Pic A yellow Highlighted)



Keyboard shortcuts

OFFICE CONSOLIDATION, CHAPTER 45, CREDIT VALLEY SECONDARY PLAN

Section 6.1 Special Policy Area 1

6.1.1

“Land designated as Special Policy Area 1 on Schedule SP45(a), is comprised of the historic settlement area of **Eldorado Mills**, which was associated with Credit Valley Secondary Plan Office Consolidation the development of mills along the Credit River in addition to the agricultural settlement of the area.”

Section 6.1.3

“Development proposals within Special Policy Area 1 shall be in accordance with the Low Density 1 Residential provisions of this Chapter except in the portion of Special Policy Area 1 that is designated Primary Valleyland. New development shall (means the builder or the City has no choice) be compatible with the scale and character of the historic settlement area and in order to avoid incompatibility, appropriate buffering such as setbacks, berming, fencing, and landscaping planting may be required, and will be specifically determined prior to final approval of plans of subdivision or development applications.”

Section 6.1.4

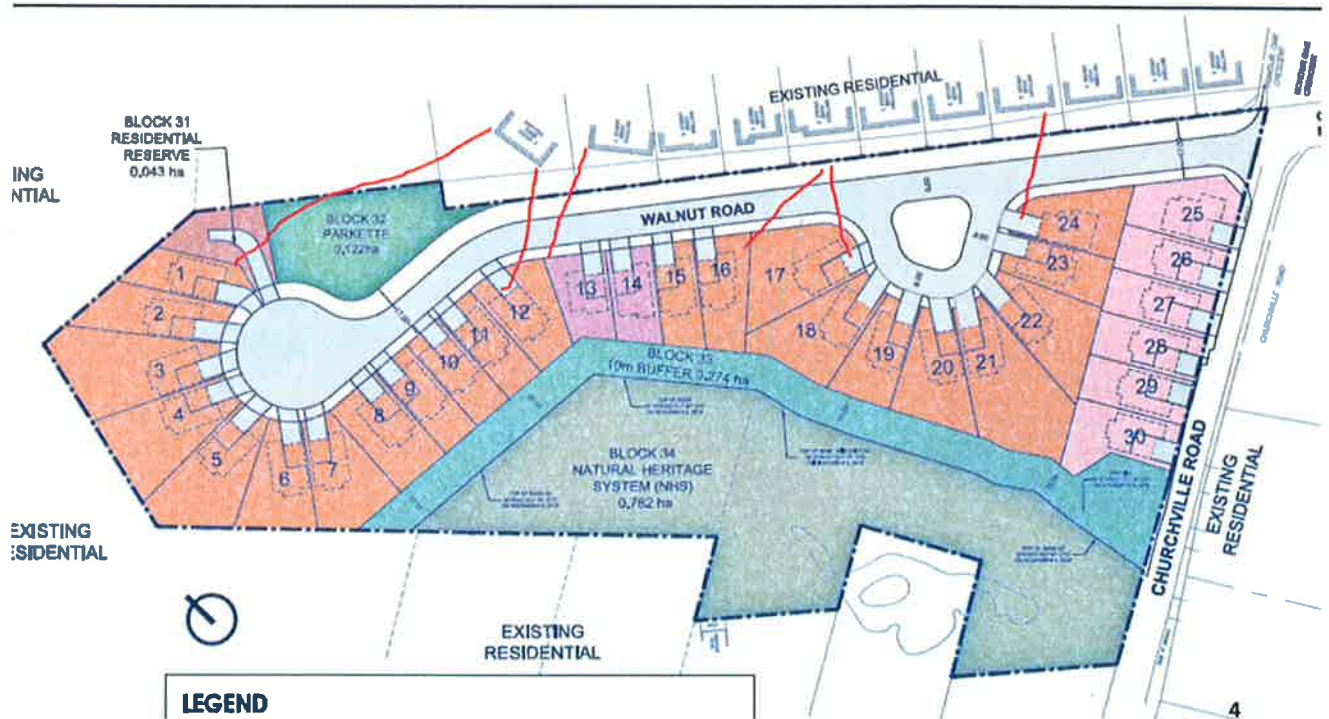
“Considering that **Eldorado Mills** is historically a settlement area, limited development may be permitted (means the City is does not have to agree to any development in the Edorado Mills area) in, and adjacent to, the areas designated Primary Valleyland within Eldorado Mills, provided it is demonstrated, through the preparation of an Environmental Implementation Report, that the ecological function and natural heritage features are not adversely impacted.”

PRIVACY

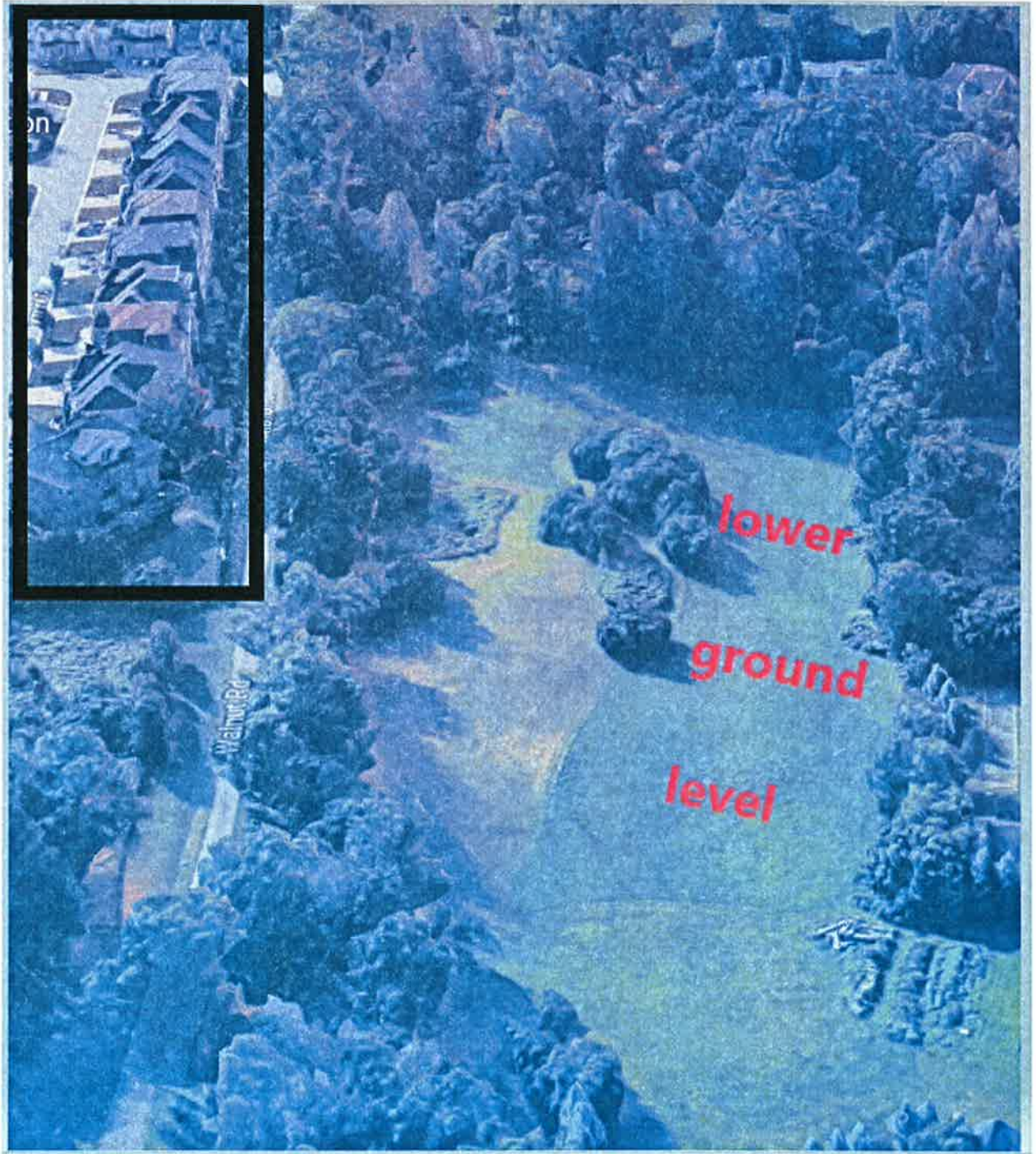
CONCERNS

Reasonable Privacy: It is a charted right in Canada. Residents are not asking that no one can see them rather wants to be sure that one can see their personal moments, wants to feel safe and confident in their own house. Want surety that their right of reasonable privacy will be upheld.

- 1) All Fairmont close house (4 to 22) will be watched by 8 -12 new houses at their back. See diagram below. Red lines indicate viewing opportunities. How will city Address this issue?



- 2) Further to enhance viewing or line of sight, Fairmont close house are setting on higher ground v/s new development. So, the new houses have natural viewing advantage. How will City address this issue? See Pic as attached.



- 3) Any Security systems and cameras installed on new development will be facing bedrooms, backyard & upper floors of houses on Fairmont close. What concrete and sustainable assurance city is providing that nothing will ever get recorded? (Please reference previous two pictures).
- 4) What assurance city can provide that no person with malicious intention will ever record, share, or view any objectional material using cell phone camera?

All houses on Fairmont close are designed with big windows, most cover almost 80% of wall size, as they were constructed with ravine at the back in scenario.

- 5) With all the above said concerns in mind, if the proposed development goes ahead as is then, who is responsible for any future incidents? Will City take Responsibility?

TRAFFIC – Vehicle – Pedestrians – Cyclist

Concerns

- 1) The developer relies on TIS report done in 2008. They heavily relied old study, when 95 % of current Subdivisions did not exist. Has city done any recent assessment of traffic?
- 2) This TIS does not show any involvement, comments or concerns from Region of Peel's VISION ZERO SAFETY STRATEGIC PLAN? Why?
- 3) How city is planning to address safety of Pedestrians, Cyclist and Walkers, when there are no Provision of Sidewalk, Shoulders in TIS or Proposed development design?
- 4) Property of 8254 Churchville rd. will be facing 5 homes, how safely they will drive in & out of their own property? If some one from across property parks on road this situation gets difficult to drive in & out. What is city plans to address this?
- 5) Churchville rd. is a single lane road, with no possibility of widening it. So, if there is a street parking on both sides of the road how safe it is to drive? What about any emergency?
- 6) Can you please make sure TIS compliance with Planning Act ?

PLANNING ACT COMPLIANCE =

- Para 2 F States
- The **adequate provision** and efficient use of communication, **Transportation**, sewage and water services and waste management system

– Missing, Side walks, narrow & conjusted roads, No Shoulders, NO street lights

- Para 2 H & H.1 Staes
- The orderly development of safe and healthy community.
- The accessibility for **person with Disability** to all facilities, services and matters to which the act applies – Difficult and unsafe for perfectly normal person to walk on road due to lack of side walks & shoulders due to which we are forced to walk on road.
- Para 2 M states
- **The Co-ordination of planning activities** of public bodies - we are missing out input from Vision zero road safety task force
- This are just the points from act which applies to traffic & Safety.

SUSTAINABILITY

CONCERNS

NOTE: After doing various studies and designs, this development only achieved 30 % - BRONZE standard.

- 1) Sustainability application should be independently verified as with this low score any mis representation or mis information, the score may drop further below. Has city checked out?
- 2) How city will ensure sustainability for all those involved in Ecological function, as this is a special policy area?
- 3) The report highlights concern for motorists, pedestrians, and cyclist. How will City ensure safety all those?

Creditview Road is identified as a Class III (on road) pathway in the City's Pathways Master Plan where roads are signed to encourage bicycle use. Sidewalks and boulevards are not currently envisioned for Churchville Road or this segment of Creditview Road. Motorists, pedestrians, and cyclists will therefore need to exercise caution and diligence when travelling on area roads.

- 4) How city is planning to ensure drainage issues specially in case of heavy down pour? This development will have significant effect on houses on credit view rd. Also we have recently seen severe flooding in lower Churchville neighbour hood (spring 2022).

Post-development drainage is meant to mimic pre-development conditions to the extent possible. Two drainage outlets will be preserved and the catchment area to each is similar. Due to the proposed changes in land use, some increase in runoff potential is expected. Stormwater runoff will be managed in a manner similar to the adjacent subdivision to the east which relies on bio-retention for water quality treatment and infiltration. Some underground storage is necessary to ensure that flood events are controlled to predevelopment levels.

Subject:

FW: File: OZS-2021-0044 -- Process to file an appeal against the approval

From: Bonnie Braes Dr <bonniebraesresidents

Sent: 2022/06/23 12:13 PM

To: City Clerks Office <City.ClerksOffice@brampton.ca>; McDonald, Kathy <kathy.mcdonald@peelsb.com>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Sidhu, Sonia - M.P. <Sonia.Sidhu@parl.gc.ca>; Sarkaria, Prabmeet <prabmeet.sarkaria@pc.ola.org>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Ambrico, Angelo <Angelo.Ambrico@brampton.ca>; Parsons, Allan <Allan.Parsons@brampton.ca>; Vanderberg, David (PD&D) <David.Vanderberg@brampton.ca>

Cc: sushilkumar; viral24; Khanna,Sonal; raiharmandeep; Manmeet Sibal; Singh,Navneet; inder76; Choudhary,Naveed; tabindasiddiqui; balasubramanian; Hayer,Mandeep; daljeetr; Pabla,Manvinder; info@primeasiatv.com; newsroom@bramptonguardian.com; dotcom@bellmedia.ca

Subject: [EXTERNAL]Re: File: OZS-2021-0044

Dear City Officials,

Following up on the request sent on June 21st: Could you please send us the requested information at the earliest possible so that we can start the process at our end.

1. Why are the decisions based upon old studies?
2. Why do city officials feel like new studies are not needed? (Traffic, environmental, school etc)?
3. Why was the project approved in such a short span of time? This kind of motivation is missing in handling community concerns (It takes 6 months to handle water leakage on the street etc etc)?
4. Please send this request to all the city and regional councillors (Brampton) and ask for their rationale for approval. Project approval should be based upon scientific temperament. What information do they have that inspired them to vote for the project?
5. What is the process of appeal and timelines for the same.

Thanks,

Bonnie Braes Community

On Tue, Jun 21, 2022 at 11:26 AM Bonnie Braes Dr wrote:

Dear Brampton City Official,

This is to inform Brampton City officials and Public Representatives that Bonnie Bares Community is deeply disappointed and concerned. A beautiful Flower city is being transformed into a concrete cactus city. Every single Brampton community has the same concern (specially Brampton West) but it seems like City officials have chosen to ignore the voice of the people.

It is evident that due diligence is not done in the approval process. Approval process was unnecessarily escalated and the project was approved in 3 months whereas we were told that city officials take 9-12 months to analyse all the details.

Are the upcoming city elections affecting/influencing the decision made? Why are the decisions based upon old studies?

We as Bonnie Braes community members want to challenge the project approval and need to know the next steps for the same. We were expecting more from public representatives. Letter signed by 264 people (310 online signs) is ignored like scrap pieces of paper.

At the end we thank you for uniting us.

Sincerely,
Bonnie Braes Community and Neighbourhood

On Tue, Feb 22, 2022 at 9:40 AM Bonnie Braes Dr <bonniebraesresidents@gmail.com> wrote:

Enclosed/Attached:

-

1. Letter physically signed by **264 adults of the community** (A lot of people were not available due to Family day weekend and pandemic limitations, But the **general sentiment is very much against** the proposed amendment)
2. Online Petition signed by **310 individual as of today**
 - a. <https://www.change.org/p/oppose-108-back-to-back-town-homes-on-bonnie-braes-dr-and-elmcrest-dr>

Planning and Development Services, Brampton

Ref: File: OZS-2021-0044 – Application for and official plan Amendment and Zoning By-law Amendment 8680 Chinguacousy Road

Dear City Officials,

We are residents residing in the subdivision concerning planning reference OZS-2021-0044, as we have received the notification letter referring to the public meeting organized by Brampton City officials on March 7th, 2022. We have a few proposal concerns, requests, and objections with regards to the plan - OZS-2021-0044.

Request to please move the meeting to a later date and In-Person

1. **Delay in Notice Received:** Notice of the public meeting was received by some residences on February 15, 2022, for a meeting scheduled on March 7, 2022. Residents should be given a minimum of 30 days to prepare a response after the delivery of notice.

2. In Person meeting request: Many residents in this neighbourhood are not tech savvy. Video/Virtual meeting is not the appropriate choice for them. Every citizen of this neighbourhood should have the right to put forward their view on the new development. In the event an in-person meeting cannot be scheduled at this time, please postpone this meeting to the later date when COVID protocol will be lifted. Every citizen has the right to voice their concern that can't be taken away in the name of COVID protocols.

We truly believe that our request will be considered as these are unprecedented times, and regular protocol can't be applied here.

Objections to the new Development/Plan: Residents of the neighbourhood have raised the following objections. Please note that they are not in the order of any priority.

1. School: Churchville PS is the only school that serves this neighbourhood. The school is already struggling with infrastructure issues and there is no more space for portables. Kids in this neighbourhood are already being denied admission. Bringing in an additional 108 families will cause further strain on school admission in the neighbourhood.

2. Safety in the School zone: School is already struggling with safety concerns due to the traffic situation. There is usually a 400m traffic jam in the mornings and afternoons during school hours on each side of Bonnie Braes Dr and James Potter Rd. There is already a safety risk to kids and parents due to this high traffic situation. Kiss and Ride service is not allowed in the afternoons due to traffic situations.

3. Traffic: Plan is talking about 162 Car parking spaces and an additional 22 visitor parking space with the only entrance from Elmcrest Dr. This is not a 2 lane (each side) street. We are inviting an accident situation by moving these many cars from Elmcrest to Bonnie Bares Dr. West/East and North/South traffic from Elmcrest will block traffic on all sides, as Elmcrest is not planned to handle this kind of traffic flow (Ref: Master Plan).

4. Noise pollution: Adding 108 units in 1.85 Acres of land is definitely going to create huge noise. It is a silent neighbourhood and the plan is to convert it into a noisy city. Homes backing onto 8680 Chinguacousy Road are concerned with excessive noise during construction and pollution/dirt during construction resulting in them not being able to use their backyards.

5. Community Centre/Library: There are no community centre or Library in the neighbourhood. Instead of adding amenities to support the neighbourhood, the plan is trying to add more concrete.

6. Aesthetics of Neighborhood – The beauty of the neighbourhood will be completely ruined with these types of buildings in the subdivision area. Aesthetics of Neighborhood should be intact and considered when creating a new sub-division. A perfect example is from Allerego Dr (Street branching off Bonnie Braes Dr), as the recent addition of semi-detached homes has caused the street to become an eye sore.

7. **Other Technical Issues** – Drainage, Flooding, Resources etc

Proposal: We would like to put forth the following proposal for the land use.

1. **Community Center:** City should use the land and convert it into a community center. There is no community centre in the vicinity of this neighbourhood.

2. **Low Density Detached Homes:** We as neighbourhood welcome a plan which can include 2 story detached homes. The area is currently designated for Low Density housing and should remain as such. Majority of the current homeowners in close proximity to 8680 Chinguacousy Road purchased their homes based on the initial plan for this area (Place of Worship or Low-Density housing). This neighbourhood currently has detached homes and we propose that this area be used for the same to keep the aesthetics of the neighbourhood and sub-division consistent.

We sincerely hope that the interest of citizens of this area will be considered as priority over profit of the corporations (Builder) and City's revenue collection.

Sincerely,
Bonnie Braes Community and Neighbourhood

July 4, 2022

By E-Mail Only to *cityclerksoffice@brampton.ca* and *peter.fay@brampton.ca*

His Worship Mayor Patrick Brown and Members of Council
Corporation of the City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Attention: Mr. Peter Fay, City Clerk

Your Worship and Members of Council

**Re: Springbrook Tertiary Plan
Credit Valley Secondary Plan Area
Official Plan Amendment No. 45
Request for Notice on Behalf of Crystal Homes (Wildflowers) Corporation**

We are counsel to Crystal Homes (Wildflowers) Corporation, the owner of 1626, 1646, 1654 Queen Street West.

Crystal Homes is the applicant in File Nos. OZS-2020-0029, a combined Official Plan, Zoning and Subdivision Application for 2 single detached homes, 61 townhomes, a mid-rise building and parkette on its lands. Crystal Homes is also the applicant in File No. SPA-2022-0079, a Site Plan Application for the mid-rise building, which fronts onto Queen Street West.

Despite having lands and active planning applications within the Springbrook Tertiary Plan (the “**Tertiary Plan**”), our client did not receive direct notice of the potential changes proposed to that plan. Fortunately, by happenstance, our client became aware that the City is pursuing modifications to the Tertiary Plan. Our client has a direct interest in modification to the Tertiary Plan as some of its land holdings are within the area covered by same.

As a result, we hereby request that you add us to the circulation list and provide us with notice of all procedural steps, including meetings, including open house, public, Council and committee meetings.

Our client is actively engaged in assessing the Tertiary Plan and we anticipate it will deliver substantive comments in due course.

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

Yours truly,
DAVIES HOWE LLP



Aaron I. Platt
Professional Corporation

AIP:AL

copy: Bob Bjerke, Director, City Planning & Design Planning
Jeffrey Humble, Manager, Policy & Strategic Initiatives
Neil Chadda, Policy Planner II

July 4, 2022

Mayor and Members of Council
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Via email: cityclerksoffice@brampton.ca

Dear Mr. Mayor and Members of Council

RE: BRAMPTON COUNCIL AGENDA JULY 6, 2022, ITEM 10.4.1
DRAFT BRAMPTON OFFICIAL PLAN
BRAMALEA CITY CENTRE & 410 / STEELES LANDS
MHBC FILE: 9519Y

MacNaughton Hermesen Britton Clarkson Planning Limited ("**MHBC**") is retained by Morguard Corporation ("**Morguard**") with respect to the Bramalea City Centre ("**BCC**") located at 25 Peel Centre Drive and a group of commercial / employment properties ("**410 / Steeles Lands**") that are generally bound by Kennedy Road, Steeles Avenue East, Rutherford Road South and existing employment lands as shown below.



Bramalea City Centre



410 / Steeles Lands

We would like to commend staff on the preparation of a progressive and forward looking draft Official Plan (“**OP**”) document. The OP contains many salient objectives and policies. However, there are a number of concerns with respect to certain proposed policies as well as with the overall review and approval process as it relates to timing.

We have provided written comments to staff on behalf of Morguard (see attached letter) expressing concerns with respect to the draft OP. Since that time we have had a constructive discussion with staff about our concerns and we would like to continue working with staff to resolve these concerns in the interest of ensuring that the OP provides a forward looking and flexible approach to managing growth and development on Morguard’s lands. As these lands are designated for further growth and intensification in the draft OP, it is important to recognize that these lands are occupied by existing successful commercial centres which provide important services, jobs, amenities and shopping opportunities to the community. It is thus critical to ensure that any new policies offer the necessary flexibility for these commercial centres to continue operating and responding to market changes while the overall goal of intensification and redevelopment is achieved in the long term.

To this end we support extending the timeline for approval of the draft OP to allow for a sufficient amount of time to work with staff on these policies. An OP is the City’s most important land use document and endures over many years. It is therefore necessary that sufficient time be allotted to ensuring that proper review, assessment and improvements to the draft policy framework can take place before the plan is adopted by Council.

We appreciate your consideration of these comments. If you require any additional information, please do not hesitate to contact us.

Yours Truly,

MHBC

A handwritten signature in black ink, appearing to read 'Gerry Tchisler', written over a light blue circular stamp.

Gerry Tchisler, M.Pl., MCIP, RPP
Associate

Encl.

June 3, 2022

Andrew McNeill
Manager, Official Plan and Growth Management
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Via email: opreview@brampton.ca

Dear Mr. McNeill

**RE: DRAFT BRAMPTON OFFICIAL PLAN COMMENTS
BRAMALEA CITY CENTRE & 410 / STEELES LANDS
MHBC FILE: 9519Y**

MacNaughton Hermesen Britton Clarkson Planning Limited ("MHBC") is retained by Morguard Corporation ("Morguard") with respect to the Bramalea City Centre ("BCC") located at 25 Peel Centre Drive and a group of commercial / employment properties ("410 / Steeles Lands") that are generally bound by Kennedy Road, Steeles Avenue East, Rutherford Road South and existing employment lands as shown below. A Site Plan Control application is currently being processed by the City to permit a residential development at BCC in accordance with existing zoning permissions.



Bramalea City Centre



410 / Steeles Lands

We would like to commend staff on the preparation of a progressive and forward looking draft Official Plan (“OP”) document. The OP contains many salient objectives and policies. However, there are a number of concerns with respect to certain policies (as described below) as well as with the overall review and approval process as it relates to timing.

A comment submission deadline of June 3, 2022 and a target for a recommendation meeting on June 29, 2022 is not a sufficient amount of time for proper consideration of feedback received from the public, performing the necessary revisions to the OP document and again releasing the updated draft OP for public review ahead of the June 29, 2022 meeting with sufficient time for public review. An OP is the City's most important land use document and thus should not be rushed. The upcoming July 1, 2022 deadline for conformity to Provincial policy is for upper-tier OP documents (i.e. the Region of Peel Official Plan), not lower-tier OPs like the Brampton OP. Therefore, there is no imperative need for a shortened review period with a goal of a June 29, 2022 recommendation meeting for adoption. The OP review period can be reasonably extended into the summer months to ensure thorough review and consultation occurs.

The following comments and concerns with respect to specific policies in the OP should be considered for the next version of the draft OP:

- 1) Policy 2.2.7.b indicates that mixed use buildings are encouraged. Although the word “encouraged” is used, having this policy under the “Permitted Uses” section may create confusion and result in an interpretation that only mixed use buildings are permitted within Urban Centres given that single use buildings are not also listed as a permitted use. Note that Policy 2.2.26.b for Primary Urban Boulevards has similar language but specifically clarifies that single use buildings are permitted. We request clarification that single use buildings are permitted in Urban Centres and that Policy 2.2.7.b be updated to reflected same.

Policies 2.2.26.b and 2.2.27.d indicate that single use buildings are not permitted along Primary and Secondary Urban Boulevards within Urban Centres. BCC has a number of single use out-parcel buildings along Queen Street and Dixie Road which are identified as Primary and Secondary Urban Boulevards (respectively). These uses serve an important commercial function and are expected to operate for the foreseeable future. To ensure these uses can be reconfigured, upgraded and expanded, as needed we request that these policies be modified to be applicable to “new” single use buildings. It should also be clarified that, for large land holdings, only the portions of the property abutting the Boulevards are subject to the mixed use requirement. BCC is a 33 ha contiguous property. Only the portions of the property abutting the Boulevards should be subject to this policy as opposed to the entirety of the land holding.

- 2) Policy 2.2.7.c indicates that new surface accessory parking lots and surface commercial lots are not permitted. Although the general reduction in the amount of surface parking in areas designated for intensification is common, there needs to be some flexibility in this policy to accommodate small accessory surface lots for new uses and to ensure existing operators of surface parking lots, such as BCC, can continue to operate and modify their sites as needed while they transition into more intensified areas over the long term.

Small accessory surface lots serve an important function for commercial, office and residential development by providing convenient areas for short term customer parking and visitor parking. Although most parking for such uses can be located below grade or in a parking structure over time in order to use land efficiently, small surface lots provide an important function as short term parking.

More specifically, BCC also requires the flexibility to modify, relocate and replace buildings and parking areas on site. The BCC lands are approximately 33 ha in area with over 1.5 million square feet of commercial and office space. Flexibility is required to ensure that these uses can continue to function appropriately as the area redevelops into an intensified urban centre over the long term. Provision of sufficient and convenient parking is a critical consideration of bricks and mortar commercial and office tenants and thus the OP needs to ensure that surface parking at BCC can be configured as needed over time. The following policy should be added for BCC:

“Notwithstanding Policy 2.2.7.c, on lands known as the Bramalea City Centre, bound by Queen Street East, Team Canada Way, Clark Boulevard and Dixie Road, new surface parking lots shall be permitted where they are the result of new development that requires the relocation, modification or re-configuration of existing surface parking areas.”

- 3) Policy 2.2.10 indicates that the evaluation of building height and form in Urban Centres will consider, among other things, visual impacts on lower scale Neighbourhoods. It is unclear what a visual impact on a lower scale Neighbourhood would constitute and whether this is indeed a relevant planning goal when considering a designation that is planned to achieve the highest level of density in the City. Policy 2.2.10 already lists relevant height and form-related criteria like access to sunlight, wind impacts and impacts on public spaces and heritage properties. Therefore, visual impact on a lower scale Neighbourhood should be removed as a criteria in the evaluation of building height and form.
- 4) Policy 2.2.23 indicates that new automobile-oriented uses are prohibited in Urban Centres. The term “automobile-oriented uses” should be clarified. This term should not include uses that require a significant amounts of parking like large-format commercial uses such the BCC shopping centre and its various out-parcel buildings. If the City intends to consider such uses as “automobile-oriented uses”, we request that an exception be added for BCC lands. BCC is a successful and thriving commercial centre and it is imperative that the OP provides a flexible policy framework so that BCC can continue to evolve with changes in commercial real estate and shopping trends. This is an especially important consideration given the impact of covid-19 on bricks and mortar shopping as well as the broader proliferation of online shopping.
- 5) Policy 2.2.24 indicates that structured parking in new development will be located underground or in above grade structured parking that doesn’t face the street. Additionally, standalone above grade parking structures will be prohibited. BCC currently contains two above grade parking structures which form an important part of the parking supply. Above grade parking structures will form an even more important part of the parking supply as BCC intensifies over the long term and there becomes an ever greater need to balance parking requirements for existing commercial uses with the redevelopment of existing surface lots for higher density uses. Public transit will play an increasingly important role in moving people to and from BCC over time. However, the automobile will continue to be an important transportation mode for people accessing BCC from the surrounding neighbourhoods and beyond and thus we request that BCC be exempt from this prohibition in order to facilitate its long term redevelopment. Should the City not provide such exemption, Policy 2.2.24 should be amended to prohibit “new” standalone parking structures which would allow existing structures to be reconfigured, upgraded and expanded as needed.
- 6) The OP appears to use the terms “Tall / Tall Plus” and “High-Rise / High-Rise Plus” interchangeably whereas only “Tall / Tall Plus” is defined in the document. We would like clarification that these

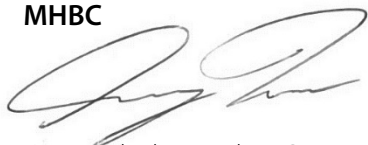
terms are referring to the same thing. If so, the OP should be revised to only include one set of terms to maintain consistency.

- 7) Policy 2.2.9 indicates that “High-Rise / High-Rise Plus” are only permitted in the Urban Centres where they achieve a high level of design excellence and conformity with Urban Design policies. Table 4 indicates that “Tall / Tall Plus” may be permitted in Urban Centres subject to a “Precinct Plan study”. We understand that the effect of Policy 2.2.9 and Table 4 is to prohibit any building greater than 12 storeys in Urban Centres until a Precinct Plan study has been completed. This is an overly restrictive policy for development within an intensification area. The OP should be revised to permit buildings greater than 12 storeys within Urban Centres with accompanying policies regarding a high standard of design and general conformity with urban design principles.
- 8) Policy 2.2.123 indicates that new retail developments that include one or more stores totaling 3,000 square metres or more of retail gross floor or 1,000 square metres for individual units may only be permitted in the Mixed-Use Employment designation through an amendment to the OP and subject to certain criteria. The 410 / Steeles Lands contain an existing shopping centre which is almost fully built out. A policy should be added that recognizes existing shopping centres and ensures their ability to expand and develop over time without being subject to Policy 2.2.123.
- 9) Policy 3.1.130 requires that Area-Specific Urban Design Guidelines be submitted as part of a complete site plan application for any sites that area greater than 1 hectare or if the site is located in a Centre, Boulevard, Corridor or Hub. Good urban design is an important component of the development process. However, Policy 3.1.130 is a mandatory policy and does not allow room for consideration of a site’s physical or policy context or the type of development being proposed in the determination of whether an Area Specific Urban Design Guideline must be prepared as part of the site plan process. This would suggest that such guidelines are required even when there is sufficient urban design policy in the existing OP, secondary plan, precinct plan or the city-wide guidelines. Policy 3.1.130 should be modified to state that and Area-Specific Urban Design Guidelines “may” be required to allow the flexibility and discretion in circumstances where there is sufficient urban design guidance.
- 10) Policies 2.1.33.c, 2.1.49 and 2.2.4 state that a Major Transit Station Area (“MTSA”) study, Secondary Plan and Precinct Plan may be required for MTSA’s and Urban Centres prior to a major rezoning taking place and should such studies not already be in place prior to a development application being submitted, the applicant would be responsible for the completion of such studies. The orderly development of growth areas is an important planning consideration. However, this policy should be revised to state that applications for single developments should be permitted to proceed without an MTSA study, Secondary Plan and Precinct plan to ensure that development opportunities that are not area-wide can be realized without delay.

We appreciate your consideration of these comments. If you require any additional information, please do not hesitate to contact us.

Yours Truly,

MHBC

A handwritten signature in black ink, appearing to read 'Gerry Tchisler', written over a faint circular stamp.

Gerry Tchisler, M.Pl., MCIP, RPP
Associate

Subject: FW: [EXTERNAL]Re: Council Decision to fill council position now vacated by Councillor Charmaine Williams - Concern stated below - Follow-up

Importance: High

From: Marjorie Taylor

Sent: 2022/07/04 8:38 AM

To: Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>

Cc: Fay, Peter <Peter.Fay@brampton.ca>; Collins, Gary <Gary.Collins@brampton.ca>

Subject: [EXTERNAL]Re: Council Decision to fill council position now vacated by Councillor Charmaine Williams - Concern stated below - Follow-up

Importance: High

Further to the email below, I wish to thank Councillor Palleschi's office for acknowledging receipt of my email below.

I see from an article penned by **Alexandra Heck in The Brampton Guardian of June 30th** that a decision has not been made with regard to the replace of the former Councillor Williams position now that she has officially been elected MPP in the recent provincial elections.

I stand with Mayor Brown, Paul Vicente, Rowena Santos, Harkirat Singh and Michael Palleschi that this position should not have been declared prior to the provincial elections' outcome. Further, as my email noted below, the process should be transparent, and that former councillor should have been canvassed to gauge their interest in the position and proper procedures developed to fill the position. Toronto was faced with the same issue and have dealt with it in a more transparent manner.

I suggest the same for Brampton.

Please note that others in the community share my opinion, so this should not be looked upon as City Council matters only, but one in which the wider Brampton community is watching very closely. Transparency, diversity and inclusion are watchwords that Council should take very seriously in its deliberations.

Sincerely,

Marjorie Taylor
2015 Brampton Citizen of the Year

From: Marjorie Taylor

Sent: June 6, 2022 12:31 PM

To: Patrick Brown (Brampton Mayor) <patrick.brown@brampton.ca>; Charmaine Williams (Councillor) <charmaine.williams@brampton.ca>; Jeff Bowman (Councillor) <jeff.bowman@brampton.ca>; Martin Medeiros (Regional Councillor) <martin.medeiros@brampton.ca>; Harkirat Singh (Councillor) <harkirat.singh@brampton.ca>; Gurpreet Dhillon (Regional Councillor) <gurpreet.dhillon@brampton.ca>; Rowena Santos (Councillor) <rowena.santos@brampton.ca>; Pat Fortini (Regional Councillor) <pat.fortini@brampton.ca>; Paul Vicente (Reg. Councillor) <paul.vicente@brampton.ca>; Michael Palleschi (Regional Councillor) <michael.palleschi@brampton.ca>; Doug Whillans (Regional Councillor) <doug.whillans@brampton.ca>
Subject: Council Decision to fill council position now vacated by Councillor Charmaine Williams - Concern stated below

It was brought to my attention this past Saturday that Council approved a motion to appoint retired Councillor Elaine Moore to fill the now vacant position of Councillor Williams until the conclusion of the Municipal Elections in October.

I have also now read the below article (see link below) and agree that this action would be **unprecedented** and does not, in my opinion, pass the "**transparency lens**".

<https://www.insauga.com/brampton-city-council-votes-to-appoint-new-councillor-before-old-one-quits/>

If an appointment is to be made (rather than a by-election due to shortness of time between now and the upcoming provincial elections), then **all** retired/past councillors should be informed and their interest in applying for the position sought. In this way, there might be some reasonable competition and a vote could then be taken by council members. I also believe that the residents of Brampton should be made aware of this process and proposed action, **It is**

important that an unbiased and transparent process be developed and executed for any filling of this vacancy.

Respectfully sharing my opinion as a resident of this City of Brampton.

Marjorie Taylor

Fay, Peter

From: CreditValleyResidents Association
Sent: 2022/07/14 12:26 PM
To: Fay, Peter; Morrison, Paul
Cc: Brown, Patrick - Mayor
Subject: [EXTERNAL]Reference: City File #: OZS-2021-0018 & City File OZS-2020-0036

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

July 14, 2022

WITHOUT PREJUDICE

To
City Clerk & City Solicitor
City of Brampton,
2 Wellington Street W,
Brampton, ON L6Y 4R2

Reference: City File #: OZS-2021-0018 & City File OZS-2020-0036 - Unconstitutional and Unenforceable decision by the Planning Committee

This letter is in follow-up to an earlier notice regarding the above-mentioned planning applications.

The Credit Valley Residents Association (CVRA) submitted our objections on June 20, 2022.

The Ontario Superior Court's ruling on Monday July 11, 2022 also recognized that the composition of Council earlier this month was in-fact improper and thus any decisions made by that Council would have been unconstitutional and unenforceable.

The fact that Brampton Councillors violated the Municipal Act due to either incompetence or intentionally, calls into question the validity of other decisions made by this entire Council. We still believe there are biased planning decisions being made for numerous reasons by Council and Senior Planning staff in relation to the subject applications, which we will address in detail in the future.

At this time, prior to Council voting on the subject applications or any applications related to multi-level buildings along Queen St West, we request that the following should occur:

- 1) Objections that were put forward by the residents of the area related to the various multi-level buildings need to be considered with seriousness, added to public record and not dismissed without details in the relevant Recommendation Reports.
- 2) The study reports submitted by the developers should be reviewed again for comprehensiveness. The impact of all of the medium-high density projects within the area of Queen St West should be considered - many of the

reports submitted by developers related to the subject applications did not reflect that all projects in the area were considered.

3) Council and Senior Planning Staff should seek clarification from the Province regarding the Provincial Growth Plan and where the Province is actually recommending Municipalities to prioritize growth & intensification. Queen St West should not be prioritized for intensification prior to other areas of Brampton where medium-high density development will be beneficial and can be accommodated by the local infrastructure.

4) The BRT project related to stops along Queen St West should be reviewed to ensure financial viability, that projected utilization rates will justify the costs of the project and to confirm whether the City has money budgeted for the project (for stops along Queen St West). Re-zoning changes for multi-level buildings in the area should not be approved pre-emptively based on the idea that at some point in the future there will be BRT stops along Queen St West.

As residents have already expressed, development of multi-level buildings along Queen St West is bad planning and will have disastrous effects on the surrounding area.

Please confirm by July 21, 2022 with an email whether decisions on the subject applications will be delayed until the above has been completed. If so, please provide us with a timeline of when the above will be completed. If Council will not be delaying any voting decisions related to the subject applications, please confirm.

We look forward to hearing from you regarding next steps and would appreciate your co-operation.

Thank you.

The Credit Valley Residents Association

SUPERIOR COURT OF JUSTICE - ONTARIO

RE: Harkirat Singh, Applicant

AND:

The Corporation of the City of Brampton, Respondent

BEFORE: Doi J.

COUNSEL: Thomas A. Richardson and Andrea Mannell, for the Applicant

Charles M. Loopstra Q.C. and Jenelle Westworth, for the Respondent

HEARD: June 30, 2022

ENDORSEMENT

Overview

[1] At a Special Meeting held on May 31, 2022, Brampton City Council (“Council”) passed Resolution C168-2022, confirmed by By-law 129A-2022, to conditionally appoint a member to Council to fill a potential vacancy which arose shortly thereafter. The Applicant brought this urgent application to quash the Resolution and By-law for illegality by asserting that both were passed without jurisdiction.

[2] For the reasons that follow, the application is granted.

Background

[3] The background facts are not in dispute.

[4] The City of Brampton (“City”) is governed by Council which is comprised of eleven (11) members. On May 31, 2022, the following members were serving on Council:

- a. Mayor Patrick Brown;
- b. Regional Councillor Rowena Santos, Wards 1 and 5;

- c. Regional Councillor Paul Vicente, Wards 1 and 5;
- d. City Councillor Doug Whillans, Wards 2 and 6;
- e. Regional Councillor Michael Palleschi, Wards 2 and 6;
- f. City Councillor Jeff Bowman, Wards 3 and 4;
- g. Regional Councillor Martin Mederios, Wards 3 and 4;
- h. City Councillor Charmaine Williams, Wards 7 and 8;
- i. Regional Councillor Pat Fortini, Wards 7 and 8;
- j. City Councillor Harkirat Singh, Wards 9 and 10; and
- k. Regional Councillor Gurpreet Dhillon, Wards 9 and 10.

[5] One of the members of Council at the time, City Councillor Williams, was the Progressive Conservative Party of Ontario candidate for the riding of Brampton Centre in the 2022 Ontario general election. The election started on May 4, 2022 and ended with voting day on June 2, 2022 (“Election”).

[6] On May 31 2022 (i.e., prior to voting day), Council held a Special Meeting. The meeting agenda included, among other things, Item 5.2 (*Potential Councillor replacement due to provincial election*) to address a potential vacancy on Council that would arise if City Councillor Williams was elected to the Legislative Assembly of Ontario as the Member of Provincial Parliament for Brampton Centre. In advance of the meeting, three individuals sent correspondence to Council to express their willingness to fill a potential vacancy on Council for the remainder of the term if City Councillor Williams was elected to the Legislative Assembly.

[7] During the Special Meeting, Council debated the following motion (C168-2022), as amended, moved by Regional Councillor Fortini and seconded by City Councillor Bowman:

Whereas Brampton taxpayers elect a city and a regional councillor in their Wards;

Whereas representative continuity is important and expected to ensure responsible oversight and stewardship from the beginning to the end of the elected term of office;

Whereas there exists the potential for a city councillor seat vacancy prior to the end of the 2018-2022 term of office for Wards 7&8;

Therefore be it resolved that, in the event the Wards 7&8 City Councillor position becomes vacant, that former City and Regional Councillor Elaine Moore, subject to her declaration of consent being provided to the City Clerk, be appointed to fill the position until the end of the term of office, and that such appointment be effective upon the declaration of vacancy of the said seat.

[8] After the motion was introduced, Council debated the legality of the motion that sought to conditionally appoint a member to Council before a vacancy was declared and whether the motion complied with the *Municipal Act*. The City Solicitor and the City Clerk advised, in open session, that the motion did not comply with the statutory requirements for filling a Council vacancy.

[9] Following debate, Council proceeded to consider the motion. City Councillor Williams participated in the vote on the motion which carried by a recorded vote of 6-5 as follows:

Yea (6): City Councillor Whillans, City Councillor Bowman, Regional Councillor Medeiros, City Councillor Williams, Regional Councillor Fortini, and Regional Councillor Dhillon.

Nay (5): Mayor Brown, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Palleschi, and City Councillor Singh.

Before the Special Meeting concluded, Council passed By-law 129A-2022 ("By-law") to confirm the proceedings at the meeting including the resolution for the motion, being Resolution C168-2022 ("Resolution").

[10] On June 2, 2022, City Councillor Williams won her riding in the Election and was declared the Member of Provincial Parliament-elect for Brampton Centre.

[11] On June 6, 2022, the City Clerk received a consent from Elaine Moore in which she advised of her agreement to assume the role of city councillor upon a declaration of vacancy by Council.

[12] By letter dated June 7, 2022, City Councillor Williams resigned from her position on Council effective 11:59 pm on June 8, 2022.

[13] Following City Councillor William's resignation, a fourth individual submitted written correspondence to Council to express an interest in filling the vacancy created by the resignation.

[14] On June 18, 2022, the Return of Members was published in The Ontario Gazette, Vol. 155-25, which gave Parliamentary notice of Ms. Williams' election to the Legislative Assembly.

[15] After City Councillor Williams' resignation took effect, the next Council meeting was to take place on June 15, 2022. Item 10.2.1 to the revised agenda for that meeting was a Staff Report entitled "*Declaration of Vacant Council Office under Section 262(1) of the Municipal Act, 2001*" dated June 8, 2022 which made the following recommendations:

1. That the report re: Declaration of Vacant Council Office under Section 262(1) of the Municipal Act, 2001, to the City Council Meeting of June 15, 2022 be received; [and]
2. That as a result of City Councillor Charmaine Williams being elected to the provincial assembly as a Member of Provincial Parliament on June 2, 2022, and her resignation filed with the Clerk (effective June 8, 2022, at 11:59 pm), Brampton City Council, in accordance with Section 262(1) of the Municipal Act, 2001, declare the office of City Councillor, Wards 7 and 8, to be vacant.

[16] The Council meeting scheduled for June 15, 2022 did not proceed due to a lack of quorum. As Council consisted of eleven members, quorum for a meeting required six members to attend. The meeting was rescheduled to June 17, 2022 and a revised agenda listed Item 5.3 "*Declaration of Vacant Council Office*" along with the same staff report dated June 8, 2022. The meeting that was scheduled for June 17, 2022 also failed due to a lack of quorum. Council has not had quorum at any of its meetings since City Councillor Williams' resignation took effect on June 8, 2002.

Issue

[17] The key issue on this application is whether the Resolution and the By-law comply with the requirements under the *Municipal Act* for filling a vacancy on Council.

Application and Standard of Review

[18] On application, the Court may quash a municipal resolution or by-law for illegality under s. 273 of the *Municipal Act*, which states in part:

Application to quash by-law

273 (1) Upon the application of any person, the Superior Court of Justice may quash a by-law of a municipality in whole or in part for illegality.

Definition

(2) In this section,
“by-law” includes an order or resolution.

[...]

Timing

(5) An application to quash a by-law in whole or in part, subject to section 415, shall be made within one year after the passing of the by-law.

[19] The term “illegality” under ss. 273(1) of the *Municipal Act* is a broad generic term that encompasses any non-compliance with the law: *London (City) v. RSJ Holdings Inc.*, 2007 SCC 29 at para 35.

[20] In *Friends of Lansdowne Inc. v. Ottawa (City)*, 2012 ONCA 273 at para 12, Lang J.A. writing for the Court of Appeal considered the standard of review on an application brought under ss. 273(1) of the *Municipal Act*:

[12] Since municipalities are creatures of statute, their jurisdiction is limited to the powers provided by the legislature. Accordingly, a city does not have jurisdiction to pass a by-law that authorizes acts prohibited by its governing legislation. Since a city has no particular expertise in jurisdictional issues, a court will review the legality of a municipal by-law on the standard of correctness: see *London (City) v. RSJ Holdings Inc.*, [2007] 2 S.C.R. 588, [2007] S.C.J. No. 29, 2007 SCC 29, at para. 39. Section 273(1) of the Act gives the Superior Court the discretion to “quash a by-law . . . for illegality”.

[13] Absent illegality, municipal by-laws are well insulated from judicial review. Section 272 of the Act prohibits a review of a by-law passed in good faith “in whole or in part by any court because of the unreasonableness or supposed unreasonableness of the by-law”. Thus, a court cannot interfere with a by-law that is unreasonable, but a court may quash one that is illegal.

[14] ... While generally the appropriate standard of review on questions of law is correctness, courts are cautioned in cases involving municipal challenges to require “clear demonstration” before concluding that a municipality’s decision is made without jurisdiction: see *Nanaimo (City) v. Rascal Trucking Ltd.*, [2000] 1 S.C.R. 342, [2000] S.C.J. No. 14, 2000 SCC 13, at para. 36, citing *Shell*

Canada Products Ltd. v. Vancouver (City), 1994 CanLII 115 (SCC), [1994] 1 S.C.R. 231, [1994] S.C.J. No. 15, at p. 244 S.C.R.

[15] Courts reviewing decisions made within jurisdiction must apply a deferential standard: see *Nanaimo*, at para. 35. As the application judge explained, provided they act with jurisdiction, municipalities are accountable to their constituents and not to the courts. [Emphasis added]

[21] The test on jurisdictional issues is correctness: *RSJ Holdings* at para 37; *Nanaimo (City) v. Rascal Trucking Ltd.*, 2000 SCC 13 at para 29. That being said, a decision to quash a by-law for illegality under ss. 273(1) of the *Municipal Act* calls for a discretionary decision which is informed by such factors as the nature of the by-law, the seriousness of the illegality, its consequences, delay and mootness, among others: *RSJ Holdings* at para 39. A by-law that is clearly shown to have been made without jurisdiction may be quashed by a court acting judicially.

Analysis

[22] Municipalities are creatures of provincial legislation: *Toronto (City) v. Ontario (Attorney General)*, 2021 SCC 34 at para 2. Given that a municipality’s law-making authority is limited to the powers conferred by the provincial legislature, the issue of whether a by-law is passed within a municipality’s jurisdiction is a matter of statutory interpretation: *Clublink Corporation ULC v. Oakville (Town)*, 2019 ONCA 827 at para 34. In keeping with the modern approach to statutory interpretation, “the words of an Act are to be read in their entire context and in their grammatical and ordinary sense harmoniously with the scheme of the Act, the object of the Act, and the intention of [the legislator]”: *Bell ExpressVu Limited Partnership v. Rex*, 2002 SCC 42 at para 26. In construing a municipal by-law, a court should take a broad and purposive approach to the construction and interpretation of municipal powers: *Cash Converters Canada Inc. v. Oshawa (City)*, 2007 ONCA 502 at para 20.

[23] Section 2 of the *Municipal Act, 2001*, SO 2001, c. 25 (“*Municipal Act*”) sets out the purpose of the statute in the following terms:

Purposes

2. Municipalities are created by the Province of Ontario to be responsible and accountable governments with respect to matters within their jurisdiction and each municipality is given powers and duties under this Act and many other

Acts for the purpose of providing good government with respect to those matters. [Emphasis added]

[24] As the Court of Appeal explained in *Croplife Canada v. Toronto (City)*, 2005 CanLII 15709 (ONCA) at paras 34 and 37, leave to appeal denied [2005] SCCA No 329, the *Municipal Act* is intended to give Ontario municipalities “the tools they need to tackle the challenges of governing in the 21st century” and therefore municipal powers are to be interpreted broadly and generously within their context and statutory limits, to achieve the legitimate interests of the municipality ... The provincial legislator has made clear that it intends for municipal powers to be interpreted broadly by expressly stating as much at s. 8 of the *Municipal Act*.” [Emphasis added] More recently, the Court of Appeal affirmed this reasoning in *Clublink* at para 35.

[25] As noted in *Croplife* at para 34, a municipality’s authority is set out in broad terms under s. 8 of the *Municipal Act* which provides, in part:

Scope of Powers

8 (1) The powers of a municipality under this or any other Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality’s ability to respond to municipal issues.

Ambiguity

(2) In the event of ambiguity in whether or not a municipality has the authority under this or any other Act to pass a by-law or to take any other action, the ambiguity shall be resolved so as to include, rather than exclude, powers the municipality had on the day before this Act came into force. [Emphasis added]

[26] A municipality’s authority under s. 8 is supplemented by ss. 9, 10 and 11 of the *Municipal Act* which provide, in part:

Powers of a natural person

9 A municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act

Broad authority, single-tier municipalities

10 (1) A single-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public.

By-laws

(2) A single-tier municipality may pass by-laws respecting the following matters:

1. Governance structure of the municipality and its local board

[...]

Broad authority, lower-tier and upper-tier municipalities

11 (1) A lower-tier municipality and an upper-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public, subject to the rules set out in subsection (4).

By-laws

(2) A lower-tier municipality and an upper-tier municipality may pass by-laws, subject to the rules set out in subsection (4), respecting the following matters:

1. Governance structure of the municipality and its local boards.

As the City is a lower-tier municipality, its authority to pass by-laws regarding governance matters is found at ss. 11(2)(1.) of the *Municipal Act*.

[27] Although ss. 8, 9 and 11 of the *Municipal Act* confer broad authority on a municipality, including the authority to pass by-laws with respect to its governance structure, these provisions are limited by ss. 14 and 15 of the *Municipal Act* as follows:

Conflict between by-law and statutes, etc.

14 (1) A by-law is without effect to the extent of any conflict with,

- (a) a provincial or federal Act or a regulation made under such an Act; or
- (b) an instrument of a legislative nature, including an order, licence or approval, made or issued under a provincial or federal Act or regulation.

Same

(2) Without restricting the generality of subsection (1), there is a conflict between a by-law of a municipality and an Act, regulation or instrument described in that subsection if the by-law frustrates the purpose of the Act, regulation or instrument.

Specific powers, by-laws under general powers

15 (1) If a municipality has power to pass a by-law under section 9, 10 or 11 and also under a specific provision of this or any other Act, the power

conferred by section 9, 10 or 11 is subject to any procedural requirements, including conditions, approvals and appeals, that apply to the power and any limits on the power contained in the specific provision.

Interpretation

(1.1) For the purpose of subsection (1) and, unless the context otherwise requires, the fact that a specific provision is silent on whether or not a municipality has a particular power shall not be interpreted as a limit on the power contained in the specific provision. [Emphasis added]

[28] Writing for a majority of the Court of Appeal in *Clublink* at para 38, Harvison Young J.A. explained the limits of a municipality's powers as follows:

[M]unicipal powers find their source in statutes that are interpreted purposively applying the modern approach. Where the legislator has evidenced its intention to set limits on otherwise expansive municipal authority, municipalities cannot rely on broad grants of power to escape these constraints. [Emphasis added]

It follows that the City's exercise of authority, through the actions of Council, must comply with applicable limits on its otherwise broad authority. To this end, ss. 14 and 15 of the *Municipal Act* plainly require that Council adhere to any limits on its powers under legislation.

[29] As set out below, the *Municipal Act* clearly prescribes mandatory requirements for filling a vacancy to an office of a council of a local municipality.

[30] Subsection 259(1) of the *Municipal Act* sets out the following situations in which a vacancy on a local municipal council may arise:

Vacant seat

259 (1) The office of a member of council of a municipality becomes vacant if the member,

- (a) becomes disqualified from holding the office of a member of council under section 256, 257 or 258;
- (b) fails to make the declaration of office before the deadline in section 232;
- (c) is absent from the meetings of council for three successive months without being authorized to do so by a resolution of council;

- (d) resigns from his or her office and the resignation is effective under section 260;
- (e) is appointed or elected to fill any vacancy in any other office on the same council;
- (f) has his or her office declared vacant in any judicial proceeding;
- (g) forfeits his or her office under this or any other Act; or
- (h) dies, whether before or after accepting office and making the prescribed declarations. [Emphasis added]

[31] Pursuant to ss. 258(1)(3) of the *Municipal Act* and ss. 9(1) of the *Legislative Assembly Act*, RSO 1990, c.L.10 (the “*Legislative Assembly Act*”), respectively, a member of the Assembly is not eligible to hold office as a member of council:

Ineligible

258 (1) The following are not eligible to be elected as a member of a council or to hold office as a member of a council: [...]

- 3. A member of the Assembly as provided in the *Legislative Assembly Act* or of the Senate or House of Commons of Canada

Not eligible to hold municipal office

9 (1) Subject to subsection (2), a member of the Assembly is not eligible to hold office as a member of the council of a municipality or as a member of a local board, as defined in the *Municipal Affairs Act*, of a municipality.

Further, ss. 9(2) of the *Legislative Assembly Act* provides that a person elected to the Assembly while holding office as municipal council member may continue to hold that office until the return of the election to the Assembly is published in The Ontario Gazette:

Member deemed to have resigned municipal office when election to Assembly published

(2) Every person who is elected a member of the Assembly while holding an office referred to in subsection (1) may continue to hold such office, despite any other Act, until the end of the day on which the return of the election of such person to the Assembly is published in *The Ontario Gazette* under section 83 of the *Election Act*, at which time the member shall be deemed to have resigned such office.
[Emphasis added]

[32] The resignation of a member of a municipal council is governed by s. 260 of the *Municipal Act*, which provides:

Resignation as member

260 (1) A member of council of a municipality may resign from office by notice in writing filed with the clerk of the municipality.

Restriction

(2) Despite subsection (1), a resignation is not effective if it would reduce the number of members of the council to less than a quorum and, if the member resigning from office is a member of the councils of both a local municipality and its upper-tier municipality, the resignation is not effective if it would reduce the number of members of either council to less than a quorum.

[33] By letter dated June 7, 2022, City Councillor Williams resigned her office as a member of Council effective 11:59 pm on June 8, 2022. The parties agree that her resignation did not reduce the number of Council members to less than a quorum. Pursuant to ss. 260(1) of the *Municipal Act*, the City Clerk accepted the resignation. As a result of the resignation, a vacancy on Council arose after 11:59 pm on June 8, 2022 pursuant to ss. 259(1)(d) of the *Municipal Act*.¹ Importantly, however, there was no vacancy on Council when the Special Meeting was held on May 31, 2022 as City Councillor Williams then: a) was still a Council member; b) was not disqualified from being a Council member under ss. 259(1) of the *Municipal Act* (i.e., as she was not yet elected to the Assembly); c) had not resigned from Council; and d) had not otherwise triggered a vacancy on Council under ss. 259(1) of the *Municipal Act* by that time.

[34] Notably, under ss. 262(1) of the *Municipal Act*, council must declare the office of a member of council to be vacant “at its next meeting” after the vacancy arises:

Declaration

262 (1) If the office of a member of a council becomes vacant under section 259, the council shall at its next meeting declare the office to be vacant, except if a vacancy occurs as a result of the death of a member, the declaration may be made at either of its next two meetings. [Emphasis added]

[35] The word “shall” as used in ss. 262(1) of the *Municipal Act* reveals a mandatory obligation imposed by the Legislature that is imperative and gives Council no discretion: R. Sullivan, *Sullivan on the Construction of Statutes* (6th ed. 2014) at p. 91; *Canada (Attorney General) v. Collins Family*

Trust, 2022 SCC 26 at para 25. On a plain and obvious reading, ss. 262(1) clearly required Council to declare the vacancy “at its next meeting” following City Councillor Williams resignation effective 11:59 pm on June 8, 2022, which is when the Council vacancy arose under ss. 259(1)(d) and s. 260(1) of the *Municipal Act*, respectively.

[36] Section 263 of the *Municipal Act* further prescribes the following mandatory requirements for filling a vacancy on a municipal council:

Filling vacancies

263 (1) If a vacancy occurs in the office of a member of council, the municipality shall, subject to this section,

- (a) fill the vacancy by appointing a person who has consented to accept the office if appointed; or
- (b) require a by-election to be held to fill the vacancy in accordance with the *Municipal Elections Act, 1996*. 2001, c. 25, s. 263 (1).

Dual vacancies

(2) If the offices of a person who is a member of council of both a local municipality and its upper-tier municipality become vacant, the local municipality and not the upper-tier municipality shall fill the vacancy in accordance with subsection (1).

Court-ordered election

(3) If an order is made in any judicial proceeding requiring a by-election be held to fill a vacancy on a council, the clerk shall hold the by-election in accordance with the *Municipal Elections Act, 1996*.

Vacancy, head of council

(4) Despite subsections (1) to (3), if the head of council of an upper-tier municipality is required to be appointed by the members of the upper-tier council, the upper-tier municipality shall fill a vacancy in the office of head of council by appointment in the same manner as the head was originally appointed.

Rules applying to filling vacancies

(5) The following rules apply to filling vacancies:

- 1. Within 60 days after the day a declaration of vacancy is made with respect to the vacancy under section 262, the municipality shall,

- i. appoint a person to fill the vacancy under subsection (1) or (4), or
 - ii. pass a by-law requiring a by-election be held to fill the vacancy under subsection (1).
2. Despite paragraph 1, if a court declares an office to be vacant, the council shall act under subsection (1) or (4) within 60 days after the day the court makes its declaration.
3. Despite subsections (1) to (4), if a vacancy occurs within 90 days before voting day of a regular election, the municipality is not required to fill the vacancy.

[37] The conduct of municipal by-elections is governed by the *Municipal Elections Act, 1996*, SO 1996, c. 32, Sched. (“*Municipal Elections Act*”) which provides at ss. 4(1), 5 and 65(2), in part, as follows:

Regular elections

4 (1) A regular election to fill offices shall be held in 2006 and in every fourth year thereafter.

Voting day

5 Voting day in a regular election is the fourth Monday in October ...

[...]

No by-election after March 31 in year of regular election

(2) Despite any Act, no by-election shall be held to fill an office that becomes vacant after March 31 in the year of a regular election and no by-election shall be held with respect to a question or by-law after March 31 in the year of a regular election unless it is held in conjunction with a by-election for an office. [Emphasis added]

[38] By operation of ss. 4(1) and 5 of the *Municipal Elections Act*, a regular election is scheduled for 2022 and voting day will be on October 24, 2022. As the vacancy on Council created by City Councillor Williams’s resignation arose on June 8, 2022 and a regular election is scheduled for 2022, there is no dispute that the City is barred under ss. 65(2) of the *Municipal Elections Act* from holding a by-election to fill the Council vacancy and, therefore, must fill the vacancy pursuant to ss. 263(1) of the *Municipal Act* by appointing a person who has consented to accept the office.

[39] From the clear and specific language in ss. 262(1) and 263(5)(1) of the *Municipal Act* for filling vacancies, and applying the modern approach to statutory interpretation, I am satisfied that municipal council can only proceed to appoint a person to fill a vacant office *after* it has declared the vacancy at its next meeting after the vacancy has occurred. From the clear and unambiguous language used in these provisions, I find that the Legislature designed this mechanism to require two (2) mandatory pre-conditions for filling a vacancy on council, namely a) the vacancy must first exist under ss. 259(1) of the *Municipal Act*, after which b) council must declare the office vacant as required by ss. 262(1) and 263(5)(1) of the *Municipal Act*, respectively. Only then can council make an appointment under ss. 263(1)(a) and 263(5)(1)(i) to appoint a person to fill the vacancy within 60 days after the vacancy is declared. The design of this statutory mechanism wisely ensures that the incumbent member of council whose departure creates the vacancy will not participate in the process for determining who will be appointed to fill a vacancy on Council under ss. 263(1) and 263(5)(1)(i) of the *Municipal Act*, respectively. Given the collective interplay between all of these provisions, the design of the mechanism is clearly intended to maintain the integrity of the process for replacing members on Council by excluding departing incumbents from the process to avoid any potential for mischief or the appearance of impropriety. I hasten to add that neither party is alleging any bad faith by anyone in this matter, and I am making no findings of any deliberate misconduct.

[40] The mandatory and prescriptive nature of the mechanism under ss. 262(1) and 263(5)(1) of the *Municipal Act* for appointing a person to fill a council vacancy is reinforced by the language of ss. 15(1) of the *Municipal Act* which expressly affirms that a municipality's power to pass a by-law under any provision of the statute is "*subject to any procedural requirements, including conditions ... that apply to the power and any limits on the power contained in the specific provision.*" Council was obliged to comply with the mandatory process under ss. 259 to 263 of the *Municipal Act* and, therefore, was required to first declare the vacancy before appointing a person to fill the vacancy. Council's failure to comply with these mandatory requirements, as expressly required by ss. 15(1) of the *Municipal Act*, led to a total absence of jurisdiction and an illegality that is clearly demonstrated. Given the express nature of these statutory requirements, I am satisfied that Council cannot rely on its broad grants of power to escape these constraints: *Clublink* at para 38.

[41] In able submissions, counsel for the Respondent countered that the *Municipal Act* contains no express restrictions against passing by-laws that may take effect on a future date or occurrence, and that legislative silence is not a limit on a power under the statute: ss. 15(1.1) of the *Municipal Act*. Taking a broad and generous view of the City's statutory powers, he argued that Council's decision to pass the impugned Resolution and By-law on a contingent basis (i.e., conditional on a future declaration of the vacancy after it arose) was an efficient, sensible and reasonable way to deliver good government pursuant to s. 2 of the *Municipal Act* by arranging to fill the vacancy once it was declared to minimize the time when affected constituents would be under-represented. While I applaud efforts to promote efficient government and generally accept that a municipality might pass conditional by-laws in other situations, Council in this case did not follow the clear and mandatory requirements under ss. 259 to 263 of the *Municipal Act*, as explained earlier. In light of this, I do not see a basis on which Council can be found to have lawfully acted. By passing the impugned Resolution and By-law on May 31, 2002, Council did not comply with clear statutory requirements for filling the vacancy and acted with a total absence of jurisdiction.

[42] Furthermore, in light of the clear intent and design of the statutory scheme to effectively exclude a departing Council member from the decision-making process for filling the vacancy caused by their departure, as set out above, I am satisfied that the Resolution passed at the Special Meeting on May 31, 2022 conflicted with the purpose of the mechanism under the *Municipal Act* for filling a Council vacancy by having the departing incumbent participate in the process for appointing her successor. Given this conflict, I find that the Resolution and By-law are rendered without effect by operation of ss. 14(1)(a) and (2) of the *Municipal Act*, respectively.

[43] Taking all of this into account, I am satisfied that the Resolution and By-law were passed without lawful jurisdiction and should be quashed in their entirety for illegality.

Outcome

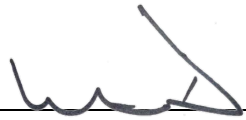
[44] Accordingly, the Application is granted.

[45] Following the hearing, the parties advised of their agreement for the successful party to have their costs of the Application fixed at \$20,000.00, inclusive of taxes and disbursements.

[46] Based on the foregoing, I make the following orders:

- a. Resolution C168-2022 passed by Council for the City of Brampton at the Special Meeting of Council held on May 31, 2022 to appoint Elaine Moore to fill an anticipated vacancy on Council is hereby quashed;
- b. By-law 129A-2002, being the by-law to confirm the proceedings of Council for the City of Brampton at the Special Meeting of Council held on May 31, 2022 is hereby quashed; and
- c. The Respondent shall pay the Applicant his costs for the Application fixed at \$20,000.00, inclusive of taxes and disbursements.

[47] I wish to express my appreciation to counsel on both sides for the high quality of their written and oral submissions.



Doi J.

Date: July 11, 2022

CITATION: Singh v. Corporation of the City of Brampton, 2022 ONSC 4059
COURT FILE NO.: CV-22-1712-00
DATE: 2022 07 11

SUPERIOR COURT OF JUSTICE - ONTARIO

RE: Harkirat Singh, Applicant

AND:

The Corporation of the City of
Brampton, Respondent

BEFORE: Doi J.

COUNSEL: Thomas A. Richardson and Andrea
Mannell, for the Applicant

Charles M. Loopstra Q.C. and
Jenelle Westworth

ENDORSEMENT

Doi J.

DATE: July 11, 2022

¹ Had it not been for City Councillor Williams' resignation effective 11:59 PM on June 8, 2022, the vacancy on Council resulting from her election to the Assembly would otherwise have occurred on June 18, 2022 when the notice of the return of members was published in The Ontario Gazette: ss. 9(2) of the *Legislative Assembly Act*.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To deem Lot 16, Plan M90 Save and Except Part 10 on Plan 43R-33312 as not part of a plan of subdivision for the purposes of subsection 50(3) of the Planning Act.

WHEREAS as a condition of site plan approval for SP18-017.000 The Corporation of the City of Brampton required the owner of 3425 Countryside Drive and 10990 Goreway Drive to legally merge Lot 16, Plan M90 Save and Except Part 10 on Plan 43R-33312 and Part of Lot 15, Concession 7 N.D. (Tor.Gore) designated as Parts 1 and 2 on Plan 43R-34695 or have the lands be subject to a s.118 restriction;

AND WHEREAS section 50(4) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, permits Council by by-law to designate any plan of subdivision, or part thereof, that has been registered for a period of eight years or more, and deem it not to be a registered plan of subdivision for the purposes of subsection 50(3) of the Planning Act;

AND WHEREAS Registered Plan M90 was registered on August 21, 1975;

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

1. The lands described as Lot 16, Plan M90 Save and Except Part 10 on Plan 43R-33312, are hereby designated pursuant to subsection 50(4) of the Planning Act and are deemed not to be part of a registered plan of subdivision for the purposes of subsection 50(3) of the Planning Act.

ENACTED and PASSED this 15th day of June, 2022.

Approved as to
form and content.

2022/06/03

Anthony-George
D'Andrea

Patrick Brown, Mayor

Peter Fay, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To accept and assume works in

Registered Plan 43M-1654

WHEREAS the Council of the Corporation of the City of Brampton has, by resolution, directed that all works constructed and installed in accordance with the subdivision agreement for Registered Plan 43M-1654 be accepted and assumed;

AND WHEREAS Council has authorized the City Treasurer to release all the securities held by the City; and

AND WHEREAS it is deemed expedient to accept and assume the streets as shown on Registered Plan 43M-1654 as part of the public highway system.

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

1. All of the works constructed and installed in accordance with the subdivision agreement for Registered Plan 43M-1654 are hereby accepted and assumed.
2. The lands described in Schedule A to this by-law are hereby accepted and assumed as part of the public highway system of the City of Brampton.

ENACTED and PASSED THIS 15th day of June 2022.

Approved as to form. 2022/05/31 SDSR
Approved as to content. 2022/02/27 J.Edwin

Patrick Brown, Mayor

Peter Fay, City Clerk

SCHEDULE A TO BY-LAW NO. _____

Registered Plans 43M-1654

Lacoste Boulevard, Sauble Road, Prada Court, Armani Lane, Tango Road,
Rampart Drive, Mount Royal Circle, Darren Road, Iberville Road, Leparc Road
Delmonico Road

City of Brampton
Regional Municipality of Peel



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To accept and assume works in

Registered Plan 43M-1959

WHEREAS the Council of the Corporation of the City of Brampton has, by resolution, directed that all works constructed and installed in accordance with the subdivision agreement for Registered Plan 43M-1959 be accepted and assumed;

AND WHEREAS Council has authorized the City Treasurer to release all the securities held by the City; and

AND WHEREAS it is deemed expedient to accept and assume the streets as shown on Registered Plan 43M-1959 as part of the public highway system.

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

1. All of the works constructed and installed in accordance with the subdivision agreement for Registered Plan 43M-1959 are hereby accepted and assumed.
2. The lands described in Schedule A to this by-law are hereby accepted and assumed as part of the public highway system of the City of Brampton.

ENACTED and PASSED THIS 15th day of June, 2022.

Approved as to
form.

2022/06/02

SDSR

Patrick Brown, Mayor

Approved as to
content.

2022/05/30

J.Edwin

Peter Fay, City Clerk

SCHEDULE A TO BY-LAW NO. _____

Registered Plans 43M-1959

Alovera Street, Archway Trail (North Portion), Archway Trail (South Portion),
Balloon Crescent, Belladonna Circle, Cello Heights Court, Chiming Road,
Dinosaur Street, Gusto Street, Herringbone Crescent, Martin Byrne Drive,
Mugo Pine Street, Quintette Close, Romeo Road, Squire Ellis Drive,
Street Widening Blocks 226 & 238 to be part of Countryside Drive

City of Brampton
Regional Municipality of Peel



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To amend By-law 270-2004 (known as “Zoning By-law 2004”), as amended.

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

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

From	To:
Industrial Four – Section 1548 (M4-1548)	Industrial Four – Section 3663 (M4-3663)

- (2) by adding thereto, the following sections:

“3663 The lands designated Industrial-Four 3663 (M4-3663) on Schedule A to this bylaw:

- 3663.1 Shall only be used for the following purposes:
- a) Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods, or materials within an enclosed building;
 - b) A warehouse;
 - c) A radio or television broadcasting and transmission establishment; printing establishment;
 - d) An office, excluding medical office, dental office and drugless practitioner office;
 - e) A commercial, technical or recreational school;
 - f) A personal service shop, excluding a body rub parlour or a message parlour;
 - g) A take-out restaurant;
 - h) An associated educational use; and
 - i) Purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use located on the site, provided that the total gross floor area of the retail outlet is not more than fifteen percent (15%) of the total gross floor area of the permitted use.

- (3) The following uses shall be prohibited:

- a) A dining room restaurant;
- b) A convenience restaurant;
- c) A banquet hall;
- d) A motor vehicle repair shop and motor vehicle body shop;
- e) A recreational facility or structure;
- f) A community club.

3663.2 The following requirements and restrictions shall apply:

- a) A Minimum of 81 Parking Spaces shall be provided.
- b) Minimum Landscaped Open Space:
 - i. 6 metres abutting Humberwest Parkway;
 - ii. 5.9 metres abutting Williams Parkway;
 - iii. 5.5 metres abutting Sun Pac Boulevard;
 - iv. 0.15 metres along the Interior side lot line.
- c) Minimum building setbacks:
 - i. 5.3 metres to the lot line abutting Sun Pac Boulevard;
 - ii. 12 metres to the lot line abutting Humberwest Parkway;
 - iii. 7 metres to the interior side lot line;
 - iv. 5.6 metres to the lot line abutting Williams Parkway.
- d) Minimum Hydro Transformer setback:
 - i. 5.3 metres from the lot line abutting Sun Pac Boulevard.
- e) No truck loading facilities are permitted in a yard abutting a street.
- f) All operations are to be carried out within a building and outside storage of goods, materials and equipment, in including oversized motor vehicles, shall not be permitted.”

ENACTED and PASSED this [enter date] day of [enter month], 2022.

Approved as to
form.

2022/04/29

SDSR

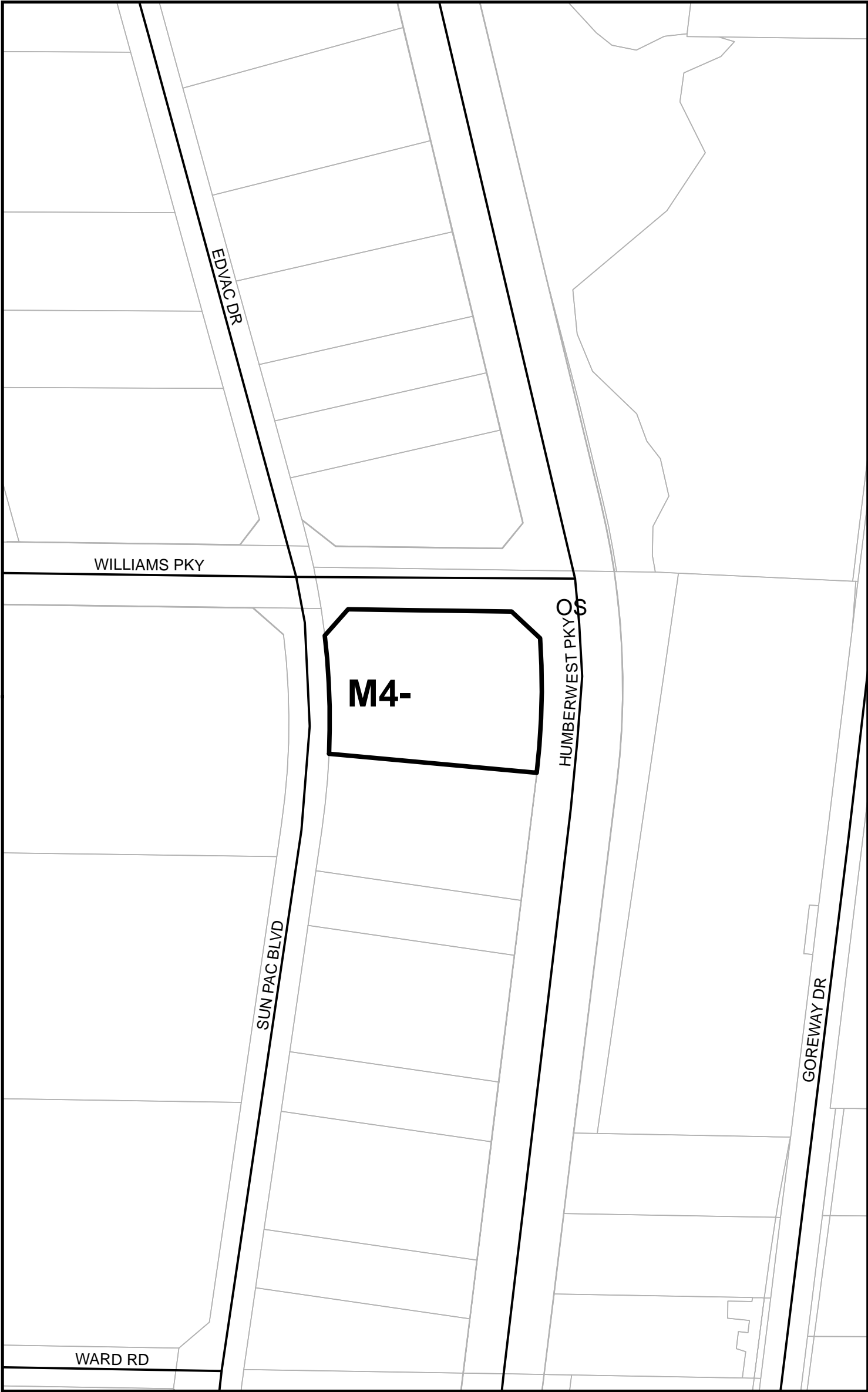
Patrick Brown, Mayor

Approved as to
content.

2022/03/28

[RJB]

Peter Fay, City Clerk



PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: OZS-2022-0007_ZBLA

Date: 2022/03/08

Drawn by: ckovac



PART LOT 8, CONCESSION 7 N.D.

BY-LAW _____

Page 793 of 946

SCHEDULE A



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To establish certain lands as part of the public highway system (Clockwork Drive)

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 Part of Lot 17, Concession 2 WHS, (Chinguacousy) designated as Parts 3, 4, 5 and 6 on Plan 43R-37100 is hereby established as part of the public highway system to be part of Clockwork Drive.

ENACTED and PASSED this 15th day of June, 2022.

Approved as to
form.

2022/06/10

SDSR

Patrick Brown, Mayor

Approved as to
content.

2022/06/06

Frank Mazzotta

Peter Fay, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To Appoint Municipal By-law Enforcement Officers
and to Repeal By-law 135-2022

WHEREAS subsection 8(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that the powers of a municipality under the *Municipal Act, 2001* or any other Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

AND WHEREAS section 15 of the *Police Services Act*, R.S.O. 1990, c. P.15, as amended, authorizes a municipal council to appoint Municipal Law Enforcement Officers, who shall be peace officers for the purpose of enforcing municipal by-laws;

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

1. The persons named in **Schedule I** attached hereto are hereby appointed as Municipal Law Enforcement Officers for The Corporation of the City of Brampton.
2. A municipal law enforcement officer appointed by this By-law may enter on land at any reasonable time for the purpose of carrying out an inspection to determine whether or not the following are being complied with:
 - (a) a by-law of The Corporation of the City of Brampton passed under the *Municipal Act, 2001*, as amended;
 - (b) a direction or order of The Corporation of the City of Brampton made under the *Municipal Act, 2001*, as amended, or made under a by-law;
 - (c) a condition of a licence issued under a by-law; or
 - (d) an order made under section 431 of the *Municipal Act, 2001*, as amended.
3. A municipal law enforcement officer exercising a power of entry may:
 - (a) require production for inspection of documents or things relevant to the inspection;
 - (b) inspect and remove documents or things relevant to the inspection for the purpose of making copies or extracts;

- (c) require information from any person concerning a matter related to the inspection; and
 - (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.
4. Subject to section 5, this By-law prevails to the extent of any conflict between this By-law and any other by-law of The Corporation of the City of Brampton.
5. This by-law does not restrict any rights conferred by the *Municipal Act, 2001*, as amended, or any other Act or regulation, respecting entry to land.
6. By-law 135-2022 is hereby repealed.

ENACTED and PASSED this 15th day of June, 2022.

Approved as to
form.

2022/06/06

Colleen Grant

Patrick Brown, Mayor

Approved as to
content.

2022/06/06

John Avbar

Peter Fay, City Clerk

MUNICIPAL LAW ENFORCEMENT OFFICERS

Armonas, Adam	Mann, Gurtaj Singh
Avbar, John	Maurice, Jean-Pierre
Azeem, Aziz	McEvoy, Jennifer
Bedenikovic, Carole	McKnight, Victoria
Belyntsev, Nikolai	Mercer, Elizabeth
Bettencourt, Andrew	Mohammed, Richard
Bisson, James	Morrison, Paul
Bolton, James	Mulick, Michael
Bowen, Matthew	Mullin, Nicole
Brar, Gurpreet	Munday, Dean
Brar, Harjot	Myers, Brian
Brown, Marco	Myers, Jimmy
Brown, Steve	O'Connor, Brendan
Bryson, Peter	Parhar, Mohinder
Capobianco, Michael	Payton, Rory
Clune, Anthony	Polera, Michael Francis
Dang, Mohit	Prewal, Kuljeet
De Schryver, Denise	Punia, Arvinder
Dhami, Bobby	Pytel, Kim
Dhillon, Narinder	Raposo, Christopher
Dias-Duncan, Anthony	Riar, Karanpreet
Dollimore, Phillip	Roman, Bradley
Dosanjh, Gurprit	Russell, Jeff
Drope, Graham	Saini, Inder Singh
Edwin, Erin	Sander, Allyson
Fortini, Kristen	Santos, Sandra
Foster, Brian	Sensicle, Christian
Frigault, Shawn	Siciliano, Derek
Garcia, Emanuel	Singzon, Philip
Gobeo, Brent	Smith, Andrew
Gobeo, Courtney	Smith, Kyle
Goddard, Catherine	Strachan, Brent
Graham, Ronald	Tatla, Vic
Grasby, Kim	Valenzano, Justyn
Grech, Frank	VanBelkom, Roberta
Hall, Shawna	Vernigorov, Artem
Harm, Victor	Viana, Mark
Holmes, Sean	Walker, Dwayne
Holmes, Todd	Walsh, Sandra
Hussain, Fawad	Ward, Lindsay
Hosseiny, Said	Waterfield, Mathew
Iacobucci, Sarah	Waterfield, Sabrina
Iliev, Konstantin	Watson, Kevin
Jardine, Hayley	Wauchope, Shemeka
Miranda, Luanne	Wyner, Michael
Kainth, Sukhpreet	
Kandola, Sukhdeep	
Kasiulewicz, Mario	
Keyes, Shane	
Kitto, Shawn	
Knowles, Breanne	
Kornfehl, James	
Labelle, Jeff	
Labelle, Michelle	
Lindegaard, Kevin	
Locke, Kevin	
Lovic, Adnan	
Ly, Michael	
MacLeod, Robert	
Maiss, Ryan	

ANIMAL SERVICES

Baeumler, Taylor	LaFlamme, James
Barrett, Amanda	Laine, Cara
Bartosiewicz, Anna	Lazaro, Daniel
Boffo, Sabrina	Leja, Ania
Clugston, Andrea	Mannavarajan, Renugah
Crawford, Chelsea	McSkimming, Alexis
Cross, Carrie	Realegeno, Kelly
Duncan, Kathy	Smith, Karen
Edney, Meredith	
Gage, Shona	
Gannon, Katie	
Gregorinski, Jerry	

PUBLIC WORKS – ROAD OPERATIONS

Attard, Joe	Papa, Nicola
Currie, Derek	Ramoutar, Navin
Delfosse, Greg	Roeterink, Douglas
Devlin, Kyla	Senior, Melanie
Escobar, Steve	Serna, Sebastian
Gomes, Carlos	Simovic, Christopher
Guy, William	Tomasone, David
Mamone, Fabrizio	Trombino, Christopher
Marques, Robert	Van Ravens, Ed
Masiak, Andrew	Vincent, Malcolm
Nielson, Lenka	

FIRE PREVENTION OFFICERS

Banayat, Ravinder	Maiato, David
Chen, Bertrand	Mistry, Suchiket
Cooper, Matthew	Paquet, Jay
Cosgrove, Chantelle	Patel, Pintu
Crevier, Madelaine	Sefton, John
Denn, Steve	Soltanpour, Sara
Detcheverry, Alana	Speirs, Shawn
Feltrin, Adam	Underwood, William
Flannigan Jacobsen, Lindsay	Van den Hoek, Heather
Fournier, Tyler	Von Holt, Andrew
Frederick, Ethan	Waite, Brian
Hur, Junewon (Louis)	Wang, Qia (Emma)
Kellam, Chris	White, Kylie
Khan, Khan, Zainal	
Knoke, Mary	
Krohm, Richard	
Li, Charles	



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To Appoint Officers to Enforce Parking on Private
Property and to Repeal By-law 118-2022

WHEREAS subsection 8(1) of the *Municipal Act, 2001*, S.O. - 2001, c. 25, as amended, provides that the powers of a municipality under the *Municipal Act, 2001* or any other Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

WHEREAS section 15 of the *Police Services Act*, R.S.O. 1990, c.P.15, authorizes the appointment of Municipal Law Enforcement Officers who shall be peace officers for the purposes of enforcing the by-laws of The Corporation of the City of Brampton;

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

1. The persons named in Column 1 of Schedule A to this By-law are hereby appointed as Municipal Law Enforcement Officers for the purpose of By-law 93-93, as amended, but only in respect of the corresponding properties named and identified in Column 2 of Schedule A to this By-law. Where no municipal address is set out in Column 2 the said officers may enforce By-law 93-93, as amended in respect of all the properties located upon the streets listed in Column 2.
2. In enforcing By-law 93-93, as amended, a Municipal Law Enforcement Officer appointed under this By-law may only take the actions authorized by sections 46, 47, 48 and 55 but not including subsection 55(1) of By-law 93-93, as amended.
3. A municipal law enforcement officer appointed by this By-law may enter on the land identified in Column 2 of Schedule A to this By-law at any reasonable time for the purpose of carrying out an inspection to determine whether or not sections 46, 47, 48 and 55 but not including subsection 55(1) of By-law 93-93 of The Corporation of the City of Brampton is being complied with.

- 4. Subject to section 5, this By-law prevails to the extent of any conflict between this By-law and any other by-law of The Corporation of the City of Brampton.
- 5. This by-law does not restrict any rights conferred by the *Municipal Act, 2001* or any other Act or regulation, respecting entry to land.
- 6. By-law 118-2022 is hereby repealed.

ENACTED and PASSED this 15th day of June, 2022

Approved as to
form.

2022/06/06

Colleen Grant

Martin Medeiros, Deputy Mayor

Approved as to
content.

2022/06/06

Jean-Pierre
Maurice

Peter Fay, City Clerk

SCHEDULE A TO BY-LAW

-2021

COLUMN 1

COLUMN 2

1.	<p>BHATTI, Navjot BRAR, Gurpreet CHAPMAN, Dave CHAPMAN, Elaina CHAPMAN, Fran CHAPMAN, Michael CHAPMAN, Richard CHAPMAN, Richard D. FERNANDO, Kevin FISCHER, Jordan GALEA, Nicholas GOOBIE, Jason GOOBIE, Nathan GURAYA, Jaspal Singh HUGHES, Robert LILADRIE, William MARTINEZ, Fulvio McGee, Michael McMULLEN, Danny NAVARRO, Justin NOAKES, Gregory NOAKES, Terry NOCERA, Fioentina OJLADE, Olanrewaju Michael PEDDLE, Chris RACIOPPO, Arrius RAWLINGS, Darren RECINOS, Ana RECINOS, Mario ROBBINS, Matthew SALINA, Clarena SINGH, Jagbir SINGH, Javid SINGH, Simran SPAGNOLO, Vince VERRETTE, Ryan VERMA, Nishant WILFRED, Suthesia WRIGHT, Ian XIN, Xin</p>	<p>Ashton Crescent Baronwood Court 180 Walkers Drive Carlton Place 900 Central Park Drive 1020 Central Park Drive Dawson Crescent Fleetwood Crescent Lincoln Court 35 Malta Avenue 54 Malta Avenue McMullen Crescent Moregate Crescent North Moregate Crescent South Sandringham Court Stornwood Court Tara Park Crescent 105 Dufay Road 10671 Chinguacousy Road 9455 Mississauga Road 1-27 Autumnwood Avenue 60 Great Lakes Drive 10111 Heart Lake Road 200 Veterans Drive 40 Avondale Boulevard 1-9 Farnham Drive 2-40 Wayne Nichol Drive 2070 Steeles Avenue East 370 Kennedy Road South</p>
2.	<p>ALLEN, Mikhail BALENDRA, James BARTLETT, Denice BEAL, Heather BEAL Matthew BOGOJAVLENSKIS, Dmitrijs BOTTINEAU, Brandon BROWN, Lotoya CELESTIAL, Socrates CHANA, Harmit CRAVEIRE, Steve DANIELS, D. Di PLACIDO, Biagio GORDON, Darryl GREAVES, Raquel GUY, Don Sunny HASSAN, Mabroor</p>	<p>171, 173 & 175 Advance Blvd. 8351 McLaughlin Road 61 Ardglen Drive Arizona Drive Bamboo Grove 600 Balmoral Drive Bay Breeze Drive Gifford Gate Berringer Grove Brocklebank Court Camrose St. Carisbrook Court 2-54 Chipstead Avenue 188- 200 Clarence Street 240, 241 & 250 Clarence Street 50 & 60 Cottrelle Boulevard 1-76 Craighleigh Crescent</p>

COLUMN 1 (continued)**COLUMN 2 (continued)**

(2. Continued)

KENNY, David	1-16 Garden Park Lane
KHAN, Rana	Darras Court
KIRAN Raunak	1-15 Purple Finch Court
LUI, Anthony	4, 6 & 8 Day Spring Circle
MAKA, Jideofor	Deckman St
McCalla, Kimberlee	135 & 139 Devon Road
MIAN, Ehsan	Eagle Trace Drive
MITCHELL, Robert	21 Eastview Gate
NGUYEN, Michael	Ellerslie Road
PARMANANTHAN, Asveethan	Ellis Drive
PASHOVKIN, Artem	Enderby Crescent
PATAG, Rhoel	Enmount Drive
PEIXIRO, Michael	34 Erlesmere Avenue
PIATETSKII, Igor	11 Fairglen Avenue
RANA, Ali	60 Fairwood Circle
ROGERS, John	1-12 Flowering Vine Lane
SALMON, Anthony	Gatlin Street
SALMON, Richard	1 to 34 Gatwick Lane
SHAHID, Ahmad	1, 3 ,5,7,9,11,12 &13 Gemstone Lane
SHEIKH, Mubashir	Gilgorm Road
SIDHU, Manraj	1 to 17 Gloucester Place
SINGH, Jaspinder	Goldberry Court
SINGH, Sukhjinder	Golden Light Circle
SIRIWARDENA, Dilshan	1 to 93 Greenwich Circle
SMITH, Shrika	1 – 107 Guildford Cres.
SOOMRO,Sadaf	45 Hansen Road North
SUGARS, Neil	57 Hansen Road North
TUGADE, Dan	81 Hansen Road North
WILLIAMS, Janay	85 Hansen Road North
	93 Hansen Road North
	105 Hansen Road North
	Hartnell Square
	Heathcliffe Square
	100 John Street
	1 Kennedy Road South
	Kenwood Drive
	1-71 Kimberley Crescent
	4 Kings Cross Road
	18 Knightsbridge Road
	1 – 54 Lancewood Cres.
	10 & 12 Laurelcrest Street
	3 & 5 Limestone Edge Lane
	370 Main Street North
	389 Main Street North
	66 Malta Avenue
	173 McCallum Court
	8305 McLaughlin Road S.
	9800 McLaughlin Road
	9900 McLaughlin Road
	53 McMurchy Avenue North
	51 McMurchy Avenue South
	30 Melanie Drive
	52-62 Murdock Drive
	October Place
	110 Pertosa Drive
	3 Pleasantview Avenue
	116 Railroad Street

COLUMN 1 (continued)**COLUMN 2 (continued)**

(2. Continued)

120 Railroad Street West
300 Ray Lawson Blvd.
Regina Court
Rochester Court
1, 3,5,7,9,11,13, 14-24 Rock
Haven Lane
75 and 85 Rosedale Ave.
2,4,6,8,9-12 Sand Wedge Lane
September Place
Sinclair Court
Spadina Road
1-9, 11-53, 55 Stafford Drive
1730 Steeles Avenue East
2111 Steeles Avenue East
373 Steeles Avenue West
26 Stern Avenue
Tara Park Court
Townhouse Crescent
Urbana Road
1 – 160 Vodden Court
227 Vodden Street East
Wickstead Court
2051-2053 Williams Parkway
2131 Williams Parkway E.
305 Charolais Boulevard
25 & 27 Main Street North
2-60 Panama Place
8920 Highway 50
60 & 70 Baycliffe Crescent
1 to 44 Davenhill Road
1 to 22 Masseyfield Street
1 to 20 Lotus Street
2 to 73 Seaheart Place
2 to 14 Zealand Cove
475 Bramalea Road
1-60 Vodden Court
2250 Bovaird Drive
188 Mill Street
100 Brickyard Way
10084 Hurontario Street
10086 Hurontario Street
1-131 Sea Drifter Crescent
10 Melanie Drive
17 Knightsbridge Road
30 Malta Avenue
250-271 Richvale Drive South
1-49 Bellhaven Crescent
1-131 Cedarbrook Road
1-9 Edgewater Drive
2-52 Peach Drive
2-24 Shiraz Drive
2-12 Tilden Road
180 Howden Boulevard
146 Ashton Crescent
8200 Dixie Road
Rockgarden Trail
Lacebark Court
Brucewood Drivehe
17A Amsterdam Crescent
870, 9700 and 9750 McLaughlin
Road
11655 Bramalea Road

COLUMN 1 (continued)**COLUMN 2 (continued)**

(2. Continued)

452 Intermodal Drive
180 Veterans Drive

3. ABRO, Najeeb
AHMED, Sana
BRAYBROOK, Jennifer
CLUNAS, Ryan
D'CRUZE, Raymond
DHOTHAR, Harpreet
GEEKIE, Bradley
GILL, Navdip
GILL, Nimardeep
HAJI, Neky
HALAWI, Mohamed Ali
IQBAL, Ahmed
KAUR, Ramandeep
KUDEAR, Sudesh
LADHER, Shiv
LUKSHA, Chris
MILLER, Sebastian
RAITHATHA, Keval
RHODEN, Rosalee
SELVARASA, Thayuran
SACHDEV, Rahul
SINGH, Arminder
SINGH, Harprakash
SINGH Tajinder

64 Bramalea Road
800 Clark Boulevard
802 Clark Boulevard
804 Clark Boulevard
806 Clark Boulevard
9 George Street North
68 Bramalea Road
171 Main Street North

4. CLAUGHTON, Doug
DEPPNER, Mike
JAFAR-SADRI, Siavash
PUGH, Michael
WEEKES, Tracy
WEY, Eberhard

545 Steeles Avenue West

5. ABDEL-HAMID, Hazzem
ADEKOLU, Michael
ANDREOZZI, Adrianna
BOWLES, William
CIUFO, Domenic
COX, Greg
D'ANGELIS, Todd
DiFRANCO, Santo
DIRSKE, Justin
DUGUAY, Wayne
GACEK, Michael
GHOTRA, Balrajvir
GIOCOOL, Harry
HAKEEMI, Qais
HARDY, Douglas
LEE-GIKKINS, Andrew
MCCOY, Mathew
MOHAMMAD, Amin
MONGA, Vinay
POLOVINA, Sead
POZNANSKI, Bozica
SHARIF-US-SALAM, Adnan
SHARMA, Bipin
SIDDIQUI, Subhana
SINGH, Mandip
SINGH, Rajinder

15 Fisherman Drive
30 Peel Centre Drive
66 Malta Avenue
28 Melanie Drive
7899 McLaughlin Road
(Sheridan College)
10 Peel Centre Drive
25 Peel Centre Drive

COLUMN 1 (continued)**COLUMN 2 (continued)**

(5. Continued)

	SINGH-THIND, Mandeep TAYLOR, David TCHOUMAK, Vladislav WHERVIN, Christopher WITTENVEEN, Haye ZHVANETSKIY, Alexandr	
6.	LANDRY, Philippe RIPLEY, Jeremy RUTH, Alan	4 Abacus Road 171 & 173 Advance Blvd. 2-74 Balmoral Drive 78 Braemar Drive 6770,6780, & 6790 Davand Dr. 1 Gatwick Lane 15 & 25 Kensington Road 125 Kimberley Crescent 4 Kingscross Road 18 Knightsbridge Road 1 Morgate Crescent 300 Ray Lawson Blvd.
7.	MANIKASINGAM, Jey SMITH, Paul	2-20 Bellhaven Court 2-122 Cedarbrook Road 1-51 Peach Drive
8.	GIBSON, Chris	10062 Bramalea Road
9.	CONNELLY, Adam	370 Steeles Avenue West
10.	COLLIN, Chris KHAN, Sarfraz KRISTOF, Guy LAWRENCE, Robert SHUBERT, Frank	140 Advance Boulevard 10958, 10960, 10970, 10980 & 10990 Airport Rd 8550 Airport Road 51, 53, 55, 57, 59, 63, 65 and 67 Ardglen Drive 190 Bovaird Dr. W. 1-15 Bramalea Road 2 Castleview Drive 10661 Chinguacousy Road 1075 Clark Boulevard 2 Colony Court 7925 Goreway Drive 7965 Goreway Drive 155,161& 165 Orenda Rd 376, 387 and 391 Orenda Road 1,2,4, 5 & 7 Paget Road 1 President's Choice Cir. 300 Queen Street East 106 Railroad Street 1, 3, 5 & 7A Research Road 31-47 Selby Road 6 Shaftsbury Lane 3389 Steeles Ave. W. 3485 Steeles Ave. W. 40 Summerlea Road 200 Summerlea Road 8705 Torbram Road 1 Van Der Graaf Court 26 Victoria Crescent

COLUMN 1 (continued)**COLUMN 2 (continued)**

(10. Continued)

292, 294, 296,
0 & 117 Wentworth Court
1 Woodslea Road
2850 Queen Street East
15 Nanwood Drive
34,34A,38,42,44,46 Dean St.
17 Dean St.
11947& 11965 Hurontario St. N.
11005 Hurontario St.
9960,9980 & 9990 McVean Dr.
2074 Steeles Avenue East
2080 Steeles Avenue East
2084 Steeles Avenue East
5 Intermodal Drive
83,85 & 87 Kennedy Rd.S.
95 Kennedy Rd. S.
99 Kennedy Rd. S.
2,4,6,8 & 14 Kenview Blvd.
184 Main St. N.
105 Dufay Road
10086 Hurontario Street
7891 McLaughlin Road

11. ALVES-MACHADO, Dominic
AMIN, Renil
ARASH, Ahmadi
ARORA, Amit
BABRA, Jasmeet
BARA, Jasmeet
BARNES, James
BEDENIKOVIC, Carole
BOURASSA, Jesse
CARANDANG, Mark
CERIC, Melissa
CLERMONT, Mathew
CLERMONT, Teresa
DIAZ, Diane
DOUCET, Cathy
FARRELL, Jason
FERGUSON, Dave
FRANTZ, Duclair
GARCIA, Joao A.
GRENARDO, Travis
HENLEY, Deanna
LAYNE, Mark
LITTLE, Darren
LOUREIRO, Vitor
MACKEY, Kai
MEHTA, Samir
METCALFE, Nicole
PARALA, Jaspar
PETERSEN, Mikael
POPOV, Eugene
RAJ, Shelveen
REHMAN, Muhammad
RODGERS, Aaron
RODRIGUES, Aaron
SILVA, Michael

20-200 Great Lakes Blvd.
11 Church St. W.
47 McMurphy Avenue North
1-64 Chamney Court
10 Lisa Street
31 Fair Oaks Place
2-26 Fair Oaks Place
4 & 6 Sir Lou Drive
2-12 Newhaven Manors
100-325 Garden Gate Cir.
1-153 Middleton Way
40 County Court Blvd.
53 McHardy Place
101-198 McHardy Court

COLUMN 1 (continued)**COLUMN 2 (continued)**

(11. Continued)

	SNOWDY, Derrick TRAN, Andy TRONG, Andrew TSE, Hin Chun VELIZ, Darwin WHYTE, James ZAVARNISKI, Paul	
12.	BRIDEN, Tracey LACHAPPELLE, Andrew	70 Driver Road 2600 North Park Road
13.	KHAN, Mohammad SAHA, Subodh	14-18 Automatic Road
14.	ADKINS, Ashley AKHTAR, Jamil BAWA, Harbinder CLARKE, Allyson CONLIN, Sean DHALIWAL, Mandeep FERREIRA, Michael HRENO, Jonathan LEPAGE, Daniel McCATTY, Philip MEZA, Danilo MICHAEL, Lindsay MROZ, Patrick SATHERSWAITE, Adrian SINGH, Gurpreet VERPRAET, Koen	45 West Drive
15.	ALVES, Islay ALVES, Peter ARORA, Rohit BARDHAN, Himangshu BOSTON, Neville BRADFORD, Ian COBOURNE, Delgado DAS, Mihir GWIZD, Richard JAMA, Ayanle KHAN, Abu-Turrab KOCHAR, Harsohit Bir Singh LEVERSUICH, Kenneth LINTON, Andre MANGO, George MEHEW, Randolph MERCADO, Edward MOSTAFA, Tasnim SHEERMOHAMED, Ahamad UGAS, Abdullahi	141-171 Cedar Lake Crescent 1-43 Bunting Drive 50 Sunny Meadow Boulevard 200 Cresthaven Road 15 & 37 Eastbourne Drive 2-22 Cailiff Street 195 Major Williams Sharpe Dr. 10 Kensington Road 9 & 11 Lisa Street 55 Maple Leaf Circle 1-21 Cailiff Street 7920 Mississauga Road 7 Sunny Meadow Blvd. 1-53 Towbridge Crescent 2-22 Bakewell Street 7-27 Bakewell Street 1-108 Morley Crescent 35 & 45 Kingnoll Drive 7900, 7910, 7920, 7930, 7940 & 7950 McLaughlin Road 456 Vodden Street East
16.	ADHYA, Arun AHMED, Mir Husain AKBAR, Masood ALBERT, Matthew ANDREWS, Sharoon BAINS, Lovedeep	25 Peel Centre Drive 10,25,35,40,44,52,60,80, 100 Peel Centre Drive 12 Team Canada Drive 148, 150, 152, 154 and 156 West Drive

COLUMN 1 (continued)**COLUMN 2 (continued)**

(16. Continued)

BAIRD, David-Alexander	317 Rutherford Road South
BEDI, Rishab	5 Resolution Drive
BHANGU, Malkiat	2 Hanover Road
BHELA, Parmbir	4 Hanover Road
BIGNALL, Daniel	2, 4 and 6 Silver Maple Court
BIRK, Gurman	22 and 24 Hanover Road
BOOTWALA, Adnan	1 Belvedere Court
CANDO, Dennis	15, 20, 30, 35, 60, 70, 80, 85,
CARLIA, Marius	90 and 120 Resolution Drive
CHAUDHARY, Shivangum	
CHAMPAGNIE, Joshua	
CHIODO, Andrew	
CHOHAN, Amanpreet	
CORRA, Alex	
CORNWALL, Devon	
COUTO, Matthew Fernandes	
CULLERY, Mathew	
DABROWSKI, Michal	
DALY, Stephen	
DHALIWAL, Sukhdeep	
DHAMI, Harvinder	
DiFONZO, Michael	
DUMENIL, Jonathan	
DURRANT, Haeven	
ECKERT, Mathew	
EGGERMONT-ARCE, Nathalie	
FERGUSON, Michelle	
FERLIN-TILLER, Melinda	
FIORE, Andrew	
FRANCISKOVIC, Daniel	
GAMA, Brian	
GAMBRAH, Emmanuel	
GENDRON, Paul	
GILL, Rajvinder	
GRABEK, Justine	
GRANT, Adrian	
GREEN, Wesley	
GREWAL, Akarshan	
GREWAL, Karm	
GUAR, Anish	
GUL, Talmoor	
HARRIS, Michael	
HUGHES, Jessica	
HUNJAN, Japman	
ING, Emily	
IVKOVIC, Milan	
JAGHOORI, Mustafa	
JAISWAR, Rajat	
JONES, Allan	
KALOTI, Gursharn	
KAUR, Harwinder	
KAUR, Ravneet	
KEDDIE, Stephen	
KIRBY, Jeff	
KONER, Jagroop	
KOWALCHUK, Stephen	
LAZO, Mario	
LODHI, Nasir	

(16. Continued)

LOUGH, Timothy
LOUIE, Matthew
LUONG, Michael
MALABANAN, Peter
MALDONADO, Jorge
MALIK, Rizwan
MALLARI, Michael
MANBODE, Erik
MANGAT, Amarjit
MANTEY, Emmanuel
MASSEY, Lincoln
MATHER, Tyler
MATIAS, Luis
MATLASHEWSKI, Daniel
MAVI, Malvinder
MCLEAN, Brittany
MCGEE, Morgan Michael
MCGRATH, Shaun
MCNABB, Jacob
MEHIC, Edin
MENDES, Ryan
MENENDEZ, Celhyn
MICHENKO, Scott
MIOR, Christopher
MOHAMUD, Hassan
MORGAN, Aarom
NAGRA, Bawinder
NASIR, Naveed
NESS, Jordan
NYARKO, Luther
O'BRIEN, Gerry
OLIVER, Kody
OMAS-AS, Jonathan
OSBOURNE, Damone
PANESAR, Stevendeeep
PAPP, Robert
PARKER, Larmar
PARKINSON, Terrance
PATTEN, Sarah
PERSAUD, Daniel
PILEGGI, Adam
POONI, Supreet
PROULX, Rachelle
RAMOS, Hector
RAMOS, Raphael
RAWAT, Shivam
RIDEOUT, Zachary
RIGO, Roberto
ROBERTS, Thomas
SAEED, Syed
SAHOTA, Sarabjit
SAINI, Harvinder
SALAZAR, Matthew
SANDHU, Navdeep
SARAAN, Gaganbir
SCHMIDT, Craig
SHARMA, Abhishek
SHEEBA, Noreen
SHUK, Curtis

COLUMN 1 (continued)**COLUMN 2 (continued)**

(16. Continued)

SIDDIQUI, Azfer
SIDHU, Ravinderjit
SIMMONS, Gary
SINGH, Abhijot
SINGH, Harman
SINGH, Jansheen
SINGH, Lovepreet
SINGH, Samandeep
SMALL, Andrew
STEFANIAK, Dominique
STERENCZAK, Nadia
SUTHERLAND, Shania
TANGUAY, Brandon
TANWAR, Abhislek
TAYLOR, Kiara
THAKUR Harinder Singh
TREADGOLD, Michaelina
UBHI, Preetkaran
VENAFRO, Daniel
VIJAYAKUMAR, Vimalini
WALKER, Valerie
WHITE, Ryan
WHITTEN, Michael
WONG, Lawrence
WOODGATE, Brian
ZABALA, Kevin

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| 17. | ADEYEMO, Affiong
ALI, Mir Asif
ALAS, Ana Maria
AMISSAH, Rose
BAIG, Rais
BAL, Sukhpal
BHUJWALA, Murtaza
BRAR, Bishavdeep
BUTT, Nadeem
D'SOUZA, John Paul
D'SOUZA, Peter
FESSAHAYE, Solomon
GILL, Bikar
GREWAL, Inderjit Singh
HAIDER, Shane
JOSHI, Shaveta Sharma
KAUR, Balwinder
KRYWY, Brent
MARIAPEN, Seerojnie
MARKS, Esther
SHERGILL, Rajveer Kaur
SIZIBA, Nephath
SINGH, Dalvir
SINGH, Jaswinder
SPEZIALI, Dean
ZIMA, Matthew | 2100 Bovaird Drive E.
15 Eastbourne Drive
37 Eastbourne Drive
10 Kensington Road
9 Lisa Street
11 Lisa Street
505, 515 & 545 Steeles Ave. W.
7900 Hurontario Street |
| 18. | ANWAR, Mabood
BORCHENKO-JARBEAU, Jason
BROOKS, Carol
CHADHA, Kuldip | 2880 Queen Street East
9940-9980 Airport Road
8 Lisa Street
210 & 220 Steeles Ave. W. |

COLUMN 1 (continued)**COLUMN 2 (continued)**

(18. Continued)

CHANA, Navjot
CISMAN, Mubarak
COOKE, Bruce
FANJOY, Robert
FEDCHYSHYN, Greg
GOETZ, Bradley
HOWARD, Adonis
HYLTON, Asha
KHAN, Ahmed H.
KHANNA, Rajeev
LUFFMAN, Edward
LUTZ, Peter
LYNCH, Caroline
MENDONCA, John
MOHAMED, Farah
MORGAN, Alan
MULTANI, Gurpreet
NIRWAL, Inderpal
PALLENTIEN, Peter
PENAR, Lukas
PERRY, Robert
PERSAUD, Tina
PHILLIPS, Kenneth
RAMPERSAD, Ram
RELIC, Dean
RIAR, Karanpreet
SEHGAL, Kabir
SRABI, Loai
STUCKLESS, Robert
SZULICH, Dean
UBER, Wolfgang
VIDINHA, Miguel
WITCZAH, Rafal

10 Malta Avenue
30 Coventry Road
330 Mill Street South
100 County Court Blvd.
27 George Street North
15 Mountainash Road
20 Cherrytree Drive
310 Mill Street

19. ACHESON, Greg
ALEXIS, Winston
BAILEY, Fabian
CZOVEK, George
DHALIWAL, Manpreet
DYBALL, Rebecca
FERNANDES, Joshua
GILLILAND, Carrie
GREN, Mike
GRIFFITH, Adrian
HODGE, Aaron
JOHNSTON, Scott
KAFTANI, Eno
KLYMENCHENKO, Maksym
LALONDE, Derrick
LAZO, Jonathan
LEWIS, Andrew Scott
LOCKYER, Ryan
LY, Kieu
MALDONADO, Jorge
MAYFIELD, Thomas
MITCHELL, Zachary
MONIZ, Steven
MORRIS, Michael
O'BRIEN, Brad

61 Ardglen Drive
2-27 Bakewell Street
1-39 Bergamont Road
1-19 Black Forest Drive
320 Mill Street South
20, 30 & 40 Polonia Avenue
2-102 Brisbane Court
21 Knightsbridge Road
1-73 Briar Path
1-22 Cailiff Street
78-171 Cedar Lake Crescent
399-400 Vodden Street East
5 Lisa Street
5, 15, 21, 25 & 35 Brisdale Drive
60 Queen Street East

COLUMN 1 (continued)**COLUMN 2 (continued)**

(19. Continued)

OKHOVATI, Michel
PENA, Jason Jose
PERRAULT, Rodger
RADFORD, David
RAMIREZ, Erika Franco
ROBINSON, Dave
SHELTON, Jordan
SIDHU, Taranvir
SILVA, Lisa
ULLAH, Sana
WILLIAMS, Steven

- | | | |
|-----|---|--|
| 20. | MARKS, Brian | 10725 McLaughlin Road
7688 Hurontario Street
5 Lisa Street |
| 21. | MEHTA, Gurveer (Bill)
SMITH, Ian | 499 Main Street South |
| 22. | BINEPAL, Maninder S.
BONSU, Prince Osei
HARSONSKY, Valery
LEOCA, Dragos
MENDEZ, Lloyd
PLUMBTREE, Jean Paul
RONAK, Ronak
VAKESWARAN, Geerthan
YOUSIFY, Nagman (Nash) | 80 Beech Street
57 Aloma Crescent
140 Winterfold Drive
233 Balmoral Drive
510 Clark Boulevard
275 Fernforest Drive
235 Kingswood Drive
104 Folkstone Crescent
35 Sunset Boulevard
24 Goldcrest Road
170 Rutherford Road North
285 Great Lakes Drive
9 Abbey Road
235 Father Tobin Road
630 Ray Lawson Boulevard
100 Hilldale Crescent
99 Fletchers Creek Boulevard
2322 Embleton Road
9775 Credit View Road
48 Jefferson Road
111 Larkspur Road
2 Intermodal Dr
10 Father Tobin Road
250 Centre Street North
364 Bartley Bull Parkway
25 Kanata Road
160 Calderstone Road
526 Fernforest Drive
200 Valleyway Drive
9916 The Gore Road
50 Ladore Drive
155 Cherrytree Drive
236 Queen Mary Drive
97 Gallucci Crescent
201 Clark Boulevard
300 Conestoga Drive
5 Young Drive
89 Ardglen Drive
50 Somerset Drive
100 Dewside Drive |

COLUMN 1 (continued)**COLUMN 2 (continued)**

(22. Continued)

1305 Williams Parkway
36 Regan Road
10 North Park Drive
10750 Chinguacousy Road
315 Bartley Bull Parkway
2671 Sandalwood Parkway East
7935 Kennedy Road South
4985 Ebenezer Rd.
124 Vodden Street
8 Parkway Avenue
121 Royal Orchard Drive
11 Dwellers Road
325 McMurchy Avenue South
75 Mary Street
56 Oaklea Boulevard
27 Drinkwater Road
81 Torrance Woods
111 Bartley Bull Pkwy
103 Malta Avenue
25 Mountainberry Road
55 Lexington Road
28 Red River Drive
35 Black Oak Drive
300 Great Lakes Drive
10815 Dixie Road
11948 The Gore Road
450 Fernforest Drive
28 Finchgate Boulevard
115 Glenvale Boulevard
950 North Park Drive
63 Glen Forest Road
1025 North Park Drive
475 Father Tobin Drive
49 Madoc Drive
95 Massey Street
25 Corporation Drive
150 Central Park Drive Unit 113
698 Balmoral Drive
140 Howden Boulevard
415 Great Lakes Drive
296 Conestoga Drive
2 Notre Dame Avenue
435 Rutherford Road North
330 Balmoral Drive
430 Van Kirk Drive
185 Conestoga Drive
286 Sunny Meadow Boulevard
30 Chapparral Drive
95 Richvale Drive North
133 Thorndale Road
145 Treeline Boulevard
20 Brickyard Way
491 Bartley Bull Parkway
10 Brickyard Way
1285 Williams Parkway
71 Worthington Avenue
510 Balmoral Drive
251 McMurchy Avenue South
32 Kennedy Road North
1370 Williams Parkway

COLUMN 1 (continued)**COLUMN 2 (continued)**

(22. Continued)

1140 Central Park Drive
33 Greenbriar Road
215 Hanover Road
24 Kerwood Place
103 Richvale Drive South
34 Buick Boulevard
35 McCrimmon Drive
275 Brisdale Drive
100 Dorset Drive
40 Eagle Plains Drive
30 Summer Valley Drive
17 Colonel Bertram Road
635 Queen Street
550 North Park Drive
62 Heatherdale Drive
31 Craig Street
200 Morton Way
65 Mount Royal Circle
280 Mountainash Road
70 Gretna Drive
215 Orenda Road
24 Duncan Bull Drive
80 Red Willow Road
25 Brenda Avenue
105 Richvale Drive North
160 Mountainash Road
30 Pantomine Blvd.
254 Queen Mary Drive
77 Royal Orchard Drive
702 Balmoral Drive
61 Edenbrook Hill Drive
10420 Heart Lake Road
50 Earnscliffe Circle
40 Gillingham Drive, Unit 403
10 Castle Oaks Crossing
62 Seaborn Road
39 Sunset Boulevard
15 Fincham Avenue
83 Edenbrooke Hill
249 Queen Street East

23. AHMED, Farees
AL-SAAD, Amr
ALAFRANJI, Tareq
ALMEDIA, Kathleen
BALI, Kowan
BARGI, Arshpreet
CLAHANE, Brad
CREARY, Shawn
DAVIS, Damon
HAMED, Qays
JAROCKIS, Joseph
KULLAR, Harpreet
MCGILLOWAY, Joseph
PATTERSON, Steve
PEIXERIO, Michael
REYNOLDS, Nicole
SIDDIKUL, Mohsin
WEBB, Ryan
WOEHRY, Mike

11805, 11815 & 11825
Bramalea Road
2959 & 2989 Bovaird Drive
10, 24, 30 & 50 Coventry Road
2901, 2909, 2925, 2933 &
2937 Queen Street East
9920, 9930, 9940, 9950, 9960,
9970, 9980 & 9990 Airport Road
49, 51 & 55 Mountainash Road
5085 Mayfield Road

COLUMN 1 (continued)**COLUMN 2 (continued)**

- | | | |
|-----|---|--|
| 24. | BILLING, Arshvir
DHOOT, Gurman
GHANGAS, Prabhbir
Sahil
SINGH, Tejveer | 25 Kensington Road
52, 54 & 56 Bramsteele Road
110, 120 & 130 Brickyard Way
7700 Hurontario Street
380 Bovaird Drive East
195, 197 & 199 County Court
Blvd.
1, 2, 9 & 13 Fisherman Drive
10025, 10035 & 10045
Hurontario Street
5, 11 & 17 Ray Lawson Blvd.
230 & 240 Wanless Drive |
| 25. | GILL, Ajaypal Singh
GILL, Karandeep Singh
KAUR, Ramanpreet
SINGH, Gurdev | 18 Knightsbridge Road
2260 Bovaird Drive East
2280 Bovaird Drive East |
| 26. | ARAVINTHAN, Vinujan
CORREIA, Josh
HEIR, Gursant
HUNDAL, Karandeep
KAILANI, Bashar
PARRALES, Giovanni
SINGH, Harjeet
TIWARY, Mahindra | 210 Steeles Avenue West
220 Steeles Avenue West |
| 27. | AHMED, Omar
BOUNS, Daljeet Singh
DADHWAL, Manish
HAYWARD, Derek
HOSSAIN, Maidul
HUANG, Thomas
KAUL, Harmandeep
MCINTOSH, Donald
NGUYEN, Peter
PATEL, Rahulkumar
PATEL, Trushit
ROMANI, Amin
SAIYED, Shel Ahmed
SINGH, Amritpal
SINGH, Narinderpal
SODHI, Rashminder
STEWART, Andrew
VEKARIA, Shrey
VINCENT, Clarence
WALKER, Juline
WILSON, Sebastian | 70-120 Clementine Drive
271 Glidden Road |
| 28. | GHOSH, Biswajit
KANARELLIS, Ted
MALCOM, Christopher | 145 Balmoral Drive
800-806 Clark Boulevard
5 Kingscross Road
3 & 11 Knightsbridge Road
75, 80, 85, 90 Orenda Court |
| 29. | ARAUJO, Rickey F.
BAKSH, Hamaladeen
BIJAI, Shan
FERRANTE, Alan | 17 Worthington Avenue
225, 235 & 245 Castle Oaks
Crossing
475 & 495 Charolais Blvd. |

COLUMN 1 (continued)**COLUMN 2 (continued)**

(29. Continued)

	KONEV, Vadim LABELLE, Leonard MURATION, Victor PORTER, Matthew RAWSKI, Paul SARPAL, Harsh SINGH, Manpreet YEH, Kevin Kuo Ying	59 First Gulf Blvd. 535, 539, 543, 545 & 547 Steeles Ave. E. 20, 50, 60 & 70 Biscayne Cres. 9985 McVean Drive 9995 McVean Drive
30.	BAMIDELLE, Akamde PALMIERI, Michael	
31.	ASHTON-MONAGHAN, Damien BASU, Rohan BAUTISTA, Christain BENNETT, Craig BOYLE, James BURBIDGE, Alex CHUNG, Isaac CONYETTE, Wendell DAR, Faisal DITTAKAVI, Raghuram DUNN, Fabian DZHAFAR, Said EDYVEAN, Andrew GOMES, Timothy GOPAUL, Daniel JABUR, Mohammad JARDIM, Raquel JESSOME, Kyle JOHNSON, Ross MARINEZ, Christopher Rocha MERCER, Elizabeth Ann MINIC, Jovana MONGA, Vinay NGO, Vincent NORMAN, Holly PALIWODA, Cody POLO, Leonard PUGLIESE, Monica RAFFAELLOS, Atanas RAPOSO, Christopher RATHORE, Irwin REGO, Mike REID, Jason SIMPSON, Robert SINGH, Ashwinder SOOMRO, Sadaf TITTON, Danielle TUCKEY, Sean WASHO, Samuel WILKS, Mark Shaquane WILLIAMS, Jonathan WOOLERY, Kyle	499 Main Street South 10061 McLaughlin Road North 10088 McLaughlin Road North
32.	KOCI, Vasillaq	

<u>COLUMN 1 (continued)</u>	<u>COLUMN 2 (continued)</u>
33. CARPINISIANU, Silviu CARPINISIANU, Dan DIMITROVA, Katya SINGH, Amandeep WILLIAMS, Elmar	215 Queen Street East
34. TAVARES, David	116 Orenda Road
35. BOODRAM, Cyril Neeranjana BRAR, Jaswinder Singh CHUNG, Hardeep DWARDKAPRASAD, Mahesh GILL, Prabhjot Singh KAUSHAL, Sahil KHARKHANI, Navid PARMAR, Akashdeep RAUL, Rajwinder Singh SAMUELS, Jermaine SMITH, Jesse WYNE, Munzir	26 Hanover Road
36. GOYAL, Pulkit THARMALINGAM, Shiv PASIECZNIK, Joyce WU, Shimiao	170 Glidden Road 5 Beaumaris Drive 9 Beaumaris Drive 15 Beaumaris Drive
37. AMBROGI, Augusto BOYKO, Bryant CHATELAIN, James JACOBY, Peter KATSAGA, Artem LEVESQUE, Sherri NOVAK, Zoltan PALMIERI, David WHARWOOD, Craig	20 Cherrytree Drive
38. SHIRLEY, Simon	284 Queen Street East 205 Van Kirk Drive
39. DHESI, Randeep HASHMY, Nosheen MUGHAL, Nadeem SINGH, Gurmeh ZIA, Rahul	11 Church Street West 300 Walker Drive
40.	
41. DURRANI, Munawar Hamayun MEHMI, Ravinder RANDHAWA, Prince Pal Singh SRIKANT, Gautam	365 Kennedy Road South 18 Knightsbridge Road 370 Steeles Avenue East 15 Kensington Road 165 Kennedy Road South 195 Kennedy Road South
42. KAMRAN-FAROOQ, Shahzada SINGH, Kelvin	9435-9525 Mississauga Road 295 Queen Street East 10048 McLaughlin Road North 10061 McLaughlin Road North 10068 McLaughlin Road North 10088 McLaughlin Road North 10098 McLaughlin Road North

COLUMN 1 (continued)**COLUMN 2 (continued)**

- | | | |
|-----|--|--|
| 43. | BANDEIRA DE CASTRO, Roberto
HANS, Mandeep Kaur
PLOURDE, Randal
ROCHE, Jeff
ROCHE, John
SMUSZ, Dawid
STRIPE-LANGILLE, Jordan
TIWANA, Mandeep | |
| 44. | CANONIZADO, Jade
HATCH, Thomas
RIVERA, Kyle
SZULICH, Jan D. | |
| 45. | MIELTY, Dennis
PARTLAND, Adam | 1 Presidents Choice Circle |
| 46. | AHMED, Mazhar Jamil | |
| 47. | JOSLIN, William
RICHARD, Donald | |
| 48. | BAIG, Ahmad Deen
PIMENTEL, Sabrina
St. MARTIN, Melissa | |
| 49. | CARR, Ryan
DAVIDSON, Brent
DOWN, Eric
GOODMAN, Ian
MCKNIGHT, Cameron
SCHEMILT-CHARLTON, Matthew
SINGH, Jaskaran | 10511-10665 Bramalea Road
389 Deerhurst Drive
420 Deerhurst Drive
10-210 Great Lakes Drive
10886-10916 Hurontario Street
180 Sandalwood Parkway
20 Union Street
3 and 4 Lisa Street
1, 3, 15 and 25 Gateway Blvd.
980 Central Park Drive
1-34 Hetherington Place |
| 50. | CROWE, Sharon | |
| 51. | | 45 Yorkland Boulevard |
| 52. | DEOL, Jaspreet
MARINO, Tom
SINGH, Varinder | 11 Church Street West |
| 53. | PRATT, Luke
SINGH, Darshan | 15 Bramalea Road |
| 54. | AHLUWALIA, Tarandeep Singh
SINGH, Jaspreet | |
| 55. | BHUIYAN, Khairul
BHUIYAN, Tanvir
MIAN, Ashan
SINGH, Harneet
SINGH, Vick
VIRK, Arshdeep | 60 Bramalea Road
2-98 Oakmore Lane |

<u>COLUMN 1 (continued)</u>	<u>COLUMN 2 (continued)</u>
56. HO, Quoc KUMARASINGHE, Hansaka	
57. COROA, Cristy COROA, Darlene LAWRENCE, Donald Peter PALOMEQUE, Christian UNHOLA, Greg	8500-8510, 8550 & 8560 Torbram Road
58. BRIMM, Michael BROWN, Alwayne MAHMOOD, Ammad MAI, Austin MUNSHI, Gulam Dastagir PURBA, Jasdeep Singh ROMANOW, Thomas SALIHI, Ehsan VILLARROEL, Christopher	188 Clark Boulevard 190 Clark Boulevard
59. ALVES, Tiago AZEVEDO, Sergio CHOBORA, Govind KAMEL, Sam PATEL, Mohit SAUHIR, Imran SINGH, Gurjeet	25,30,35,40,50, 55, 60 and 65 Via Rosedale (Rosedale Village) Cricket Court Golf Links Drive Hopewell Court Larkdale Terrace Powder Mill Court Ranchwood Place Tuscany Lane Welford Gate Amberhill Trail Grenada Lane Tropicana Garden Ranchwood Place Orchard Park Gate Falconwood Place Keepsake Terrace Locust Drive Yorkwood Trail Ballerina Gardens Seashell Place Calliandra Place Sea Holly Cres Fairvalley Street Antilla Street Locust Drive Alisma Trail Locust Dr Lacorra Way Muzzo Dr Jazzberry Road Lavender Jewel Street Seedhouse Road Lobelia Steet Amarillo Road
60. FOX, Darren	
61. CLAUHTON, Doug	
62. Jashandeep SHABBIR, Syed Tariq	3 Lisa Street

COLUMN 1 (continued)**COLUMN 2 (continued)**

- | | |
|---|--|
| 63. VENKATARAM, Bhaskar | |
| 64. WEEKS, Blair | |
| 65. BADAR, Sheikh
BHRIGU, Anmol
DHALIWAL, Amritpal Singh
DI'LORIO, Marc
MAHI, Manmoh Singh
Mahajan, Aneesh
NARULA, Sahil
RASHID, Aadil
SANDHU, Gurjot Singh
SANDHU, Talwinder Singh
SHARMA, Prajesh
SINGH, Gobind
SINGH, Harminder
SINGH, Harsharnbir
SINGH, Jaskaran
SINGH, Lovejit
SINGH, Manmeet
SINGH, Ravpreet
SINGH, Paramjeet
SINGH, Sukhwinder | 1-31 Parkholme Place
1,4&10 Knightsbridge Rd.
1 Maple Avenue
1-18 Park Estates Court
1-45 Graham Court
160 Murray Street
175 Central Park Drive
22 Beech Street
27-37 Clipstone Court
36 Drury Crescent
16 John Street |
| 66. DOWNING, Amanda
GORSKI, Martin
HUNWICKS, Daniel | 40 Finchgate Boulevard
8 Silver Maple Court
33 Kennedy Road South
430 McMurchy Ave S.
440 McMurchy Ave S.
75 Charolais Blvd.
85 Charolais Blvd.
95 Charolais Blvd |
| 67. BARDHAN, Himangshu
CHOUDHRY, Muhammad Bilal
HIRPARA, Harshang
NILGIRI, Moenull Hasan
PETERS, Sherries | PCC78–15 Kensington Road
PCC167–1-108 Morley Cres. |



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To amend By-law 270-2004 (known as “Zoning By-law 2004”), as amended

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 HAMLET ONE (RHm1)	RESIDENTIAL SINGLE DETACHED F-15-3627 (R1F-15-3627)
	RESIDENTIAL SINGLE DETACHED F-15-3628 (R1F-15-3628)
	OPEN SPACE (OS)

- (2) By adding thereto the following sections:

- “3627 The lands designated R1F-15-3627 on Schedule A to this by-Law:
- 3627.1 Shall only be used for the purposes permitted in R1F- x zone;
- 3627.2 Shall be subject to the following requirements and restrictions:
- a) Minimum Rear Yard Depth: 7 metres;
 - b) Maximum Building Height: 11 metres;
 - c) Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;
 - d) The main wall of a dwelling may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle;

- 3627.3 Shall also be subject to the requirements and restrictions relating to the R1F-x zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3627.2.
- 3628 The lands designated R1F-15-3628 on Schedule A to this by-law:
- 3628.1 Shall only be used for the purposes permitted in a R1F-x zone;
- 3628.2 Shall be subject to the following requirements and restrictions:
- a) Minimum Rear Yard depth: 7 metres;
 - b) Minimum Front Yard Depth: 2 metres but 6.0 metres to the front of the garage;
 - c) Maximum Building Height – 11 meters;
 - d) Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;
 - e) The main wall of a dwelling may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle.
- 3628.3 Shall also be subject to the requirements and restrictions relating to the R1F-x zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3628.2.”

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

this _____ day of _____, 2022.

Approved as to
form.

2022/06/13

SDSR

Patrick Brown, Mayor

Approved as to
content.

2022/06/10

AAP

Peter Fay, City Clerk

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW _____

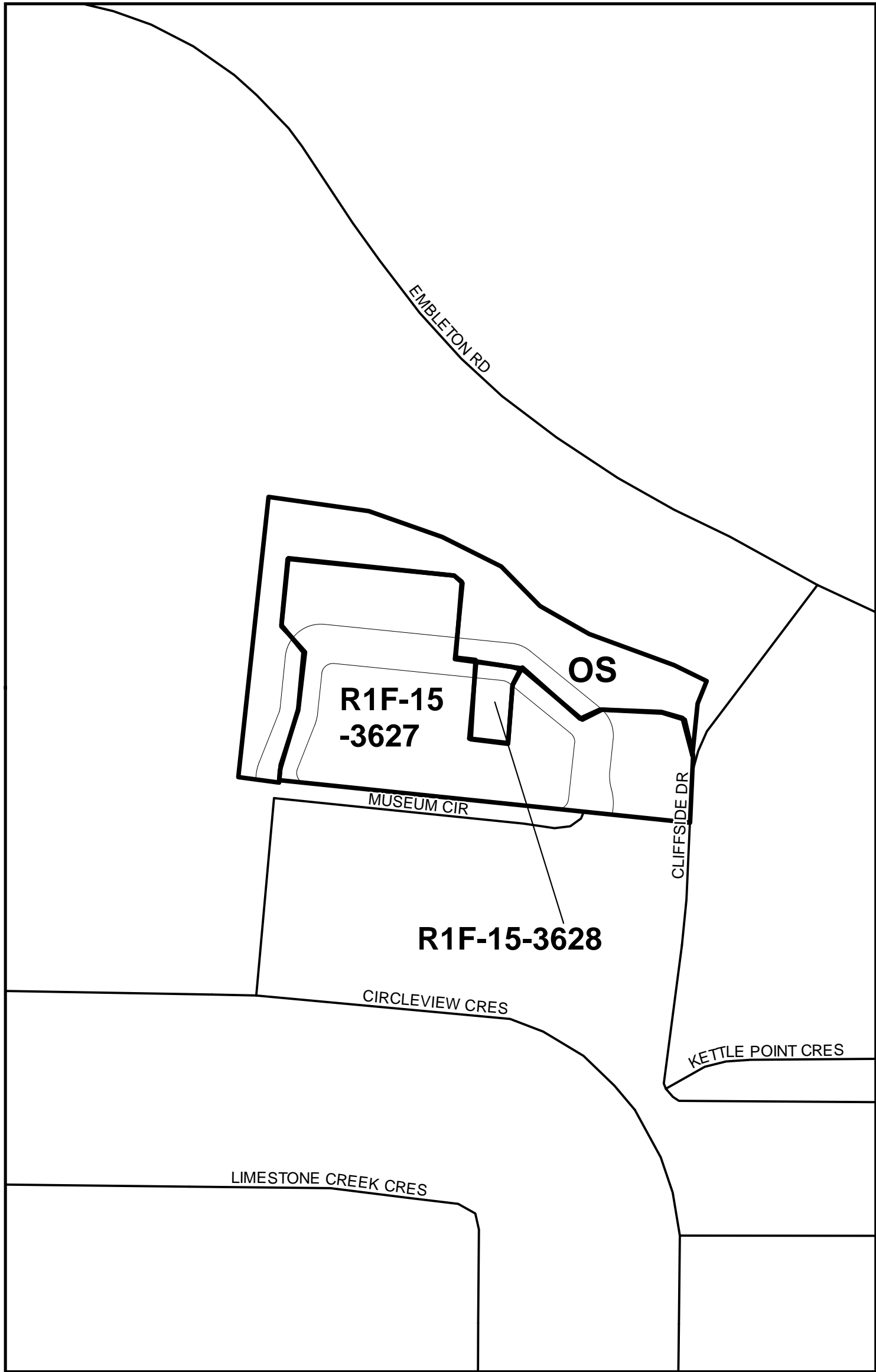
The purpose of By-law _____ is to amend the comprehensive Zoning By-law 270-2004 as amended pursuant to an application by 2511362 Ontario Inc. (File C05W05.009).

EFFECT OF THE BY-LAW

The effect of By-law _____ is to permit the use of the subject lands for Single Detached Residential, and Open Space purposes. The development will yield 19 single detached residential units.

LOCATION OF LANDS AFFECTED

The lands affected by By-law _____ are located on the west side of Cliffside Drive, north side of Museum Circle within the Bram West Secondary Plan Area 40d.



PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: C05W05.009_ZBLA

Date: 2022/04/05

Drawn by: ckovac



PART LOT 5, CONCESSION 5 W.H.S.

BY-LAW _____

Page 825 of 946

SCHEDULE A



Page 826 of 946



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To accept and assume works in

Registered Plan 43M-2059

WHEREAS the Council of the Corporation of the City of Brampton has, by resolution, directed that all works constructed and installed in accordance with the subdivision agreement for Registered Plan 43M-2059 be accepted and assumed;

AND WHEREAS Council has authorized the City Treasurer to release the securities held by the City; save and except for the amount of \$10,000.00 which shall be held by the City until such time as the Director, Environment & Development Engineering is satisfied that the warranty period in respect of Landscape Warranties has expired;

AND WHEREAS it is deemed expedient to accept and assume the streets as shown on Registered Plan 43M-2059 as part of the public highway system.

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

1. All of the works constructed and installed in accordance with the subdivision agreement for Registered Plan 43M-2059 are hereby accepted and assumed.
2. The lands described in Schedule A to this by-law are hereby accepted and assumed as part of the public highway system of the City of Brampton.

ENACTED and PASSED THIS 6th day of July, 2022.

Approved as to
form.

2022/06/22

SDSR

Patrick Brown, Mayor

Approved as to
content.

2022/Jun/14

J.Edwin

Peter Fay, City Clerk

SCHEDULE A TO BY-LAW NO. _____

Registered Plans 43M-2059

Gladeview Court, Street Widening Block 20 to be part of Churchville Road

City of Brampton
Regional Municipality of Peel



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To accept and assume works in

Registered Plan 43M-2015

WHEREAS the Council of the Corporation of the City of Brampton has, by resolution, directed that all works constructed and installed in accordance with the subdivision agreement for Registered Plan 43M-2015 be accepted and assumed;

AND WHEREAS Council has authorized the City Treasurer to release the securities held by the City;

AND WHEREAS it is deemed expedient to accept and assume the streets as shown on Registered Plan 43M-2015 as part of the public highway system.

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

1. All of the works constructed and installed in accordance with the subdivision agreement for Registered Plan 43M-2015 are hereby accepted and assumed.
2. The lands described in Schedule A to this by-law are hereby accepted and assumed as part of the public highway system of the City of Brampton.

ENACTED and PASSED THIS 6th day of July, 2022.

Approved as to form. 2022/06/23 SDSR
Approved as to content. 2022/Jun/16 J.Edwin

Patrick Brown, Mayor

Peter Fay, City Clerk

SCHEDULE A TO BY-LAW NO. _____

Registered Plans 43M-2015

Elysian Fields Circle, Provost Trail, Point Reyes Terrace

City of Brampton
Regional Municipality of Peel



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

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
Apple Valley Way	The south limit of Castlemore Road and the north limit of Altura Way
Royalwest Drive	The south limit of Williams Parkway and the north limit of Queen Street
Valleyway Drive	The east limit of Elbern Markell Drive and the west limit of Creditview Road

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
Apple Valley Way	The south limit of Castlemore Road and the north limit of Caliper Road
Apple Valley Way	The south limit of Caliper Road and the north limit of Altura Way
Royal West Drive	The south limit of Williams Parkway and the north limit of Beachville Circle
Royal West Drive	The south limit of Beachville Circle and the north limit of Queen Street West
Valleyway Drive	The east limit of Elbern Markell Drive and the west limit of Alister Drive
Valleyway Drive	The east limit of Alister Drive and the west limit of Creditview Road

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
Alister Drive and Valleyway Drive	Eastbound on Valleyway Drive
Alister Drive and Valleyway Drive	Westbound on Valleyway Drive
Alister Drive and Valleyway Drive	Southbound on Alister Drive
Apple Valley Way and Caliper Road	Northbound on Apple Valley Way
Apple Valley Way and Caliper Road	Southbound on Apple Valley Way
Apple Valley Way and Caliper Road	Eastbound on Caliper Road
Beachville Circle and Royal West Drive	Northbound on Royal West Drive
Beachville Circle and Royal West Drive	Southbound on Royal West Drive
Beachville Circle and Royal West Drive	Eastbound on Beachville Circle

ENACTED and PASSED this [enter date] day of [enter month], 2022.

Approved as to
form.

2022/06/09

Colleen Grant

Patrick Brown, Mayor

Approved as to
content.

2022/06/09

K.Minaker

Peter Fay, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To amend the Schedule of Traffic By-law 93-93, relating to U-TURNS (Schedule II) 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 **U-TURNS (Schedule II) 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 II :

U-TURNS

COLUMN 1 HIGHWAY	COLUMN 2 BETWEEN
Howard Stewart Road	Dancing Waters Road and Little Britain Crescent
Mount Royal Circle	Maisonneuve Boulevard and Louvain Drive

2. By-law 93-93 as amended, is hereby further amended by ADDING the following items to Schedule XXIV:

COMMUNITY SAFETY ZONES

COLUMN 1 HIGHWAY	COLUMN 2 BETWEEN	COLUMN 3 TIMES OR DAYS
Churchville Road	Creditview Road and Steeles Avenue West	Anytime
Creditview Road	Hallstone Road and Steeles Avenue West	Anytime

ENACTED and PASSED this [enter date] day of [enter month], 2022.

Approved as to
form.

2022/06/09

Colleen Grant

Patrick Brown, Mayor

Approved as to
content.

2022/06/08

K.Minaker

Peter Fay, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To amend the Schedule of Traffic By-law 93-93, relating to NO PARKING
(Schedule XIV)

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 NO PARKING (Schedule XIV);

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

1. By-law 93-93 as amended, is hereby further amended by DELETING the following item from Schedule XIV:

NO PARKING

COLUMN 1 HIGHWAY	COLUMN 2 SIDE	COLUMN 3 BETWEEN	COLUMN 4 TIMES OR DAYS
Midair Court	South and West	Intermodal Drive and a point 250 metres south and west of Intermodal Drive	Anytime

2. By-law 93-93 as amended, is hereby further amended by ADDING the following item to Schedule XIV:

NO PARKING

COLUMN 1 HIGHWAY	COLUMN 2 SIDE	COLUMN 3 BETWEEN	COLUMN 4 TIMES OR DAYS
Midair Court	Both	Intermodal Drive and the end of the roadway (including cul-de- sac)	Anytime

ENACTED and PASSED this [enter date] day of [enter month], 2022.

Approved as to
form.

2022/06/10

Colleen Grant

Patrick Brown, Mayor

Approved as to
content.

2022/06/10

K.Minaker

Peter Fay, City Clerk

)



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To Adopt Amendment Number 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 day of , 2022.

Approved as to
form.

2022/06/30

SDSR

Patrick Brown, Mayor

Approved as to
content.

2022/06/13

RJB

Peter Fay, City Clerk

(ARUs OPA)

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 purpose of this amendment is to implement policies in the Official Plan to permit additional residential units (ARUs), in conformity with changes to the *Planning Act* made by *Bill 108 More Homes, More Choice Act, 2019*. Bill 108 requires municipalities to permit additional residential units within accessory structures (to be identified as 'garden suites'), in addition to the already permitted second units. The existing policies for Second Units will be moved to the Residential section of the Official Plan under a new heading for ARUs.

2.0 Location:

This amendment affects all lands within the City of Brampton.

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 deleting Subsection 3.2.8.2 Second Units in its entirety and renumbering the subsequent sections.
- (2) by adding 4.2.5.6 Additional Residential Units (ARUs) as a subheading, and the following new policies:

"4.2.5.6 Additional Residential Units (ARUs)

The City supports the creation of affordable housing and creative housing solutions that broaden the range of housing typologies and provide gentle intensification in the Residential designation to better utilize infrastructure and services. Second units and garden suites, are a form of Additional Residential Units (ARUs), permitted City-wide subject to the provisions of this Plan, the Zoning By-law, and the Registration By-law.

ARUs aim to support the overall planning objectives of this Plan, including:

- Supporting modest population growth and densification;
- Providing a variety of housing choice;
- Supporting the supply and range of rental housing options across the City;
- Supporting changing demographics through opportunities for multi-generational living, aging in place and age friendly communities;
- Utilizing efficiencies in City and Regional infrastructure including roads, public transportation, water/wastewater and community services; and,
- Providing flexibility for homeowners to enhance the use of their property.

Additional Residential Units (ARUs), are self-contained residential dwelling units, with its own cooking facility, sanitary facility and sleeping area, and that are located either within the principal dwelling (second unit), or within an accessory building or structure (garden suite) on the same lot as a single detached, semi-detached, or townhouse dwelling. ARUs are also known as second(ary) units, garden suites, granny-flats, in-law suites, laneway suites, and/or coach houses.

- 4.2.5.6.1 Additional Residential Units (ARUs) shall only be permitted on properties where a single detached, semi-detached or townhouse dwelling is situated; and shall be subject to the following criteria:
- i. A maximum of two ARUs are permitted per residential lot, one located within the principal dwelling, known as a second unit, and one within an accessory structure or building, known as a garden suite;
 - ii. ARUs are intended to be accessory in scale and function to the principal dwelling;
 - iii. ARUs are to be located on full municipal services, unless it can be demonstrated to the satisfaction of the Chief Building Official that the sewage system on private sanitary servicing has been upgraded to meet the regulations of the Ontario Building Code (OBC) for an additional residential unit;
 - iv. ARUs must be in compliance with the Ontario Building Code and/or Fire Code, Registration By-law, Property Standards By-law, the applicable regulation approved under the Conservation Authorities Act, and other applicable approval requirements;
 - v. An ARU shall not be permitted within natural heritage or natural hazard areas regulated by the applicable Conservation Authority, or the Downtown Floodplain Special Policy Area;
 - vi. An ARU shall have no negative impact on stormwater management and site drainage;
 - vii. The exterior design of a garden suite must be compatible with the character of the principal dwelling, in terms of design, style and materials; and,
 - viii. Adequate on-site parking is to be provided in accordance with the requirements of the Zoning By-law.
- 4.2.5.6.2 The City encourages the creation of ARUs through new construction and the subdivision approval process, subject to the policies of this Plan.
- 4.2.5.6.3 Garden suites will be subject to a Custom Home review process, which includes a design and engineering review that may consider the following:
- i. Privacy and shadow impacts on adjacent properties
 - ii. Building design, style and materiality
 - iii. Accessible design features
 - iv. Sustainable building materials and technologies
 - v. Grading, servicing and site drainage
 - vi. Preservation of trees and mature vegetation
 - vii. Maintenance of an adequate open amenity space in the rear and side yards, and maximizing contiguous soft landscaping.
- 4.2.5.6.4 A deviation from the prescriptive requirements for ARUs as set out in the Zoning By-law, may be considered subject to a minor variance application under Section 45 of the Planning Act, as amended, subject to the following:
- i. Meets the intent and purpose of policies of Section 4.2.5.6.1;

- ii. It is demonstrated that the privacy of the adjacent properties is maintained; and,
- iii. Meets the intent and purpose of the requirements and restrictions of the Zoning Bylaw.

4.2.5.6.5 The severance of a garden suite from the lot where the principal dwelling is located shall not be permitted.”



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To amend 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 amending Section 5.0 Definitions, as follows:

a) by adding the following defined terms and definitions:

“ADDITIONAL RESIDENTIAL UNIT (ARU)” shall mean a self-contained residential dwelling unit, with its own cooking facility, sanitary facility and sleeping area, and that it is located either within the principal dwelling (Second Unit), or within an accessory building or structure (Garden Suite) on the same lot as the principal dwelling;

“GARDEN SUITE shall mean an Additional Residential Unit (ARU) accessory to a single detached, semi-detached or street townhouse dwelling unit located in a building that is detached from the principal dwelling and is located in the rear or interior side yard, and which may be freestanding or attached to a private detached garage;

b) by deleting the definition for “SECOND UNIT” in its entirety and replacing it with the following:

“SECOND UNIT shall mean an Additional Residential Unit (ARU) located within a single detached, semi-detached or townhouse dwelling resulting in a two-unit dwelling.”

c) by re-organizing the definitions in alphabetical order accordingly.

2. by deleting Section 6.27 One Dwelling Per Lot in its entirety and replacing it with the following:

“6.27 Dwellings Per Lot

Where a single detached, semi-detached, or townhouse dwelling is permitted, a second unit and/or a garden suite may also be permitted subject to the requirements and restrictions of Section 10.16 of the Bylaw.”

3. by adding to Section 10.2 One Dwelling Per Lot, the phrase “or garden suite” following the text “second unit”.

4. by adding to Section 10.27(c) Older, Mature Neighbourhoods, the text “except for a garden suite” immediately following the text “excluding permitted accessory structures”.
5. by deleting Section 10.16 Provisions for Two Unit Dwellings in its entirety and replacing it with the following:

“10.16 Provisions for Additional Residential Units (ARUs)

The following requirements and restrictions shall apply to all ARUs:

- (a) An ARU shall only be permitted on the same lot as a single detached dwelling, a semi-detached dwelling, or townhouse dwelling;
- (b) An ARU shall not be permitted within or on the same lot as a lodging house or supporting housing residence;
- (c) A maximum of one second unit and one garden suite is permitted per residential lot;
- (d) An ARU shall not be permitted on properties located within a Floodplain Zone or Open Space Zone, or on lands identified in Schedule B-6: Downtown Floodplain Regulations area;
- (e) Lots containing both a second unit and a garden suite are required to provide one additional parking space in addition to the parking required under Section 10.9 for the principal dwelling unit located on the same lot. All required parking spaces shall be located entirely within the boundaries of the subject lot;
- (f) Notwithstanding Section 6.17, each parking space on a residential lot containing both a second unit and a garden suite shall be not less than 2.6 metres in width and 5.4 metres in length. Tandem parking spaces shall be permitted and, the maximum width for a driveway shall not exceed the permitted width as specified in Section 10.9 of this By-law. For the purposes of this section, tandem parking shall mean a parking space that can only be accessed by passing through another parking space from a street, lane or driveway; and,
- (g) Shall be subject to the applicable Registration By-law.

10.16.1 Provisions for Two-Unit Dwellings

The following requirements and restrictions shall apply for a second unit within a two-unit dwelling:

- (a) The gross floor area of a second unit shall not exceed the gross floor area of the principal dwelling unit;
- (b) Where the principal entrance to a second unit is provided through a door located in the side yard or rear yard, an unobstructed pedestrian path of travel having a minimum width of 1.2 metres shall be provided along any portion of the yard extending from the front wall of the building to the door used as the principal entrance to a second unit, unless the principal entrance to the second unit has direct unobstructed access having a minimum width of 1.2 metres from a public street or private laneway at the rear of the property;
- (c) An above grade side door meeting the minimum 1.2 metre path of travel requirement of Section 10.24 and used as the principal entrance to a second unit may be accessed by a landing less than 0.6 metres above ground level having a maximum length and width of 0.9 metres. Steps shall

be provided at both the front and rear of the landing as may be necessary to provide pedestrian access from the front yard to the rear yard;

- (d) Except as required by Section 10.16(e), no additional parking space is required for a second unit; and,
- (e) A maximum of one second unit shall be permitted in a two-unit dwelling.

10.16.2 Provisions for Garden Suites

The following requirements and restrictions shall apply for a garden suite:

- (a) A garden suite shall only be permitted in the rear yard or interior side yard of a lot containing a single detached dwelling, a semi-detached dwelling, or townhouse dwelling;
- (b) Notwithstanding Section 10.27(c), a garden suite shall be subject to the lot coverage requirements of the site-specific zone or Section 10.27 Older, Mature Neighbourhoods, where applicable, whichever is most restrictive;
- (c) The maximum gross floor area shall not exceed:
 - i. 80 square metres on a lot in a Residential Hamlet, Residential Estate or Agricultural zone;
 - ii. 35 square metres on a lot in all other Residential zones; or,
 - iii. Notwithstanding 10.16.2(c)(i) and (c)(ii) above or Section 10.4.1(g), a garden suite located above a detached garage shall be permitted provided that the maximum gross residential floor does not exceed 48 square metres or the gross floor area of the detached garage, whichever is less. The combined gross floor area for a detached garage with a garden suite above shall not exceed 96 square metres or twice the area of the garage, whichever is less.
- (d) Minimum Rear Yard Depth: 2.5 metres;
- (e) Minimum Interior Side Yard Width: 1.8 metres;
- (f) Minimum separation distance from the principal dwelling: 3 metres;
- (g) Encroachments into the minimum required rear yard depth set out in 10.16.2(d) or into the building separation distance set out in 10.16.2(f) shall be permitted as follows:
 - i. Maximum 0.6 metres for a window bay with or without foundation
 - ii. Maximum 0.5 metres for eaves, cornices, gutters, chimneys, pilasters or parapets
 - iii. Maximum 0.9 metres for an open sided, roofed porch or deck.
- (h) The maximum building height shall not exceed:
 - i. 7.5 metres or the height of the principal building, whichever is less, on a lot in a Residential Hamlet, Residential Estate or Agricultural zone;
 - ii. 4.5 metres or the height of the principal building, whichever is less, on a lot in all other Residential zones; or,
 - iii. Notwithstanding 10.16.2(h)(i) and 10.16.2(h)(ii) above, and Section 10.4(h), a garden suite shall be permitted above a detached garage provided the overall height of the building does not exceed 7.5 metres or the height of the principal dwelling, whichever is less.
- (i) Balconies and roof top patios shall not be permitted;

- (j) A minimum 1.2 metre wide unobstructed pedestrian path of travel shall be provided along any portion of the yard extending from the front wall of the principal dwelling to the main entrance of the garden suite, unless the garden suite has direct unobstructed access having a minimum width of 1.2 metres from a public street or private laneway at the rear of the property;
- (k) Except as required by Section 10.16(e), no additional parking space is required for a garden suite; and,
- (l) Notwithstanding Section 10.3(i) or 10.4(i), a garden suite is permitted within a converted intermodal shipping container.”

ENACTED and PASSED this [enter date] day of [enter month], 2022.

Approved as to
form.

2022/6/13

SDSR

Patrick Brown, Mayor

Approved as to
content.

2022/06/13

[RJB]

Peter Fay, City Clerk

(ARU ZBL)



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

**A By-law to require the registration of Additional Residential Units (ARUs)
in the City of Brampton, and to repeal By-law 87-2015, as amended**

RECITALS

Section 16(3) of the *Planning Act*, S.O., 1990, c. P.13, as amended, requires municipalities to implement official plan policies authorizing the use of additional residential units;

Section 35.1(1) of the *Planning Act*, S.O., 1990, c. P.13, as amended, requires that bylaws passed under section 34 give effect to the policies described in subsection 16(3) of that Act;

The City of Brampton has added policies to the City's Official Plan and Comprehensive Zoning By-law in order to comply with these *Planning Act* requirements;

Section 8(1) of the *Municipal Act*, 2001, S.O. 2001, c. 25, as amended, (Municipal Act, 2001) provides that the powers of a municipality under any Act 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;

Section 11(2) (6) of the *Municipal Act*, 2001, authorizes municipalities to pass by-laws respecting the health, safety and well-being of persons and the protection of persons and property;

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;

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;

Subsection 434.1 (1) of the *Municipal Act, 2001* provides that a municipality may require a person, subject to such conditions as the municipality considers appropriate, to pay an administrative penalty if the municipality is satisfied that the person has failed to comply with a by-law of the municipality passed under that Act.

Subsection 436(1) of the *Municipal Act, 2001*, provides that a municipality may pass bylaws 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;

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;

The Council of The Corporation of the City of Brampton considers it important to enact a by-law to require the registration of additional residential units in the City of Brampton in order to protect persons, property and the health, safety and well-being of Brampton residents;

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

PART I – TITLE, INTERPRETATION AND SEVERABILITY

1. This By-law may be referred to as the “Additional Residential Unit (ARU) Registration By-law”.
2. This By-law applies to all property within the City of Brampton.
3.
 - (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 Part II of this By-law. Where any word appears in ordinary case, the commonly applied English language meaning is intended.
 - (2) Wherever a word defined in Part II of 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 in this By-law 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.
4. 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 II – DEFINITIONS

5. For the purpose of this By-law:

“Additional Residential Unit (ARU)” means a self-contained residential dwelling unit, with its own cooking facility, sanitary facility and sleeping area, and that it is located either within the principal dwelling (Second Unit), or within an accessory building or structure (Garden Suite) on the same lot as the principal dwelling;

“By-law” means this by-law, as amended from time to time;

“City” means The Corporation of the City of Brampton or the land within the municipal boundaries of the City of Brampton, as the context requires;

“Council” means the Council of The Corporation of the City of Brampton;

“Garden Suite” means an Additional Residential Unit (ARU) accessory to a single detached, semi-detached or street townhouse dwelling unit located in a building that is detached from the principal dwelling and is located in the rear or interior side yard, and which may be freestanding or attached to a private detached garage;

“Inspector” means any one of the following Persons appointed by the City:

- (a) Chief Building Official or inspector appointed pursuant to the *Building Code Act, 1992*;
- (b) Municipal Law Enforcement Officer; or
- (c) Fire and Emergency Services inspector;

“Owner” means a Person, who is:

- (a) the registered owner of a property containing Additional Residential Units;

- (b) agent for the registered owner of a property containing Additional Residential Units; or
- (c) managing or receiving the rent of from a property containing one or more Additional Residential Units whether on the Person's own account or as agent or trustee of any other Person who would receive the rent if the land or premises were let;

"Person" includes an individual, corporation, partnership or limited liability partnership;

"Registrar" means the City's Chief Building Official or his or her designate;

"Second Unit" means an Additional Residential Unit located within a single detached, semi-detached or townhouse dwelling resulting in a Two-Unit Dwelling;

"Two-Unit Dwelling" means a single detached dwelling, semi-detached dwelling or townhouse dwelling containing one Second Unit.

PART III – PROHIBITION

- 6. No Person shall have an Additional Residential Unit (ARU) unless it has been registered in accordance with the requirements of this By-law.

PART IV – REGISTRATION

- 7. Every Person who has an ARU shall register the Two-Unit Dwelling and/or a Garden Suite as required by this By-law. Where more than one ARU is located on the same property, every person shall register each ARU separately with the City.
- 8.
 - (1) The Registrar is authorized to administer this By-law in accordance with the requirements of this By-law, including the power to register, refuse to register or revoke the registration of any ARU.
 - (2) For the purpose of section 23.2(4) of the Municipal Act, 2001, Council considers the delegation of powers to the Registrar pursuant to this By-law, including the powers to register, refuse to register and revoke the registration of ARU, to be of a minor nature.
- 9. Prior to the registration of an ARU the owner shall:
 - (1) submit a complete application for registration, together with supporting plans, documents and drawings, to the Registrar in a form prescribed by the Registrar; and

- (2) pay a non-refundable \$200.00 registration fee for each ARU.
- 10. The Owner bears the onus of proving that an ARU meets the requirements of this By-law and any other applicable law to the Registrar's satisfaction.
- 11. (1) The Registrar may deem an application abandoned if all requirements of registration pursuant to this By-law have not been fulfilled to the Registrar's satisfaction within eighteen (18) months from the date that the application is submitted.

(2) An Owner may re-apply for registration where an application has been deemed abandoned subject to the requirements of this By-law including payment of all applicable fees.
- 12. (1) The Registrar shall establish and maintain a record of all ARU applications filed and a registry of all Two-Unit Dwellings and Garden Suites registered pursuant to this By-law.

(2) An ARU once registered pursuant to this By-law remains registered without payment of any renewal or other fees unless registration is revoked pursuant to section 14 of this By-law.

PART V – REFUSAL AND REVOCATION

- 13. (1) The Registrar may refuse to register an ARU that is not in compliance with any one or more of the following:
 - (a) the Ontario Building Code;
 - (b) the Ontario Fire Code;
 - (c) the Ontario Electrical Safety Code;
 - (d) the City's Zoning By-law;
 - (e) the City's Property Standards By-law;
 - (f) this By-law; or
 - (g) any other applicable law.
- (2) Where the Registrar refuses to register an ARU based on the criteria in subsection (1), the Registrar shall provide the Owner with a Notice of Refusal to Register, which shall include a brief written explanation of the reason for refusal.

14. (1) The Registrar may revoke the registration of an ARU if:
- (a) it was registered in whole or in part based on false information;
 - (b) the Owner requests that the Registrar revoke registration because they no longer have an ARU to the Registrar's satisfaction; or
 - (c) it is not in compliance with any one or more of the following:
 - (i) the Ontario Building Code;
 - (ii) the Ontario Fire Code;
 - (iii) the Ontario Electrical Safety Code;
 - (iv) the City's Zoning By-law;
 - (v) the City's Property Standards By-law;
 - (vi) this By-law; or
 - (vii) any other applicable law.
- (2) Where the Registrar intends to revoke registration of an ARU based on the criteria in either subsections (1)(a) or (c), the Registrar shall provide the Owner with a Notice of Intention to Revoke Registration which shall include a brief written explanation of the reasons for revocation.
15. (1) The Registrar's Notice of Intention to Revoke Registration as applicable, shall be sent:
- (a) by electronic mail to the Owner's e-mail address included in the application to register; and
 - (b) in accordance with the requirements for service in Part IX of this By-law.
- (2) The Owner shall have sixty (60) days from the date of the notice to resolve the Registrar's reasons for their Intention to Revoke.
- (3) Where the Owner fails to resolve the Registrar's reasons for their Intention to Revoke to the Registrar's satisfaction in compliance with subsection 15(2), the Registrar shall provide the Owner with written confirmation of the decision to revoke registration:
- (a) by electronic mail to the Owner's e-mail address included in the application to register; and

- (b) in accordance with the requirements for service in Part IX of this By-law.
- (4) If the Registrar has confirmed the revocation of registration of an ARU, the Owner may re-apply to register subject to complying with the requirements of this By-law including payment of applicable fees.

PART VI – INSPECTION

- 16. (1) An Inspector acting pursuant to this By-law may, at any reasonable time, enter and inspect any property, for the purpose of carrying out an inspection to determine whether there is compliance with any one or all of the following:
 - (a) the requirements of this By-law;
 - (b) an order made pursuant to this By-law or the Municipal Act, 2001; or
 - (c) an order made pursuant to section 431 of the Municipal Act, 2001.
- (2) An Inspector may undertake an inspection pursuant to an order issued under section 438 of the Municipal Act, 2001.
- 17. For the purposes of conducting an inspection, an Inspector may, in accordance with the provisions in section 436 of the Municipal Act, 2001:
 - (1) Require the production for inspection of documents or things relevant to the inspection;
 - (2) Inspect and remove documents or things relevant to the inspection for the purpose of making copies or extracts;
 - (3) Require information from any person concerning a matter related to the inspection; and
 - (4) Alone or in conjunction with a person possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purpose of the inspection.
- 18. An Inspector performing a duty under this By-law may be accompanied by a Person under his or her direction.
- 19. (1) No Person shall hinder or obstruct an inspector or attempt to hinder or obstruct an inspector who is performing a duty under this By-law; and
- (2) Any Person who provides false information to an inspector shall be deemed to have hindered or obstructed the inspector in the execution of his or her duties.

PART VII – ORDER

20. (1) Where an 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) Orders issued pursuant to subsection 20(1) shall be in writing and 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 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 Inspector and a copy of the order may be posted on any property to which the contravention 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 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.
- (5) Every Person who fails to comply with an order made under this section is guilty of an offence.

PART VIII – PENALTY

21. (1) Every Person who contravenes any provision of this By-law, or fails to comply with an order issued pursuant to 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, upon conviction, is liable to a fine and such other penalties, as provided for in the *Provincial Offences Act*, S.O. 1990, c. P.33, and the *Municipal Act*, 2001, as both may be amended from time to time.
- (2) In addition to subsection (1), any Person who is charged with an offence under this by-law in accordance with Part III of the *Provincial Offences Act* and is found guilty of the offence, is liable, in addition to any other penalties:
- (a) if an individual, to a fine of not more than \$25,000; or
- (b) if a corporation, to a fine of not more than \$50,000.
22. If a Person is convicted of an offence pursuant this By-law, the potential for receiving an economic advantage from an Additional Residential Unit that is not registered pursuant to this By-law may be considered an aggravating factor for sentencing purposes which may attract a special fine and the maximum amount of the special fine may exceed \$100,000 or such other maximum amount permitted by the *Municipal Act*, 2001.
23. 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.
24. 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.
25. 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.

PART IX – SERVICE OF DOCUMENTS

26. Service of any document other than an order, including reasons for revocation or under this By-law, shall be given in writing and may be served in any of the following ways:
- (1) by being delivered personally to the Person to whom it is addressed;
 - (3) by registered mail to the Person's last known address, which is deemed to be served on the 5th day after a copy is sent by registered mail; or
 - (4) where service is unable to be done under subsections (1) or (2), notice may be given by placing a placard containing the terms of the document in a conspicuous place on the property to which the document relates and shall be deemed to be sufficient service on the Person.

PART X – ADMINISTRATIVE PENALTIES

27. Administrative Penalties (Non-Parking) By-law 218-2019, as amended, applies to this By-law.
28. 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 XI – EXEMPTION

29. (1) Two-Unit Dwellings previously registered pursuant to repealed City By-laws 92-96 and 87-2015, as amended, continue to be registered under this By-law.
- (2) Two-Unit Dwellings that are considered registered pursuant to sub-section (1), will be included on the registry and may be subject to revocation of registration and required to re-apply for registration for non-compliance with law.

PART XII - SCHEDULES

30. All Schedules attached to this By-law shall form part of this By-law.

PART XIII – REPEAL

31. By-law 87-2015, as amended, is hereby repealed.

ENACTED and PASSED this [enter date] day of [enter month], 2022.

Approved as to
form.

2022/06/14

SDSR

Patrick Brown, Mayor

Approved as to
content.

2022/06/14

[RJB]

Peter Fay, City Clerk

(ARU Registration By-law)



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To adopt Amendment Number 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, RS.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 [enter date] day of [enter month], 2022.

Approved as to
form.

2022/06/30

SDSR

Patrick Brown, Mayor

Approved as to
content.

2022/06/30

AAP

Peter Fay, City Clerk

AMENDMENT NUMBER OP2006-_____
To the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP2006-_____

To the Official Plan of the
City of Brampton Planning Area

1.0 Purpose:

The purpose of this amendment is to amend the Secondary Plan Area 45, the Credit Valley Secondary Plan and Land Use Schedule, to permit the future development of lands known municipally as 1857 Queen Street West with high density residential uses.

2.0 Location:

The lands subject to this amendment are known municipally as 1857 Queen Street West. The lands are located approximately 370.22 metres (1,214.57 feet) west of Mississauga Road, 931.60 metres (3,056.43 feet) east of Creditview Road, having a frontage of approximately 68.0 metres (223.09 feet) on the south side of Queen Street West. The lands are legal described as Part of Lot 5, Concession 4, W.H.S., in the City of Brampton.

3.0 Amendments and Polices Relative Thereto:

- 3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:
1. by adding to the list of amendments pertaining to Secondary Plan Area Number 45: Credit Valley as set out in Part Two: Secondary Plans thereof, Amendment Number OP 2006-_____
- 3.2 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area, which remains in force, as they relate to the Credit Valley Secondary Plan, being Chapter 45, of Part II of the City of Brampton Official Plan, as amended, are hereby further amended:
1. By changing on Schedule 45(a) , the land use designations of the lands shown outlined on Schedule 'A' to this amendment from 'Low Density 1 Residential' to 'High Density Residential', and by adding a High Density Residential designation to the legend;
 2. By deleting policy 6.2.2 in its entirety and replacing it with the following section as 6.2.1:

“6.2.1 Special Policy Area 2 recognizes the long term development potential of these lands for urban uses, in accordance with the residential designations of this Chapter. Due to various access and land use constraints, Special Policy Area 2 shall be developed as an integrated entity, generally in accordance with the Council approved Tertiary Plan dated June 20th, 2022, attached as Appendix 1.”
 3. By deleting policy 6.2.3 in its entirety and replacing it with the following as section 6.2.2:

“6.2.2 The Lands municipally known as 1857 Queen Street West shall be subject to the following:

 - i. Notwithstanding Section 4.6.13 of the Official Plan, the limit of development, and any buffer from natural features shall be in accordance with the Scoped Environmental Impact Study, 1857

Queen Street West, City of Brampton” prepared by Beacon Environmental and dated June 2022.

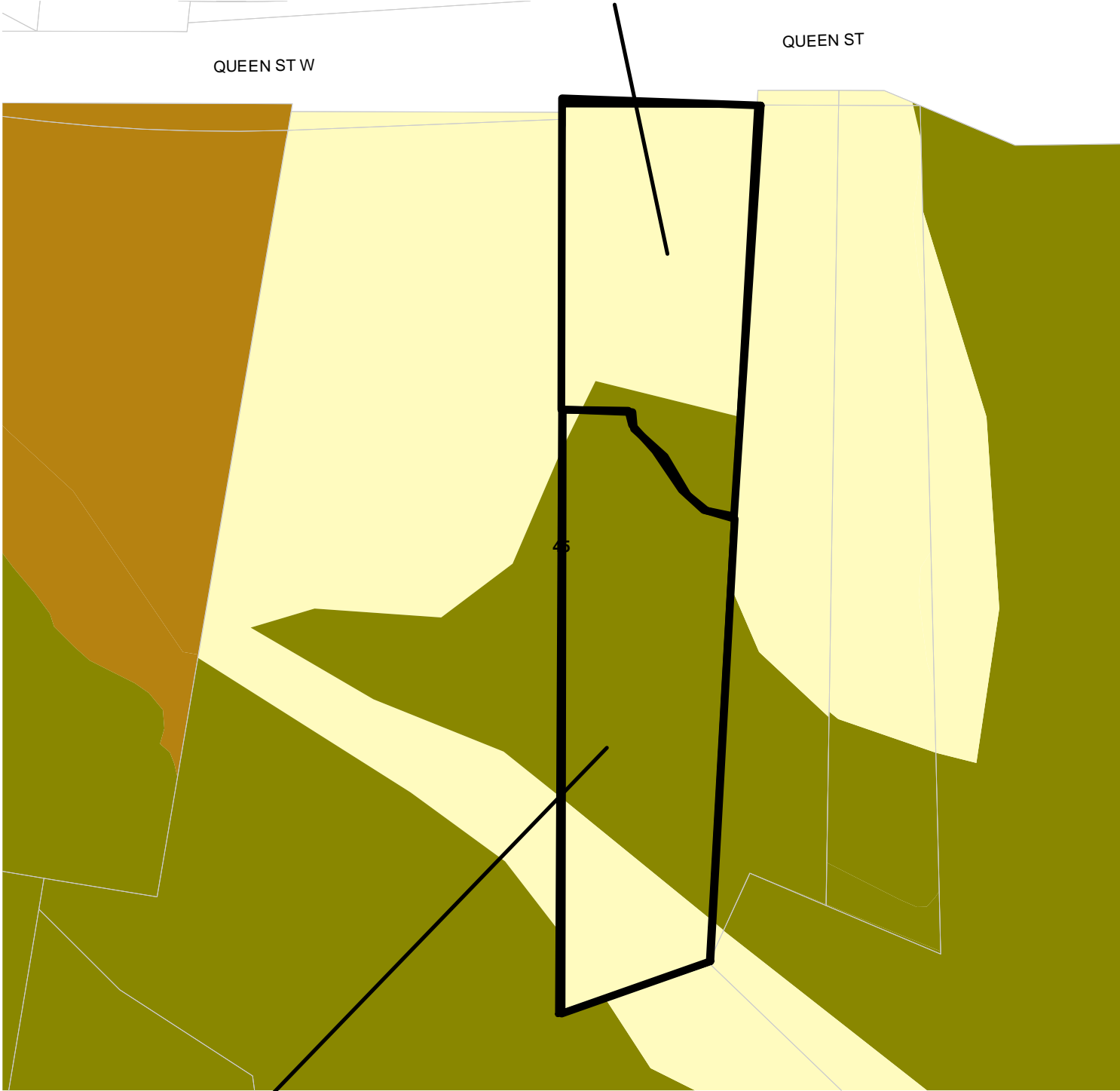
- ii. Notwithstanding the provisions of section ‘5.2.11 High Density’ designation of this Plan, the subject lands shall be developed in accordance with the following principles:
 - a. A maximum Gross Floor Area of 21,050m²
 - b. To minimize the impact upon abutting residential uses, appropriate property line setbacks shall be established in the zoning by-law relative to the height of the building. For clarity, rear and side yard setbacks shall increase as the height of the building increases.
 - c. Building facades are to have a high degree of architectural articulation to break up the massing of the façade.
 - d. Buildings are to be constructed with high life-cycle and aesthetic quality materials. Extensive use of EIFS (i.e. stucco) finish is strongly discouraged and the use of EIFS should be limited for architectural features and accents.
 - e. Development shall demonstrate a high level of design, high quality building materials, well-articulated facades, and the incorporate of a building and site elements that contribute to a strong pedestrian streetscape.
 - f. An open space buffer shall be provided at the southern portion of the subject site abutting the Natural Heritage System.
 - iii. Notwithstanding the lands being designated on Schedule A1 – Upscale Executive Housing Special Policy Areas of the Official Plan, the lands are not designated Executive Residential on Schedule SPA 45(A) of the Credit Valley Secondary Plan. However, the development of the lands shall implement the Upscale Executive Housing design principles and standards through the approved Community Design Guidelines.
4. By adding to Section 5.2 (Residential), a new subsection titled ‘High Density Residential’ as follows:

“5.2.11 High Density Residential

5.2.11.1 On lands designated High Density Residential, as shown on SPA45(a) the following shall apply, subject to section 5.2.1 of this Chapter:

- i. Permitted uses shall include an apartment building; and
- ii. A maximum Floor Space Index of 3.0 shall be permitted (exclusive of underground parking garage).”

LANDS TO BE REDESIGNATED FROM
"LOW DENSITY RESIDENTIAL 1" AND
"PRIMARY VALLEYLAND" TO
"HIGH DENSITY RESIDENTIAL"



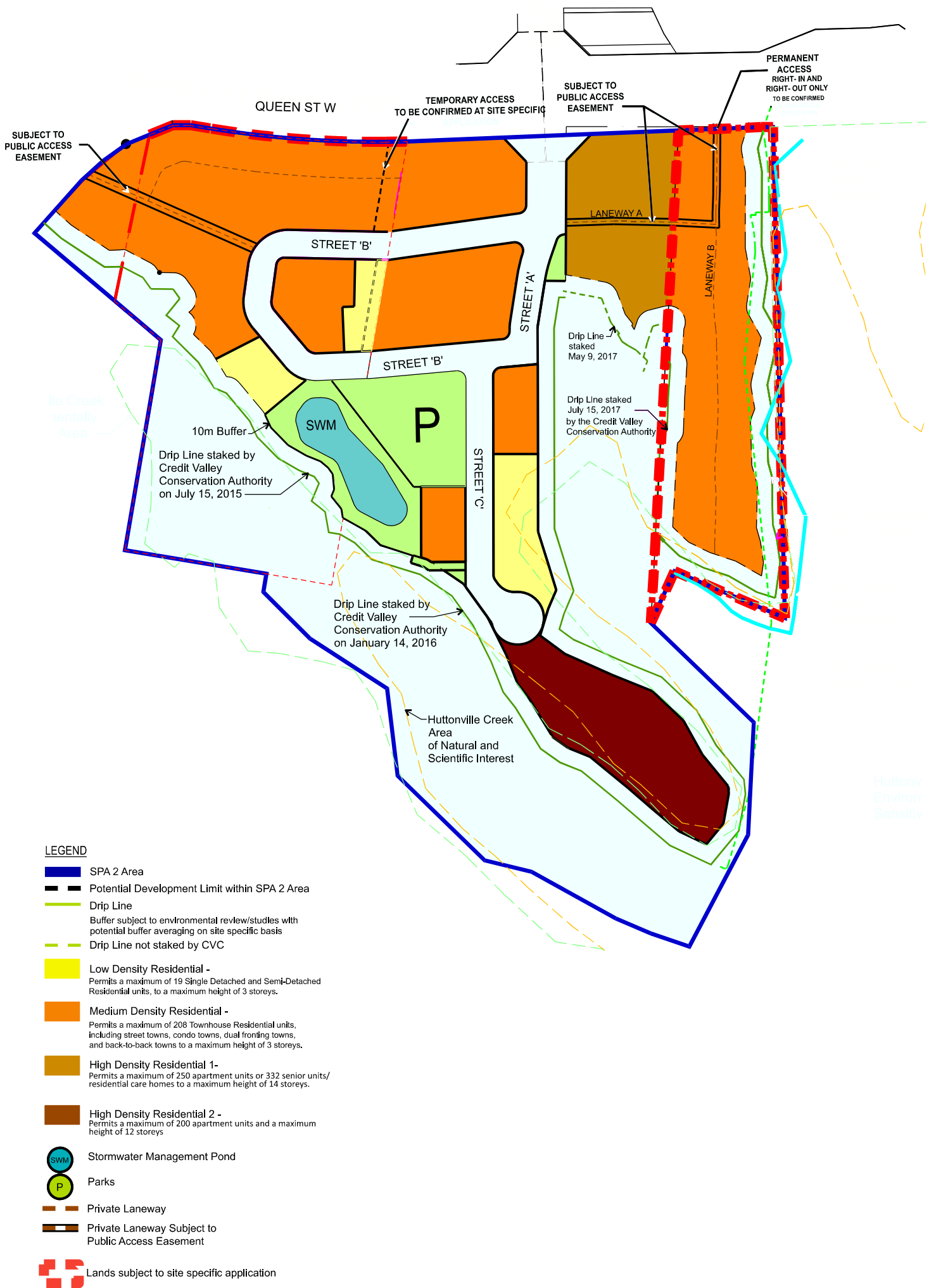
LANDS TO BE REDESIGNATED FROM
"PRIMARY VALLEYLAND AND
"LOW DENSITY RESIDENTIAL 1" TO
"PRIMARY VALLEYLAND"

EXTRACT FROM SCHEDULE SP45(A) OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

RESIDENTIAL	COMMERCIAL	OPEN SPACE
<div></div> EXECUTIVE RESIDENTIAL	<div></div> CONVENIENCE COMMERCIAL	<div></div> CITY WIDE PARK
<div></div> LOW DENSITY RESIDENTIAL 1	<div></div> COMMERCIAL	<div></div> COMMUNITY PARK
<div></div> LOW DENSITY RESIDENTIAL 2	<div></div> DISTRICT RETAIL	<div></div> NEIGHBOURHOOD PARK
<div></div> MEDIUM DENSITY RESIDENTIAL	<div></div> HIGHWAY COMMERCIAL	<div></div> OPEN SPACE
<div></div> VILLAGE RESIDENTIAL		<div></div> PRIMARY VALLEYLAND
INSTITUTIONAL	OTHER	<div></div> SECONDARY VALLEY LAND
<div></div> PUBLIC JUNIOR ELEMENTARY SCHOOL	<div></div> HERITAGE RESOURCE	<div></div> SPRINGBROOK SETTLEMENT AREA
<div></div> PUBLIC SECONDARY SCHOOL	<div></div> ONTARIO HYDRO POWER CORRIDOR	<div></div> WOODLOT
<div></div> SEPARATE ELEMENTARY SCHOOL	<div></div> RAILWAY	<div></div> FLOOD / HAZARD LANDS
<div></div> JUNIOR PUBLIC SCHOOL		<div></div> SIGNIFICANT WOODLOTS
<div></div> PLACE OF WORSHIP		<div></div> STORM WATER MANAGEMENT POND
<div></div> PUBLIC SENIOR ELEMENTARY SCHOOL		<div></div> TERRESTRIAL FEATURES
<div></div> SEPARATE SECONDARY SCHOOL		<div></div> VALLEYLAND

NOTE: "HIGH DENSITY 1
RESIDENTIAL" TO
BE ADDED TO LEGEND

APPENDIX 1





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To amend the Comprehensive Zoning By-law 270-2004

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:
Highway Commercial Two – 349 (HC2-349)	Residential Apartment A (Holding) – 3641 (R4A (H)-3641)
	Open Space - 3642 (OS-3642)
	Floodplain (F)

2. By adding the following sections:

“3641 The lands designated R4A(H)-3641 on Schedule A to this By-law:

- 3641.1 Shall only be used for one of the following purposes:
- a) Purposes permitted in the R4A zone;
 - b) Senior Citizen Residence;
 - c) Residential Care Home;
 - d) Only in conjunction with an apartment dwelling, senior citizen residence or residential care home, the following uses are permitted to a maximum combined gross floor commercial area of 300 m² (3229 ft²):
 - i. A retail establishment, having no outside storage or display;
 - ii. A personal service shop;
 - iii. A bank, trust company or finance company;

- iv. A office, including an office of a physician, dentist or drugless practitioner;
- v. A dry cleaning and laundry distribution establishment;
- vi. A dining room restaurant, or take-out restaurant;
- vii. An art gallery;
- viii. Health or fitness centre;
- ix. A day nursery and associated outdoor play area

e) Purposes accessory to the other permitted purposes

3641.2 Shall be subject to the following requirements and restrictions:

- a) Minimum lot Area: 0.6 hectares
- b) The Maximum Number of Units shall be either 250 apartment dwellings or 332 Senior Citizen dwelling units / Residential care home units
- c) For the purposes of this section, the lot line abutting Queen Street West shall be the front lot line.
- d) The uses permitted in section 3641.1(d) shall only be permitted on the ground floor.
- e) Minimum Front Yard Depth: 3.0 metres
- f) Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres
- g) Minimum Interior Side Yard Width:
 - i. To lands zoned R3C-2940: 5.0 metres
 - ii. To lands zoned R3C-2976: 5.0 metres
 - iii. To lands zoned R3C-3639: 3.0 metres
 - iv. To lands zoned OS: 5.0 metres
- h) Minimum Rear Yard Depth:
 - i. To lands zoned OS: 2.0 metres
- i) Minimum Setback for an Underground Parking Garage: 0 metres to all lot lines.
- j) Maximum Building Height (exclusive of any roof-top mechanical penthouse or architectural features):
 - i. 3 storeys for any portion of a building within 50 metres of the front lot line and 15 metres or less from the interior site lot line abutting a R3C-2940 and R3C-2976 zone;
 - ii. 6 storeys for any portion of a building within 50 metres of the front lot line and more than 15 metres but less than or equal to 24 metres from the interior side lot line abutting a R3C-2940 and R3C-2976 zone;
 - iii. 14 storeys for any portion of a building located within 50 metres of the front lot line and more than 24 metres from the interior side lot line abutting a R3C-24940 and R3C-2976 zone.
 - iv. 4 storeys for any portion of a building located more than 50 metres from the front lot line and 9 metres or less from an interior side lot line abutting a R3C-2940 zone.
 - v. 12 storeys for any portion of the building located more than 50 metres from the front lot line and more than 9 metres from an interior side lot line abutting a R3C-2940 zone.

- k) Maximum Lot Coverage: 35%
- l) Maximum Gross Floor Area: 21,050m² (Exclusive of a below grade parking garage)
- m) Maximum FSI: No requirement
- n) Minimum Landscaped Open Space: 30% of the lot area.
- Landscaped open space may consist of both hard and soft elements, including retaining walls, stairs, ramps, sunken patios and porches (covered and uncovered) and utility infrastructure
- o) Minimum Ground Floor Height: 4.5 metres
- p) Minimum Setback to a Hydro Transformer in any yard: 1.0 metres
- q) Windows and Doors at Grade: For the first storey of any wall adjacent to a street, a minimum of 60% of the gross area of the portion of the wall that is above grade shall have clear vision windows and/or doors
- r) Minimum Number of Loading Spaces per building: 1 space
- s) Bicycle Parking:
- i. Bicycle parking must be located on the same lot as the use or building for which it is required
 - ii. A minimum of 0.25 spaces per dwelling unit shall be provided
 - iii. A maximum of 50% of the required bicycle parking may be vertical, and the rest must be horizontal spaces.
 - iv. Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 - i. A building or structured;
 - ii. A secure area such as a supervised parking lot or enclosure; or
 - iii. Within bicycle lockers
 - v. Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
 - vi. Dimensions:
 - i. If located in a horizontal position (on ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres
 - ii. If located in a vertical position (on the wall): a minimum length of 1.5 metres and a minimum width of 0.5 metres
- t) Waste Disposal and Storage:
- i. Loading, unloading and waste disposal facilities, accepting access thereto, shall not be located on the wall facing a public road;
 - ii. All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use.
- u) All lands zoned R4A-3641 shall be treated as a single lot for zoning purposes.
- v) A drive-through facility shall not be permitted in association with any use.
- w) Shall also be subject to the requirements and restrictions to the R4A zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3641.

Senior Citizen Residence shall mean a building owned and operated by a government agency, or by a non-profit and non-commercial organization, primarily for the housing of senior citizens, containing only bachelor, one or two bedroom dwelling units, in which each bachelor dwelling unit has a gross floor area of not more than 51.50m², each one bedroom dwelling unit has a gross floor area of not more than 60.50m², each one bedroom plus den dwelling unit has a gross floor area of not more than 74.50m², each two bedroom dwelling unit has a gross floor area of not more than 80.0m².

- 3641.4
- Until such time as the Holding (H) is lifted, lands zoned R4A(H)-3641 shall only be used for the following purposes:

a) a dining room restaurant

b) a community club,

c) a community centre

d) a banquet hall including a catering operation; and,

e) purposes accessory to the other permitted purposes
- 3641.5
- The H symbol shall not be removed until such a time as a Functional Servicing Report has been provided to the satisfaction of the Region of Peel.”
- “3642
- The lands designated OS-3642 on Schedule A to this By-law:
- 3642.1
- Shall only be used for the following purposes:

a) Purposes permitted in the OS zone; and

b) Flood and erosion control.”

ENACTED and PASSED this [enter date] day of [enter month], 2022.

Approved as to
form.

2022/06/30

SDSR

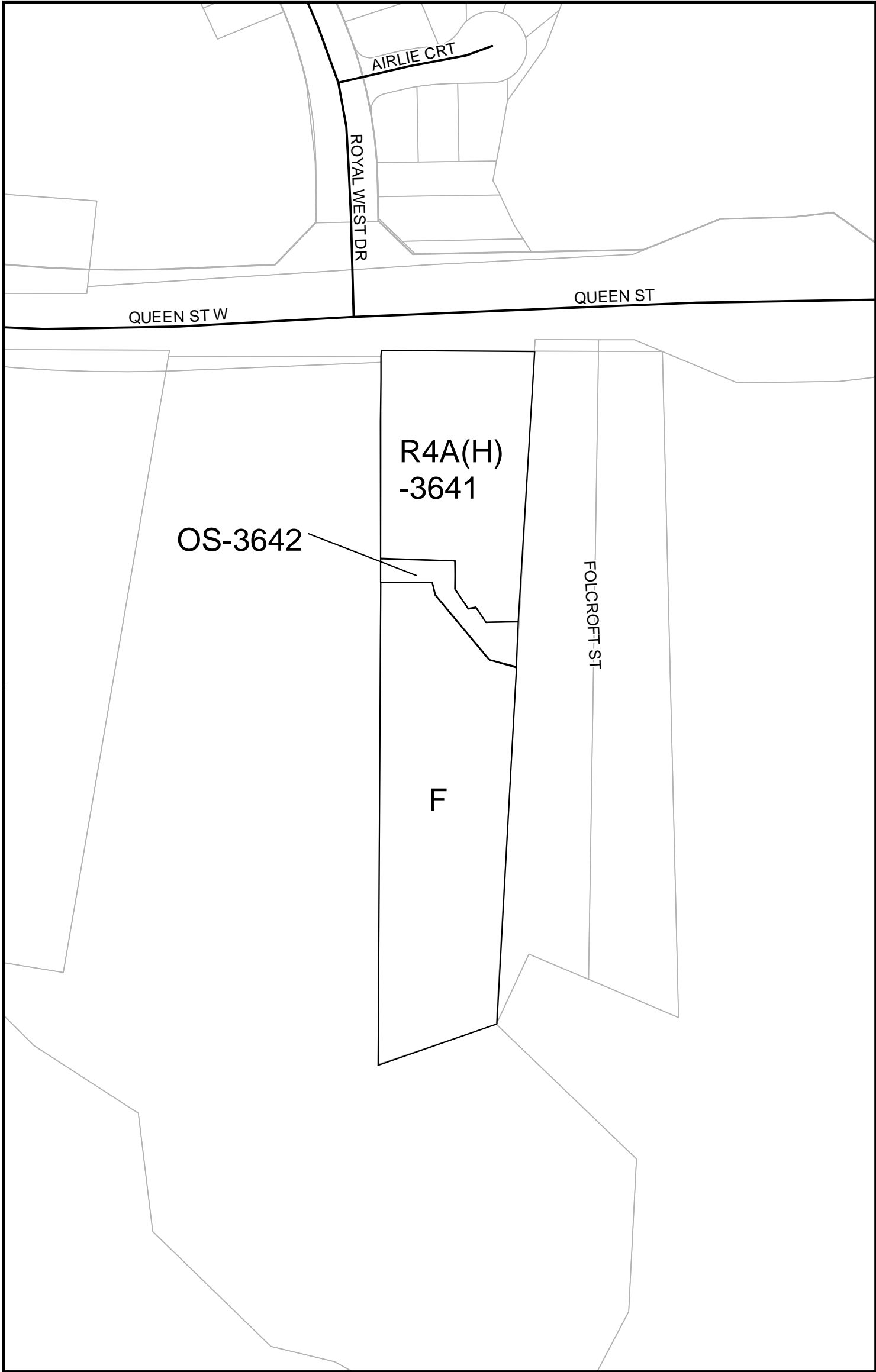
Patrick Brown, Mayor

Approved as to
content.

2022/June/30

AAP

Peter Fay, City Clerk



BRAMPTON
Flower City
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: OZS-2021-0018_ZBLA

Date: 2022/06/21

Drawn by: ckovac

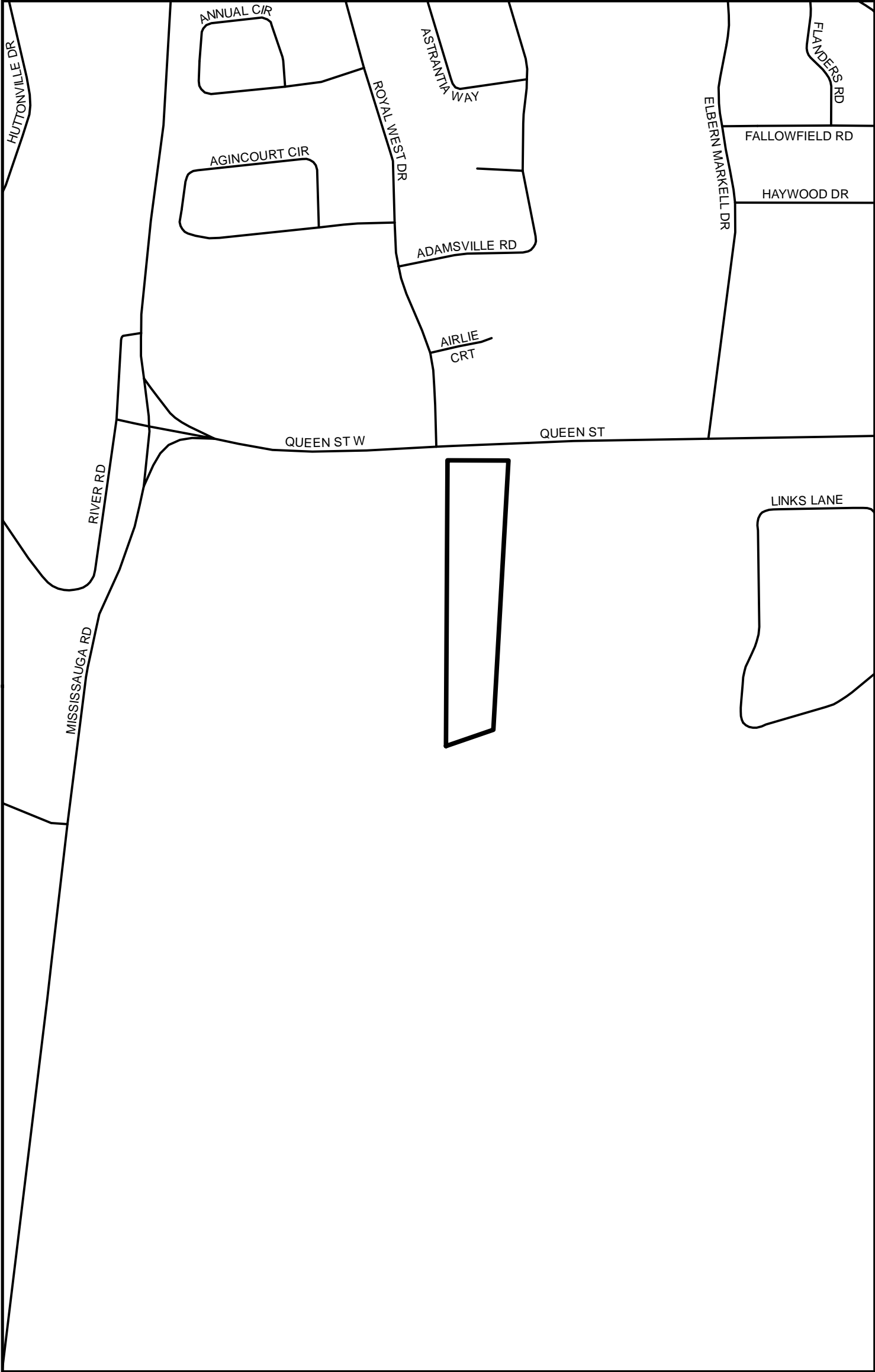


PART LOT 5, CONCESSION 4 W.H.S.

BY-LAW _____

Page 868 of 946

SCHEDULE A



SUBJECT LANDS



RAILWAYS



KEY MAP



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To -adopt Amendment Number OP2006-

To the Official Plan of the

City of Brampton Planning Area

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

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 [enter date] day of [enter month], 2022.

Approved as to
form.
2022/06/30
SDSR

Patrick Brown, Mayor

Approved as to
content.
2022/06/30
AAP

Peter Fay, City Clerk

(OZS-2020-0036)

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 Secondary Plan Area 45, the Credit Valley Secondary Plan and Land Use Schedule, to permit the future development of lands known municipally as 1879 Queen Street West with medium and high density residential uses.

2.0 Location:

The lands subject to this amendment are located on the southeast corner of Mississauga Road and Queen Street West. The lands have an area of 6.9 hectares (17 acres) and are described as Part of Lot 5, Concession 4 WHS in the City of Brampton.

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 adding to the list of amendments pertaining to Secondary Plan Area Number 45: Credit Valley as set out in Part Two: Secondary Plans thereof, Amendment Number OP 2006-_____

3.2 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area, which remains in force, as they relate to the Credit Valley Secondary Plan, being Chapter 45, of Part II of the City of Brampton Official Plan, as amended, are hereby further amended:

1. By changing on Schedule 45(a), the land use designations of the lands shown outlined on Schedule 'A' to this amendment from 'Low Density 1 Residential' to 'Primary Valleyland', 'Medium Density Residential' and 'High Density Residential'; from 'Primary Valleyland' and 'Low Density 1 Residential' to 'High Density Residential'; and by adding a High Density Residential designation to the legend;

2. By deleting policy 6.2.1 in its entirety and renumbering the subsequent sections

3. By deleting policy 6.2.2 in its entirety and replacing it with the following section as 6.2.1:

“6.2.1 Special Policy Area 2 recognizes the long term development potential of these lands for urban uses, in accordance with the residential designations of this Chapter. Due to various access and land use constraints, Special Policy Area 2 shall be developed as an integrated entity, generally in accordance with the Council approved Tertiary Plan dated June 20th, 2022, attached as Appendix 1”

4. By deleting policy 6.2.4 in its entirety and replacing it with the following section as 6.2.3:

“6.2.3 The Lands municipally known as 1879 Queen Street West shall be subject to the following:

- i. Notwithstanding Section 4.6.13 of the Official Plan, the limit of development, and any buffer from natural features shall be in accordance with the Scoped Environmental Impact Study 1879 Queen Street West City of Brampton” prepared by Beacon Environmental Limited and dated April 2022.
- ii. Notwithstanding the provisions of the ‘Medium Density’ designation of this Plan, a maximum density of 62 units per net residential hectare shall be permitted on the 1.34 hectares designated as ‘Medium Density’ within the subject lands.
- iii. Notwithstanding the lands being designated on Schedule A1-Upscale Executive Housing Special Policy Area of the Official Plan, the lands are not designated Executive Residential on Schedule 45(A) of the Credit Valley Secondary Plan. However, the development of the lands shall implement the Upscale Executive Housing design principles and standards through the approved Community Design Guidelines.”

5. By adding to Section 5.2 (Residential), a new subsection titled ‘High Density Residential’ as follows:

“5.2.11 High Density Residential

5.2.11.1 On lands designated High Density Residential, as shown on SPA45(a) the following shall apply, subject to section 5.2.1 of this Chapter:

- i. Permitted uses shall include an apartment building; and
- ii. A maximum Floor Space Index of 3.0 shall be permitted (exclusive of underground parking garage).”

LANDS TO BE REDESIGNATED FROM "LOW DENSITY RESIDENTIAL 1" AND "PRIMARY VALLEYLAND" TO "MEDIUM DENSITY RESIDENTIAL"

LANDS TO BE REDESIGNATED FROM "LOW DENSITY RESIDENTIAL 1" AND "PRIMARY VALLEYLAND" TO "PRIMARY VALLEYLAND"



LANDS TO BE REDESIGNATED FROM "PRIMARY VALLEYLAND AND "LOW DENSITY RESIDENTIAL 1" TO "HIGH DENSITY RESIDENTIAL"

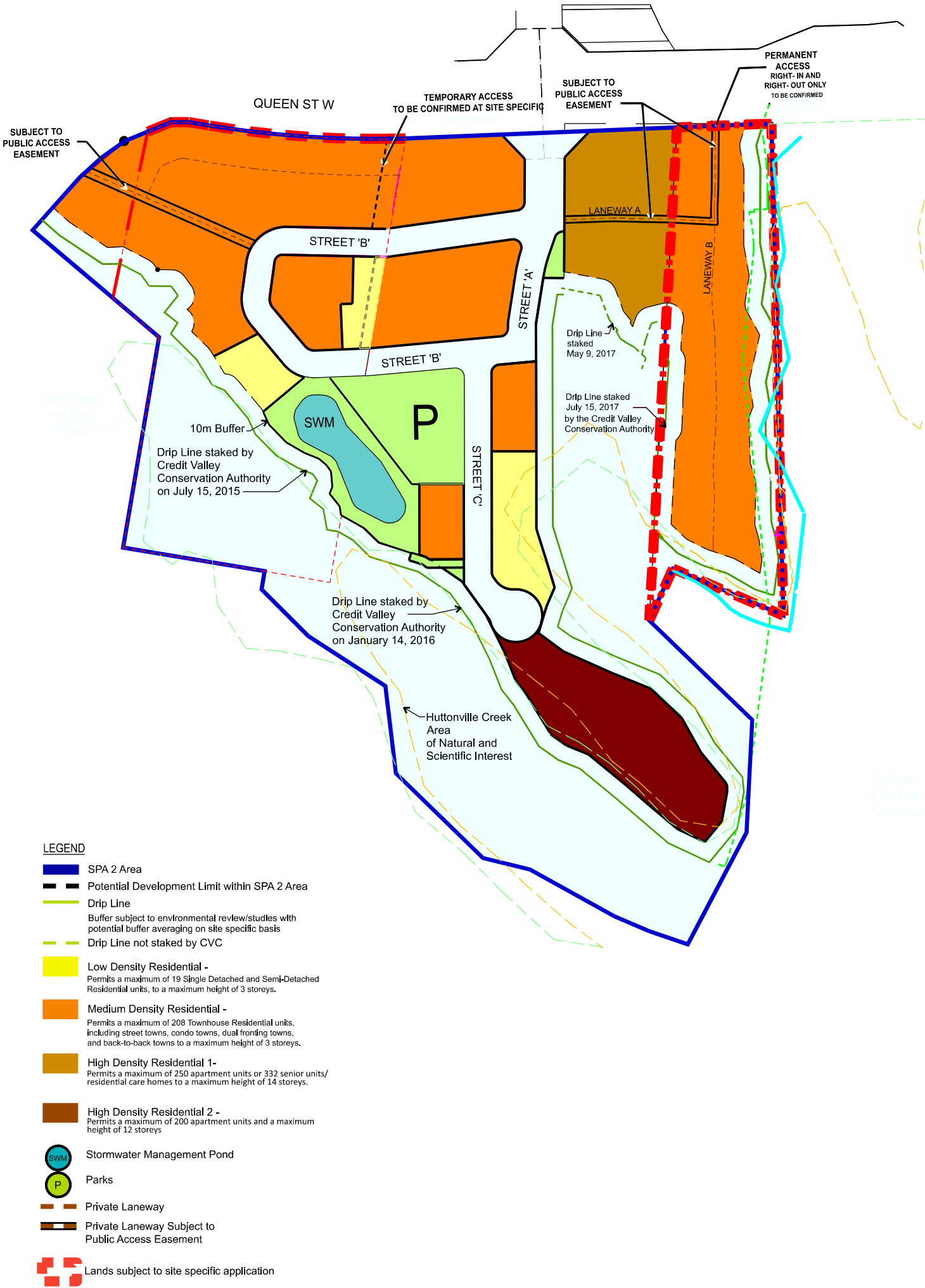
EXTRACT FROM SCHEDULE SP45(A) OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

RESIDENTIAL	COMMERCIAL	OPEN SPACE
EXECUTIVE RESIDENTIAL	CONVENIENCE COMMERCIAL	CITY WIDE PARK
LOW DENSITY RESIDENTIAL 1	COMMERCIAL	COMMUNITY PARK
LOW DENSITY RESIDENTIAL 2	DISTRICT RETAIL	NEIGHBOURHOOD PARK
MEDIUM DENSITY RESIDENTIAL	HIGHWAY COMMERCIAL	OPEN SPACE
VILLAGE RESIDENTIAL		PRIMARY VALLEYLAND
INSTITUTIONAL	OTHER	SECONDARY VALLEY LAND
PUBLIC JUNIOR ELEMENTARY SCHOOL	HERITAGE RESOURCE	SPRINGBROOK SETTLEMENT AREA
PUBLIC SECONDARY SCHOOL	ONTARIO HYDRO POWER CORRIDOR	WOODLOT
SEPARATE ELEMENTARY SCHOOL	RAILWAY	FLOOD / HAZARD LANDS
JUNIOR PUBLIC SCHOOL		SIGNIFICANT WOODLOTS
PLACE OF WORSHIP		STORM WATER MANAGEMENT POND
PUBLIC SENIOR ELEMENTARY SCHOOL		TERRESTRIAL FEATURES
SEPARATE SECONDARY SCHOOL		VALLEYLAND

NOTE: "HIGH DENSITY 1 RESIDENTIAL" TO BE ADDED TO LEGEND



APPENDIX 1





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To amend the Comprehensive Zoning By-law 270-2004

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

AND WHEREAS....

NOW THEREFORE 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 outline on Schedule A to this by-law:

From:	To:
Agricultural (A) and Recreation Commercial Section 560 (RC-560)	Residential Single Detached F-9.0- Section-2970 (R1F-9.0-2970)
	Residential Townhouse C – Section 3639 (R3C-3639)
	Residential Townhouse E – 5.5 – Section 2972 (R3E-5.5.-2972)
	Residential Apartment A – Section 3640 (R4A-3640)
	Open Space (OS)
	Floodplain (F)

- 2) By adding the following sections:

“3639 The lands designated R3C-3639 on Schedule A to this By-law:

3639.1 Shall only be used for the following purposes:

 - a) Rear Lane Townhouse Dwelling

b) Back-to-Back Townhouse Dwelling

3639.2 For lands designated R3C-3639, Section 10.13.2 shall not apply

3639.3 Rear Lane Townhouses shall be subject to the following requirements and restrictions:

a) Minimum Lot Area:

- a. Interior Lot – 84 square metres
- b. Corner Lot – 120 square metres
- c. End Lot – 90 square metres

b) Minimum Lot Width

- a. Interior Lot – 5.0 metres
- b. Corner Lot – 8.0 metres
- c. End Lot – 6.2 metres

c) Minimum Front Yard Setback:

- a. 1.4 metres;
- b. The main wall of a dwelling may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle

d) Minimum Exterior Side Yard Setback

- a. 1.2 metres
- b. The main wall of a dwelling may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle

e) Minimum Rear Yard Setback

- a. No minimum rear yard depth shall apply except where a garage door is accessed by a rear lane the minimum setback to a garage door is 0.6 metres

f) Minimum Interior Side Yard Setback

- a. 1.2 metres; for a total separation of a minimum 2.4 metres between townhouse blocks
- b. 0.0 metres when an abutting a side lot line that coincides with a common wall between two dwellings and/or two garages

g) Maximum Building Height: 14.0 metres

h) Minimum Dwelling Unit Width: 5.0 metres

i) Minimum Amenity Area

- a. 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second floor, third floor or roof or in the front yard at ground level;

j) Minimum Landscape Open Space: No requirement.

k) The following shall apply to garages:

- a. The maximum cumulative garage door width shall be 3.0 metres
- b. The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;

l) Air conditioning units may be located on a balcony or uncovered terrace or rear yard

m) Maximum fence height permitted with the front yard: 1.2 metres

n) No more than 8 dwelling units shall be attached

3639.4 A Back to Back Townhouse Dwelling shall be subject to the following requirements and restrictions:

a) Minimum Lot Area:

- a. Interior Lot – 72 square metres
- b. Corner Lot - 108 square metres
- c. End Lot – 95 square metres

b) Minimum Lot Width:

- a. Interior Lot – 6.0 metres
- b. Corner Lot – 9.0 metres
- c. End Lot 7.2 metres

c) Minimum Front Yard Depth

- a. 3.0 metres
- b. 5.5 metres to a garage door facing the front lot line

d) Minimum Exterior Side Yard Width

- a. 1.2 metres to a public road
- b. 1.2 metres where a side yard abuts a common amenity area

e) Minimum Rear Yard Depth: 0.0 metres

f) Minimum Interior Side Yard Width

- a. 1.2 metres
- b. 0.0 metres when abutting a side lot line that coincides with the shared common wall between two dwellings

g) Maximum Building Height: 14.0 metres, except that a mechanical penthouse access to a roof terrace and parapet may project beyond the permitted building height by a maximum of 3.5 metres

h) For Back to Back Townhouses a maximum of 16 Dwelling Units may be attached in a contiguous structure, provided the structure is only 8 units wide and 2 units deep;

i) Minimum Amenity Area:

- a. 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second floor or third floor or in the front yard at ground level;

j) Minimum Landscape Open Space: No requirement

k) Air conditioning units may be located on a balcony or uncovered terrace.

l) The following provisions shall apply to garages:

- a. The maximum cumulative garage door width shall be 3.0 metres;

- b. The maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width

3639.5 Notwithstanding Section 6.13, the following encroachments shall be permitted:

- a) A porch and/or balcony with or without a foundation or cold cellar may encroach 1.4 metres into the minimum front yard;
- b) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the front yard;
- c) A bay window, bow window or box window with or without a foundation or cold cellar may encroach 0.7 metres into a 1.2 metres side yard;
- d) Exterior risers may project to a setback of 0.3 metres from any lot line, private walkway, private lane, and private road.

3639.6 Notwithstanding Section 6.13, Table 6.13A, the following shall apply:

- a) The maximum width of a bay, bow, or box window with or without foundations shall be 4.5 metres
- b) The maximum depth of a bay, bow, or box window with or without foundations shall be 1.0 metres
- c) A bay, bow, or box window with a maximum depth 0.6 metres is not required to include side windows
- d) A bay, bow, or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall include side windows

3639.7 Shall also be subject to the requirements and restrictions of the R3C zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3639.”

“3640.1 The lands designated R4A-3640 on Schedule A to this By-law:

- a) Shall only be used for the purposes permitted in an R4A zone;
- b) Shall be subject to the following requirements and restrictions:
 - a. Minimum Lot Width: Shall not apply
 - b. Minimum Side Yard Setback: 2.0 metres
 - c. Minimum Rear Yard Setback: 10 metres
 - d. Minimum Landscaped Open Space: 40%
 - e. Maximum Number of Apartment Units: 200 units
 - f. Maximum Height: 12 storeys
 - g. Maximum Floor Space Index: 3.0

3640.2 For the purposes of this by-law, the following shall apply:

- a) Notwithstanding section 6.10, utility installations shall not be subject to the setbacks and yard requirements of the zone in which they are located.
- b) Section 10.3 shall not apply to accessory structures, gazebos and play structures owned by a condominium corporation.

3640.3 Shall also be subject to the requirements and restrictions to the R4A zone and all general provisions of this by-law, which are not in conflict with those set out in Section 3640.”

ENACTED and PASSED this [enter date] day of [enter month], 2022.

Approved as to
form.

2022/06/30

SDSR

Patrick Brown, Mayor

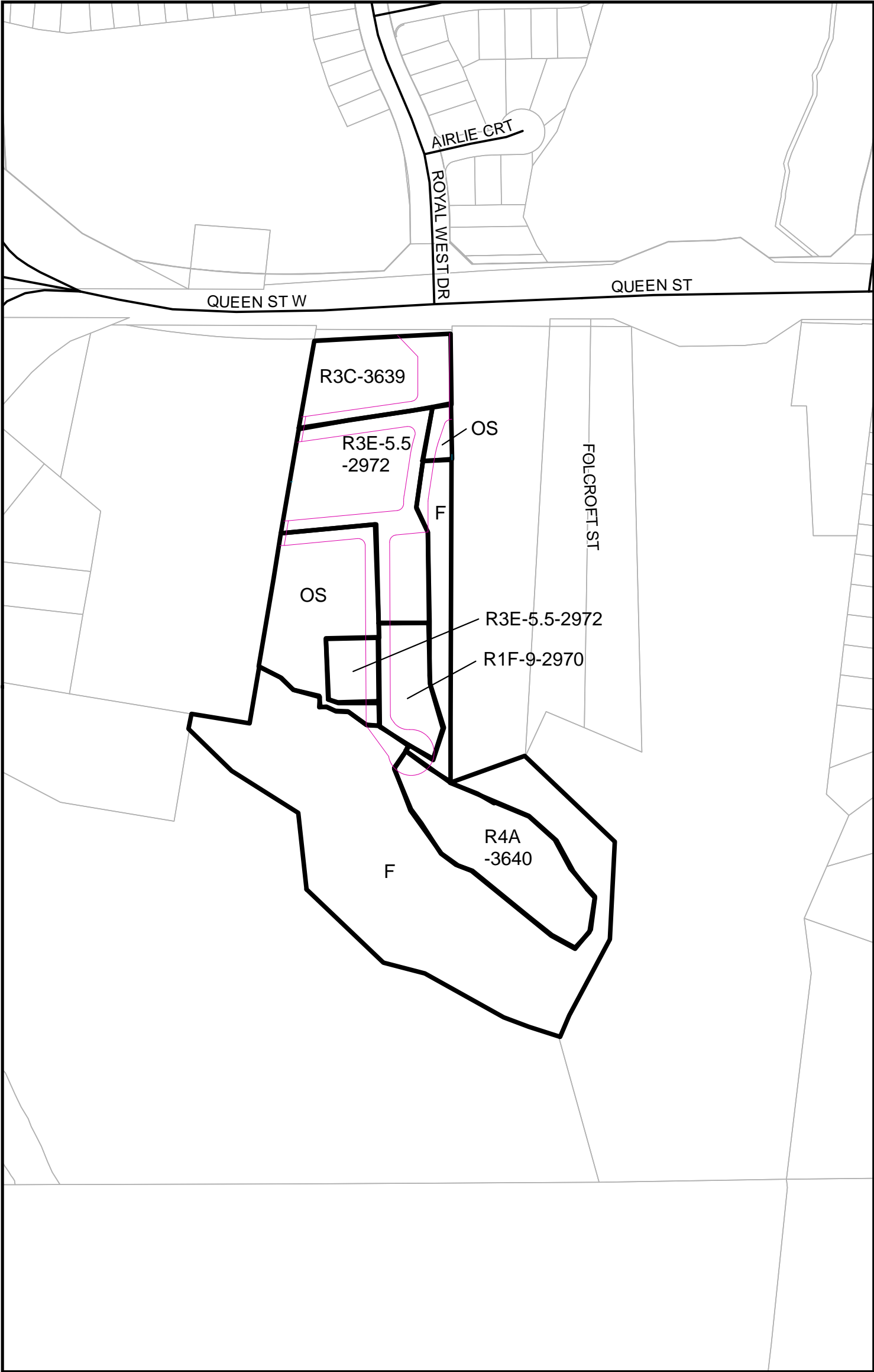
Approved as to
content.

2022/06/30

AAP

Peter Fay, City Clerk

(OZS-2020-0036)



BRAMPTON
Flower City
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: OZS-2020-0036_ZBLA

Date: 2022/05/04

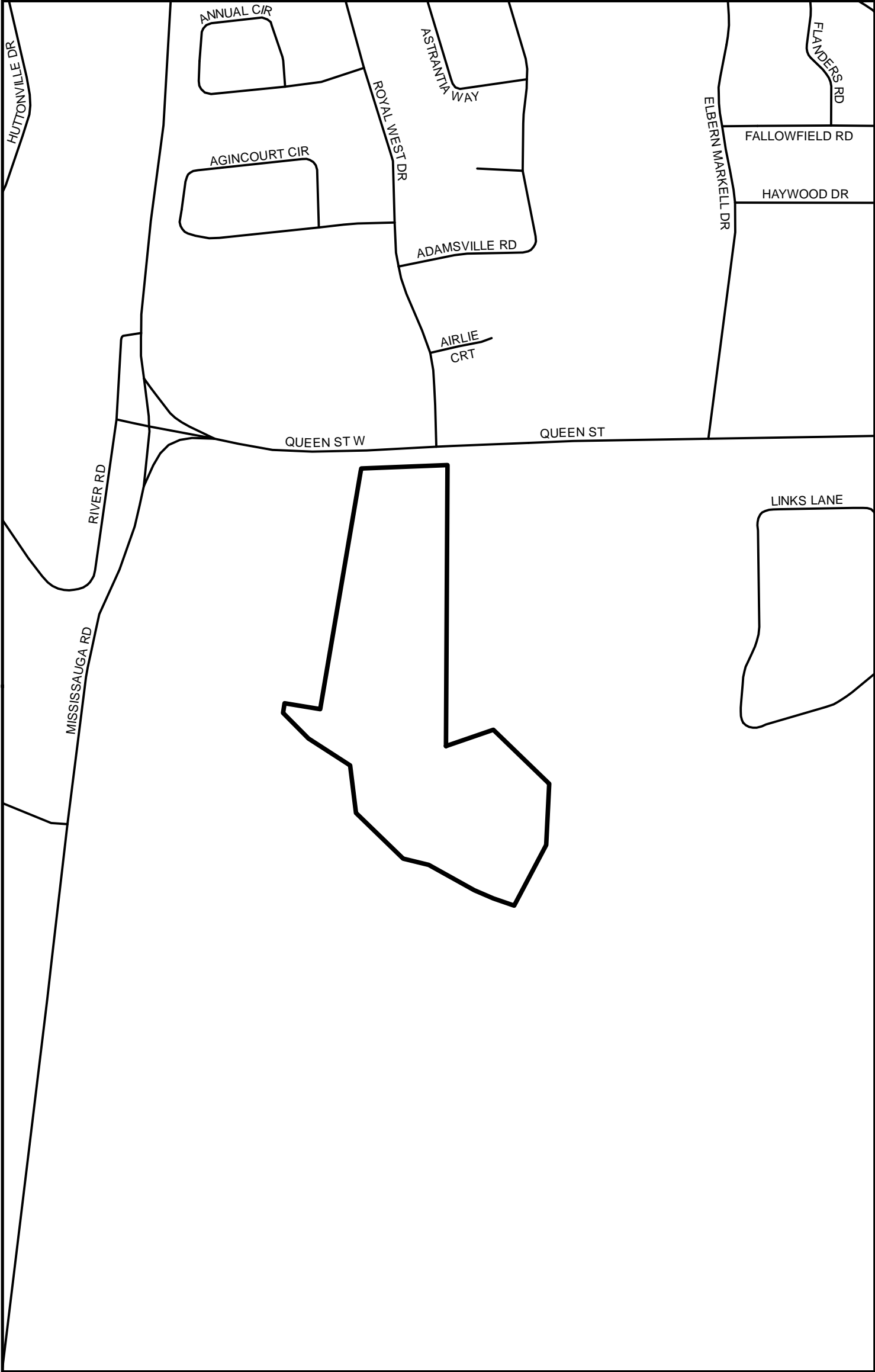
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PART LOT 5, CONCESSION 4 W.H.S.

BY-LAW Page 884 of 946

SCHEDULE A



SUBJECT LANDS



RAILWAYS



KEY MAP



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To adopt Amendment Number OP-2006-XXXX 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 6 day of July, 2022.

Approved as to
form.

2022/06/30

SDSR

Patrick Brown, Mayor

Approved as to
content.

2022/06/30

AAP

Peter Fay, City Clerk

(OZS-2021-0044)

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 purpose of this amendment is to amend Schedule SP45(a) of the Credit Valley Secondary Plan to delete the 'Place of Worship' designation, and permit the development of 108 stacked and back-to-back residential townhouses on lands shown on Schedule A to this amendment.

2.0 Location:

This amendment applies to lands located on the south-west corner of Chinguacousy Road and Bonnie Braes Drive, municipally addressed as 8680 Chinguacousy Road and legally described as Block 104, Plan 43M-1944 and Block 33, Plan 43M-1045.

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 adding to the list of amendments pertaining to Secondary Plan Area Number 45: Credit Valley as set out in Part Two: Secondary Plans thereof, Amendment Number OP 2006-_____.

- 3.2 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Credit Valley Secondary Plan, being Chapter 45 of Part Two: Secondary Plans, as amended, are hereby further amended:

1. By changing on Schedule SP45(a), the land use designation of the lands shown outlined on Schedule 'A' to this amendment from 'Place of Worship' to 'Medium High Density Residential', and adding a 'Medium High Density Residential' to the legend; and

2. By adding a new Section 5.2.10 "Medium High Density Residential", as follows:

5.2.10 Medium High Density Residential

- 5.2.10.1 Lands designated Medium High Density Residential located on the south-west corner of Chinguacousy Road and Bonnie Braes Drive as shown on Schedule SP45(a) shall permit:






- i) A range of townhouse housing forms, including stacked townhouse and back-to-back townhouse structural types;
- ii) A maximum density of 150 units per net residential hectare (61 units per net residential acre).
- iii) A maximum floor space index of 1.5 FSI."

- 3.3 The portions of the document known as Block Plan 45-5 being Chapter 45-5 of Part III of the City of Brampton Official Plan, as amended, is hereby further amended:

1. by changing on Schedule BP45-5 the land use designation of the lands shown outlined on Schedule 'B' from 'Place of Worship' to 'Medium High Density'.

The map shows a study area with various streets and topographic features. A brown shaded area is labeled "PLACE OF WORSHIP (2.060)". A pink dashed line outlines a specific area. The map includes labels for "BONNIE BRAES DR", "STERITT DRIVE", "CHINGUACOUSY RD", "MANNEL", and "CRESCENT". A note indicates "SUBJECT TO FURTHER HERITAGE ASSESSMENT".

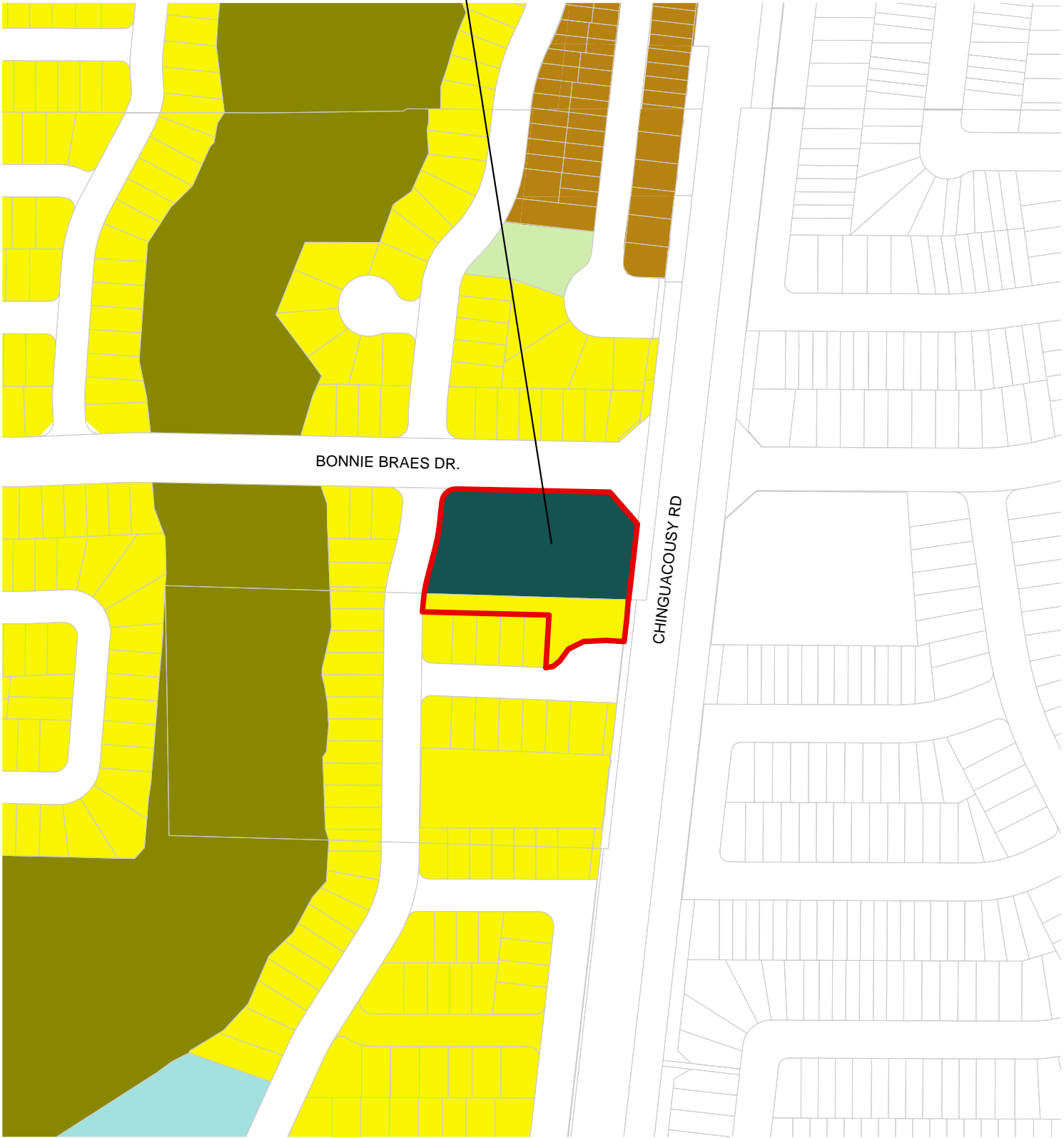
LEGEND

- | | | | | | |
|---|------------------|----------|-------------------------|---|---|
| H | HERITAGE FEATURE | 1 | LIVE/WORK BUILDING |  | REGIONAL CONTROL SWMP EXPANSION |
|  | GATEWAY | 2 | 3 to 4 STOREY APARTMENT |  | SUBJECT TO FURTHER ASSESSMENT OF THE LIMIT OF DEVELOPMENT |
| | | 3 | TOWNHOUSE - END CAP |  | LIMIT OF DEVELOPMENT |
| | | | |  | LIMIT OF GRADING |



Page 8
BY-LAW

LANDS TO BE REDESIGNATED FROM "PLACE OF WORSHIP" AND "LOW DENSITY RESIDENTIAL 2" TO "MEDIUM HIGH DENSITY RESIDENTIAL"



EXTRACT FROM SP45(A) KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

RESIDENTIAL	COMMERCIAL	OPEN SPACE
<div></div> EXECUTIVE RESIDENTIAL	<div></div> CONVENIENCE COMMERCIAL	<div></div> CITY WIDE PARK
<div></div> LOW DENSITY RESIDENTIAL 1	<div></div> COMMERCIAL	<div></div> COMMUNITY PARK
<div></div> LOW DENSITY RESIDENTIAL 2	<div></div> DISTRICT RETAIL	<div></div> NEIGHBOURHOOD PARK
<div></div> MEDIUM DENSITY RESIDENTIAL	<div></div> HIGHWAY COMMERCIAL	<div></div> OPEN SPACE
<div></div> VILLAGE RESIDENTIAL		<div></div> PRIMARY VALLEYLAND
INSTITUTIONAL	OTHER	<div></div> SECONDARY VALLEY LAND
<div></div> PUBLIC JUNIOR ELEMENTARY SCHOOL	<div></div> HERITAGE RESOURCE	<div></div> SPRINGBROOK SETTLEMENT AREA
<div></div> PUBLIC SECONDARY SCHOOL	<div></div> ONTARIO HYDRO POWER CORRIDOR	<div></div> SIGNIFICANT WOODLOTS
<div></div> SEPARATE ELEMENTARY SCHOOL	<div></div> SPECIAL POLICY AREA	<div></div> STORM WATER MANAGEMENT POND
<div></div> JUNIOR PUBLIC SCHOOL	<div></div> RAILWAY	<div></div> TERRESTRIAL FEATURES
<div></div> PLACE OF WORSHIP	<div></div> SPRINGBROOK TERTIARY PLAN AREA	
<div></div> PUBLIC SENIOR ELEMENTARY SCHOOL		
<div></div> SEPARATE SECONDARY SCHOOL		





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To amend Comprehensive Zoning By-law 270-2004, as amended

WHEREAS 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 on Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From the Existing Zoning of:	To:
INSTITUTIONAL ONE – SPECIAL SECTION 2105 (I1-2105), AND INSTITUTIONAL ONE – SPECIAL SECTION 2326 (I1-2326)	RESIDENTIAL APARTMENT A(1) – SECTION 3646 (R4A(1)-3646)

- (2) by adding thereto, the following sections:
- “3647 The lands designated R4A(1)-3646 on Schedule A to this by-law:
- 3647.1 Shall only be used for the following purposes:

- i) Dwelling, Stacked Townhouse
- ii) Dwelling, Back-to-Back Townhouse
- iii) Dwelling, Back-to-Back Stacked Townhouse
- iv) Purposes accessory to the other permitted purposes.

3647.2 Shall be subject to the following requirements and restrictions:

- i) Minimum Lot Area: No requirement
- ii) Minimum Lot Width: No requirement
- iii) Minimum Building Setback to the lot line abutting Chinguacousy Road: 3.5 metres
- iv) Minimum Building Setback to the lot line abutting Bonnie Braes Drive: 3.5 metres
- v) Minimum Building Setback to the lot line abutting Elmcrest Drive: 3.5 metres
- vi) Minimum Building Setback to the lot line abutting Proud Court: 2.4 metres
- vii) Minimum Building Setback to a lot line abutting another residential zone: 9.0 metres
- viii) Minimum Building Setback to a Daylight Triangle: 0.6 metres
- ix) Maximum Building Height: 15.0 metres
- x) Maximum Lot Coverage: 40%
- xi) Minimum Landscaped Open Space: 50% of the lot area
- xii) Minimum setback of a hydro transformer to a lot line shall be 1.2 metres
- xiii) Maximum number of Dwelling Units: 110
- xiv) For zoning purposes, the lands zoned R4A(1)-3646 shall be considered a single lot, the front lot line shall be deemed to be on Chinguacousy Road and the exterior side lot line shall be deemed to be on Bonnie Braes Drive.

3647.3 For the purpose of Section 3646, the following definition shall apply:

A “Dwelling, Back-to-Back Stacked Townhouse” shall mean a building containing four or more dwelling units where each unit is separated horizontally and vertically from another dwelling with a common wall, and which may also have a rear common wall.”

ENACTED and PASSED this 6 day of July 2022.

Approved as to
form.

2022/06/30

SDSR

Patrick Brown, Mayor

Approved as to
content.

2022/06/30

AAP

Peter Fay, City Clerk

(OZS-2021-0044))



PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: OZS-2021-0044_ZBLA

Date: 2022/05/17

Drawn by: ckovac

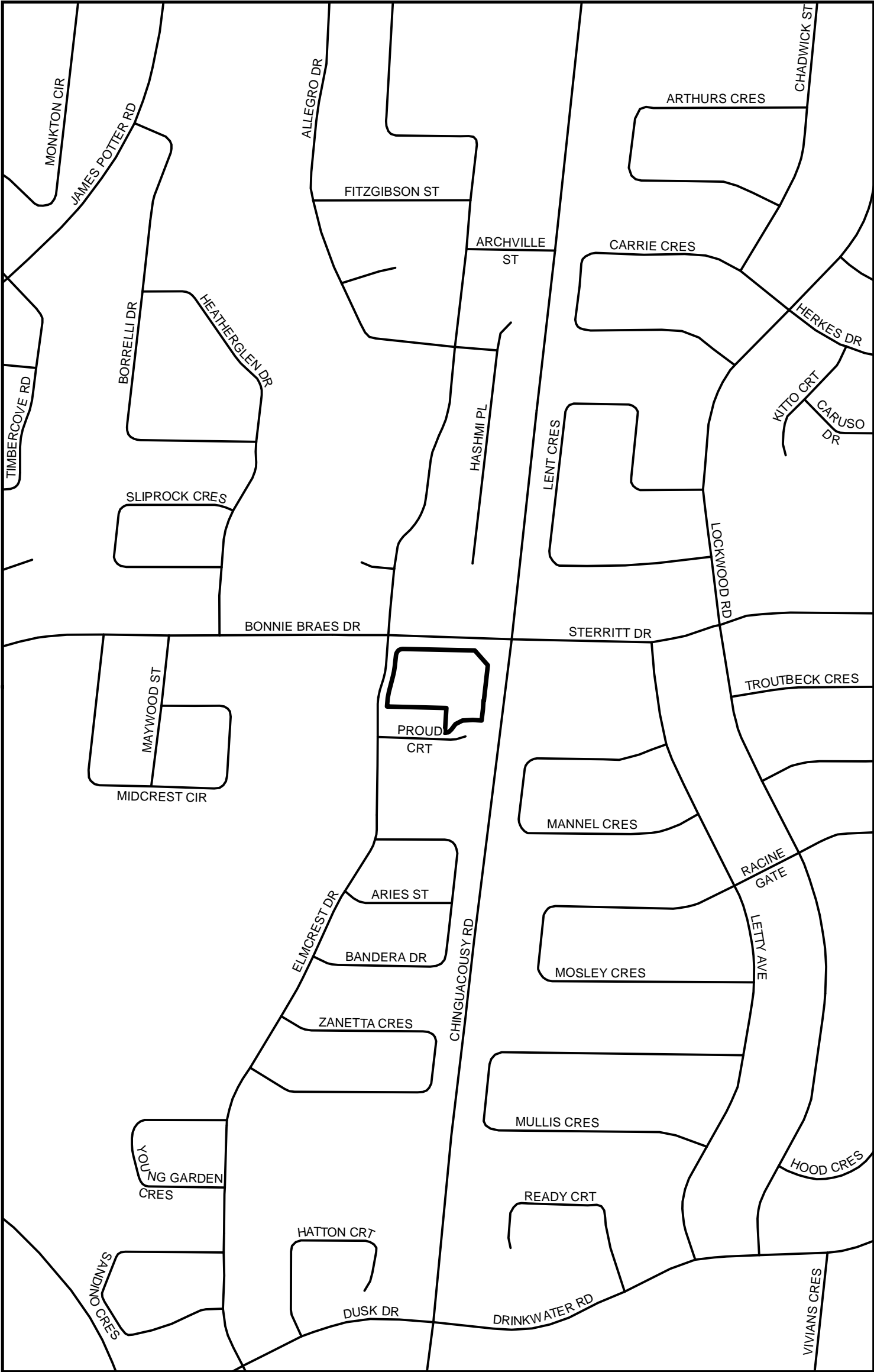


PART LOT 4, CONCESSION 3 W.H.S.

BY-LAW _____

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SCHEDULE A



 SUBJECT LANDS  RAILWAYS



KEY MAP



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

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 the existing Zoning of:	To:
AGRICULTURAL (A) and AGRICULTURAL – SECTION 1735 (A-1735).	INDUSTRIAL FOUR – SECTION 3598 (M4–3598) , AGRICULTURAL (A) and AGRICULTURAL – SECTION 1735 (A-1735)

- (2) By adding thereto the following sections:
- “3598 the lands designated M4 – Section 3598 on Schedule A to this By-law;
- 3598.1 shall only be used for the following purposes:

- (1) Industrial:
- (a) a warehouse;
 - (b) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building; and,
- (2) Non-Industrial
- (a) an office;
 - (b) a hotel;
 - (c) a conference centre;

(d) only in conjunction with the uses permitted in sections 3598.1(2)(a), (b) and (c), to a maximum of 15 per cent of the floor area of the principle use, the following purposes:

- i. a bank, trust company or financial institution;
- ii. a retail establishment;
- iii. a convenience store;
- iv. a banquet hall;
- v. a dry cleaning and laundry establishment;
- vi. a dining room restaurant, a take-out restaurant, a convenience restaurant;
- vii. a service shop;
- viii. a personal service shop, but excluding a massage or body rub parlour;
- ix. a printing or copying establishment;
- x. a commercial school;
- xi. a community club;
- xii. a health centre; and,
- xiii. a day nursery;

(e) a park, playground, recreational facility or structure;

(f) the purposes permitted by the Floodplain (F) zone;

(g) the purposes permitted by the Open Space (OS) zone;

(h) a radio or television broadcasting and transmission establishment; and,

(3) Purposes accessory to other permitted purposes, including:

(a) an associated educational use;

(b) an associated office; and,

(c) a retail outlet operated in connection with a particular purpose permitted by sections 3598.1.(a) and (b), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use.

3598.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 0.8 hectares;
- (2) Minimum Lot Width: 60.0 metres;
- (3) Minimum Lot Depth: 45 metres;
- (4) Minimum Front Yard Depth: 6.0 metres;
- (5) Minimum Interior Side Yard Width: 3.0 metres;
- (6) Minimum Exterior Side Yard Width: 6.0 metres;
- (7) Minimum Rear Yard Depth: 6.0 metres;
- (8) Maximum Building Height: No requirement

- (9) Minimum Building Height: 8.0 metres;
- (10) Minimum Landscaped Open Space, except at approved driveway locations:
 - (a) a width of 3.0 metres along Coleraine Drive and Countryside Drive; and,
 - (b) no landscaped open space is required along a lot line that abuts a RE2 zone, or an agricultural zone, or an industrial zone;
- (11) Minimum Parking Requirements:
 - (a) If the associated office, retail and education floor areas are 15% or less of the total gross floor area of the buildings, 700 spaces or 1 space for each 162 square metres of gross floor area, whichever is less, shall be required for the first 113,613 square metres of gross floor area; and,
 - (b) The requirements of Sections 6, 20 and 30 shall apply to any gross floor area in excess of 113,613 square metres.
- (12) The openings for waste disposal and loading facilities of any building shall face away from a public street, or shall be screened; from public view
- (13) Outside Storage shall only be permitted as an accessory use in the rear, interior and exterior side yards, subject to the following criteria:
 - (a) outside storage of goods and materials shall be restricted to areas not required for parking or landscaping;
 - (b) outside storage of goods and materials shall not exceed the lesser of 10% of the lot or 20% of the building area; and,
 - (c) outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms, or a combination of such treatments;
- (14) All garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.
- (15) Notwithstanding Section 30.6, fencing is permitted within the front yard to a maximum height of 1.8 metres;
- (16) For the purposes Section 3598:

FRONT LOT LINE shall mean the lot line abutting Highway 50;
- (17) For the purpose of this section, all lands zoned 3598 shall be treated as one lot for zoning purposes.

3598.3 for the purpose of this section:

Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main

assembly function, but shall not include a public or private school or a religious institution.

ENACTED and PASSED this [enter date] day of [enter month], 2022.

Approved as to
form.

2022/06/30

SDSR

Patrick Brown, Mayor

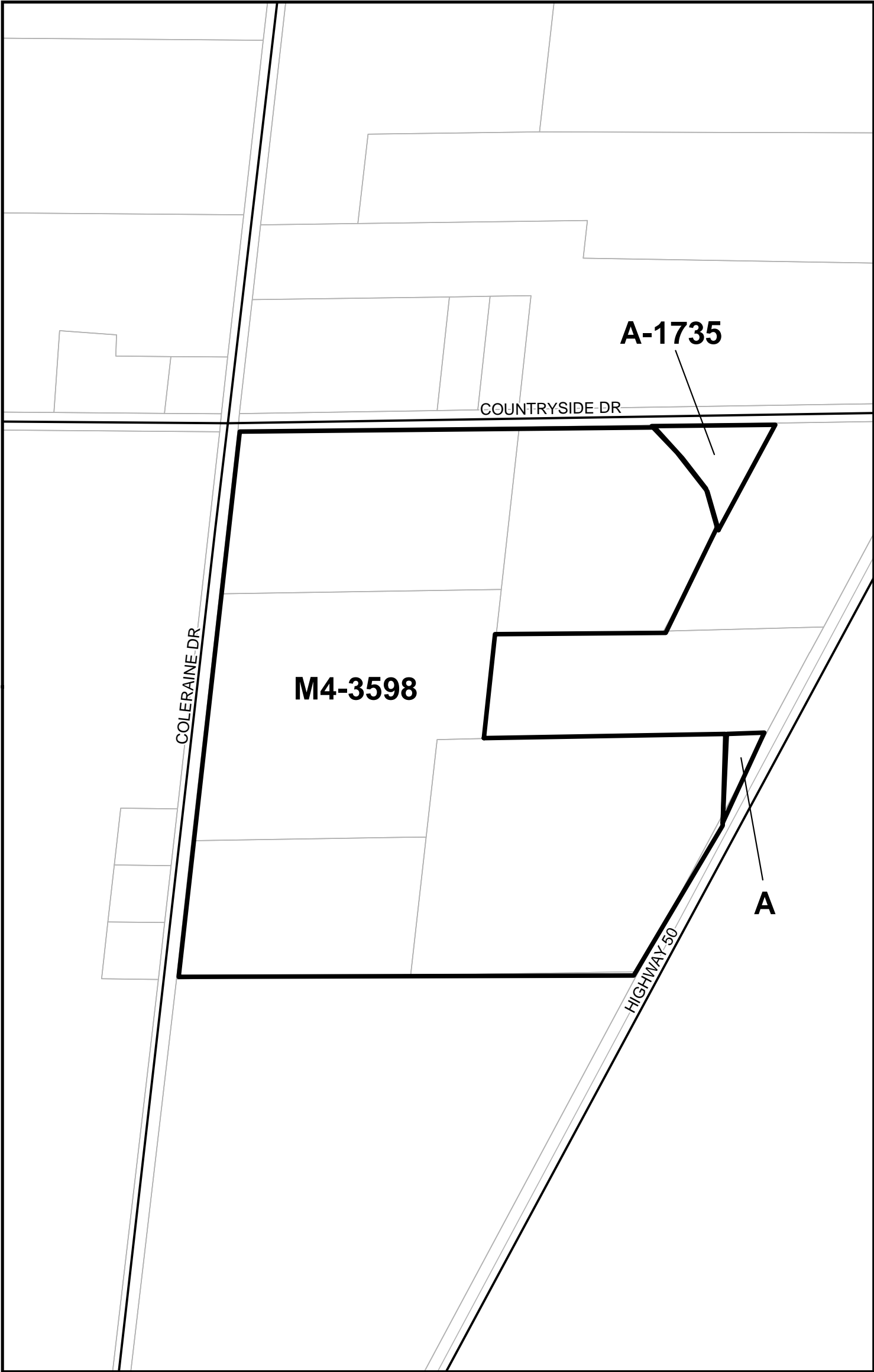
Approved as to
content.

2022/06/22

AAP

Peter Fay, City Clerk

(C11E15.002)



PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: C11E15.002_ZBLA_PT3

Date: 2021/11/24

Drawn by: ckovac



PART LOT 15, CONCESSION 12 N.D.

BY-LAW _____

Page 901 of 946

SCHEDULE A



SUBJECT LANDS



KEY MAP



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To prescribe minimum standards for the maintenance and occupancy of
properties in the City of Brampton.

WHEREAS the Official Plan for the Corporation of the City of Brampton includes conditions of maintenance and occupancy of properties;

AND WHEREAS section 15.1 (3) of the [Building Code Act, 1992](#), provides that a by-law may be passed by the Council of a municipality prescribing the standards for the maintenance and occupancy of Property within the municipality provided the Official Plan for the municipality includes provisions relating to Property conditions;

AND WHEREAS section 15.1 (3) of the [Building Code Act, 1992](#), provides that a by-law may be passed requiring Property that does not conform with the standards to be repaired and maintained with the standards or cleared of all Buildings, structures, debris or Refuse and left in graded and leveled condition;

AND WHEREAS section 15.4.1 of the [Building Code Act, 1992](#), authorizes a municipality to establish a system of administrative penalties to assist the municipality in promoting compliance with a by-law under section 15.1 or Order under subsection 15.2 (2);

AND WHEREAS section 391 (1) of the [Municipal Act, 2001](#), authorizes a municipality to impose fees or charges for services and activities carried out under this By-law;

AND WHEREAS section 15.6 (1) of the [Building Code Act, 1992](#), requires that a by-law passed under Section 15.1(3) of the Act shall provide for the establishment of a Property Standards Committee;

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 Section 434.1 of the [Municipal Act, 2001](#), considers it desirable to provide for a system of administrative penalties and fees as an additional means of encouraging compliance with this By-law; and

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

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PART I

INTERPRETATION

1 Definitions

- 1.1 For the purpose of this By-law, the following terms shall have the corresponding meaning:

“Accessory Building” means a subordinate Building on the same lot as the main Building and is used for a purpose that is incidental, subordinate, and devoted exclusively to the principal use of the Property, but which is not used for human habitation.

“Basement” means a storey or partial storey of a Building located below the first storey and is not a Crawl Space as defined in this By-law.

“Building” means any structure having a roof, supported by columns or walls and used for the shelter or accommodation of Persons, animals, goods, or materials.

“Ceiling Height” means the height of the ceiling, measured from the finished floor, and where there is no ceiling, it is the height measured to the lowest point of the exposed joist.

“Cellar” means any enclosed portion of a Building that has more than 50% of its height, from floor to ceiling, located below average finished grade.

“City” means the Corporation of the City of Brampton.

“Clean Fill” means material deposited or placed on lands and includes soil, stone, concrete, asphalt, sod or turf either singly or in combination.

“Committee” means the Property Standards Committee established under this by-law pursuant to the [Building Code Act](#).

“Crawl Space” means a space below the floor of the first storey of a Building that is not less in height than 30 centimetres (0.98 feet) from the underside of the floor joists to the surface below, and is not a Basement as defined herein.

“Driveway” means the hard and level surface (consisting of, but not limited to, asphalt, pavement, concrete, patterned concrete, compacted gravel or dirt, interlocking brick or paving stone) on Dwelling lots upon which Vehicles drive and park

“Dwelling” means a Building occupied or capable of being occupied as a home, residence, or sleeping place by one or more Persons.

“Dwelling Unit” means one or more habitable rooms designed or capable of being used together in a single and separate housekeeping unit, containing its own kitchen and sanitary facilities, with a private entrance from outside of the unit itself.

“Good Repair” shall mean a state or condition that is clean, safe, functional, and free from defects.

“Hazard” means a source of potential damage, harm, or adverse health effects on something or someone.

“Heritage Attribute” means, in relation to real Property, and the Buildings on real Property, an attribute of the Property, Building, or structure that contributes to its cultural heritage value or interest and that is defined or described:

- (1) in a by-law designating a Property passed under Section 29 of the [Ontario Heritage Act](#) and identified as a Heritage Attribute, value, reason for designation or otherwise; or

- (2) in a minister's Order made pursuant to Section 34.5, Part IV of the [Ontario Heritage Act](#) and identified as a Heritage Attribute, value, reason for designation or otherwise; or
- (3) in a by-law designating a heritage conservation district passed under Section 41, Part V of the [Ontario Heritage Act](#) and identified as a Heritage Attribute, value, reason for designation or otherwise; or
- (4) in the supporting documentation required for a by-law designating a heritage conservation district, including but not limited to a heritage conservation district plan, assessment or inventory, and identified as a Heritage Attribute, value, reason for designation or otherwise; or
- (5) the elements, features, or Building components including roofs, walls, floors, retaining walls, foundations, and independent interior structures and structural systems that hold up, support, or protect the Heritage Attributes and without which the Heritage Attributes may be at risk.

"Heritage Property" means real Property, including all Buildings and structures thereon:

- (1) that has been designated by the City of Brampton under Section 29 of the Ontario Heritage Act, or that has been designated by the Minister under Section 34.5 of the [Ontario Heritage Act](#), or
- (2) that is located within a heritage conservation district which has been designated by the City of Brampton or any of its former municipalities under Section 41 of the [Ontario Heritage Act](#),

"House Trailer" shall mean any Vehicle that is suitable for being attached to a Vehicle for the purpose of being drawn or propelled by the Vehicle, and capable of being used for the living, sleeping, or eating accommodation of Persons, notwithstanding that such Vehicle is immobile.

"Inoperative (Vehicle)" means any Vehicle which cannot be moved under its own power or cannot be operated lawfully on a public street or highway, due to removal of, damage to, or Inoperative condition of any part, or the lack of an engine, transmission, wheels, tires, doors, windshield or any other part necessary for such movement or lawful operation.

"Means of Egress" means a continuous path of travel provided for the escape of Persons from any point in a Building or contained open space to a separate Building, an open public thoroughfare, or an exterior open space protected from fire exposure from the Building and having access to an open public thoroughfare. Means of Egress includes access to exits.

"Notice" shall mean a Notice of violation issued in accordance with this by-law.

"Nuisance" means a condition that is injurious, offensive, objectionable, obnoxious or an annoyance by reason of the unsightly storage of goods, wares, merchandise, litter or other material.

"Occupant" means any Person or Persons over the age of 18 years in possession of the Property.

"Officer" means a Property standards Officer or another enforcement Officer duly appointed by Council to administer and enforce the provisions of this by-law.

"Owner" means

- (1) the registered Owner of a Property, including any heirs, assigns, Personal representatives and successors in title;
- (2) mortgagee in possession of the Property;

- (3) the Person for the time being managing or receiving the rent of the Property or premises in connection with which the word is used whether on their account or as agent or trustee of any other Person, or who would so receive the rent if such land and premises were let; or
- (4) a lessee or Occupant of the Property who, under the terms of a lease, is required to Repair and maintain the Property in accordance with the standards for maintenance and occupancy of Property.

“Person” shall mean and include any individual, firm, partnership, association, corporation, company, organization, heirs or legal representatives of the Person to whom the context can apply according to law.

“Proper Receptacle” means a garbage cart, recycling cart, or an organics cart supplied by the Region of Peel, or a similar container sold for the same purpose; or a Region approved Owner or occupier supplied Yard waste receptacle.

“Property” means a Building or structure or part of a Building or structure, and includes the lands and premises appurtenant thereto and all mobile homes, mobile Buildings, mobile structures, out Buildings, fences, and erections thereon whether heretofore or hereafter erected, and includes vacant Property, on which there are no structures of any kind.

“Order” means a property standards Order issued by an Officer under Section 15.1 of the [Building Code Act](#) that includes the particulars of the Repairs to be made.

“Refuse” means:

- (1) Debris, junk, or effluent associated with a house, household, or any industry, trade, or business;
- (2) Vehicle parts or accessories;
- (3) Furniture, appliances, machinery, barbeques or parts thereof;
- (4) Animal excrement; and
- (5) Without restricting the foregoing, any unused or unusable material that by reason of its state, condition or excessive accumulation appears cast aside, discarded or abandoned; or appears worthless, useless or of no particular value; or appears to be used up, expended or worn out in whole or in part.

“Repair” means the taking of any action, including the making of additions or alterations, which may be required to ensure that a Property conforms to the standards established in this by-law.

“Sewage System” means an approved sanitary Sewage System or an approved private sewage disposal system that complies with the applicable by-law.

“Storm Sewer” means a sewer for the collection and transmission of uncontaminated water and, or stormwater from land or a watercourse, or any combination thereof for which the Region of Peel is responsible.

“Trailer” means any Vehicle constructed for the purpose of being drawn or propelled by a Vehicle for the movement of goods or material.

“Travel Trailer” means a Trailer that is used or intended to be used for short-term or seasonal occupancy.

“Truck Trailer” means a non-automotive freight Vehicle to be drawn by a transport truck.

“Unsightly Condition” means an unorganized, generally unattractive condition that lacks general maintenance and upkeep, or an excessive or unreasonable accumulation of items or materials.

"Vacant Heritage Property" shall include any Buildings and structures located on Property designated under Section 29 or 34.5 of the [Ontario Heritage Act](#), situated within a heritage conservation district designated under section 41 of the [Ontario Heritage Act](#), and either is or appears to an inspector to be vacant, partially vacant, or unoccupied for more than ninety (90) days.

"Vacant Land" means a Property with no Buildings or immovable improvements erected.

"Vehicle" includes a motor Vehicle, motorcycle, scooter, Trailer, boat, all-terrain Vehicle (ATV), motorized snow Vehicle, or any other mechanical power-driven equipment.

"Walkway" means any passage or path designed for walking, or providing access to a Building.

"Yard" means the land, other than publicly owned land, around and appurtenant to the whole or any part of a Building, and used, or capable of being used, in connection with the Building.

PART II

ADMINISTRATION

2 Application

- 2.1 This By-law prescribes standards for the maintenance and occupancy of Property within the City of Brampton.
- 2.2 This By-law requires Property that does not conform to the prescribed standards be repaired and maintained or cleared of all Buildings, structures, debris or Refuse and left in graded and levelled condition.

3 Property Standards Committee

- 3.1 A Property Standards Committee shall be established and shall function as set out in Section 15.6 of the [*Building Code Act*](#), to hear and rule on appeals against an Order of a Property Standards Officer.
- (1) The Committee shall be composed of not less than three (3) residents of the City appointed by Council;
 - (2) The term of the appointment shall be for the term of Council;
 - (3) A member shall serve for the term for which the member is appointed or until a successor is appointed by City Council;
 - (4) In the event of a vacancy in the membership of the Committee, Council shall forthwith fill the vacancy;
 - (5) A member of Council or an employee of the City or a local board thereof is not eligible to be a member of the Committee, but a teacher employed by a board of education or school board is not deemed to be an "employee" for the purpose of this subsection; and,
 - (6) A member shall be deemed to have resigned if they fail to attend three (3) consecutive regular meetings.
- 3.2 On an appeal, the Committee has all the powers and functions of the Officer who made the Order and may do any of the following things if, in the Committee's opinion, doing so would maintain the general intent and purpose of the by-law and of the official plan or policy statement:
- (1) Confirm, modify, or rescind the Order to demolish or Repair; or
 - (2) Extend the time for complying with the Order.

PART III

ENFORCEMENT

4 General Provisions

- 4.1 Council shall appoint Officers to carry out the administrative functions of this by-law, including the enforcement thereof.
- 4.2 An Officer may, upon producing proper identification, enter upon any Property at any reasonable time without a warrant for the purpose of inspecting the Property to determine:
- (1) whether the Property conforms to the standards prescribed in this by-law; or,
 - (2) whether an Order made under this by-law has been complied with.
- 4.3 An officer who finds that a property does not conform to any of the standards prescribed in a by-law passed under section 15.1 may make an Order:
- (a) stating the municipal address or the legal description of the property;
 - (b) giving reasonable particulars of the repairs to be made or stating that the site is to be cleared of all buildings, structures, debris or refuse and left in a graded and levelled condition;
 - (c) indicating the time for complying with the terms and conditions of the order and giving notice that, if the repair or clearance is not carried out within that time, the municipality may carry out the repair or clearance at the owner's expense; and
 - (d) indicating the final date for giving notice of appeal from the Order.
- 4.4 An Order may be registered in the proper land registry office and, upon such registration, any Person acquiring any interest in the land subsequent to the registration of the Order shall be deemed to have been served with the Order.
- 4.5 For the purposes of an inspection, an Officer may:
- (1) require the production for inspection of documents or things, including drawings or specifications, that may be relevant to the Property or any part thereof;
 - (2) inspect and remove documents or things relevant to the Property or part thereof for the purpose of making copies or extracts;
 - (3) require information from any Person concerning a matter related to a Property or part thereof;
 - (4) be accompanied by a Person who has special or expert knowledge in relation to a Property or part thereof;
 - (5) 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; and
 - (6) Order the Owner of the Property to take and supply at the Owner's expense such tests and samples as are specified in the Order.

PART IV

GENERAL PROVISIONS

5 Duties

- 5.1 Every Owner shall maintain their Property in accordance with the provisions of this By-law.
- 5.2 Every Person to whom an Order or Notice is issued under this by-law shall comply with such Order or Notice as required.
- 5.3 No Person shall hinder or obstruct, or attempt to hinder or obstruct, an Officer or a Person authorized by a registered code agency in the exercise of a power or the performance of a duty under this By-law.
- 5.4 Where applicable, every Owner shall obtain a Building permit prior to making Repairs.

6 Manner of Making Repairs

- 6.1 All Repairs shall be made in a good and workmanlike manner, using only materials that are suitable for the purpose and free from defects. Without limiting the foregoing, this shall include:
 - (1) ensuring the component repaired can perform its intended function;
 - (2) finishing the Repair in a manner that is reasonably compatible in design colour with the adjoining finishing materials; and
 - (3) maintaining an aesthetically pleasing appearance that is consistent with the surrounding environment.

PART V

EXTERIOR MAINTENANCE STANDARDS - YARDS

7 General Maintenance and Storage

- 7.1 Every Yard shall be kept clean and free from:
- (1) Hazardous or potentially Hazardous objects, materials, or conditions;
 - (2) domestic animal excrement;
 - (3) Refuse, or organic waste not contained within a Proper Receptacle (except where compost heaps are permitted and reasonably maintained);
 - (4) neglected or derelict indoor and outdoor furniture, appliances, equipment, and Vehicle part(s);
 - (5) holes, ruts, depressions, and excavations that are potential health or safety Hazards;
 - (6) food, water, or other substance intended to attract wildlife (except where a container designed to be filled with birdseed is placed above the ground); and
 - (7) rodent and insect infestation(s).
- 7.2 No Person shall store actively used firewood, Building materials, garden equipment, landscape equipment, pool equipment, lawn furniture, barbeques, or other similar objects (domestic storage) unless it is:
- (1) stored in a rear Yard;
 - (2) stored in a neat and organized manner, not against a fence or Property line; and
 - (3) maintained to prevent excessive accumulation and potentially unsafe or Unsightly Conditions that are out of character with the surrounding environment.
- 7.3 No land shall be used for the parking, storing, or placing of any recreation Vehicle, boat, machinery, mechanical equipment, appliance, similar item, or part thereof, which is in an inoperable, discarded, dismantled, or disused condition.
- 7.4 No land shall be used for the parking, storing, or placing of construction equipment, backhoes, skid steers, excavators, dump trucks, tractors, farm tractors, and utility tractors, except where explicitly permitted in accordance with the Zoning By-law, or successor by-law.
- 7.5 No Trailer, Truck Trailer or House Trailer shall be stored in a Yard facing a street, except where explicitly permitted in accordance with the Zoning By-law, or successor by-law.

8 Garbage Disposal

- 8.1 Every Building and Dwelling Unit shall have Proper Receptacles to contain all garbage, rubbish, and trade waste.
- 8.2 All garbage, organics, and recyclable material shall be stored within a Proper Receptacle and maintained in a clean condition.
- 8.3 Every receptacle shall:
- (1) be maintained in a clean, sanitary and operable condition;
 - (2) be stored with the cover lid closed and secured;
 - (3) not be packed in a manner where the waste exceeds the height of the receptacle or prevents the cover lid from closing securely; and

(4) not be stored in a Yard facing a street.

8.4 Despite subsection 8.3(4), Proper Receptacles may be stored in a Yard facing a street, in an Orderly manner adjacent to a Building, where:

- (1) the subject Property does not have a side Yard with a width of 1.0 metres or more;
- (2) the subject Property does not have rear Yard access that is wider than the width of the receptacle; and
- (3) the subject Property does not have an Accessory Building, carport, garage; or
- (4) if the subject Property has a single car garage, that is deemed a required parking space by the applicable zoning by-law; and
- (5) the Officer believes there is no reasonable alternative.

8.5 Every commercial or industrial Building or plaza shall be provided with a vermin-proof waste bin for the disposal of garbage and trade waste; and stored in an approved, acceptable, and appropriate location.

8.6 Every commercial or industrial Building or plaza shall provide adequate garbage containers for the disposal of Refuse and litter by patrons and shall be maintained in a clean and safe condition.

9 Landscaping

9.1 All dead, decayed, or damaged trees shall be removed and disposed of.

9.2 All hedges, shrubs, bushes, trees, and vegetation shall be maintained and trimmed so as to not be unsightly or unreasonably overgrown in a fashion that may affect safety, visibility, or passage of the general public.

9.3 When landscaping hedges, trees, fences, curbs, retaining walls, or similar structures are required by the City as a condition of development or redevelopment, such works shall be undertaken and maintained so as to ensure continuous compliance with the City requirements.

9.4 All Yards shall be cultivated or protected by a suitable ground cover that prevents the erosion of the soil and reduces water runoff.

10 Fences

10.1 Every fence, retaining wall, and structure appurtenant to Property and the components thereof, shall be kept in Good Repair, free from Hazards and defects, and where required, protected by exterior grade paint, preservative, or other weather-resistant material.

11 Structures, Buildings and Accessory Buildings

11.1 Every structure, carport, Building, and Accessory Building, other than a Dwelling shall:

- (1) be free from Refuse and Hazards;
- (2) be maintained in Good Repair;
- (3) be constructed and maintained with suitable and uniform materials; and
- (4) have exterior surfaces protected by exterior grade paint or other weather-resistant material.

11.2 Every dilapidated or collapsed structure, Building or Accessory Building shall be repaired or demolished with a permit where required.

12 Driveways and Walkways

- 12.1 Every Driveway, laneway, and parking area shall be finished with asphalt, concrete, stone, or other compacted material that can sustain the weight of a Vehicle without cracking, sinking, or deteriorating.
- 12.2 Every step and hard surface intended for use as a Walkway, Driveway, parking area, laneway or any similar area shall be:
- (1) finished to provide a hard and level surface;
 - (2) free from potholes or unlevelled conditions that pose an actual or potential safety Hazard;
 - (3) adequately graded and drained to prevent excessive ponding of water; and
 - (4) kept free from fuel, oil, or other chemical substances which may directly or indirectly cause the discharge or deposit into or in any Storm Sewer; and
 - (5) adequately maintained and free from Hazards so as to afford safe passage under normal use and weather conditions.
- 12.3 Every Walkway and access route to a Building that is accessible by the general public shall be maintained so as to be kept free from ice and snow after a snowfall.

13 Vehicles and Equipment

- 13.1 No Vehicle that is in a wrecked, discarded, dismantled, or Inoperative condition shall be parked, stored, or left in any Yard, including a Driveway.
- 13.2 No Vehicle that is un-plated shall be parked, stored, or left in any Yard, including a Driveway.
- 13.3 Vehicles that are required for farming purposes on agriculture zoned properties shall be parked and stored in an arrangement so as to prevent an unsafe or Unsightly Condition.
- 13.4 No Vehicle, Trailer, or related equipment shall be driven, parked, or stored on a surface other than a Driveway or designated parking area that has been constructed in accordance with the City's by-laws and shall not include a Walkway.
- 13.5 If damage to landscaping results from the driving or parking of a Vehicle on a non-permitted surface, the landscaping shall be repaired and protected using a suitable ground cover that prevents the erosion of the soil.

14 Swimming Pools

- 14.1 All swimming pools and artificial ponds, and all components thereof shall be kept in Good Repair, clean, free from leaks, and free from potential health and safety Hazards, including the pool water therein.
- 14.2 All pool covers used to cover a swimming pool shall be appropriately secured, maintained in good condition, and regularly drained to prevent the accumulation of standing water.
- 14.3 Every pool that is disused or appears to be neglected, shall be:
- (1) fitted with a suitable cover in good condition so as to prevent a visual blight, the entrance of elements, and the infestation of pests or insects; and
 - (2) free from standing water; or
 - (3) properly filled with Clean Fill; and
 - (4) left in a graded condition.

15 Sewage And Drainage

- 15.1 All sewage shall be discharged into an approved Sewage System that is in compliance with the applicable legislation.
- 15.2 No roof drainage shall be discharged, directed, or channeled onto Walkways, stairs, or adjacent lands.
- 15.3 No stormwater, sump discharge, swimming pool discharge, or water that has been artificially brought on the land shall be drained in a Yard to prevent excessive ponding or the entrance of water into a Basement, Cellar, or onto adjacent lands.
- 15.4 Every Yard shall be adequately graded and drained to prevent excessive ponding of surface water.

16 Graffiti

- 16.1 Objectionable markings, graffiti, or other defacements on any exterior surface shall be removed.
- 16.2 Any surface that has had graffiti removed from its face shall be restored to its original condition and colour.

17 Exterior Lighting

- 17.1 All residential exterior lighting shall be directed in a manner that will minimize the glare and undue intrusion of light onto adjacent or adjoining properties, Dwellings, and streets.
- 17.2 All lighting on commercial, industrial, agricultural and institutional properties shall conform to the approved site plan and shall not be directed towards lands zoned for residential use.
- 17.3 All outdoor artificial lighting and the connections thereto shall be maintained in Good Repair and free from defects and Hazards.

18 Satellite Dishes, Antennae, and Exterior String Lighting

- 18.1 All Satellite dishes, television antennae, radio antennae, exterior string lighting, similar structures or parts thereof, shall be securely anchored, maintained in good repair, and in accordance with all applicable laws. All cables and wires shall be appropriately secured to the structure in a neat manner.

PART VI

EXTERIOR MAINTENANCE STANDARDS – BUILDINGS

19 Roofs

- 19.1 Every roof and all components thereof shall be kept in Good Repair and maintained in a watertight condition.
- 19.2 All shingles that are missing, unsecured, damaged, worn, curling or cupping shall be replaced with a product matching the material and colour of existing materials.
- 19.3 Every chimney, smokestack, vent stack, or similar structure shall be plumb, maintained in good repair and free from defects including, but not limited to:
 - (1) loose and spalling bricks;
 - (2) defective mortar;
 - (3) loose and broken cappings, stanchions, braces, or attachments; and
 - (4) fire or accident Hazards.

20 Exterior Walls

- 20.1 Every exterior wall and all components thereof, including but not limited to the, eavestroughs, downpipes, soffits, fascias, coping, and flashing, shall be maintained in Good Repair.
- 20.2 Every exterior surface on a Building or appurtenance thereto shall be maintained in Good Repair, and be protected by a weather coating material such as exterior grade paint or other protective treatment.
- 20.3 Every canopy, marquee, sign, awning, stairway, fire escape, standpipe, exhaust duct, air conditioner, and similar overhang extension shall be:
- (1) maintained in Good Repair;
 - (2) securely and appropriately anchored; and
 - (3) protected against decay and rust by the periodic application of a weather coating material such as exterior grade paint or other protective treatment.
- 20.4 Every exterior sign that is in a state of disrepair, unused, not cared for, or discarded, shall be removed from the Property, or repaired if the use of such sign is permitted under the City By-laws.
- 20.5 Every air conditioner that is installed and operated directly over a public sidewalk, shall be equipped with proper devices for the prevention of condensation drainage upon the sidewalk.

21 Exterior Doors and Windows

- 21.1 Every window, exterior door, garage door, Basement Cellar hatchway, and all components thereof shall be maintained in Good Repair and free from defects, including, but not limited to:
- (1) damaged or defective door and window frames, shutters, screens, sashes, casings, weather stripping, and glass;
 - (2) damaged or defective door and window hardware;
 - (3) damaged or missing window screens; and
 - (4) damaged or missing locking hardware on exterior doors and windows.

22 Exterior Stairs, Porches, Decks and Balconies

- 22.1 Every exterior landing, stair, porch, balcony, deck, ramp, loading dock, fire escape, or similar exterior structure and all components thereof, including the coverings, treads, risers, guards, and handrails shall be:
- (1) kept free from Refuse and Unsightly Conditions;
 - (2) free from actual or potential safety and accident Hazards; and
 - (3) maintained in Good Repair so as to be free from broken, defective, warped, loose, deteriorated, rotted, and worn components.

23 Exterior Guards and Handrails

- 23.1 Every exterior guard and handrail shall be installed under permit where required and maintained in accordance with the *Ontario Building Code* so as to afford reasonable protection against injury to any Person in or on a Property.

PART VII

INTERIOR MAINTENANCE AND OCCUPANCY STANDARDS

24 Occupancy Standards

- 24.1 No room or area shall be provided for sleeping purposes unless:
- (1) it has been constructed with a building permit and reviewed for sleeping purposes;
 - (2) is in conformance with the *Ontario Building Code* requirements for the construction of a bedroom; and,
 - (3) there is a minimum floor area of 7 square metres (6 square metres if the room contains built-in closets).
- 24.2 No room shall be converted to a bedroom without a building permit and be constructed in conformance with the *Ontario Building Code* requirements for a bedroom.
- 24.3 No Person shall permit a Person to occupy for sleeping purposes, any Cellar or space used as a lobby, hallway, closet, bathroom, laundry, stairway, kitchen, or any Accessory Building or shed, unless otherwise permitted.
- 24.4 No Person shall use or permit to be used a cooking appliance of any kind in any room used for sleeping purposes.
- 24.5 The Ceiling Height of rooms in a residential Dwelling Unit shall be:
- (1) 2.3 metres (7.6 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; and
 - (2) 2.1 metres (6.4 feet) over at least seventy-five (75) percent of the floor area, with an average of 1.95 metres (6.4 feet) over all of the floor area in a second Dwelling Unit.

25 Means of Egress and Exits

- 25.1 Every floor area intended for occupancy shall be provided with a direct Means of Egress in accordance with the *Ontario Building Code*.
- 25.2 All Means of Egress and exits shall be maintained in Good Repair and free from objects, obstructions, or conditions that restrict the accessibility of such Means of Egress and exits.
- 25.3 Every Dwelling Unit shall have separate access so as to provide a safe, continuous and unobstructed exit from the interior of the Building to the exterior at the street or grade level.

26 Cleanliness and Mould

- 26.1 Every Dwelling Unit provided for residential accommodation shall be delivered in a clean and sanitary condition at the time of initial occupancy.
- 26.2 Every Occupant shall maintain the Property and the land in a clean, sanitary and safe condition and shall dispose of household garbage and Refuse on a regular basis, in accordance with City by-laws.
- 26.3 Every Building shall be kept free from Refuse, or any condition which constitutes an actual or potential fire, health, or safety Hazard.
- 26.4 Every Building shall be kept free from visible mould and, or mildew.
- 26.5 Every Occupant of a residential Property shall control and maintain the humidity, moisture, and condensation level indoors.

- 26.6 All interior floors, ceilings, and walls shall be kept free from dampness caused by the entrance of moisture through an exterior wall, window, roof, Cellar, Basement, or Crawl Space.
- 26.7 All damages or defects within a Building or part thereof that may cause water damage or mould growth shall be repaired.
- 26.8 Where there is extensive visible mould, an Officer may Order that a Building, structure or part thereof be examined by a professional engineer who is qualified to perform indoor residential environmental quality examinations in Ontario, and that a written report detailing the recommended remedial work to be provided to the Officer.
- (1) Where Repairs are required pursuant to a report prepared under section 26.8, the Owner shall Repair, or cause to be repaired, the Building in accordance with the report.
 - (2) Upon completion of the Repairs, the Owner shall provide the Officer with a verification report that the work described in the report has been completed wholly and in accordance with the generally accepted guidelines and protocols in the industry.

27 Pest Prevention

- 27.1 Every Property shall be kept free from infestations by rodents, vermin, and insects.
- 27.2 Every Owner shall take the appropriate steps to remove an infestation using a licensed pest control agency, and shall install preventative pest control measures, in accordance with all relevant legislation.
- 27.3 Every opening that may permit the entry of rodents, vermin or insects shall be appropriately screened or sealed.
- 27.4 All remnants of an infestation including feces and carcasses shall be removed and disposed of, and the area cleaned thereafter.

28 Interior Stairs, Guards and Handrails

- 28.1 Every interior stair, landing, or similar interior structure and components thereof including coverings, treads, risers, guards, and handrails shall be:
- (1) maintained in Good Repair so as to be free from broken, defective, warped, loose, deteriorated, rotted, and worn components; and,
 - (2) free from actual or potential safety or accident Hazards.
- 28.2 Every interior guard and handrail shall be installed and maintained in accordance with the *Ontario Building Code* so as to afford reasonable protection against injury to any Person in or on a Property.

29 Interior Doors, Countertops, Cupboards

- 29.1 Every interior door, closet door, cupboard door, countertop, cupboard, vanity, shelf, and their appurtenances shall be maintained in Good Repair.

30 Interior Walls and Ceilings

- 30.1 Every wall and ceiling shall be free from holes, cracks, loose coverings, or other defects.
- 30.2 Every Dwelling Unit that is separated vertically from another Dwelling Unit or a non-residential occupancy, the dividing walls shall comply with the *Ontario Building Code* and [Fire Code](#).
- 30.3 Every Dwelling Unit that is separated horizontally from another Dwelling Unit or a non-residential occupancy, there shall be a finished ceiling that separates these occupancies in accordance with the *Ontario Building Code* and [Fire Code](#).

31 Interior Floors

- 31.1 Every floor shall be smooth and maintained so as to be free from all loose, warped, protruding, broken, or rotted boards that may create a Hazard or unsanitary condition.
- 31.2 Every floor covered with linoleum, tile, carpet, or some other covering that has become worn or torn so that it retains dirt shall be repaired or replaced.
- 31.3 Every Basement, Cellar or Crawl Space that is not served by a stairway may have a dirt floor provided it is covered with a moisture-proof covering.
- 31.4 Every Basement or Cellar which is served by a stairway, shall have a concrete floor with an unobstructed floor drain located at the lowest point of the floor and connected to an approved disposal or sewer system.
- 31.5 Every Basement or Cellar floor shall be free from cracks or breaks in the concrete that create a potentially Hazardous condition.

32 Plumbing and Water Supply

- 32.1 Every Dwelling Unit shall contain plumbing fixtures consisting of at least:
 - (1) a water closet;
 - (2) a kitchen sink;
 - (3) a washbasin; and
 - (4) a bathtub or shower.
- 32.2 Every Dwelling shall be provided with an adequate supply of potable hot and cold running water.
- 32.3 All hot water shall be supplied at a minimum temperature of 49 degrees C (120 degrees F).
- 32.4 Every kitchen sink, washbasin, bathtub, and shower fixture shall be maintained in Good Repair.
- 32.5 No toilet, urinal, or bidet shall be located in a room that has not been reviewed for the use of a bathroom.
- 32.6 All plumbing, drain pipes, water pipes, and plumbing fixtures in every Dwelling and every connecting line to the Sewage System shall be maintained in Good Repair and working Order in accordance with the relevant legislation. All water pipes and appurtenances thereto shall be protected from freezing.

33 Bathrooms

- 33.1 Every bathroom and facility shall be kept clean, sanitary, and in a safe condition.
- 33.2 Every bathroom or toilet enclosure shall be fully enclosed and have a door capable of being locked from the inside, and opened from the outside in an emergency.
- 33.3 Every bathroom shall be finished with a water-repellent floor covering.
- 33.4 Every wall and ceiling around a bathtub or shower shall be water-resistant.
- 33.5 Every wall and ceiling of a bathroom shall be maintained in Good Repair, free from peeling, cracked, or missing paint.
- 33.6 Every bathroom shall be provided with an opening or openings for natural ventilation to the outdoors and have a minimum aggregate unobstructed free flow area of 930 sq. cms. (1 sq. foot).

- 33.7 An opening for natural ventilation may be omitted from a bathroom where a mechanical ventilation system is provided and operates in good working Order, venting directly to the outdoors.

34 Kitchens and Laundry

- 34.1 Every kitchen shall be provided with an approved, connected, and operating electrical or gas supply for cooking and refrigeration appliances.
- 34.2 Every kitchen appliance which is supplied, shall be maintained in Good Repair.
- 34.3 Every laundry appliance which is supplied, shall be maintained in Good Repair, and serviced by an approved, connected, and operating electrical or gas supply.
- 34.4 Laundry drying equipment shall have a dedicated exhaust duct discharging directly to the outdoors.
- 34.5 Laundry drying equipment exhaust ducts shall be maintained free from obstructions.

35 Heating Systems

- 35.1 Every Dwelling shall be provided with a heating system capable of maintaining a room temperature of not less than 20 degrees C (68 degrees F) at 1.52 metres (5 feet) above floor level and 0.92 metres (3 feet) from exterior walls in all habitable rooms and bathrooms.
- 35.2 Every Dwelling shall be provided with an adequate and continuous supply of fuel and electricity at all times for the provided heating system.
- 35.3 Every heating system shall be maintained in good working condition, and free from defects.
- 35.4 Every fireplace and other solid fuel-burning appliance shall be connected to a chimney flue, smoke pipe, or gas vent and maintained in Good Repair so as to be free from leaks, defects, and obstructions.
- 35.5 Every chimney, smoke pipe, flue, and vent shall be maintained free from any defects so as to prevent gases from leaking into the Building or Property.
- 35.6 Every fuel-burning heating system shall be enclosed when combustible materials are stored in the Basement.
- 35.7 Every fuel-burning central heating system in a Means of Egress shall be located in a separate room having walls, ceiling, and doors with a fire-resistance rating of not less than one (1) hour.
- 35.8 No room heater shall be placed so as to cause a fire Hazard to walls, curtains, and furniture, or to impede the free movement of Persons within the room where the heater is located.
- 35.9 Auxiliary heaters shall not be used as a primary source of heat.

36 Elevating Devices

- 36.1 Every elevator, escalator, incline lift, and other elevating devices shall be certified to be in Good Repair, and in compliance with the [*Technical Standards and Safety Act, 2000, S.O. 2000, c. 16*](#) as amended and any regulations made thereunder.
- 36.2 Every elevating device and all mechanical and electrical equipment including the lighting, fixtures, lamps, control buttons, floor indicators, ventilation fans, emergency communication systems, and any similar devices shall maintained in Good Repair.

37 Electrical Service

- 37.1 Every Building wired for electricity shall be connected to an approved electrical supply system, in accordance with the *Ontario Electrical Safety Code*.
- 37.2 All wiring, fixtures, switches, receptacles, and connections to them shall be maintained in a safe, good working condition in compliance with the *Ontario Electrical Safety Code*, so as not to overload the designed size of the service or cause a fire or electrical shock Hazard.
- 37.3 No fuse or overload device shall exceed the capacity indicated on the fuse panel.
- 37.4 Every habitable room in a Dwelling Unit shall have at least one duplex electrical outlet in Good Repair:
- (1) for the first 11.15 sq. metres (120 sq. feet) or less of floor area; and
 - (2) for each additional 9.3 sq. metres (100 sq. feet) or less of floor area.
- 37.5 No Person shall cause or permit the use of an extension cord directly through a transom, doorway, wall, ceiling, floor, or beneath a floor covering.
- 37.6 Every intercom and security system and all components thereof shall be maintained in Good Repair.
- 37.7 Every Owner shall Repair, or cause to be repaired the electrical components in accordance with *Ontario Electrical Safety Code* and Electrical Safety Authority standards.

38 Interior Lighting

- 38.1 Every room or area used or intended to be used for occupancy shall have artificial lighting as required by the *Ontario Building Code*.
- 38.2 All artificial lighting and the connections thereto shall be maintained in Good Repair.
- 38.3 Every habitable room in a Dwelling or Dwelling Unit, except a kitchen, shall contain a window or skylight that complies with the *Ontario Building Code*.
- 38.4 Every window, skylight, and electrical lighting fixture shall be maintained in Order to furnish illumination in all passageways and stairways provided for use in case of fire or another emergency as required by the *Ontario Building Code*.
- 38.5 Every public hallway and stairway in a multiple residential Dwelling shall be illuminated at all times so as to provide safe passage at a minimum average of 21.6 lux (2-foot candles) at floor level.

39 Ventilation

- 39.1 Every Building shall be ventilated in accordance with the requirements of the *Ontario Building Code*.
- 39.2 All systems of mechanical ventilation or air conditioning shall be maintained in Good Repair.
- 39.3 Every aperture, window, skylight, or louvre used for ventilation, shall be maintained so as to be unobstructed, easily opened, kept opened, and closed.
- 39.4 Where mechanical ventilation is used, the ventilating duct shall be installed at the exterior wall, no closer than 1.83 metres (6 feet) from a window located on an adjacent Building.

40 Foundations, Structural Integrity, and Engineer Reports

- 40.1 All foundation walls, columns, beams, and other structural members of a Building shall be maintained in Good Repair, in a safe and structurally sound condition, and capable of effectively supporting the designed loads imposed on them.
- 40.2 All Buildings, or any part thereof, shall be capable of sustaining its weight together with the loads that may be applied thereto by reason of its use and occupancy, natural causes such as snow, wind, and all other causes set out in the Ontario Building Code.
- 40.3 Where it appears that the structural integrity or condition of a Building, structure, or part thereof may be adversely affected by damage or deterioration, the Officer may Order that a structural engineering assessment and report be conducted and prepared by a professional engineer licensed in Ontario. The report shall include all deficiencies of structural concern; the contributory cause of the damage; the required Repairs and plan for remediation; and the recommended timelines for Repair. Upon receipt of the report, it shall be produced to the Officer forthwith.
- (1) Where Repairs are required, the Owner shall Repair, or cause to be repaired, the Building, structure, or part thereof, in accordance with the Repair methods, and timelines described in the report.
 - (2) Upon completion of the Repairs, a verification report shall be prepared to confirm that the work proposed in the report has been completed wholly and that the Building, structure, or part thereof is structurally adequate for its use. This report shall be provided to the Officer.

41 Indoor Parking Facilities

- 41.1 Every parking facility shall be maintained in a clean and safe condition.
- 41.2 Lighting in parking facilities shall be considered to be adequate if the number and arrangement to light fixtures are such as to provide an average level of illumination of at least 54 lux (5-foot candles) at floor level over the entire floor area with a minimum level of 10 lux (1-foot candle) at any location on the floor.
- 41.3 Every lighting fixture in parking facilities shall be protected from accidental or malicious damage by the provision of wire screens or other suitable means.
- 41.4 Every wall, ceiling, and column of a parking facility shall be luminous white; suitable for application to the material of which the walls, ceilings, and columns are formed; be washable; and be washed or renewed as often as is necessary to maintain their original reflective value.
- 41.5 Every parking facility shall be ventilated in accordance with the requirements of the *Ontario Building Code*.
- 41.6 Where it appears that the structural integrity or condition of a parking garage or an appurtenance thereof may be adversely affected by damage or deterioration, the Officer may Order that a structural engineering assessment and report be conducted and prepared by a professional engineer licensed in Ontario. The report shall include all deficiencies of structural concern; the contributory cause of the damage; the required Repairs and plan for remediation; and the recommended timelines for Repair. Upon receipt of the report, it shall be produced to the Officer forthwith.
- (1) Where Repairs are required, the Owner shall Repair, or cause to be repaired, the parking garage or appurtenance, in accordance with the Repair methods, and timelines described in the report.
 - (2) Upon completion of the Repairs, a verification report shall be prepared to confirm that the work proposed in the report has been completed wholly and that the parking garage or appurtenance is structurally adequate for its use. This report shall be provided to the Officer.

PART VIII

VACANT LAND

42 General Provisions

- 42.1 All Vacant Land shall conform to Part IV of this By-law except where such condition is explicitly permitted in accordance with the permitted land use in the Zoning By-law, or any successor by-law.
- 42.2 Where such outdoor storage is permitted, however, determined to be a Nuisance, such goods, materials, equipment, Vehicles, sea containers, truck boxes, storage bins, seasonal Vehicles, boats, recreational Vehicles, and similar items shall be effectively screened by a fence constructed in accordance with the City's By-laws, relieving an Unsightly Condition that is out of place and not in harmony with the surrounding area.
- 42.3 All Vacant Land shall be kept clean and free from objects or conditions that may create potential health, fire, or safety Hazard.
- 42.4 All vacant land shall be kept free from the storage of equipment, Trailers, Vehicles, or materials that are not actively engaged with the maintenance or development of the Property.
- 42.5 Except on land used for agricultural purposes, Vacant Land shall be graded, filled, or otherwise drained so as to prevent the ponding of stormwater.

PART IX

DAMAGED AND VACANT BUILDINGS

43 General Provisions

- 43.1 Every vacant, unoccupied or damaged Building and Accessory Building shall be protected against the risk of fire, accident, or other peril, by effectively securing the Building or Accessory Building to prevent the entrance of unauthorized Persons.
- 43.2 Where a Building is damaged by fire, storm, or other causes, immediate steps shall be taken to prevent danger to Persons, or to remove any conditions which might endanger Persons on or near the Property.
- 43.3 Where a Building is damaged by fire, storm, or other causes, immediate steps shall be taken to Repair or cause the Repair of the damaged Building components with the applicable Building permits.
- 43.4 Every Building which is damaged, shall be properly supported, secured, and barricaded until the necessary Repair or demolition can be carried out.
- 43.5 Where entry to a Building cannot be sufficiently prevented by the locking of doors, windows, and other openings, the entry shall be prevented as follows:
- (1) All windows, doors, and other openings that provide a means of entry shall be covered with weather-resistant plywood sheathing or an equivalent material that shall be securely fastened and tight-fitting;
 - (2) Coverings shall have a thickness of not less than 1.59 centimetres (5/8 inches) and shall be secured with nails or screws which are not less than 7.62 centimetres (3 inches) in length and which are spaced at intervals of not more than 5.08 centimetres (2 inches); and
 - (3) Coverings shall be painted or otherwise treated so that the colour is compatible with the exterior of the Building.

PART X

HERITAGE BUILDINGS

44 General Provisions

- 44.1 In addition to the standards for the maintenance and security of Property set out in this by-law, the following minimum standards listed in Part X apply to the maintenance and security of all Buildings and structures on properties that are:
- (3) designated under Section 29 or 34.5 of the [Ontario Heritage Act](#); or
 - (4) situated within a heritage conservation district, designated under Section 41 of the [Ontario Heritage Act](#).

45 Vacant Heritage Property

- 45.1 The Owner of a Vacant Heritage Property shall protect the Heritage Attributes of the Property against the risk of fire, storm, neglect, intentional damage, or damage by other causes by effectively preventing the entrance of the elements, unauthorized Persons, or the infestation of pests by boarding up and securing any openings to the Building of the Vacant Heritage Property. Securing heritage resources shall comply with the following requirements:
- (1) All boarding must be ½ inch S.P.F. exterior grade plywood (not particleboard, fiberboard, or other forms of board sheathing);
 - (2) Boarding must be cut to completely and securely fit within all exterior structural openings;
 - (3) All boarding shall be maintained in Good Repair;
 - (4) All boarding shall be installed from the exterior;
 - (5) All boarding shall be fastened using wood screws only. Screws must be at least #8 gauge, countersunk, and not less than 3 inches in length. Each screw shall be spaced not more than 3 inches on centre around the entire perimeter of each plywood board
 - (6) All boarding shall be fitted securely and in a watertight manner to fit within the side jambs, the head jamb, and the exterior bottom sill of the door or window opening so the exterior trim and cladding remains uncovered and undamaged by the boarding, and so as not to be easily detached by hand;
 - (7) All boarding used on windows and door openings shall be painted using exterior grade paint in a matt black;
 - (8) All other boarding shall be painted using exterior grade paint in a colour that blends with the exterior of the Building or structure;
 - (9) Interior doors, except those in fire separations, should be fixed ajar at least 4 inches to allow air to circulate throughout in Order to help prevent interior deterioration through excess humidity;
 - (10) Where a structural opening is irregular in shape or unusually large, alternate security measures shall be required to adequately secure these openings, such as steel mesh screening, grills, security bars, or cross-bracing over plywood;
 - (11) If the aforementioned measures prove insufficient to secure openings, additional augmentation measures shall be required, consisting of the installation of steel mesh enclosures or steel panels overall boarded ground floor openings; and

- (12) The exterior shall be maintained in Order to prevent moisture penetration and damage from the elements that may have an adverse impact on the Heritage Attributes.
- 45.2 The Owner of a Vacant Heritage Property shall ensure that all utilities serving the Building are properly disconnected, terminated, or capped unless such utilities are necessary for the safety and security of the Property, or unless such utilities are otherwise required by law to remain connected.
- 45.3 The Owner of a Vacant Heritage Property shall ensure that the following security measures are taken with respect to the Building or structure:
- (1) lock all doors and windows and ensure ongoing maintenance;
 - (2) close all Basement hatches, openings, Walkways, and windows;
 - (3) remove ladders, tools, equipment, and other materials that might be used to gain interior access;
 - (4) remove rubbish, garbage, parts of Vehicles and other equipment, discarded furniture, appliances, machinery, and debris from inside Buildings and structures and from around the Property;
 - (5) all floors above the first floor must be rendered inaccessible to entry by raising fire escapes and ladders to a height of at least four meters, and by removing or cladding towers that may be used to access the Vacant Heritage Property;
 - (6) significant trees, plantings, grass, lawns, flower beds, hedgerows, bushes, vines, and other vegetation on grounds surrounding vacant heritage Buildings, structures, and other resources shall be maintained and protected at all times in accordance with all relevant City by-laws;
 - (7) chain-off Driveways and all other direct means of vehicular access to the Property, while still permitting authorized vehicular and emergency vehicular access when necessary; chains should be no greater than 10mm (3/8 inch) in diameter and of a grade 30 or comparable;
 - (8) temporary metal security fencing may be required around the perimeter of a Vacant Heritage Property. The fence shall be 2 metres in height above grade, equipped with a horizontal top rail. The temporary fence shall be erected and securely anchored and maintained at all times with all gates locked with appropriate high-security padlocks. Barbed wire (minimum of two strands) shall be installed along the perimeter of each fence, projecting inward toward the area that is enclosed by the fence.
- 45.4 The Owner of a Vacant Heritage Property shall:
- (1) post "No Trespassing" signs on all exterior elevations, including all points of access to the Property, and on gates and Property fencing; and
 - (2) post a heritage Notice that complies with City planning application graphics and signage standards and states:

HERITAGE NOTICE

The structure on this Property is a designated heritage resource protected under the [Ontario Heritage Act](#) and applicable municipal law.

Please help us conserve our heritage.

For more information contact City Heritage staff at 905-874-3825 or 905-874-3744.

46 Heritage Attributes

- 46.1 In addition to all of the requirements and minimum standards for the maintenance, and security of Property set out in this Part IX and elsewhere in this By-law, the Owner of a Heritage Property shall:
- (1) maintain, preserve and protect the Heritage Attributes to maintain the heritage character, visual and structural heritage integrity of the Building or structure; and
 - (2) maintain the Property in a manner that will ensure the ongoing protection and preservation of the existing Heritage Attributes.

47 Alterations of Heritage Attributes

- 47.1 Despite any other provisions of this by-law, in the case of Buildings and structures located on properties that have been designated under section 29, 34.5, or 41 of the [Ontario Heritage Act](#), no Owner shall alter the Property or permit the alteration of the Property if the alteration is likely to affect the Property's Heritage Attributes unless the Owner has acquired a heritage permit or other form of written consent from the City of Brampton.
- 47.2 Despite any other provisions of this by-law, in the case of Buildings and structures located on properties that have been designated under section 29, 34.5, or 41 of the [Ontario Heritage Act](#), no Owner shall alter the Property or permit the alteration of the Property if the alteration is likely to affect the Property's Heritage Attributes unless the Owner has acquired a heritage permit or other form of written consent from the City of Brampton.

48 Repair or Replacement of Heritage Attributes

- 48.1 In Order to maintain, preserve and protect the Heritage Attributes of a Heritage Property, the Repair is always preferable to removal or replacement. the Heritage Attributes shall be repaired in a manner that:
- (1) minimizes damage to Heritage Attributes;
 - (2) maintains the design, finishes, form, physical appearance, colour, texture, grain, and other distinctive features and qualities of the Heritage Attributes; and
 - (3) is consistent with recognized conservation standards, best practices, and processes for the conservation of built heritage resources.
- 48.2 Despite any other provisions of this by-law, where it can be demonstrated that the Heritage Attributes of a Property cannot be repaired, the Heritage Attributes shall be replaced:
- (1) using the same types of materials, design, finishes, form, physical appearance, colour, texture, grain, and other distinctive features and qualities of the Heritage Attribute(s) being replaced; and
 - (2) where the same types of materials as the original are no longer readily available, alternative or substitute materials and finishes that generally replicate the design, finishes, form, physical appearance, colour, texture, grain, and other distinctive features and qualities of the Heritage Attributes may be used.

49 Demolition

- 49.1 Despite any other provision of this chapter, or the [Ontario Building Code Act](#), no Building or structure located on Property that has been designated under Section 29, 34.5, or 41 of the [Ontario Heritage Act](#) may be altered or cleared, including but not limited to removed, demolished or relocated except by the [Ontario Heritage Act](#).

- 49.2 Upon completion of demolitions and removals of structures, the affected site shall be cleared and cleaned of debris, graded, left free from holes or excavations, and provided and maintained with a suitable ground cover.

50 Conflict

- 50.1 If there is a conflict between this Part IX and any other provision in this by-law or any other City by-laws, the provision that establishes the highest standard for the protection of Heritage Attributes shall prevail.

PART XI

PENALTIES

51 Fines

- 51.1 Every Owner who fails to comply with an Order that is final and binding is guilty of an offence and on conviction is liable to a fine of not more than \$50,000.00 for a first offence and a fine of not more than \$100,000.00 for any subsequent offence.
- 51.2 Despite 51.1, if a corporation is convicted of an offence, the maximum penalty that may be imposed upon the corporation is \$500,000 for a first offence and \$1,500,000 for any subsequent offence.

52 Administrative Penalties

- 52.1 An Officer may require a Person, subject to the conditions set out within the Administrative Penalties (Non-Parking) By-law 218-2019, as amended, or successor by-law, to pay an administrative penalty if the Officer is satisfied that the Person has failed to comply with:
- (1) a provision within this by-law; or
 - (2) an Order of an Officer as deemed confirmed or as confirmed or modified by the Committee or a judge.
- 52.2 Every Person who is served a penalty Notice pursuant to section 52.1 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.

53 Demolition or Repair by the City

- 53.1 Employees or agents of the City may enter the Property at any reasonable time without a warrant in Order to effect the Repairs or demolish a Building where an Order to do so made under this by-law has been confirmed and has not been complied with, or where an emergency Order has been issued and the danger has not been immediately terminated.

54 Repeal

- 54.1 By-law 104-96 as amended is hereby repealed.

ENACTED and PASSED this [enter date] day of [enter month], 2022.

Approved as to
form.

2022/06/23

Colleen Grant

Patrick Brown, Mayor

Approved as to
content.

2022/06/23

J.P. Maurice

Peter Fay, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To amend By-law 218-2019, the “Administrative Penalties (Non-Parking) By-law”

WHEREAS By-law_____-2022 (“Property Standards By-law”) was enacted to prescribe minimum standards for the maintenance and occupancy of properties in the City of Brampton;

AND WHEREAS By-law 218-2019 “Administrative Penalties (Non-Parking) By-law” was enacted to provide for a system of administrative penalties for designated by-laws;

AND WHEREAS Council for The Corporation of the City of Brampton deems it appropriate to provide for administrative penalties to enforce the provisions of the Property Standards By-law;

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

1. That Schedule “A” of By-law 218-2019 be amended by adding the following section:

“PROPERTY STANDARDS BY-LAW_____-2022”

8A. For the purpose of section 3 of this By-law:

- (a) Column 1 in the following table lists the provisions in the Property Standards By-law_____-2022, as amended, that are hereby designated for the purposes of section 15.4.1 of the *Building Code Act, 1992*;
- (b) Column 2 in the following table sets out the short form wording to be used in a Penalty Notice for the contravention of the designated provisions listed in Column 1;
- (c) Column 3 in the following table sets out the Administrative Penalty amounts that are payable for contraventions of the designated provisions listed in Column 1.

Item	Column 1 Designated Provision	Column 2 Short Form Wording	Column 3 Administrative Penalty
1	Section 5.2	Fail to comply with an Order.	\$500.00
2	Section 5.3	Hinder or obstruct any person exercising power or duty under the by-law.	\$400.00

3	Section 5.3	Attempt to hinder or obstruct any person exercising power or duty under the by-law.	\$400.00
4	Section 6.1	Fail to make repairs in a good and workmanlike manner.	\$250.00
5	Section 7.1 (1)	Fail to keep a yard clear and free from hazardous objects, materials, or conditions.	\$250.00
6	Section 7.1 (2)	Fail to keep a yard clear and free from domestic animal excrement.	\$250.00
7	Section 7.1 (3)	Fail to store refuse wholly within a proper waste receptacle.	\$250.00
8	Section 7.1 (4)	Fail to keep yard clear and free from neglected or derelict furniture, appliances, equipment, or vehicle part(s).	\$250.00
9	Section 7.1 (5)	Fail to keep a yard clear and free from holes, ruts, depressions and excavations.	\$250.00
10	Section 7.1 (6)	Supply or provide food, water, or other substance which may attract wildlife or insects.	\$250.00
11	Section 7.2	Fail to store domestic storage in accordance with the By-law.	\$250.00
12	Section 7.3	Cause or permit the storage of wrecked, discarded, dismantled, or inoperative equipment.	\$250.00
13	Section 7.4	Cause or permit the storage of construction equipment, backhoes, skid steers, excavators, dump trucks, tractors, farm tractors, and utility tractors.	\$250.00
14	Section 7.5	Cause or permit the storage of a trailer, truck trailer, or house trailer in a yard facing a street.	\$250.00
15	Section 8.2	Fail to contain garbage within a proper receptacle outdoors.	\$250.00
16	Section 8.3 (1)	Fail to maintain receptacle in a clean, sanitary, and operable condition.	\$250.00
17	Section 8.3 (2)	Fail to store receptacle with the cover lid closed and secured.	\$250.00
18	Section 8.3 (4)	Cause or permit the storage of a receptacle in a yard facing a street.	\$100.00
19	Section 8.6	Fail to provide adequate garbage containers for patrons.	\$250.00
20	Section 8.6	Fail to maintain public garbage containers in a clean and safe condition.	\$250.00
21	Section 9.1	Fail to remove dead, decayed, or damaged trees.	\$250.00
22	Section 9.2	Fail to maintain unsightly or unreasonably overgrown hedges, shrubs, bushes, and trees.	\$250.00

23	Section 9.3	Fail to maintain required landscaping, fences, or walls.	\$250.00
24	Section 9.4	Fail to protect or cultivate ground with a suitable ground cover.	\$250.00
25	Section 10.1	Fail to maintain a fence in good repair.	\$250.00
26	Sect. 11.1 (1)	Fail to maintain a structure, carport, building, or accessory building free from refuse and hazards.	\$250.00
27	Sect. 11.1 (2)	Fail to maintain a structure, carport, building, or accessory building in good repair.	\$250.00
28	Sect. 11.1 (3)	Fail to construct or maintain a structure, carport, building or accessory building with suitable and uniform materials.	\$250.00
29	Sect. 11.1 (4)	Fail to protect the exterior surfaces of a structure, carport, building, or accessory building with a weather-resistant material.	\$250.00
30	Section 11.2	Fail to repair or remove a dilapidated or collapsed accessory building.	\$250.00
31	Section 12.1	Fail to surface a driveway, laneway, or parking area with material capable of providing a hard and level surface.	\$250.00
32	Sect. 12.2 (1)	Fail to finish a walkway, driveway, parking, area or laneway with a hard and level surface.	\$250.00
33	Sect.12.2 (2)	Fail to maintain a walkway, driveway, parking area, or laneway free from potholes or unlevelled conditions.	\$250.00
34	Sect. 12.2 (3)	Fail to adequately grade and drain a walkway, driveway, parking area, or laneway.	\$250.00
35	Sect. 12.2 (4)	Fail to keep a walkway, driveway, parking area, or laneway free from fuel, oil, or other chemical substance.	\$ 250.00
36	Sect. 12.2 (5)	Fail to maintain a walkway, driveway, parking area, or laneway free from hazards.	\$250.00
37	Section 12.3	Fail to remove ice and snow from a walkway or access route.	\$250.00
38	Section 13.1	Cause or permit the storage of a wrecked, discarded, dismantled, or inoperative vehicle.	\$250.00
39	Section 13.2	Cause or permit the storage of an unplated vehicle.	\$250.00
40	Section 13.4	Cause or permit the storage of a vehicle or trailer on a surface other than a permitted parking surface.	\$250.00
41	Section 13.5	Fail to repair damage to landscaping.	\$250.00

42	Section 14.1	Fail to maintain a swimming pool and the components thereof in accordance with this By-law.	\$250.00
43	Section 14.2	Fail to maintain and appropriately secure a swimming pool cover.	\$250.00
44	Section 14.3	Fail to appropriately close or fill a neglected or damaged pool.	\$250.00
45	Section 15.1	Fail to discharge sewage in an approved system.	\$250.00
46	Section 15.2	Cause or permit roof drainage to be discharged, directed, or channeled onto walkways or adjacent lands.	\$250.00
47	Section 15.3	Cause or permit the discharge of water artificially brought onto land in a yard.	\$250.00
48	Section 15.4	Fail to adequately grade and drain yard.	\$250.00
49	Section 16.1	Fail to remove graffiti or objectionable markings.	\$250.00
50	Section 16.2	Fail to restore a surface to its original condition and colour.	\$250.00
51	Section 17.1	Cause or permit the undue intrusion of residential outdoor lighting onto abutting properties.	\$250.00
52	Section 17.3	Fail to maintain outdoor artificial lighting and components thereof in good repair.	\$250.00
53	Section 19.1	Fail to maintain a roof and components thereof in good repair.	\$250.00
54	Section 19.2	Fail to replace damaged or missing shingles.	\$250.00
55	Section 20.1	Fail to maintain an exterior wall and components thereof in good repair.	\$250.00
56	Section 20.2	Fail to maintain an exterior surface in good repair and protect it from the weather.	\$250.00
57	Section 21.1	Fail to maintain exterior doors and windows in good repair.	\$250.00
58	Section 22.1	Fail to maintain an exterior stair, porch, landing, balcony, or deck and components thereof in good repair.	\$250.00
59	Section 23.1	Fail to install an exterior handrail and/or guard in accordance with the <i>Ontario Building Code</i> .	\$250.00
60	Section 24.1	Cause or permit a person to occupy a room for sleeping purposes not in accordance with this By-law.	\$250.00
61	Section 24.2	Cause or permit the conversion of a room into a bedroom without a building permit.	\$250.00
62	Section 24.3	Cause or permit a person to occupy a cellar, lobby, hallway, closet, bathroom, laundry, stairway, kitchen, or any	\$250.00

		accessory building or shed for sleeping purposes	
63	Section 24.4	Cause or permit a cooking appliance in a room used for sleeping purposes.	\$250.00
64	Section 25.2	Fail to keep a required egress free from obstructions.	\$250.00
65	Section 26.2	Fail to maintain a property in a clean, sanitary and safe condition indoors.	\$250.00
66	Section 26.3	Fail to keep a building free from refuse and conditions that may cause a fire, health, or safety hazard.	\$250.00
67	Section 26.4	Fail to keep a building free from mould and, or mildew.	\$250.00
68	Section 26.5	Fail to maintain and control the humidity, moisture, and condensation level indoors.	\$250.00
69	Section 26.7	Fail to repair damages or defects that may cause mould growth.	\$250.00
70	Section 26.8	Fail to produce an indoor residential environmental quality report.	\$250.00
71	Sect. 26.8 (1)	Fail to repair or cause to be repaired, the building in accordance with an indoor residential environmental quality report.	\$250.00
72	Section 27.1	Fail to keep a property free from an infestation by rodents, vermin, and insects.	\$250.00
73	Section 27.3	Fail to appropriately screen or seal openings to prevent the entry of rodents, vermin, or insects.	\$250.00
74	Section 27.4	Fail to remove or clean the remnants of an infestation.	\$250.00
75	Section 28.1	Fail to maintain interior stairs and components thereof in good repair.	\$250.00
76	Section 28.2	Fail to install an interior handrail and, or guard in accordance with <i>Ontario Building Code</i> .	\$250.00
77	Section 29.1	Fail to maintain interior doors or countertops and the components thereof in good repair.	\$250.00
78	Section 30.1	Fail to maintain interior walls and ceilings in good repair.	\$250.00
79	Section 31.1	Fail to maintain interior floors and flooring in good repair.	\$250.00
80	Section 32.4	Fail to maintain a supplied sink, washbasin, and bathtub or shower fixture in good repair.	\$250.00
81	Section 32.5	Cause or permit a toilet, urinal or bidet to be installed in a room other than a bathroom.	\$250.00

82	Section 32.6	Fail to maintain plumbing and the components thereof in good repair.	\$250.00
83	Section 33.3	Fail to finish a bathroom floor with a water repellent covering.	\$250.00
84	Section 33.4	Fail to have a water-resistant wall or ceiling covering around a bathtub or shower.	\$250.00
85	Section 33.5	Fail to maintain bathroom walls and ceilings in good repair.	\$250.00
86	Section 34.2	Fail to maintain a supplied kitchen appliance in good repair.	\$250.00
87	Section 34.3	Fail to maintain a supplied laundry appliance in good repair.	\$250.00
88	Section 34.4	Fail to supply a dedicated dryer exhaust discharging directly outdoors.	\$250.00
89	Section 34.5	Fail to maintain dryer exhaust ducts free from obstructions.	\$250.00
90	Section 36.1	Fail to maintain elevating devices in good repair.	\$250.00
91	Section 37.2	Fail to maintain electrical wiring, fixtures, switches, receptacles, and connections to them in good repair.	\$250.00
92	Section 37.5	Cause or permit the use of an extension cord where not permitted.	\$250.00
93	Section 38.2	Fail to maintain indoor artificial lighting and components thereof in good repair.	\$250.00
94	Section 39.2	Fail to maintain systems of mechanical ventilation in good repair.	\$250.00
95	Section 40.1	Fail to maintain the foundation and components thereof in good repair.	\$250.00
96	Section 40.3	Fail to produce a structural engineer report.	\$250.00
97	Sect. 40.3 (1)	Fail to repair or cause to be repaired, the building in accordance with structural engineer report.	\$250.00
98	Section 42.3	Fail to keep vacant land free from health, fire and safety hazards.	\$250.00
99	Section 42.4	Fail to keep vacant land free from equipment, trailers, vehicles or materials that are not actively used.	\$250.00
100	Section 42.5	Fail to keep vacant land graded, filled or otherwise drained.	\$250.00
101	Section 43.1	Fail to secure a vacant, unoccupied or damaged building.	\$250.00
102	Section 43.2	Fail to take immediate steps to remove dangers to persons or property from a damaged building.	\$250.00

103	Section 43.3	Fail to take immediate steps to repair or cause the repair of a damaged building.	\$250.00
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ENACTED and PASSED this [enter date] day of [enter month], 2022.

Approved as to
form.

2022/06/23

Colleen Grant

Patrick Brown, Mayor

Approved as to
content.

2022/06/23

JP Maurice

Peter Fay, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To declare surplus to the City's requirements, a leasehold interest of up to 50 years in a portion of the City owned lands municipally known as 0 Goreway Drive, Brampton, comprised of part of PINs 142090274, and 142090279

WHEREAS it is expedient to declare surplus, an interest in the nature of a leasehold interest of up to 50 years in a portion of the lands known municipally as 0 Goreway Drive, Brampton, and comprised of part of PINs 142090274, and 142090279;

AND WHEREAS such leasehold interest is not required for any municipal purpose;

AND WHEREAS the procedures required by By-Law 160-2004, as amended, have been followed;

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

1. The City owned lands municipally known as 0 Goreway Drive, Brampton, comprised of part of PINs 142090274, and 142090279, and having a combined area of approximately 2.5 acres, and a developable area of approximately 2.1 acres are declared as surplus to the City's requirements.

ENACTED THIS 6 day of July, 2022.

Approved as to
form.

2022/06/23

C. Pratt

Patrick Brown, Mayor

Approved as to
content.

2022/06/23

RG
Rajat Gulati

Peter Fay, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To Levy an annual amount on Sheridan College – Davis Campus, on Roy McMurtry Youth Centre, on Sault College – Brampton, on the William Osler Health Centre (Brampton – Civic Site), and on Algoma University - Brampton for the Year 2022

WHEREAS pursuant to Section 323 (1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, (the “Municipal Act, 2001”), a local municipality may by by-law levy upon a university designated by the Minister of Training, Colleges and Universities or a college of applied arts and technology which is situate in the municipality, an annual tax not exceeding the prescribed amount for each full-time student enrolled in such university or college in the year preceding the year of levy, as determined by the Minister of Training, Colleges and Universities;

AND WHEREAS pursuant to Section 323 (2) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, (the “Municipal Act, 2001”), a local municipality may by by-law levy upon a correctional institution designated by the Minister of Community Safety and Correctional Services, or a training school, or youth custody facility designated under subsection 85(2) of the *Youth Criminal Justice Act* (Canada) and designated by the Minister Community and Social Services which is situate in the municipality, an annual amount not exceeding the prescribed amount for each resident placed in such institution, school or facility as determined by the Minister of Community Safety and Correctional Services or the Minister of Community and Social Services, as the case may be;

AND WHEREAS pursuant to Section 323 (3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, (the “Municipal Act, 2001”) a local municipality may by by-law levy upon a public hospital or a provincial mental health facility designated by the Minister of Health and Long-Term Care which is situate in the municipality, an annual amount not exceeding the prescribed amount for each provincially rated bed in such public hospital or provincial mental health facility, as determined by the Minister of Health and Long-Term Care;

AND WHEREAS, pursuant to Ontario Regulation 384/98, as amended, made under the *Municipal Act, 2001*, the prescribed amount for the purpose of Section 323 of the Act is \$75.00 per full-time student, per resident or per rated bed, per year;

AND WHEREAS City Council has, in the past years, levied the maximum allowable amount on these institutions;

AND WHEREAS City Council considers it desirable to continue to levy the maximum allowable amount on these institutions;

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

1. There will be levied upon Sheridan College – Davis Campus, in the City of Brampton, for 2022 a tax of \$75.00 for each of the 6,094 full-time students enrolled in the college, the annual amount levied being \$457,050.00.
2. There will be levied upon Algoma University – Brampton, for 2022 a tax of \$75.00 for each of the 1,266 full-time students enrolled in the university, the annual amount levied being \$94,950.00.
3. There will be levied upon Sault College - Brampton for 2022 an amount of \$75.00 for each of the 395 full-time students enrolled in the college, the annual amount levied being \$29,625.00.
4. There will be levied upon Roy McMurtry Youth Centre for 2022 an amount of \$75.00 for each of the 192 residents placed in the institution, the annual amount levied being \$14,400.00.
5. There will be levied upon William Osler (Brampton – Civic Site) for 2022 an amount of \$75.00 for each of the 677 rated beds in the hospital, the annual amount levied being \$50,775.00.
6. That the said amounts shall be due by October 5th, 2022.

ENACTED and PASSED this 6th day of July, 2022.

Approved as to
form.

2022/06/24

Colleen Grant

Patrick Brown, Mayor

Approved as to
content.

2022/June/24

Nash Damer

Peter Fay, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To authorize Amendment to Administrative Authority By-law relating to Real Estate Services – ALL WARDS

WHEREAS the Council of The Corporation of the City of Brampton has determined that it is in the interest of The Corporation of the City of Brampton to Amend the Administrative Authority By-law relating to Real Estate Services;

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

1. THAT Schedule A to Administrative Authority By-law 216-2017, as amended, be further amended to add the following:

#	Delegation	Delegate	Limitation
111	To enter into a trust agreement in connection with the purchase of property on behalf of the City.	Commissioner of Legislative Services	For property purchases valued at \$750,000 or more. Trustee to be subject to regulation by the Law Society of Ontario.

2. THAT Schedule A to Administrative Authority By-law 216-2017, as amended, be further amended by deleting the reference to “Commissioner of Community Services” in Items #96 and #97 and replacing it with “Department Head”.

ENACTED and PASSED this 6th day of July 2022.

Approved as to form.
2022/06/24
S. Ross

Patrick Brown, Mayor

Approved as to content.
20__/_/month/day
R. Gulati

Peter Fay, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

A by-law to designate Municipal Law Enforcement Officers, to amend Administrative Authority By-law 216-2017, as amended, and to repeal By-laws 136-2022, 146-2022 and 147-2022

WHEREAS Subsection 8(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that the powers of a municipality under the *Municipal Act, 2001* or any other Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

AND WHEREAS Subsection 1(1) of the *Provincial Offences Act*, R.S.O. 1980, c. P.33 provides that provincial offences officers include by-law enforcement officers of a municipality while in the discharge of their duties and an officer, employee or agent of any municipality whose responsibilities include enforcement of a by-law, an Act or a regulation under an Act, while in the discharge of their duties;

AND WHEREAS Subsection 1(3) of the *Provincial Offences Act* provides that a Minister of the Crown may designate in writing any person or class of persons as a provincial offences officer for the purposes of all or any class of offences;

AND WHEREAS by communication dated July 30, 1984, the Solicitor General designated municipal by-law enforcement officers as provincial offences officers;

AND WHEREAS Subsection 15(1) of the *Police Services Act*, R.S.O. 1990, c. P.15 permits a municipal council to appoint persons to enforce the by-laws of the municipality;

AND WHEREAS Subsection 3(2) of the *Building Code Act, 1992*, S.O. 1992, c. 23 permits a municipal council to appoint such inspectors as are necessary for the enforcement of the *Building Code Act*;

AND WHEREAS the *Building Code Act, 1992* provides that an officer means a property standards officer who has been assigned the responsibility of administering and enforcing by-laws passed under section 15.1;

AND WHEREAS Subsection 7.1(4) of the *Fire Protection and Prevention Act, 1997*, S.O. 1997, c. 4 provides that a municipality may appoint an officer to enter upon land and into structures at any reasonable time to inspect the land and structures to determine whether by-laws enacted in accordance with this section are being complied with;

AND WHEREAS Subsection 38(1) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 permits any person authorized by the council of a municipality to inspect property designated or property proposed to be designated;

AND WHEREAS Clause 23.2(1)(c) of the *Municipal Act, 2001* permits a municipality to delegate certain legislative and quasi-judicial powers to an individual who is an officer, employee or agent of the municipality;

NOW THEREFORE the Council of The Corporation of the City of Brampton
ENACTS AS FOLLOWS:

1. That any person employed by The Corporation of the City of Brampton, whose responsibilities include the enforcement of a by-law, an Act or a regulation of an Act, while in the discharge of his or her duties, is hereby designated as a municipal law enforcement officer.
2. That the designation of a person as a municipal law enforcement officer shall cease immediately upon such person ceasing to be an employee of The Corporation of the City of Brampton.
3. That Schedule A of By-law 216-2017, as amended, The Administrative Authority By-law, be further amended by adding the following delegation of authority:

Enforcement & By-law Services			
#	Delegation	Delegate	Limitation
112	To appoint or rescind the appointment of municipal law enforcement officers for the purposes of enforcing parking on private property contrary to the by-laws of The Corporation of the City of Brampton.	Director	

4. That By-law 146-2022 to appoint Municipal Law Enforcement Officers, By-law 136-2022 to appoint Municipal By-law Enforcement Officers (Summer Students) and By-law 147-2022 to appoint officers to enforce parking on private property are hereby repealed.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 6th day of July, 2022.

Approved as to form.

2022/07/04

Colleen Grant

Patrick Brown, Mayor

Approved as to content.

2022/06/29

J.P. Maurice

Peter Fay, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To confirm the proceedings of Council
at its Special Meeting held on August 5, 2022

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

1. THAT the action of the Council at its Special Meeting of August 5, 2022 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 5th day of August, 2022.

Patrick Brown, Mayor

Peter Fay, City Clerk