



Agenda
City Council

The Corporation of the City of Brampton

Date: Wednesday, August 10, 2022
Time: 9:30 a.m.
Location: Council Chambers - 4th Floor, City Hall - Webex Electronic Meeting
Members: Mayor Patrick Brown
Regional Councillor R. Santos
Regional Councillor P. Vicente
Regional Councillor M. Palleschi
Regional Councillor M. Medeiros
Regional Councillor P. Fortini
Regional Councillor G. Dhillon
City Councillor D. Whillans
City Councillor J. Bowman
City Councillor H. Singh

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

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

1. **Call to Order**

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

2. **Approval of Agenda**

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

4. **Adoption of the Minutes**

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) Never Give Up Day – August 18, 2022
- b) Paint Brampton Pink Week – August 21-27, 2022
- c) Christian Coptic New Year in Brampton – September 12, 2022
- d) Make Canada Gold Month – September 2022
- e) Arthritis Awareness Month – September 2022
- f) National Polycystic Kidney Disease Awareness Day – September 4, 2022
- g) Brampton Tree Month – September 2022

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

- 7.1. Delegation from Syed Kamal Sarwar, CEO, Umbria Development Group, re. Item 13.2.11 – Development Charge Deferral Request – Umbria Development Group – 12

Henderson Avenue

See Item 10.3.2 and Committee of Council Recommendation CW255-2022 – May 25, 2022

- 7.2. Possible Delegations re. Surplus declaration of approximately 1.45 acres of land located at 0 Williams Parkway, Brampton, for the purpose of disposing of or leasing such lands to the adjacent landowner

Notice regarding this matter was published on the City's website on August 3, 2022

See Item 10.2.6 and By-law 171-2022

8. Government Relations Matters

- 8.1. Staff Update re. Government Relations Matters

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

9. Reports from the Head of Council

10. Reports from Corporate Officials

- 10.1. Office of the Chief Administrative Officer

- 10.2. Legislative Services Operating

- 10.2.1. Staff Report re. Request for Full Time Labour and Employment Lawyer Staff Complement

Recommendation

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

- 10.2.2. Staff Report re. Surplus Declaration of 0 Williams Parkway, Brampton – Ward 8

Recommendation

See Item 7.2 and By-law 171-2022

- 10.3. Corporate Support Services

- 10.3.1. 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
- Note: This item was deferred from the Special City Council meeting of August 5, 2022.
- 10.3.2. Staff Supplementary Report re. Request for a Development Charges Deferral from Umbria Developers Inc. for a Residential Townhouse Development
- Recommendation*
- See Item 7.1
- Note: This item was deferred from the Special City Council meeting of August 5, 2022.
- 10.3.3. Staff Report re. Request to Begin Procurement – Data Governance Technology Solution for a Five (5) Year Period
- Recommendation*
- Note: This item was deferred from the Special City Council meeting of August 5, 2022.
- 10.3.4. Staff Report re. Emancipation Park – Ward 7 (RM 61/2021)
- Recommendation*
- Note: This item was deferred from the Special City Council meeting of August 5, 2022.
- 10.3.5. Staff Report re. Annual Public Sector Network (PSN) Update
- Recommendation*
- 10.4. Planning and Economic Development
- 10.4.1. Staff Report re. Protocol for Evaluation of Incentives to Non-Profit Affordable Housing and Long Term Care Projects

Recommendation

- 10.4.2. Staff Report re. Budget Amendment Report: CAA Master Plan and Multipurpose Cricket Facility Development Framework

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

- 10.5. Community Services

- 10.5.1. Staff Report re. Budget Amendment for Developer Reimbursement for Park Block 312 (Paradise Homes NW Inc.) – Ward 6

Recommendation

- 10.5.2. Staff Report re. Budget Amendment for Construction of a Joint Use Cricket Pitch at Turner Fenton Secondary School in Collaboration with Peel District School Board – Ward 3

Recommendation

- 10.5.3. Staff Report re. Renaming Loafer's Lake Recreation Centre to Paul Palleschi Recreation Centre (RM 96/2021)

Recommendation

- 10.5.4. Staff Report re. Naming Gore Meadows Community Centre Aquatics Facility in Recognition of Swimmer and Paralympian Stéphanie Dixon (RM 70/2021)

Recommendation

- 10.6. Public Works

- 10.7. Brampton Transit

- 10.8. Fire and Emergency Services

11. **Reports from Accountability Officers**

12. **Committee Reports**

- 12.1. Minutes – Committee of Council – June 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

Note: *This item was deferred from the Special City Council meeting of August 5, 2022.*

12.2. 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

Note: *This item was deferred from the Special City Council meeting of August 5, 2022.*

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

Chair: Regional Councillor Medeiros

To be approved

Note: *This item was deferred from the Special City Council meeting of August 5, 2022.*

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 Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in this 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 By-law 144-2022

Note: This item was deferred from the Special City Council meeting of August 5, 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 12.1).

To be received

See Items 10.3.1 and 12.1 – Committee of Council Recommendation CW291-2022 – June 8, 2022

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

14. Correspondence

- 14.1. Correspondence from Harbhajan S. Dhillon, Brampton resident, dated June 13, 2022, re. Item 13.3.4 – Declaration of Vacant Council Office under Section 262(1) of the Municipal Act, 2001

To be received

See Items 14.2 and 14.3

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

- 14.2. Correspondence from Mike Dancy, Brampton resident, dated June 25, 2022, re. Item 13.3.4 – Declaration of Vacant Council Office under Section 262(1) of the Municipal Act, 2001

To be received

See Items 14.1 and 14.3

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

- 14.3. Correspondence from Marjorie Taylor, Brampton resident, dated July 4, 2022, re. Item 13.3.4 – Declaration of Vacant Council Office under Section 262(1) of the Municipal Act, 2001

To be received

Published on the City's website on July 5, 2022

See Items 14.1 and 14.2

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

- 14.4. Correspondence from Mayor Allan Thompson, Town of Caledon to the Honourable Steve Clark, Minister of Municipal Affairs and Housing, dated July 25, 2022, re. Caledon Response to the Ontario Housing Affordability Task Force Report

To be received

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

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

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

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

16. Other Business/New Business

16.1. Update on BramptonU forensic audit

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

16.2. Update on RFP process reviews

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

16.3. Discussion re. Integrity Commissioner Reports

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

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

Note: This item was deferred from the Special City Council meeting of August 5,

2022.

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

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

- 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.

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

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

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

- 16.8. 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

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

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

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

- 16.10. 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

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

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

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

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

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

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 13.2.8

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

- 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 13.2.13

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

- 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 13.2.14

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

- 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 13.1

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

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

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

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

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

- 18.7. By-law 147-2022 – To appoint officers to enforce parking on private property and to repeal By-law 118-2022

Note: This item was deferred from the Special City Council meeting of August 5, 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 Planning and Development Committee Recommendation PDC109-2022 – June 6, 2022

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

- 18.9. By-law 149-2022 – no by-law is assigned to this number

- 18.10. By-law 150-2022 – To accept and assumed 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)

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

- 18.11. By-law 151-2022 – To accept and assumed 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)

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

- 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

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

- 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 12.2 – Committee of Council Recommendation CW____-2022 – June 22, 2022

Note: This item was deferred from the Special City Council meeting of August 5, 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 12.2 – Committee of Council Recommendation CW____-2022 – June 22, 2022

Note: This item was deferred from the Special City Council meeting of August 5, 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 By-laws 156-2022 and 157-2022

Note: This item was deferred from the Special City Council meeting of August 5, 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 By-laws 155-2022 and 157-2022

Note: This item was deferred from the Special City Council meeting of August 5, 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 By-laws 155-2022 and 156-2022

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

- 18.18. By-law 158-2022 – No by-law is assigned to this number

- 18.19. By-law 159-2022 – No by-law is assigned to this number

- 18.20. By-law 160-2022 – No by-law is assigned to this number

- 18.21. By-law 161-2022 – No by-law is assigned to this number

- 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 By-law 163-2022

Note: This item was deferred from the Special City Council meeting of August 5, 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 12.2 – Planning and Development Committee Minutes – June 20, 2022, Item 14.3 and By-law 162-2022

Note: This item was deferred from the Special City Council meeting of August 5, 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

Note: This item was deferred from the Special City Council meeting of August 5, 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 12.3 – Committee of Council Minutes – June 22, 2022

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

- 18.26. By-law 166-2022 – To amend By-law 218-2019, the “Administrative Penalties (Non-Parking) By-law”

See Item 12.3 – Committee of Council Minutes – June 22, 2022

Note: This item was deferred from the Special City Council meeting of August 5, 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 12.3 – Committee of Council Minutes – June 22, 2022

Note: This item was deferred from the Special City Council meeting of August 5, 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 12.3 – Committee of Council Minutes – June 22, 2022

Note: This item was deferred from the Special City Council meeting of August 5, 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 12.3 – Committee of Council Minutes – June 22, 2022

Note: This item was deferred from the Special City Council meeting of August 5,

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

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

- 18.31. By-law 171-2022 – To declare surplus to the City’s requirements, City owned lands, legally described as PCL PLAN -2, SEC 43M561; BLKS 4 & 8, PL 43M561, PIN 14209-0130 (LT), municipally known as 0 Williams Parkway, Brampton, having an

area of approximately 1.45 acres for the purpose of disposing such lands to the adjacent landowner

See Items 7.2 and 10.2.2

- 18.32. By-law 172-2022 – To Adopt Amendment Number OP2006-225 to the Official Plan of the City of Brampton Planning Area – 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)

See Item 12.3 – Planning and Development Committee Recommendation PDC138-2022 – July 25, 2022 and By-law 173-2022

- 18.33. By-law 173-2022 – To amend the Main Street North Development Permit System By-law, 230-2012, as amended – 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)

See 12.3 – Planning and Development Committee Recommendation PDC138-2022 – July 25, 2022 and By-law 172-2022

- 18.34. By-law 174-2022 – To adopt Amendment Number OP2006-226 to the Official Plan of the City of Brampton Planning Area – Sajecki Planning Inc. – Luxor Development Corporation – 151 Main Street North – Ward 1 (File: OZS-2021-0003)

See Item 12.3 – Planning and Development Committee Recommendation PDC147-2022 – July 25, 2022 and By-law 175-2022

- 18.35. By-law 175-2022 – To amend Zoning By-law 270-2004, as amended – Sajecki

Planning Inc. – Luxor Development Corporation – 151 Main Street North – Ward 1
(File: OZS-2021-0003)

See Item 12.3 – Planning and Development Committee Recommendation PDC147-2022 – July 25, 2022 and By-law 174-2022

- 18.36. By-law 176-2022 – To adopt the Amendment Number OP2006-227 to the Official Plan of the City of Brampton Planning Area – Chacon Retirement Village Inc. – Candevcon Limited – 9664 Goreway Drive – Ward 8 (File: OZS-2020-0008)

See Item 12.3 – Planning and Development Committee Recommendation PDC150-2022 – July 25, 2022 and By-law 177-2022

- 18.37. By-law 177-2022 – To amend Zoning By-law 270-2004, as amended – Chacon Retirement Village Inc. – Candevcon Limited – 9664 Goreway Drive – Ward 8 (File: OZS-2020-0008)

See Item 12.3 – Planning and Development Committee Recommendation PDC150-2022 – July 25, 2022 and By-law 176-2022

- 18.38. By-law 178-2022 – To adopt Amendment Number OP2006-228 to the Official Plan of the City of Brampton Planning Area – Glen Schnarr & Associates Inc. – 12148048 Canada Inc./Umbria Developers Inc. – 1030 Queen Street West – Ward 5 (File: OZS-2020-0034)

See Item 12.3 – Planning and Development Committee Recommendation PDC152-2022 – July 25, 2022 and By-law 179-2022

- 18.39. By-law 179-2022 – To amend Zoning By-law 270-2004, as amended – Glen Schnarr & Associates Inc. – 12148048 Canada Inc./Umbria Developers Inc. – 1030 Queen Street West – Ward 5 (File: OZS-2020-0034)

See Item 12.3 – Planning and Development Committee Recommendation PDC152-2022 – July 25, 2022 and By-law 178-2022

- 18.40. By-law 180-2022 – To amend Comprehensive Zoning By-law 270-2004, as amended – 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)

See Item 12.3 – Planning and Development Committee Recommendation PDC146-2022 – July 25, 2022

- 18.41. By-law 181-2022 – To amend Zoning By-law 270-2004, as amended – temporary

use amendment – Blackthorn Development Corp. – 2458171 Ontario Inc. – 3420 Queen Street East – Ward 8 (File: OZS-2022-0022)

See Item 12.3 – Planning and Development Committee Recommendation PDC148-2022 – July 25, 2022

- 18.42. By-law 182-2022 – To amend Zoning By-law 270-2004, as amended – Candevcon Limited – Dbrand Investment Corporation – 11772 McLaughlin Road North – Ward 6 (File: OZS-2021-0005)

See Item 12.3 – Planning and Development Committee Recommendation PDC149-2022 – July 25, 2022

- 18.43. By-law 183-2022 – To amend Sign By-law 399-2002, as amended – site specific amendment – Gay Lea – 7855 Heritage Road – Ward 6

See Item 12.3 – Planning and Development Committee Recommendation PDC136-2022 – July 25, 2022

- 18.44. By-law 184-2022 – To amend Schedule B of Building By-law 387-2006, as amended

See Item 12.3 – Planning and Development Committee Recommendation PDC142-2022 – July 25, 2022

- 18.45. By-law 185-2022 – To prevent the application of part lot control to part of Registered Plan 43M-2005 – northwest corner of Clockwork Drive and Thornbush Boulevard – Ward 6 (PLC-2022-0016)

- 18.46. By-law 186-2022 – To prevent the application of part lot control to part of Registered Plan 43M-2044 – 4 Stellarton Crescent – Ward 6 (PLC-2022-0020)

- 18.47. By-law 187-2022 – To prevent the application of part lot control to part of Registered Plan 43M-2074 – 91 Brenscome Road – Ward 6 (PLC-2021-0052)

19. Closed Session

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

- 19.1. Closed Session Minutes - City Council Special Meeting - June 7, 2022

Note: This item was deferred from the Special City Council meeting of August 5,

2022.

- 19.2. Note to File - Committee of Council Meeting - June 8, 2022

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

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

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

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

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

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

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

- 19.5. 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

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

- 19.6. 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

Note: This item was deferred from the Special City Council meeting of August 5, 2022.

- 19.7. 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 - Committee appointments

20. Confirming By-law

- 20.1. By-law ____-2022 – To confirm the proceedings of Council at its Regular Meeting held on August 10, 2022

21. Adjournment

Next Meetings:

Monday, September 12, 2022 – 9:00 a.m. (Special Meeting)

Wednesday, September 14, 2022 – 9:30 a.m.

Wednesday, September 28, 2022 – 9:30 a.m.



Delegation Request

For Office Use Only:

Meeting Name:

Meeting Date:

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

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

Email: cityclerksoffice@brampton.ca 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

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.

Surplus declaration of approximately 1.45 acres of land located at 0 Williams Parkway, Brampton, for the purpose of disposing of or leasing such lands to the adjacent landowner

PURSUANT to Procedure By-law 160-2004, as amended, take notice that The Corporation of the City of Brampton intends to declare surplus for the purpose of disposing of or leasing a portion of the following municipal property:

LANDS AFFECTED

The municipal address is 0 Williams Parkway, comprised of PIN 142090130 (LT) having an area of approximately 1.45 acres.

EXPLANATORY NOTE

The City of Brampton owns the property located at the rear of 9400 Goreway Drive and fronting on Williams Parkway (also known as 0 Williams Parkway).

Council will be considering this surplus declaration at the following scheduled meeting:

Date and time: Wednesday, August 10, 2022 at 9.30 am
Location: Hybrid meeting hosted from the Council Chambers, 4th floor, City Hall, 2 Wellington Street West

Information regarding this matter is available for review in the City Clerk's Office at the address below, during normal business hours, or online as part of the Council agenda available as of Friday, August 5, 2022, at <https://www.brampton.ca/en/city-hall/meetings-agendas/Pages/Welcome.aspx>

For further information, contact Senior Manager, Realty Services, Legislative Services at (905) 874-2542 or rajat.gulati@brampton.ca

Dated: August 3, 2022

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



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: 2022-06-29

Subject: **Surplus Declaration of 0 Williams Parkway, Brampton, Ward 8**

Contact: Cheryl Waters, Senior Real Estate Coordinator
cheryl.waters@brampton.ca, 416.464.2709

Report Number: Legislative Services-2022-600

Recommendations:

1. THAT the report titled “Surplus declaration of 0 Williams Parkway, Brampton, Ward 9” to the Council meeting of July 6, 2022 be received;
2. THAT a by-law be enacted to declare surplus to the City’s requirements City owned lands, legally described as PCL PLAN -2, SEC 43M561; BLKS 4 & 8, PL 43M561, PIN 14209-0130 (LT), municipally known as 0 Williams Parkway, Brampton, having an area of approximately 1.45 acres for the purpose of disposing such lands to the adjacent landowner.

Overview:

- The adjacent landowner at 9400 Goreway Drive has made a request to the City of Brampton to consider the disposition of the remnant piece of land that is the subject of this report, known municipally as 0 Williams Parkway
- Priority Notification Recipients were contacted and a Public notice of the City’s intention to declare the parcel surplus has been made in accordance with the City’s Procedure by-law 160-2004.
- Region of Peel has advised that they have no interest in acquiring the subject lands however, they will require the reservation of a standard water main easement within the southern limits of the lands. The dimensions of the easement should be the full width of the PIN at the south by 8.0 m from the southern property limits northwards. A site

survey and reference plan preparation to identify the part(s) of the City's lands to be disposed of shall be completed later.

- **Staff recommends surplus declaration of remnant parcel**

Background:

The owner of 9400 Goreway Drive made an enquiry in February 2020, and again in November of 2021, to determine if the City-owned vacant parcel can be acquired at fair market value. The owner plans to incorporate the Strip as a service road with his future business redevelopment at 9400 Goreway Drive.

In February 2020, the request was denied for the following reasons:

1. The Strip may be required for staging purposes for the Humberwest Pkwy Road widening project;
2. The Strip may be utilized as a service road to permit future designated commercial businesses to access Humberwest Pkwy to Williams Pkwy in the future.

The owner was advised to follow up in September 2021, and the request was resubmitted in November, 2021.

Humberwest Parkway has now been widened to six lanes in the area, and no additional land is required for the widening. Any access or service road serving the commercial development should be on private property.

Current Situation:

Circulation was made to the City's Real Estate Coordinating Team (RECT) and priority notification was given to Infrastructure Ontario, The Peel District School Board, Dufferin-Peel Catholic District School Board, Bell Canada, Alectra, Enbridge, Rogers Cable, Infrastructure Ontario, Brampton Library, TRCA, Ministry of the Environment, Conservation and Parks, and The Regional Municipality of Peel, notable comments are summarized below:

The Region of Peel have advised they will require the reservation of a standard water main easement within the southern limits of the lands. The dimensions of the easement should be the full width of the PIN at the south by 8.0 m from the southern property limits northwards.

Public notice of intent to declare surplus has also been made in accordance with the City's Procedure By-law 160-2004.

The sale of the surplus lands will be conditional on Council approval, and the applicant obtaining MECP and TRCA approval.

The report requests that a by-law be enacted to declare surplus to the City's requirements City owned lands municipally known as 0 Williams Parkway, Brampton, comprised of PIN 14209-0130 (LT) having an area of approximately 1.45 acres for the purpose of disposing such lands to the adjacent landowner.

A site survey and reference plan preparation to identify the part(s) of the City's lands to be disposed of shall be completed later.

Corporate Implications:

Financial Implications:

There are no immediate financial implications resulting from this Surplus Declaration Report. Any future revenues collected arising from any potential sale agreement(s) will be deposited in Reserve #12 – Land Sale Proceeds, subject to Council approval.

Other Implications:

Legislative Services – Legal Services

Legal Services will approve as to form the surplus declaration by-law.

Term of Council Priorities:

The recommendations of this report support the Corporate Strategic Plan priority of Smart Growth to achieve societal and economic success, and Strong Communities to create distinct, lively spaces and activities to unite people and business to install civic pride.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighborhoods

Conclusion:

Staff recommends the surplus declaration of the remnant parcel known municipally as 0 Williams Parkway.

Authored by:

Reviewed by:

Cheryl Waters, Senior Real Estate
Coordinator

Rajat Gulati, Senior Manager, Realty
Services

Approved by:

Diana Soos, Commissioner
Legislative Services

Attachments:

Appendix A – Property Sketch.

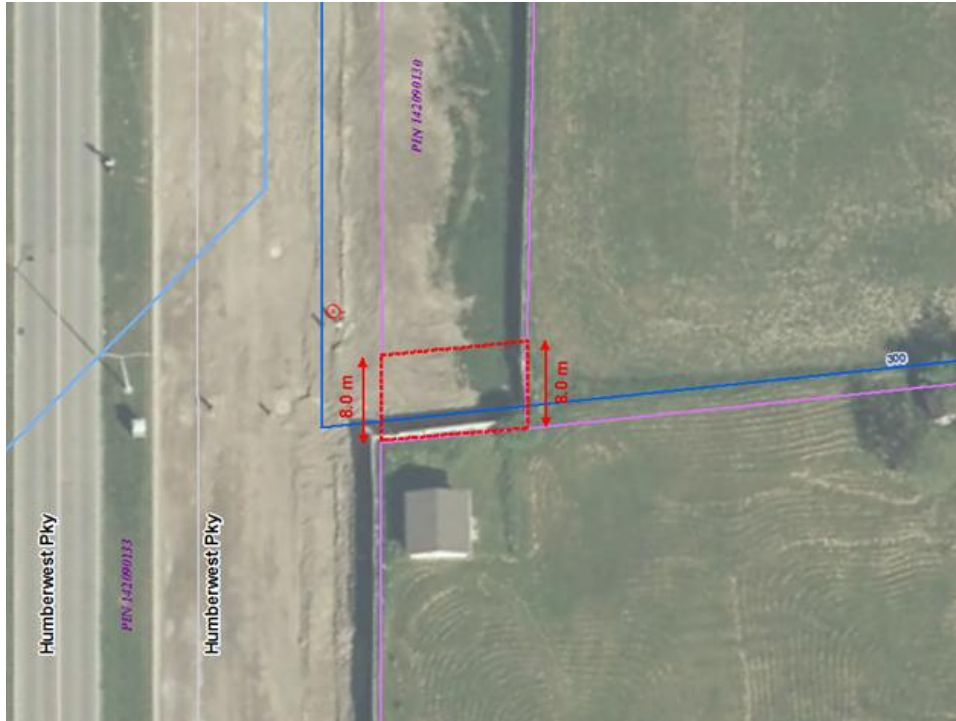
Appendix B – Region of Peel sketch.

Appendix A – Property Sketch

Municipal Address:	0 Williams Parkway
PIN(s):	142090130
Area:	1.45 acre



Appendix B – Region of Peel sketch



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)

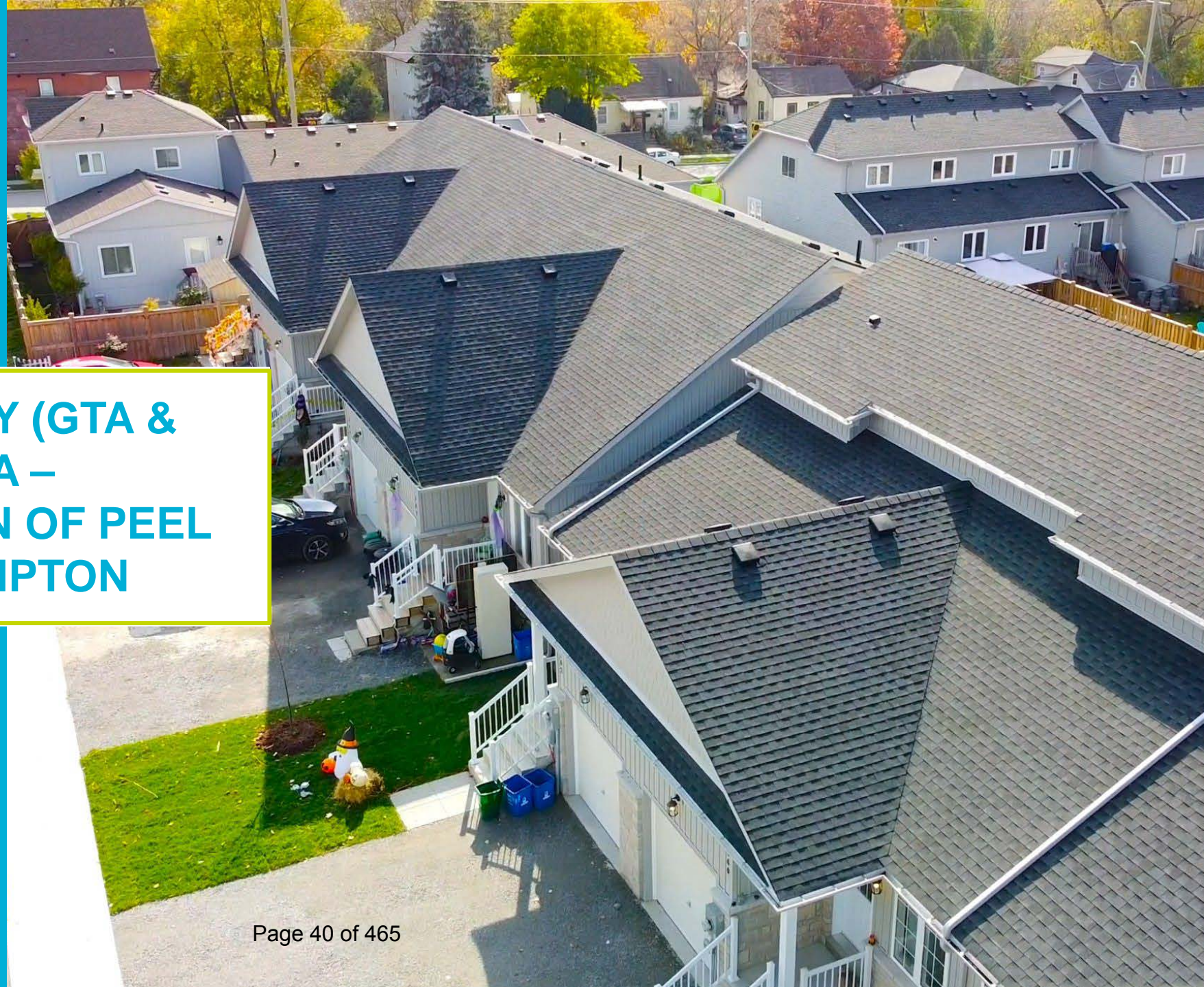
Paul Morrison, Chief Administrative
Officer (Interim)

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.

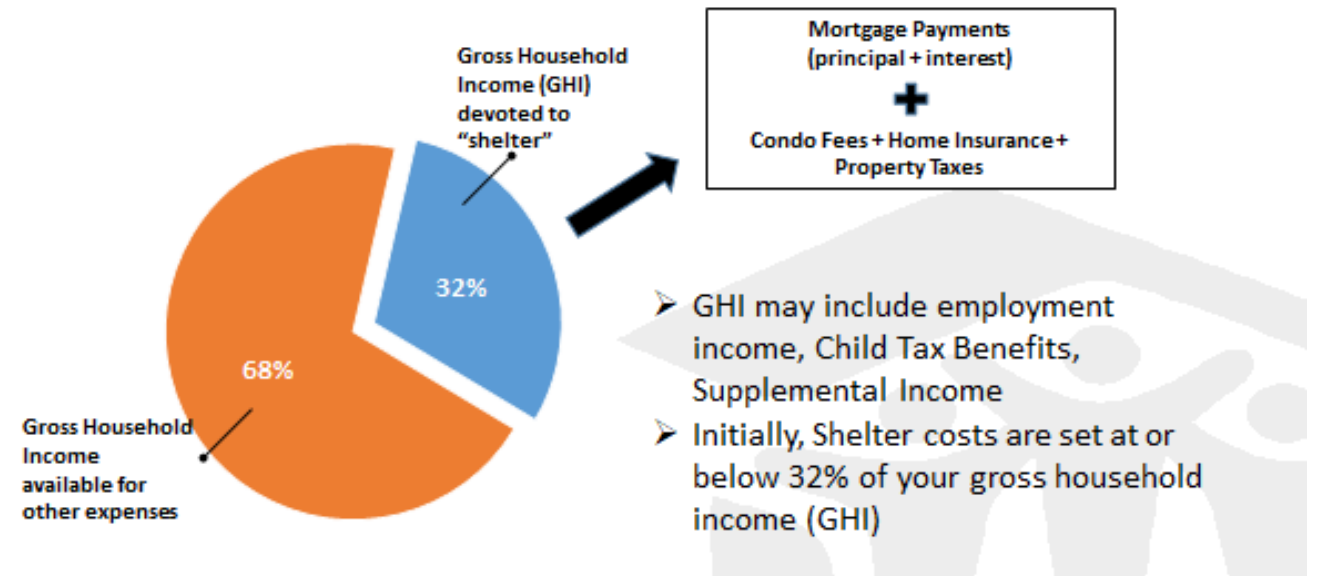


We are asking for a grant-in-lieu of DC’s, fees and charges, in order to provide affordable home ownership in perpetuity.

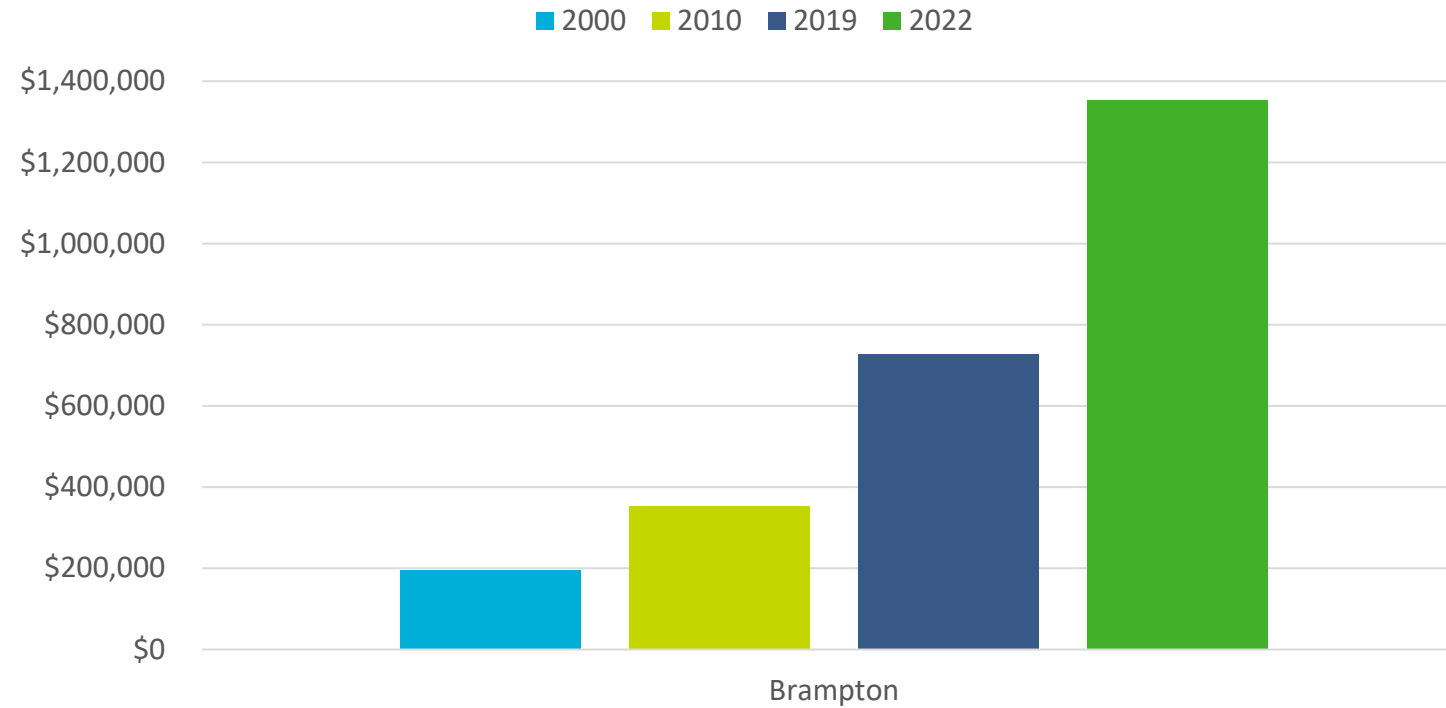
HABITAT FOR HUMANITY GTA MODEL

- > 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

Joshua Benard
VP, Real Estate Development
Habitat for Humanity GTA
Email: joshua.benard@habitatgta.ca
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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: 2022-06-20

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: 2022-08-02

Subject: **Annual Public Sector Network (PSN) Update**

Contact: Paul Morrison, CIO (Acting) Digital Innovation and Information
Technology Division, Corporate Services (905) 874-2018

Report Number: Corporate Support Services-2022-771

Recommendations:

That the report entitled **Annual Public Sector Network (PSN) Update** dated June 22nd, 2022, be received; and **Financial Results for 2021** as outlined in **Appendix I** and **PSN Proposed Budget for 2022** as outlined in **Appendix II** be approved with no impact to the overall City budget.

Overview:

- Since 1999, the City of Brampton has been in a partnership agreement with the Region of Peel, City of Mississauga and Town of Caledon for the development of a fibre optic network known as the Public Sector Network (PSN).
- The PSN now consists of 842 kilometres of fibre that connects 1,039 partner and subscriber facilities, to the benefit of each partner municipality, its citizens and businesses.
- Within the PSN Agreement, revenues are to be applied to offset shared costs for the operation and support of the network, and each partner is required to seek Council approval of the annual PSN operating and financial status reports
- The Reserve Fund balance at the end of 2021 stood at \$858,352 and is anticipated to reach \$822,533 by the end of 2022

Background:

In June 1999, Council endorsed that the City of Brampton enter into a partnership known as the Public Sector Network (PSN) with the Region of Peel, the City of Mississauga and the Town of Caledon for the development of a fiber optic network. The key principle of the partnership is that each partner is responsible for construction of the fiber optic network within its municipal

boundaries. However, spare fiber would be made available for use by the other member partners. The City of Brampton has 276 kilometers of fiber connecting 377 connection points to sites, ZUM stations and traffic controllers across the city.

PSN Budget:

The Public Sector Network Agreement requires that each partner submits and obtains approval from its Council of an annual operating report update with the previous year's financial statement and the current year's budget forecast. The PSN Steering Committee decided that the report should first go to the Regional Council and then to the local municipalities of Brampton, Mississauga and Caledon. Region of Peel Council approved its annual PSN operating report on May 26th, 2022.

Appendix I of the subject report includes a Revenue and Expenditure statement for the year ending December 31st, 2021 with commentary on budget variances.

Appendix II of the subject report included the PSN Proposed Budget detailing the proposed allocation of revenues in 2022.

In accordance with the PSN Partnership Agreement, revenues received from PSN Subscribers are used to offset shared costs incurred for operation and support of the network thereby reducing the partners' cost of ownership.

Included in the proposed budget is a withdrawal of \$65,000 from the accumulated PSN reserve to fund two projects scheduled for 2022:

- \$15,000 to complete the link from Sheridan Brampton Campus to connect with third party network infrastructure at the Peel-Toronto border to complete a fully redundant loop connecting Sheridan's Brampton and Mississauga campuses with downtown Toronto Internet and cloud services hubs.
- \$50,000 to undertake a design to address a key area of the PSN original 96-strand backbone along Derry Road and Airport Road, where all 96 existing strands are in use or allocated for use in the near future. Options include an additional cable or replacing the existing cable with higher capacity/strand count.

The Reserve fund balance at the end of 2021 was \$858,352. Even with these withdrawals, PSN is anticipated to end the year with a reserve fund balance of \$822,533.

Current Situation:

The following PSN construction and development activity demonstrates the value and success of the partnership that brings benefits to each municipality, citizens and businesses:

- Preparation work to accommodate future connections to Williams Parkway Fire Headquarters as well as Victoria Park Arena has been completed.

- Rehabilitation of major backbone cable connections to the Civic Centre Data Centre to facilitate growth for upcoming land leases co-ordinated by Real Estate Services.
- Additional network redundancy has been provisioned to increase resiliency for the Corporate Radio Network.
- Co-ordination with Alectra to replace aging infrastructure and ensure PSN re-attachments are completed to prevent double pole lines in Brampton.
- With construction of the Hurontario LRT commencing in 2021, much PSN activity has involved working with Metrolinx/Mobilinx and their contractors on plans to relocate PSN fibre located along the Hurontario corridor and key areas of construction.
- Current partner connections include (1,039):
 - City of Brampton (377)
 - Region of Peel (212)
 - Peel Regional Police (25)
 - City of Mississauga (406)
 - Town of Caledon (19)
- Subscriber connections within the Region include (15):

PSN provides highly reliable service. During 2021 there were only 5 incidents where links were lost. All five incidents involved damage to aerial fiber: four appeared to be caused by fiber being chewed by squirrels and the fifth was caused by a vehicle snagging overhead fiber. Incidents are generally repaired within a few hours. However, since most critical facilities have redundant connections, most incidents resulted in no loss of service to connected facilities. Overall, PSN maintains availability exceeding 99.99% for connected sites.

The PSN continues to grow based on the additional needs of the Corporation, other partners and requests from existing or new subscribers. Staff from the Digital Innovation and Information Technology Division meet with counter parts in the Public Works Division regularly to ensure PSN development activities are aligned with the capital budget process, including new facility construction projects and infrastructure redundancy to limit exposure to communications failures resulting from network outages.

Financial Implications:

The recommendations in this report have no direct financial impact on the Region of Peel. Revenues received from PSN subscribers are used to offset PSN shared operating costs, which would otherwise be borne by PSN partners. Surplus funds are deposited to the PSN Reserve Fund and applied as determined by the PSN Steering Committee in accordance with established partnership agreements.

Term of Council Priorities:

This report aligns to term of council priorities of Brampton is a Well-Run City

Conclusion:

The PSN remains an outstanding example of technological innovation and of the benefits derived by City residents through co-operation and partnership among municipalities within the Region of Peel and with the broader public sector in Peel. Access fees from subscribers to the network continue to fund many of the shared costs associated with network operations while providing a small surplus for future network operations. City staff continue to participate in this partnership and the continued development of fiber infrastructure to meet the business requirements of the Corporation.

Authored by:

Austin Sagala, IT Program Manager
Digital Innovation & Information
Technology

Reviewed by:

Paul Morrison, (Acting) Chief Information
Officer
Digital Innovation & Information Technology,
Corporate Support Services

Approved by:

Rick Conard, (Acting) Commissioner
Corporate Support Services

Attachments:

Appendix I - Public Sector Network, Revenue and Expenditure Statement for 2021

Appendix II - Public Sector Network, Proposed 2022 Operating Budget

Appendix I
2022 Public Sector Network Update and Budget

Public Sector Network, Revenue and Expenditure Statement for December 31, 2021

**Public Sector Network
Revenue and Expenditure Statement
For the Month Ended December 31, 2021**

	2021 Budget	2021 Actual	Variance under / (over)	
Revenues				
Sheridan College	102,204	102,204	-	
Trillium Health Centre	182,444	182,444	-	
William Osler Health Centre	84,714	89,714	(5,000)	(1)
Total	369,362	374,362	\$ (5,000)	
Common Expenses				
Cable locate services	318,000	299,598	18,402	
One Call Services	15,000	16,611	(1,611)	
Maintenance	3,000	10,060	(7,060)	
Operational Costs	25,000	27,304	(2,304)	
Contribution to Reserve Fund	5,362	20,174	(14,812)	
Other	3,000	614	2,386	
Total Expenses	369,362	374,362	\$ (5,000)	
Surplus / <Deficit>	-	-	-	
<u>Reserve Fund</u>				
Opening balance, Jan 1, 2021	\$ 822,497	\$ 822,497	-	
Contribution from Operating account	\$ 5,362	\$ 20,174	(14,812)	
Investment Income	\$ 20,000	\$ 15,681	4,319	
Closing balance - December 31, 2021	\$ 847,859	\$ 858,352	\$ (10,494)	

Notes:

(1) Recovery of costs to install additional William Osler Link to Peel Memorial

Appendix II
2022 Public Sector Network Update and Budget

Public Sector Network, Proposed 2022 Operating Budget

Public Sector Network 2022 Proposed Budget					
	2022 Budget	2021 Budget	2021 Actual	2022 Budget 2021 Budget	Variance to 2021 Actual
Revenues					
Sheridan College	\$ 102,202	\$ 102,204	\$ 102,204	(\$2)	(\$2)
Trillium Health Centre	\$ 183,397	\$ 182,444	\$ 182,444	\$ 953	\$ 953
William Osler Health Centre	\$ 107,082	\$ 84,714	\$ 89,714	\$ 22,368	\$ 17,368 (1)
Contribution from Reserve	\$ 65,000	\$ -	\$ -	\$ 65,000	\$ 65,000 (2)
Total	\$ 457,681	\$ 369,362	\$ 374,362	\$ 88,319	\$ 83,319 (A)
Common Expenses					
Cable locate services	\$ 325,000	\$ 318,000	\$ 299,598	\$7,000	\$25,402 (3)
One Call Services	\$ 17,500	\$ 15,000	\$ 16,611	\$2,500	\$889
Maintenance	\$ 75,000	\$ 3,000	\$ 10,060	\$72,000	\$64,940 (4, 5)
Operational Costs	\$ 25,000	\$ 25,000	\$ 27,304	\$0	(\$2,304) (6)
Contribution to Reserve Fund	\$ 13,181	\$ 5,362	\$ 20,174	\$7,819	(\$6,993)
Other	\$ 2,000	\$ 3,000	\$ 614	(\$1,000)	\$1,386
Total Expenses	\$ 457,681	\$ 369,362	\$ 374,362	\$ 88,319	\$ 83,319 (B)
Surplus / <Deficit>	\$ -	\$ -	\$ -	\$ -	\$ - (A - B)
Reserve Fund					
Opening balance	\$ 858,352	\$ 822,497	\$ 822,497		
Withdrawal From Reserve	\$ (65,000)	\$ -	\$ -		
Contribution from Operating account	\$ 13,181	\$ 5,362	\$ 20,174		
Investment Income	\$ 16,000	\$ 25,000	\$ 15,681		
Closing balance	\$ 822,533	\$ 852,859	\$ 858,352		
Notes:					
1. Additional link connective Brampton Civic/Peel Memorial added in January 2022					
2. Proposed draw to fund one-time costs: Beanfield connection, design to address network bottleneck					
3. Budgeting 8.5% increase in locate costs, due to construction activity and network growth					
4. \$10,000 to cover cost of basic network repairs identified by inspections					
5. \$65,000 to complete Beanfield/Sheridan connection and for design to address key network bottleneck; funded by reserve					
6. Reduced project management costs and allocate software licences back to owners					

Date: 2022-07-21

Subject: **Protocol for Evaluation of Incentives to Non-Profit Affordable Housing and Long Term Care Projects**

Contact: Bindu Shah, Principal Planner/Supervisor
Growth Management and Housing, City Planning and Design
Bindu.Shah@brampton.ca, 905-874-2254

Andrew McNeill, Manager
Official Plan and Growth Management, City Planning and Design
Andrew.McNeill@brampton.ca, 905-874-3491

Report Number: Planning, Bld & Ec Dev-2022-722

Recommendations:

1. **THAT** the Recommendation Report titled **Protocol for Evaluation of Incentives to Non-Profit Affordable Housing and Long Term Care Projects** to the City Council meeting of August 10, 2022, be received;
2. **THAT** Council approve the “Protocol for Evaluation of Incentives to Non-Profit Affordable Housing and Long Term Care Projects”, outlined in this report.

Overview:

- On February 2, 2022, Council directed staff to prepare a report including general considerations for requests to support non-profit affordable housing and long-term care projects.
- Staff reviewed all previously received requests for financial and land support, and undertook a jurisdictional scan for approaches taken by municipalities in addressing such requests. This information was presented to Committee of Council with a preliminary draft “Protocol for Evaluation of Requests for Incentives”.

- Currently, the City evaluates each request on a case-by-case basis. On March 30, 2022, Council directed staff to bring forward a final “Protocol for Evaluation of Requests for Incentives”, and continue with a case-by-case evaluation as an interim approach, until such time as the City-wide CIP for Housing is established. The final protocol for evaluation of financial and other requests for assistance is included in this report.

Background:

At the February 2, 2022 Committee of Council meeting, Dr. Quynh Huynh, Vice Chair External, Golden Age Village for the Elderly (GAVE), provided a presentation on the status of the GAVE Campus of Care project, including financial concerns, and a request for financial relief from the payment of development charges to address the funding gap to complete this project. Committee discussion on this matter included the need for more long-term care beds in Brampton, and the need to consider the delegation's request with those received from other long-term care organizations to ensure comparable support is provided. Council motion [CW031-2022](#) directed staff to prepare a report thereon, including general considerations for similar development charge waivers, for other non-profit affordable housing projects, and other similar long-term care requests for support.

At the March 30, 2022 Committee of Council meeting, staff brought forward the Recommendation Report titled **Considerations for Incentives to Non-Profit Affordable Housing and Long Term Care Projects in Brampton**. As part of this report, staff reviewed all previously received requests for financial and land support for various affordable housing and long term care projects. Previously, each request has been evaluated on a case-by-case basis.

Staff also undertook a jurisdictional scan for approaches taken by municipalities in addressing such requests. A wide variety of tools are used including Community Improvement Plans (CIPs), protocols, processes and policies. However, in some instances, case-by-case evaluation of requests continues while protocols and tools are established. Background work for the City-wide CIP for Housing (which will be completed by Q4 2022 and subject to Council approval) has already commenced. The CIP will include a toolkit of incentives for both non-profit and for-profit housing projects in the city, while taking a comprehensive look at the City's financial and other resources.

Council motion [CW123-2022](#) at the March 30, 2022 Committee of Council meeting directed staff to bring forward a “Protocol for Evaluation of Requests for Incentives”, and continue with a case-by-case evaluation of land and financial requests, with clear evaluation criteria established through a Council endorsed protocol, as an interim approach, until such time as the City-wide CIP for Housing is established.

Recommended protocols for evaluating requests for incentives are included in the next section of this report.

The current (2022) requests for affordable housing and Long Term Care (LTCs) include:

- a) GAVE LTC: Development Charge (DC) grants;
- b) Habitat for Humanity: Grant in-lieu of DCs for long term affordability or a deferral of DCs with no payments until year 21 for 20 years of affordability;
- c) Guru Nanak LTC: Relief from Permit Fees and DCs ; and
- d) Region of Peel: Relief from Parkland Dedication, including cash-in-lieu, by waiving or providing a grant to offset such charges.

Current Situation:

On July 7, 2022, Peel Regional Council approved the Peel Affordable Rental Incentives Program (PARIP) as an annual program. The PARIP was also endorsed as the preferred mechanism through which requests for Regional financial incentives from developers are considered. The PARIP will provide capital grants (structured as a forgivable loan) to support the provision of affordable units. PARIP funding may be combined with other sources of available funding and incentives from other levels of government.

City staff are working on establishing a City-wide CIP for Housing, anticipated to be completed and ready for Council consideration by Q4, 2022. The following are some of the anticipated highlights of the City-Wide CIP for Housing:

- is a deliverable of the Council endorsed “Housing Brampton”;
- can apply to both non-profits and for-profit developments;
- will include clear criteria for eligibility and evaluation of applications;
- will target desired type of housing based on the City’s needs (e.g. unit size, level of affordability, new housing types);
- may cap a ‘per unit’ support to the housing or LTC unit;
- can be used for both ownership and rental formats;
- can offer full or partial DC grants, waiver of application fees, land acquisition and lease options, tax increment grants, and many other incentives;
- will be a dedicated financial commitment by the City;
- can stack other levels of governmental incentives on to City’s portion;
- will be easy to implement, administer and monitor by staff;
- will provide surety to housing developers; and
- May take the format of a Municipal Capital Facility, which is easier to manage and administer.

As an interim measure, until the upcoming City-wide CIP for Housing is established, a Council-endorsed “Protocol for Evaluation of Requests for Incentives” for non-profit affordable housing and LTCs is proposed. Such a protocol and streamlined process will ensure that applications are reviewed in a fair and equitable manner, based on performance, locational and other criteria. This will also provide certainty to applicants when applying for other levels of funding.

Based on the preliminary draft of the proposed criteria brought forward to Council on March 30, 2022, staff have finalized the evaluation protocol as follows for Council consideration:

Protocol for Evaluation of Financial and Other Requests for Assistance (Affordable Housing and LTCs)

Evaluation Criteria

1. Non-profit status of the proponent preferred.
2. Status of provincial license for Long Term Care (LTC).
3. Does the proponent have experience both developing and operating affordable housing/LTC or have partners with experience in these areas?
4. Project characteristics (concept plan + description of the project)
 - i. Minimum project size;
 - ii. Length of affordability;
 - iii. Locational attributes (transit, walkable services/retail, etc.); and
 - iv. Does the project meet the needs of the community (depth of affordability, seniors, suite mix/unit sizes, accessibility, energy efficiency as determined by Housing Brampton, the Official Plan, and Secondary Plans)?
5. Project/construction timeline
 - a. The project can be at any stage of the development process, however, projects that are closer to occupancy will be prioritized. The Applicant should provide a description of approvals necessary, status of applications/approvals, and approval/construction schedule.
6. Other sources of funding received
 - a. Requirement that the applicant has other sources of funding secured, as funding from Brampton alone is unlikely to be sufficient. This also assures staff that CMHC (co-investment fund) has reviewed and vetted the materials.
7. Full capital and operating budget/pro-forma to help the City determine:
 - i. Is the project viable?

- ii. How does the requested subsidy stack with other sources of funding?
 - iii. Is the requested subsidy necessary for the project to advance?
 - a. Proponents will be required to fill in a template, similar to one created for the Region of Peel's Incentives Program.
 - b. As noted above, this will need construction cost estimates (hard and soft costs), land price, and an operating budget showing the cash flow, financing, where equity will come from, existing funding commitments, and funding being requested (including land).
 - c. Financial equivalency of land supports provided or committed to by the City will be factored in.
8. Property tax implication, if any, of offering incentives.
- a. To be calculated for the particular project by City staff.
9. Finance staff's evaluation of appropriate sources of funding from City reserves for the particular subsidy request
-

Corporate Implications:

Financial Implications:

There are no financial implications associated with this report. Staff will report back to Council on a case by case basis and identify any financial implications for eligible projects accordingly.

Other Implications:

There are no other implications with this report.

Term of Council Priorities:

This report directly aligns with the Council priorities of 'Creating Complete Communities' by focusing incentives for strategic residential growth; and the priority that 'Brampton is a Well-Run City' by proposing effective management of municipal finances.

Conclusion:

The City of Brampton is committed to providing supports to affordable housing and LTC projects that meet the needs of residents. This report addresses Council direction for an equitable approach to the review and allocation of incentives; and recommends a protocol to evaluate and allocate incentives to non-profit affordable housing and long term care projects in Brampton.

Authored by:

Reviewed by:

Melinda Yogendran
Assistant Policy Planner
City Planning & Design
Planning, Building and Economic
Development Department

Andrew McNeill, OALA, CSLA
Acting Director
City Planning & Design
Planning, Building and Economic
Development Department

Approved by:

Jason Schmidt-Shoukri, MPA, OAA, RPP, MCIP
Commissioner,
Planning, Building and Economic Development Department

Date: 2022-07-28

Subject: **Budget Amendment for Developer Reimbursement for Park Block 312 (Paradise Homes NW Inc.) – Ward 6**

Contact: Ed Fagan, Director, Parks Maintenance and Forestry

Report Number: Community Services-2022-786

Recommendations:

1. That the report from Werner Kuemmling, Manager Open Space Development, dated July 8, 2022, to the Council Meeting of August 10, 2022, re: **Budget Amendment for Developer Reimbursement for Park Block 312 (Paradise Homes NW Inc.) – Ward 6**, be received; and
2. That a budget amendment be approved for Project #225860 – Park Blocks in the amount of \$540,828 with full funding to be transferred from Reserve #134 – DC: Recreation.

Overview:

- **A new neighbourhood park (Park Block 312) has been constructed and completed by Paradise Homes NW Inc. in the respective subdivision in accordance with the approved drawings.**
- **According to ‘Schedule D’ of the approved Subdivision Agreement, the developer, Paradise Homes NW Inc., is entitled to reimbursement from the City of Brampton for up to \$597,208.67 for developing the respective park.**
- **The developer has satisfied the City’s requirements and staff is prepared to issue payments for the construction of the park.**
- **This report recommends that Council authorize a budget amendment of \$540,828 to reimburse Paradise Homes NW Inc.**

Background:

When a new subdivision contains a park, the park is typically constructed by the developer. Construction drawings are prepared by the developer's landscape consultant and approved by the City's Open Space Development Section of the Parks Maintenance & Forestry Division. The developer is entitled to compensation for the cost of the park development through Development Charges collected, specifically through Reserve #134 – DC: Recreation. This is detailed in Appendix B - 'Schedule D' of the Subdivision Agreement for the plan. Funding for the reimbursement must be approved by Council before payment for the completed works can be processed.

Current Situation:

The developer has completed the park to staff's satisfaction, met the conditions of the subdivision agreement and has invoiced for the work. This report recommends approval for the costs in the capital budget and to allow the City to complete its obligation to reimburse the developer. Note that the original reimbursement amount as per subdivision agreement is \$597,208.67 (see Appendix B – Schedule 'D', Excerpt of the Subdivision Agreement, Paradise Homes NW Inc.). During construction, Parks Maintenance staff requested additional concrete paving at the sidewalk connection to facilitate easier turning of maintenance vehicles. This resulted in an additional cost of \$3,356.10. Therefore the final reimbursement amount is \$600,564.77.

The details of the requested reimbursement are:

Development Name:	Paradise Homes NW Inc.
Registered Plan No.:	43M-2044
Park Block:	Park Block 312
Ward:	6
Reimbursement Amount:	\$600,564.77
(13 % H.S.T. included)	

Corporate Implications:

Financial Implications:

The City has received the developer's reimbursement invoice as per 'Schedule D' of the Subdivision Agreement and applicable change orders. Therefore, a budget amendment will be required to increase Capital Project 225860 in the amount of \$540,828 as shown below, with full funding to be transferred from Reserve #134 – DC: Recreation.

Project # 225860-006
Paradise Homes NW. Inc.
Park Block 312 (Registered Plan 43M-2044)
Total Budget Amendment: \$540,828
*Includes non-recoverable HST of 1.76%

Term of Council Priorities:

This report supports the following Term of Council Priorities:

- Brampton is a Green City – Implement a Green Framework
- Brampton is a Healthy and Safe City – Continue to design and build new activity hubs to provide accessible spaces and play elements to residents of all ages and abilities

Conclusion:

As part of the subdivision agreement, the developer has completed the park works in the development to the satisfaction of the City. Therefore, staff recommends that the 2022 Capital Budget be amended to allow the City to meet its obligation to pay the amounts owed to the developer.

Authored by:

Reviewed by:

Werner Kuemmling, Manager
Open Space Development
Parks Maintenance & Forestry
Community Services

Ed Fagan
Director, Parks Maintenance & Forestry
Community Services

Approved by:

Marlon Kallideen
Commissioner
Community Services

Attachments:

Appendix A – Location Map and Site Photo, Paradise Homes NW Inc., Park Block 312
Appendix B – Schedule 'D', Excerpt of the Subdivision Agreement, Paradise Homes NW Inc.

Appendix A: Location Map and Site Photo
Paradise Homes NW Inc. Park Block 312 (Plan No.: 43M-2044)

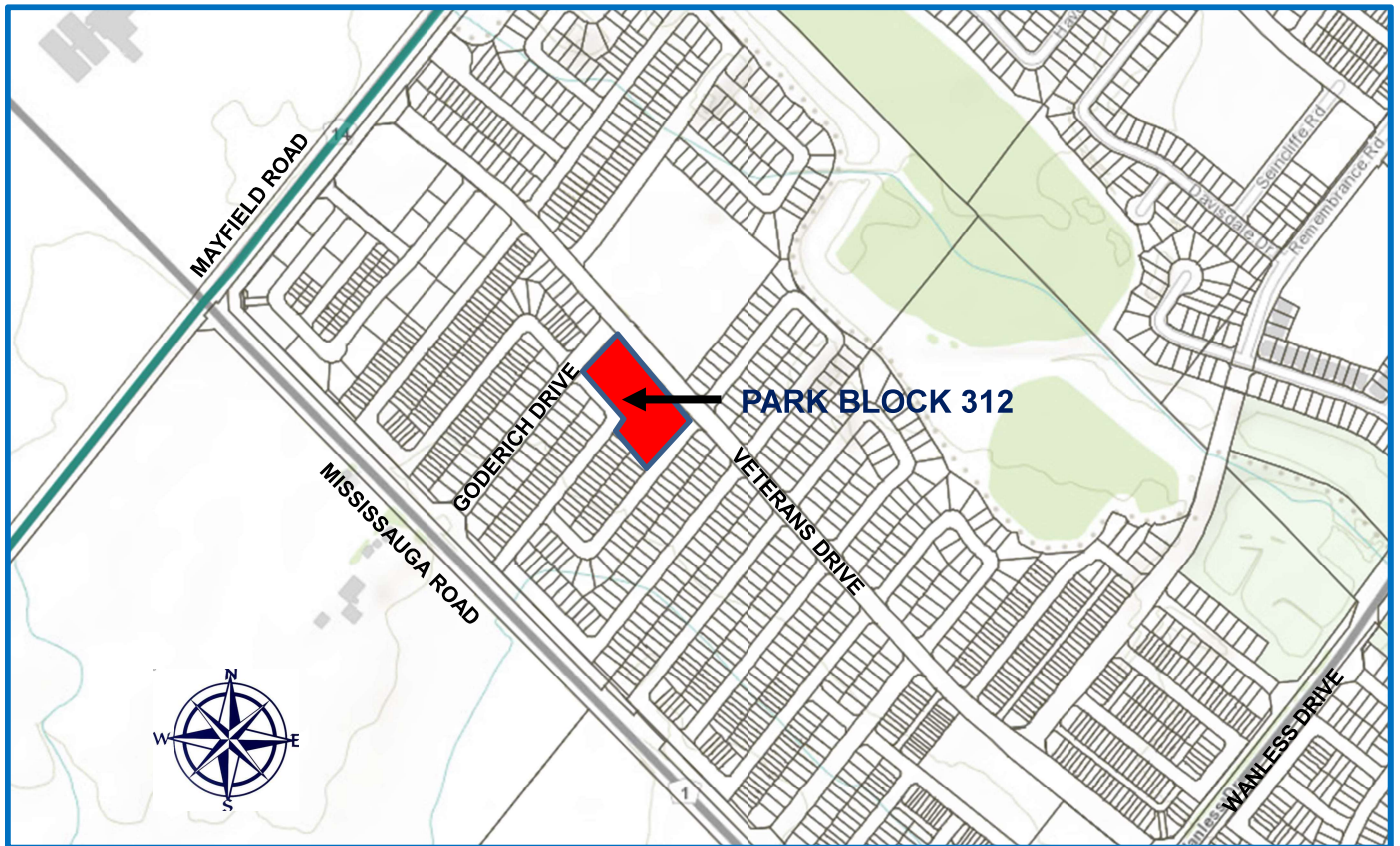


PHOTO OF PARK BLOCK 312
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Appendix B: Excerpt of Schedule D of the Subdivision Agreement for Paradise Homes NW Inc. Park Block 312 (Plan No.: 43M-2044)

**C04W17.002 – Paradise Upper Mount Pleasant Phase 3
Schedule D – Park Block**

4. SPECIAL PARKLAND REQUIREMENTS

The Developer and the City agree that the following is a description of the City's Parkland Works, which the City has requested the Developer to install at the City's cost in accordance with Section 11.

4.1 PARKLAND CONSTRUCTION REQUIREMENTS

4.1.1

1. Park Block 312

1. catch basin
2. topsoil supply, spreading, fine grading, sodding and planting
3. asphalt walkway
4. walkway lighting
5. play area complete with concrete edging, play surface, playground equipment and swings
6. shade structure
7. site furniture
8. park identification signage

4.1.2 Cost of Work and Payment Schedule

1. The total City cost for Park Block 312 shall not exceed \$597,208.67 including consultant fees and taxes. The park components to be paid for by the City will include basic park amenities such as finish grading, servicing, planting, sodding, playground facility, shade structure and standard site amenities. City costs will exclude upgraded components, such as decorative paving, park entry feature, trail identification sign and rough grading. Such upgrade components and infrastructure elements shall be paid for by the Developer in the amount of **\$75,039.91** as per the approved cost estimate; and,

1. Payment subject to a) Performance Acceptance by the City, b) publication of Substantial Performance and passing of the 45 day holdback period specified under the Construction Lien Act and c) clear title of the property and d) approval of the City cost by the City in its capital budget.

Note: Additional concrete paving requested by City staff increased the park cost by \$3,356.10 to \$600,564.77

Date: 2022-07-28

Subject: **Budget Amendment for Construction of a Joint Use Cricket Pitch at Turner Fenton Secondary School in Collaboration with Peel District School Board – Ward 3**

Contact: Anand Patel, Director, Recreation, anand.patel@brampton.ca, 905.874.2358

Report Number: Community Services-2022-797

Recommendations:

1. That the report titled: **Budget Amendment for Construction of a Joint Use Cricket Pitch at Turner Fenton Secondary School in Collaboration with Peel District School Board – Ward 3** to the City Council Meeting of August 10, 2022 be received; and
2. That a budget amendment be approved and a new capital project be established in the amount of \$1,100,000 for the proposed construction of the Joint Use Cricket Pitch at Turner Fenton Public School in collaboration with Peel District School Board, to be funded from Reserve #134 - Development Charges-Recreation; and
3. That the Commissioner, Community Services, or designate, be authorized to execute any necessary memorandums of understanding, capital, operating, agreement of purchase and sale, shared/joint use agreement(s) and any other agreements necessary with the Peel District School Board, on terms consistent with those outlined in this report, on terms and conditions acceptable to stakeholder staff and in a form acceptable to the City Solicitor, or designate.

Overview:

- **The City of Brampton is a leader in supporting the sport of cricket. Current local demand has outpaced the fields available, and coupled with the sizable lands required to build cricket pitches, the City must remain flexible and innovative in supporting the future growth of the sport.**

- **The City and PDSB have successfully collaborated on a number of joint use projects. The offset in desired usage times between the school (who uses during weekdays) and City (who uses during evenings, weekends and summers), make such partnerships an excellent venture for taxpayers, user groups, students and the residents of Brampton.**
- **Turner Fenton Secondary School is an ideal location for a joint use fully lit cricket pitch due to its location in an industrial neighbourhood and the amount of sufficient available land for development.**
- **PDSB is now ready to initiate the design of the pitch at Turner Fenton and is requesting the City's commitment to fund 50% of the project.**
- **This report seeks Council approved for the joint use project with PDSB as well as a budget amendment of \$1,100,000 to support design and construction of a fully lit cricket pitch at Turner Fenton Secondary School.**
- **Ongoing maintenance and operating cost will be equally allocated between the City and PDSB on an annual basis. The City's portion will be added to Parks Division's operating budget, adjusted annually, subject to Council approval during annual budget process.**

Background:

The City of Brampton is currently home to 18 cricket pitches, two of which are lit and allow for nighttime play. Cricket is a hugely popular sport within Brampton and demand for playing time continues to grow. The City has plans to construct additional cricket pitches within the City, and continues to look at demand, space availability, and inventory citywide when planning for future outdoor sports amenities.

The City of Brampton is a leader in supporting the sport of cricket, with the most pitches per capita in the GTA. The City's investment in the sport remains unmatched. In fact, the growth of the sport has outgrown the fields available for rent to local user groups and due to the large amount of land required to develop full-sized cricket pitches, future growth in the sport will require the City to be flexible and proactive in terms of land acquisition.

Leadership staff from the City of Brampton's Recreation Division and Peel District School Board (PDSB) meet on a regular basis to discuss opportunities for potential collaboration and partnership, including school and community centre site planning, joint usage agreements, and sports amenity maintenance and construction.

The City and PDSB have successfully collaborated on a number of joint use projects, including David Suzuki Field, Jean Augustine Field, the Field of Dreams at Judith Nyman Secondary School, and the soon to be constructed turf field and basketball courts at Central Peel Secondary School. The offset in desired usage times between the school (who uses during weekdays) and City (who uses during evenings, weekends and summers), make partnerships between the City and School Boards an excellent venture for taxpayers, user groups, students and the residents of Brampton.

Current Situation:

As the City's demand for cricket facilities grows, so does PDSB's, who are currently expanding the sport within their physical education program. A joint use cricket pitch between PDSB and the City is a great opportunity for partnership as the lack of available land in the City is incongruent with the present and future need for cricket pitches for both residents and students.

Staff from the City and PDSB both identified Turner Fenton Secondary School as an ideal location for a fully lit cricket pitch due to its location in an industrial neighbourhood and the amount of sufficient available land for development. The project will include a full-sized, fully lit cricket pitch, including artificial wickets, a scoreboard, player pavilions and sight screens.

PDSB is now ready to initiate the design of the pitch at Turner Fenton and is requesting the City's commitment to fund 50% of the project. As with prior joint use projects on PDSB land, PDSB will manage design and construction in consultation with the City's Parks and Recreation staff. Once the project is complete, the City will be invoiced for 50% of project costs and a joint use agreement will be executed to govern the use and maintenance of the pitch. The City and PDSB will split the maintenance and operating costs equally on an annual basis.

This report seeks Council approval of this joint use project with PDSB as well as a budget amendment of \$1,100,000 to support design and construction of a fully lit cricket pitch at Turner Fenton Secondary School.

Corporate Implications:

Financial Implications:

A new capital project would need to be established in the amount of \$1,100,000 representing one half of the cost of consultant and project development plans for the proposed construction of the full-sized fully lit cricket pitch. Staff recommends funding for this project be from Reserve #134 - Development Charges-Recreation, subject to Council approval. This budget request is based on preliminary cost estimates provided by Peel District School Board. Should the final project, once tendered and awarded,

come in higher than anticipated, staff will return to Council as necessary for any additional funding required.

There will be annual ongoing costs associated with the operations and maintenance of the new cricket pitch that will be split evenly between the City and PDSB, with the City's share estimated to be between \$10,000 and \$15,000. Maintenance of the cricket pitch will be added to existing maintenance contracts funded through the Parks Division's annual operating budget, which will be adjusted accordingly through the annual budget submission, subject to Council approval.

Legal Implications:

Legal Services will assist as needed and necessary for the appropriate agreement to protect the City's interests for this project.

Term of Council Priorities:

This report supports the Term of Council Priorities and the 2040 vision.

Through enhancing the City's inventory of recreation and sports facilities to increase access to programs for residents, this report demonstrates that Brampton is a Healthy and Safe City.

Through stewardship of assets and services and a focus on service excellence driven by the City's collaboration with the Peel District School Board to jointly fund development of a much needed sports amenity for both students and residents of the City, this report demonstrates that Brampton is a Well Run City

Conclusion:

The project to construct a new fully lit joint-use cricket pitch at Turner Fenton Secondary School will be of benefit to students, sports organizations and Brampton residents.

The collaborative work of City of Brampton and the Peel District School Board to create this new lit cricket pitch provides an efficient use of expertise and resources for the development of this much needed amenity within the City.

The City of Brampton's Parks and Recreation Divisions and the Peel District School Board already engage in a number of successful partnership agreements for the maintenance and usage of sports facilities across the city. This track record of cooperation and collaboration will provide a solid foundation for the future operations of the cricket pitch at Turner Fenton Secondary School as described in this report.

Authored by:

Jessica Pirraglia,
Acting Supervisor,
Recreation Planning

Reviewed by:

Anand Patel,
Director,
Recreation

Approved by:

Marlon Kallideen,
Commissioner,
Community Services

Date: 2022-08-10

Subject: Renaming Loafer's Lake Recreation Centre to Paul Palleschi Recreation Centre (RM 96/2021)

Contact: Anand Patel, Director, Recreation

Report Number: Community Services-2022-798

Recommendations:

1. That the report from Anand Patel, Director, Recreation, dated August 10, 2022 to Council meeting August 10, 2022, re: **Renaming Loafer's Lake Recreation Centre to Paul Palleschi Recreation Centre (RM 96/2021)**, be received; and
2. That Council approve staff recommendation to rename Loafer's Lake Recreation Centre to Paul Palleschi Recreation Centre.

Overview:

- At Committee of Council on December 1, 2021, staff were requested to report back with options regarding renaming a City asset in Wards 2 and 6, preferably Loafer's Lake Recreation Centre, in recognition of the service of former Councillor Paul Palleschi.
- Staff recommends renaming Loafer's Lake Recreation Centre to Paul Palleschi Recreation Centre in recognition of former Councillor Palleschi's service to the community.
- The cost to replace the exterior signage at Loafer's Lake Recreation Centre totals \$53,000 plus HST, and funding is available from capital project #215560 – Recreation - Misc. Initiatives.

Background:

Paul Palleschi was a former member of Brampton City Council from 1985 to 2014, representing Wards 2 and 6; and served on Regional Council for nearly 30 years before his retirement in 2014. Former Councillor Palleschi served on a number of Boards and committees, including President of Peel Region Living (social housing). He played a significant role in helping raise money for various local initiatives, including nearly \$1 million for William Osler Health System hospitals.

The City of Brampton's Asset Naming Policy was approved in March 2019, and Mr. Palleschi meets the requirements for commemorative renaming.

At the Committee of Council on December 1, 2021, staff were requested to report back with options regarding renaming a City asset in Wards 2 and 6, preferably Loafer's Lake Recreation Centre, in recognition of the service of former Councillor Paul Palleschi.

Current Situation:

Staff recommends renaming Loafer's Lake Recreation Centre to Paul Palleschi Recreation Centre in recognition of former Councillor Palleschi's service to the community. Loafer's Lake Recreation Centre is located at Sandalwood Parkway East and Conestoga Drive in Ward 2, where former Councillor Palleschi served constituents and made significant contributions to the community.

The approximate cost to replace exterior signage at Loafer's Lake Recreation Centre is \$53,000 + HST.

Hard Construction Costs:	\$33,000
<u>Soft Costs and Contingency:</u>	<u>\$20,000</u>
Total Project Cost:	\$53,000

Hard construction costs include the replacement of all pinned dimensional letter signage, the replacement of acrylic/polycarbonate panel on the exterior of the facility (existing light box to remain), and the replacement of the two 'faces' (i.e. aluminum panels and raised lettering) of the existing pylon sign.

Soft costs include consulting fees, project management costs and permits. A 10% contingency has also been included.

Corporate Implications:

Financial Implications:

Funding to replace the exterior signage at Loafer's Lake Recreation Centre totaling \$53,000 plus HST is available from capital project #215560 – Recreation - Misc. Initiatives, subject to Council approval as follows:

Project #	Budget	Available Balance	Amount Required
215560	\$1,465,000	\$390,582	\$54,000*

* Includes non-recoverable HST of 1.76%

For any future unplanned initiatives, should funding not be available from within existing capital budgets, staff will request a budget amendment as required.

Other Implications:

Legal Implications

Staff will ensure compliance with the Sponsorship and Naming Rights Policy (ECD-100), and that the appropriate agreement is executed between the City and the named individual for this location.

Term of Council Priorities:

Brampton is a well-run City, continuously improving the day-to-day operations of the corporation by effectively managing municipal assets. A continued legacy of naming the City's Assets after outstanding individuals reflects a positive image for the City, including highlighting its history, diversity, and citizenry.

Conclusion:

The naming of municipal assets plays an important role in unambiguous identification of location and navigation within the City of Brampton. It also serves as a method of commemorative recognition to honour significant community contributions. The renaming of Loafer's Lake Recreation Centre in honour of former Councillor Paul Palleschi would acknowledge his contributions to Wards 2 and 6 and nearly 30 years of service to Brampton residents.

Authored by:

Reviewed by:

Nina Jakovljevic
Acting Manager, Recreation Planning

Anand Patel
Director, Recreation

Community Services

Community Services

Approved by:

Marlon Kallideen
Commissioner
Community Services

Date: 2022-08-10

Subject: **Naming Gore Meadows Community Centre Aquatics Facility In Recognition Of Swimmer And Paralympian Stéphanie Dixon (RM 70/2021)**

Contact: **Anand Patel, Director, Recreation**

Report Number: Community Services-2022-799

Recommendations:

1. That the report from Anand Patel, Director, Recreation, dated August 10, 2022 to the Council meeting of August 10, 2022, re: **Naming Gore Meadows Community Centre Aquatics Facility In Recognition Of Swimmer And Paralympian Stéphanie Dixon (RM 70/2021)**, be received; and
2. That Council approve staff recommendation to name the Gore Meadows Community Centre Aquatics Facility after swimmer and Paralympian Stéphanie Dixon.

Overview:

- **At the August 11, 2021 Committee of Council meeting, staff were directed to report back on options for recognizing and commemorating the accomplishments of Brampton-raised swimmer and Paralympian Stéphanie Dixon.**
- **Staff recommend naming the Gore Meadows Community Centre Aquatics Facility after swimmer and Paralympian Stéphanie Dixon.**
- **The cost to add the interior signage and commemorative plaque at Gore Meadows Community Centre totals approximately \$8,000 plus HST, and funding is available from capital project #215560 – Recreation - Misc. Initiative.**

Background:

Brampton native Stéphanie Dixon began swimming competitively with the Dorado Stars in 1996 and moved to the COBRA swim club in 1998 where she commenced her 15-year swimming career. She is a 19-time Paralympic Games medallist and two-time Chef de Mission (2019 Parapan American Games and the 2020 Paralympic Games). In addition to her Paralympic accomplishments, she is a six-time Parapan American Games champion. She is also a 10-time world champion. Ms. Dixon retired from competitive swimming in 2010.

As a broadcaster, she was part of the Canadian Paralympic Committee's team at Sochi 2014 and television host for the 2013 IPC World Swimming Championships in Montreal. For the 2016 and 2018 Paralympic Games, she participated in the broadcast coverage on CBC. She is a highly sought public speaker and emcee, and an official ambassador for Canadian Tire's Jumpstart Play Finds a Way, advocating for inclusive and accessible sport.

Ms. Dixon was inducted into the Brampton Sports Hall of Fame in 2015 and Canada's Sports Hall of Fame in 2016. In 2018 she was appointed to the Order of Canada.

At the August 11, 2021 Committee of Council meeting, staff were directed to report back on options for recognizing and commemorating the accomplishments of Brampton-raised swimmer and Paralympian Stéphanie Dixon.

Current Situation:

Stéphanie Dixon has portrayed a strong, positive image of the City, region, and country throughout her athletic career. Staff recommend naming the Gore Meadows Community Centre Aquatics Facility the Stéphanie Dixon Aquatics Centre in honour of her achievements in sport and her positive contribution to the Brampton community.

Gore Meadows Community Centre is located at the intersection of The Gore Road and Castlemore Road in northeast Brampton. The aquatics centre is one of two locations where Ms. Dixon's former club, COBRA Swim Club, holds practices and swim meets. The aquatics centre features a full lap pool and leisure pool and is equipped with a wheelchair ramp and wheelchair lift.

The approximate cost to add interior signage and a commemorative plaque at the Gore Meadows Community Centre is \$8,000 plus HST.

Corporate Implications:

Financial Implications:

Funding to add the interior signage and commemorative plaque at Gore Meadows Community Centre totaling \$8,000 plus HST is available from capital project #215560 – Recreation - Misc. Initiatives, subject to Council approval as follows:

Project #	Budget	Available Balance	Amount Required
215560	\$1,465,000	\$390,582	\$8,200*

* Includes non-recoverable HST of 1.76%

For any future unplanned initiatives, should funding not be available from within existing capital budgets, staff will request a budget amendment as required.

Other Implications:

Legal Implications

Staff will ensure compliance with the Sponsorship and Naming Rights Policy (ECD-100), and that the appropriate agreement is executed between the City and the named individual for this location.

Term of Council Priorities:

Brampton is a well-run City, continuously improving the day-to-day operations of the corporation by effectively managing municipal assets. A continued legacy of naming the City's Assets after outstanding individuals reflects a positive image for the City, including highlighting its history, diversity, and citizenry.

Conclusion:

The naming of municipal assets plays an important role in unambiguous identification of location and navigation within the City of Brampton. It also serves as a method of commemorative recognition to honour significant community contributions. Naming the Gore Meadows Community Centre Aquatics Facility to the Stéphanie Dixon Aquatics Centre in honour of her achievements in sport would highlight Ms. Dixon's connection to the Brampton sporting community.

Authored by:

Nina Jakovljevic
Acting Manager, Recreation Planning
Community Services

Reviewed by:

Anand Patel
Director, Recreation
Community Services

Approved by:

Marlon Kallideen
Commissioner
Community Services



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



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

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

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

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

July 25, 2022

Sent via E-Mail: minister.mah@ontario.ca

The Honourable Steve Clark
Minister of Municipal Affairs and Housing
College Park 17th Floor
777 Bay Street
Toronto, ON M7A 2J3

Dear Minister Clark,

RE: CALEDON RESPONSE TO THE ONTARIO HOUSING AFFORDABILITY TASK FORCE REPORT

The Town of Caledon Council at its meeting on July 19, 2022, passed a resolution regarding Staff Report 2022-0365: Caledon Response to the Ontario Housing Affordability Task Force Report.

Town Staff have reviewed the recommendations and provided comments in Schedule C of this report. In addition, Staff support the financial concerns addressed by Municipal Finance Officers' Association outlined in Schedule D of this report.

The resolution reads as follows:

That the comments regarding the Task Force Report contained in Schedule C, and the Municipal Finance Officers' Association comments on the Task Force Report contained in Schedule D, to Report 2022-0365, be approved; and

That a copy of Report 2022-0365 be forwarded to the Ministry of Municipal Affairs and Housing, Sylvia Jones, MPP for Dufferin-Caledon, the Region of Peel, the City of Brampton and City of Mississauga.

A copy of Staff Report 2022-0365 has been enclosed for your reference. While the goal of increased housing supply is supported, there were additional comments made by Members of Council that were identified during the deliberation of the report and summarized for your consideration:

- The non-profit sector has been effective in the Town of Caledon for building capacity and integrating affordable housing into the community;
- Community character is a key driver to bring new residents to the Town of Caledon and limiting the utility of design standards policy would be a detriment to growth;
- With a community as geographically large as Caledon, limiting the allocation of development charges to the areas they are produced would hinder community development in rural areas;
- It is imperative that supply chain factors and the availability of skilled labour be considered at the provincial level in order to maintain lower development costs and the consistent provision of new housing stock; and
- While the Province has identified additional dwelling units as a priority in increasing density, council has noted provincial policy areas (e.g. the Oak Ridges Moraine Conservation Plan or the Greenbelt Plan) as barriers to residents hoping to develop on their properties.

Minister Clark, please contact me if you have any questions. I can be reached by email to mayor@caledon.ca or by phone at 905.584.2272 ext. 4155.

Thank you for your attention to this matter.

Sincerely,



Allan Thompson
Mayor

Cc. The Honourable Sylvia Jones, Deputy Premier / Minister of Health and MPP Dufferin-Caledon, Sylvia.Jones@pc.ola.org
Aretha Adams, Regional Clerk and Director of Legislative Services, Region of Peel, Aretha.Adams@peelregion.ca
Peter Fay, City Clerk, City of Brampton, Peter.fay@brampton.ca
Diana Rusnov, City Clerk, City of Mississauga, Diana.Rusnov@mississauga.ca
Steven Burke, Manager, Strategic Policy Planning, Town of Caledon, Steven.Burke@caledon.ca

Meeting Date: July 12, 2022

Subject: Caledon Response to the Ontario Housing Affordability Task Force Report

Submitted By: Michael Balch, Intermediate Planner, Strategic Policy Planning

RECOMMENDATION

That the comments regarding the Task Force Report contained in Schedule C, and the Municipal Finance Officers' Association comments on the Task Force Report contained in Schedule D, to Report 2022-0365, be approved; and

That a copy of Report 2022-0365 be forwarded to the Ministry of Municipal Affairs and Housing, Sylvia Jones, MPP for Dufferin-Caledon, the Region of Peel, the City of Brampton and City of Mississauga.

REPORT HIGHLIGHTS

- The Housing Affordability Task Force was formed by industry representatives to provide recommendations in remedying the provincial housing affordability crisis
- The key recommendation of the Task Force was to bring 1.5 million more homes to market in the next 10 years, to address a housing supply shortfall
- The Task Force recommendations were focused on five themes: Making housing a greater planning priority, requiring more density, and broadly expanding development rights; Streamlining development application processes; Depoliticizing the planning process; Fixing the Ontario Land Tribunal (OLT) and appeals system; and, Supporting municipalities that commit to transforming the system
- The Association of Municipalities of Ontario (AMO) published a 'Blueprint for Action' highlighting that solutions to housing challenges must be found at all levels of government and industry, but that municipalities play a critical role through the implementation of official plans to create complete communities
- Bill 109, which was informed by some of the recommendations made by the Task Force received Royal Assent April 14, 2022. Council received Report 2022-0209 on the June 21, 2022 Planning and Development Committee, which described the measures contained in Bill 109 focused on the streamlining of development approvals and provided recommendations on how to respond to those measures.
- This report does not address the Bill 109 changes but focuses instead on the recommendations of the Task Force report related to land use planning not addressed in Bill 109.
- Town Staff have reviewed the recommendations and provided comments in Schedule C of this report and Staff support the financial concerns addressed by Municipal Finance Officers' Association outlined in Schedule D of this report. In general, while the goal of increased housing supply is supported, some concerns are noted with particular recommendations to address the lack of supply.

DISCUSSION

Background on the Housing Affordability Task Force (HATF)

The Housing Affordability Task Force was established on December 6, 2021 by Steve Clark, Minister of Municipal Affairs and Housing with the mandate of exploring measures to address housing affordability in Ontario. This mandate considers increasing the supply for market rental and homeownership, building complete communities, reducing red tape and accelerating timelines all while supporting economic recovery and balancing environmental protection.

The Task Force notes that house prices in Ontario have almost tripled in 10 years, a rate that is outpacing inflation and incomes. The market implications have spread to not only impact homeownership but to place further stress on the rental market.

The Task Force was chaired by Jake Lawrence, CEO and Group head of Scotiabank and comprised of industry experts/representatives from development groups, academia, and provincial housing organization. The task force did not include members from municipal or regional government. While some municipalities were invited to participate in an online survey, neither the Region of Peel nor the Town of Caledon were identified.

The core finding of the Task Force is that lack of supply to meet the housing needs of Ontarians is driving the ongoing housing crisis. The report submitted by the HATF provides recommendations which include establishing a goal/direction for housing targets to be achieved provincially, increasing housing density, removing exclusionary rules and zoning, preventing abuse of the appeals process, and incentivizing successes in achieving these goals at the municipal level. The Task Force report is attached as Schedule A to this report.

Findings

The Task Force delivered their report to the Minister of Municipal Affairs on February 8, 2022 and included a total of 55 recommendations with the intention to quickly increase the supply of market housing. These recommendations were classified into the following categories:

- Making housing a greater planning priority, requiring more density, and broadly expanding development rights;
- Streamlining development application processes;
- Depoliticizing the planning process;
- Fixing the Ontario Land Tribunal (OLT) and appeals system, and,
- Supporting municipalities that commit to transforming the system.

Greater Density

To allow for greater density in municipalities, the Task Force recommends limiting exclusionary zoning, and permitting more “as of right” uses in zoning by-laws, to maximize land use efficiency, decrease planning approval timelines, and permit a variety of rental/ownership options. These recommendations encourage development in areas where municipal servicing and institutional infrastructure already exists or is underutilized.

Streamline Urban Design Rules

The Task Force asserts that urban design rules are a hinderance to the development process, which delays the creation of new housing. The report recommends that a more permissive land use, planning and approvals system be imposed which overrides considerations of physical character, reduces site plan approval requirements, removes restrictions on high-density towers and establishes province-wide zoning standards.

Depoliticize the Process

With the intent to limit the impact of politics on the housing development process, the Task Force recommends that municipal council decision-making and public participation be more limited at various stages of the development approvals process. It is recommended that municipalities reduce the number of public meetings to those required by the Planning Act, and that virtual consultation opportunities be encouraged where possible. The Task Force further recommends the establishment of stricter timelines with facilitators to guide the development process and establishing standardised practices and language. The use of designations under the Ontario Heritage Act is recommended to be restricted in order to avoid perceived abuse.

Fix the Ontario Land Tribunal (OLT)

The Task Force acknowledges that while the OLT can be the mechanism to resolve land use matters impacted by municipal politics or public participation, the appeals process can also be abused. In addition to providing greater funding and resources to the Tribunal, the Task Force recommends: requiring appellants to demonstrate merit for their appeal; increasing the fees associated for third party appellants; limiting the opportunity for appeal for properties featuring affordable housing, and awarding punitive damages against municipalities where it can be demonstrated that political considerations have delayed development approvals.

Transforming the System

Recognizing the role that both the Province and Municipalities have in solving the housing affordability crisis, the Task Force recommends that funding be provided to municipalities that adopt standardized digital permitting systems, and province-wide data architecture standards. Reductions in provincial funding is recommended for those municipalities that do not meet identified housing targets.

The remaining Task Force report recommendations address the implementation of the above recommendations, including how reporting/monitoring should be conducted, the development of a skilled workforce to build housing, and how development application fees are set. Development application fees were addressed in Staff Report 2022-0209 on Bill 109.

Further, the Task Force recommends the development of strategies in partnership with the federal government for pursuing housing affordability for urban, rural, and northern communities as well as establishing pathways to homeownership for Black, Indigenous and marginalized people/first-generation homeowners.

Town Staff Comments

Town Staff have provided comments on some of the recommendations of the Task Force Report, and they are provided in Schedule C to this report. The recommendations have been summarized based on the areas Town Staff have specifically commented on.

Attached as Schedule B to this report is the AMO 'Blueprint for Action' which includes recommended actions to be taken at the Federal, Provincial and Municipal level as well as by the development industry in addressing the ongoing housing crisis. While there are points of overlap between this Blueprint and the Task Force's recommendations, this report provides sound recommendations recognizing that a collaborative effort is needed to address the housing crisis. Town Staff generally support the recommendations of the 'Blueprint for Action'.

FINANCIAL IMPLICATIONS

There are no immediate financial implications arising from this report. Staff Report 2022-0209 dated June 21, 2022 Impacts of Bill 109 addressed the financial implications of Bill 109 on the Town of Caledon. Attached as Schedule D are the Municipal Financial Officers' Associations response to the Task Force Report which Staff support and recommend for Council's endorsement.

COUNCIL WORK PLAN

This report relates to the following objectives of the Council Workplan.

Sustainable Growth

- Develop a housing plan that allows for increased community diversity
- Pursue intensification in concert with accessibility and public transit, Bolton GO Station and other transit hubs

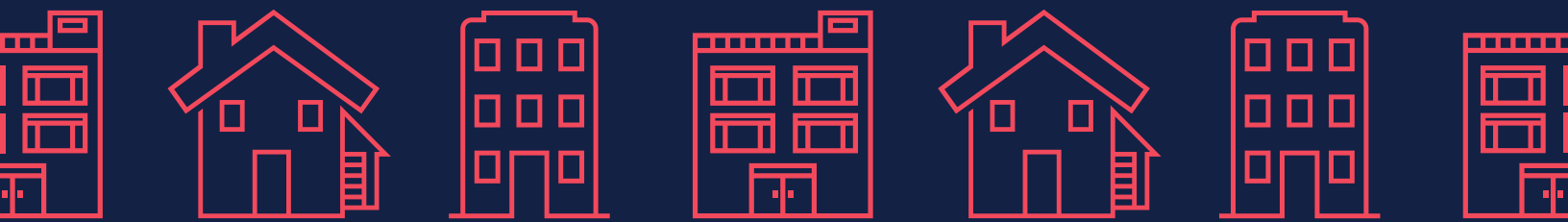
ATTACHMENTS

Schedule A: Report of the Ontario Housing Affordability Task Force (February 2022)

Schedule B: AMO Blueprint for Action: An Integrated Approach to Address the Ontario Housing Crisis (February 2022)

Schedule C: Town of Caledon Comments on the HATF Report

Schedule D: Municipal Finance Officers' Association response to Housing Affordability Task Force Report



Report of the **Ontario Housing Affordability Task Force**



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Letter to Minister Clark

Dear Minister Clark,

Hard-working Ontarians are facing a housing crisis. For many years, the province has not built enough housing to meet the needs of our growing population. While the affordability crisis began in our large cities, it has now spread to smaller towns and rural communities.

Efforts to cool the housing market have only provided temporary relief to home buyers. The long-term trend is clear: house prices are increasing much faster than Ontarian's incomes. The time for action is now.

When striking the Housing Affordability Task Force, you and Premier Ford were clear: you wanted actionable, concrete solutions to help Ontarians and there was no time to waste. You asked us to be bold and gave us the freedom and independence to develop our recommendations.

In the past two months, we have met municipal leaders, planners, unions, developers and builders, the financial sector, academics, think tanks and housing advocates. Time was short, but solutions emerged consistently around these themes:

- More housing density across the province
- End exclusionary municipal rules that block or delay new housing
- Depoliticize the housing approvals process
- Prevent abuse of the housing appeals system
- Financial support to municipalities that build more housing

We present this report to you not as an "all or nothing" proposal, but rather as a list of options that the government has at its disposal to help address housing affordability for Ontarians and get more homes built. We propose an ambitious but achievable target: 1.5 million new homes built in the next ten years.

Parents and grandparents are worried that their children will not be able to afford a home when they start working or decide to start a family. Too many Ontarians are unable to live in their preferred city or town because they cannot afford to buy or rent.

The way housing is approved and built was designed for a different era when the province was less constrained by space and had fewer people. But it no longer meets the needs of Ontarians. The balance has swung too far in favour of lengthy consultations, bureaucratic red tape, and costly appeals. It is too easy to oppose new housing and too costly to build. We are in a housing crisis and that demands immediate and sweeping reforms.

It has been an honour to serve as Chair, and I am proud to submit this report on behalf of the entire Task Force.



Jake Lawrence

Chair, Housing Affordability Task Force

Chief Executive Officer and Group Head, Global Banking and Markets, Scotiabank

Executive summary and recommendations

House prices in Ontario have almost tripled in the past 10 years, growing much faster than incomes. This has home ownership beyond the reach of most first-time buyers across the province, even those with well-paying jobs. Housing has become too expensive for rental units and it has become too expensive in rural communities and small towns. The system is not working as it should.

For too long, we have focused on solutions to “cool” the housing market. It is now clear that we do not have enough homes to meet the needs of Ontarians today, and we are not building enough to meet the needs of our growing population. If this problem is not fixed – by creating more housing to meet the growing demand – housing prices will continue to rise. We need to build more housing in Ontario.

This report sets out recommendations that would set a bold goal and clear direction for the province, increase density, remove exclusionary rules that prevent housing growth, prevent abuse of the appeals process, and make sure municipalities are treated as partners in this process by incentivizing success.

Setting bold targets and making new housing the planning priority

Recommendations 1 and 2 urge Ontario to set a bold goal of adding 1.5 million homes over the next 10 years and update planning guidance to make this a priority.

The task force then recommends actions in five main areas to increase supply:

Require greater density

Land is not being used efficiently across Ontario. In too many neighbourhoods, municipal rules only allow single-family homes – not even a granny suite. Taxpayers have invested heavily in subway, light rail, bus and rail lines and highways, and the streets nearby are ideally suited for more mid- and high-rise housing. Underused or redundant commercial and industrial buildings are ripe to be redeveloped into housing or mixed commercial and residential use. New housing on undeveloped land should also be higher density than traditional suburbs, especially close to highways.

Adding density in all these locations makes better use of infrastructure and helps to save land outside urban boundaries. Implementing these recommendations will provide Ontarians with many more options for housing.

Recommendations 3 through 11 address how Ontario can quickly create more housing supply by allowing more housing in more locations “as of right” (without the need for municipal approval) and make better use of transportation investments.

Reduce and streamline urban design rules

Municipalities require numerous studies and set all kinds of rules for adding housing, many of which go well beyond the requirements of the provincial Planning Act. While some of this guidance has value for urban design, some rules appear to be arbitrary and not supported by evidence – for example, requiring condo buildings to include costly parking stalls even though many go unsold. These rules and requirements result in delays and extra costs that make housing either impossible to build or very expensive for the eventual home buyer or renter.

Recommendation 12 would set uniform provincial standards for urban design, including building shadows and setbacks, do away with rules that prioritize preservation of neighbourhood physical character over new housing, no longer require municipal approval of design matters like a building’s colour, texture, type of material or window details, and remove or reduce parking requirements.

Depoliticize the process and cut red tape

NIMBYism (not in my backyard) is a major obstacle to building housing. It drags out the approval process, pushes up costs, and keeps out new residents. Because local councillors depend on the votes of residents who want to keep the status quo, the planning process has become politicized. Municipalities allow far more public consultation than is required, often using formats that make it hard for working people and families with young children to take part. Too few technical decisions are delegated to municipal staff. Pressure to designate buildings with little or no heritage value as “heritage” if development is proposed and bulk listings of properties with “heritage potential” are also standing in the way of getting homes built. Dysfunction throughout the system, risk aversion and needless bureaucracy have resulted in a situation where Ontario lags the rest of Canada and the developed world in approval times. Ontarians have waited long enough.

Recommendations 13 through 25 would require municipalities to limit consultations to the legislated maximum, ensure people can take part digitally, mandate the delegation of technical decisions, prevent abuse of the heritage process and see property owners compensated for financial loss resulting from designation, restore the right of developers to appeal Official Plans and Municipal Comprehensive Reviews, legislate timelines for approvals and enact several other common sense changes that would allow housing to be built more quickly and affordably.

Fix the Ontario Land Tribunal

Largely because of the politicization of the planning process, many proponents look to the Tribunal, a quasi-judicial body, to give the go-ahead to projects that should have been approved by the municipality. Even when there is municipal approval, however, opponents appeal to the Tribunal – paying only a \$400 fee – knowing that this may well succeed in delaying a project to the point where it might no longer make economic sense. As a result, the Tribunal faces a backlog of more than 1,000 cases and is seriously under-resourced.

Recommendations 26 through 31 seek to weed out or prevent appeals aimed purely at delaying projects, allow adjudicators to award costs to proponents in more cases, including instances where a municipality has refused an approval to avoid missing a legislated deadline, reduce the time to issue decisions, increase funding, and encourage the Tribunal to prioritize cases that would increase housing supply quickly as it tackles the backlog.

Support municipalities that commit to transforming the system

Fixing the housing crisis needs everyone working together. Delivering 1.5 million homes will require the provincial and federal governments to invest in change. Municipalities that make the difficult but necessary choices to grow housing supply should be rewarded, and those that resist new housing should see funding reductions.

Recommendations 49 and 50 call for Ontario government to create a large “Ontario Housing Delivery Fund” and encourage the federal government to match funding, and suggest how the province should reward municipalities that support change and reduce funding for municipalities that do not.

This executive summary focuses on the actions that will get the most housing units approved and built in the shortest time. Other recommendations in the report deal with issues that are important but may take more time to resolve or may not directly increase supply (recommendation numbers are indicated in brackets): improving tax and municipal financing (**32-37, 39, 42-44**); encouraging new pathways to home ownership (**38, 40, 41**); and addressing labour shortages in the construction industry (**45-47**).

This is not the first attempt to “fix the housing system”. There have been efforts for years to tackle increasing housing prices and find solutions. This time must be different. **Recommendations 50-55** set out ways of helping to ensure real and concrete progress on providing the homes Ontarians need.

Introduction

Ontario is in a housing crisis. Prices are skyrocketing: the average price for a house across Ontario was \$923,000 at the end of 2021.^[1] Ten years ago, the average price was \$329,000.^[2] Over that period, average house prices have climbed 180% while average incomes have grown roughly 38%.^{[3][4]}

Not long ago, hard-working Ontarians – teachers, construction workers, small business owners – could afford the home they wanted. In small towns, it was reasonable to expect that you could afford a home in the neighbourhood you grew up in. Today, home ownership or finding a quality rental is now out of reach for too many Ontarians. The system is not working as it should be.

Housing has become too expensive for rental units and it has become too expensive in rural communities and small towns.

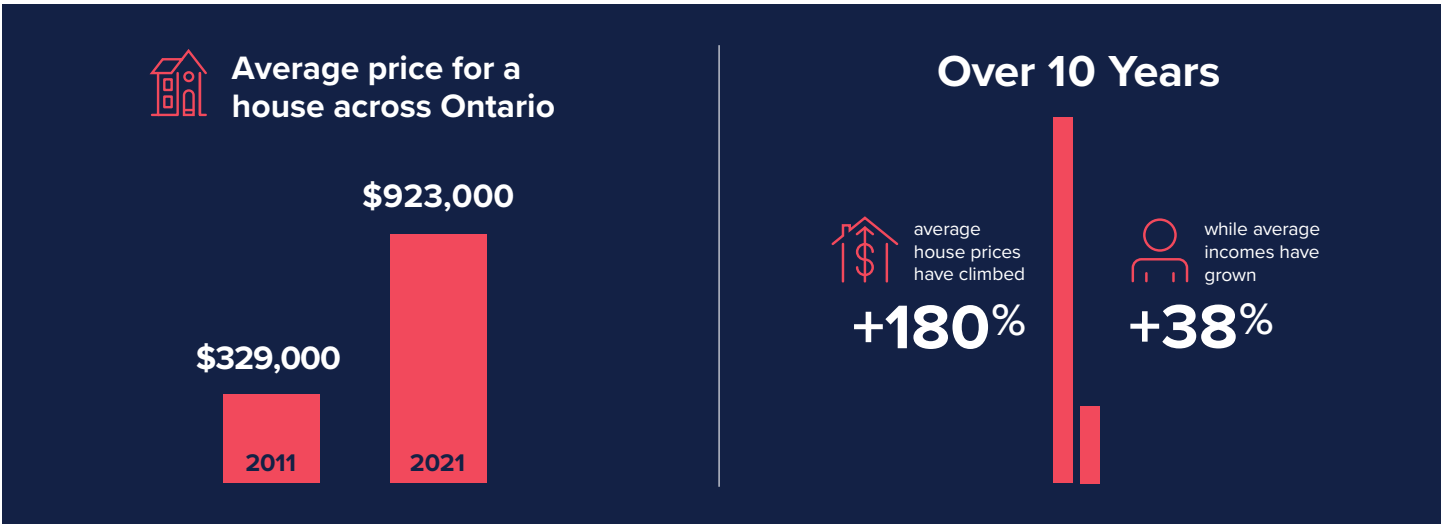
While people who were able to buy a home a decade or more ago have built considerable personal equity, the benefits of having a home aren't just financial. Having a place to call home connects people to their community, creates a gathering place for friends and family, and becomes a source of pride.

Today, the reality for an ever-increasing number of Ontarians is quite different. Everyone in Ontario knows people who are living with the personal and financial stress of not being able to find housing they can afford. The young family who can't buy a house within two hours of where they work. The tenant with a good job who worries about

where she'll find a new apartment she can afford if the owner decides to sell. The recent graduate who will have to stay at home for a few more years before he can afford to rent or buy.

While the crisis is widespread, it weighs more heavily on some groups than on others. Young people starting a family who need a larger home find themselves priced out of the market. Black, Indigenous and marginalized people face even greater challenges. As Ontarians, we have only recently begun to understand and address the reality of decades of systemic racism that has resulted in lower household incomes, making the housing affordability gap wider than average.

The high cost of housing has pushed minorities and lower income Ontarians further and further away from job markets. Black and Indigenous homeownership rates are less than half of the provincial average.^[5] And homelessness rates among Indigenous Peoples are 11 times the national average. When housing prevents an individual from reaching their full potential, this represents a loss to every Ontarian: lost creativity, productivity, and revenue. Lost prosperity for individuals and for the entire Ontario economy.



As much as we read about housing affordability being a challenge in major cities around the world, the depth of the challenge has become greater in Ontario and Canada than almost anywhere in the developed world.



Canada has the lowest amount of housing per population of any G7 country.

How did we get here? Why do we have this problem?

A major factor is that there just isn't enough housing. A 2021 Scotiabank study showed that Canada has the fewest housing units per population of any G7 country – and, our per capita housing supply has *dropped* in the past five years.^[6] An update to that study released in January 2022 found that two thirds of Canada's housing shortage is in Ontario.^[7] Today, Ontario is 1.2 million homes – rental or owned – short of the G7 average. With projected population growth, that huge gap is widening, and bridging it will take immediate, bold and purposeful effort. And to support population growth in the next decade, we will need one million more homes.

While governments across Canada have taken steps to “cool down” the housing market or provide help to first-time buyers, these demand-side solutions only work if there is enough supply. Shortages of supply in any market have a direct impact on affordability. Scarcity breeds price increases. Simply put, if we want more Ontarians to have housing, we need to build more housing in Ontario.

Ontario must build 1.5 million homes over the next 10 years to address the supply shortage

The housing crisis impacts all Ontarians. The ripple effect of the crisis also holds back Ontario reaching its full potential.

Economy

Businesses of all sizes are facing problems finding and retaining workers. Even high-paying jobs in technology and manufacturing are hard to fill because there's not enough housing nearby. This doesn't just dampen the economic growth of cities, it makes them less vibrant, diverse, and creative, and strains their ability to provide essential services.

Public services

Hospitals, school boards and other public service providers across Ontario report challenges attracting and retaining staff because of housing costs. One town told us that it

could no longer maintain a volunteer fire department, because volunteers couldn't afford to live within 10 minutes drive of the firehall.

Environment

Long commutes contribute to air pollution and carbon emissions. An international survey of 74 cities in 16 countries found that Toronto, at 96 minutes both ways, had the longest commute times in North America and was essentially tied with Bogota, Colombia, for the longest commute time worldwide.^[8] Increasing density in our cities and around major transit hubs helps reduce emissions to the benefit of everyone.

Ontario must build

1.5M

homes over the next 10 years
to address the supply shortage.



Our mandate and approach

Ontario's Minister of Municipal Affairs and Housing tasked us with recommending ways to accelerate our progress in closing the housing supply gap to improve housing affordability.

Time is of the essence. Building housing now is exactly what our post-pandemic economy needs. Housing construction creates good-paying jobs that cannot be outsourced to other countries. Moreover, the pandemic gave rise to unprecedented levels of available capital that can be invested in housing – if we can just put it to work.

We represent a wide range of experience and perspectives that includes developing, financing and building homes, delivering affordable housing, and researching housing market trends, challenges and solutions. Our detailed biographies appear as [Appendix A](#).



We acknowledge that every house in Ontario is built on the traditional territory of Indigenous Peoples.



People in households that spend 30% or more of total household income on shelter expenses are defined as having a “housing affordability” problem. Shelter expenses include electricity, oil, gas, coal, wood or other fuels, water and other municipal services, monthly mortgage payments, property taxes, condominium fees, and rent.

Our mandate was to focus on how to increase market housing supply and affordability. By market housing, we are referring to homes that can be purchased or rented without government support.

Affordable housing (units provided at below-market rates with government support) was not part of our mandate.

The Minister and his cabinet colleagues are working on that issue. Nonetheless, almost every stakeholder we spoke with had ideas that will help deliver market housing and also make it easier to deliver affordable housing. However, affordable housing is a societal responsibility and will require intentional investments and strategies to bridge the significant affordable housing gap in this province. We have included a number of recommendations aimed at affordable housing in the body of this report, but have also included further thoughts in [Appendix B](#).

We note that government-owned land was also outside our mandate. Many stakeholders, however, stressed the value of surplus or underused public land and land associated with major transit investments in finding housing solutions. We agree and have set out some thoughts on that issue in [Appendix C](#).

How we did our work

Our Task Force was struck in December 2021 and mandated to deliver a final report to the Minister by the end of January 2022. We were able to work to that tight timeline because, in almost all cases, viewpoints and feasible solutions are well known. In addition, we benefited from insights gleaned from recent work to solve the problem in other jurisdictions.

During our deliberations, we met with and talked to over 140 organizations and individuals, including industry associations representing builders and developers, planners, architects, realtors and others; labour unions; social justice advocates; elected officials at the municipal level; academics and research groups; and municipal planners. We also received written submissions from many of these participants. In addition, we drew on the myriad public reports and papers listed in the [References](#).

We thank everyone who took part in sessions that were uniformly helpful in giving us a deeper understanding of the housing crisis and the way out of it. We also thank the staff of the Ministry of Municipal Affairs and Housing who provided logistical and other support, including technical briefings and background.

The way forward

The single unifying theme across all participants over the course of the Task Force’s work has been the urgency to take decisive action. Today’s housing challenges are incredibly complex. Moreover, developing land, obtaining approvals, and building homes takes years.

Some recommendations will produce immediate benefits, others will take years for the full impact.

This is why there is no time to waste. We urge the Minister of Municipal Affairs and Housing and his cabinet colleagues to continue measures they have already taken to accelerate housing supply and to move quickly in turning the recommendations in this report into decisive new actions.

The province must set an ambitious and bold goal to build 1.5 million homes over the next 10 years. If we build 1.5 million new homes over the next ten years, Ontario can fill the housing gap with more affordable choices, catch up to the rest of Canada and keep up with population growth.

By working together, we can resolve Ontario’s housing crisis. In so doing, we can build a more prosperous future for everyone.

The balance of this report lays out our recommendations.

Focus on getting more homes built

Resolving a crisis requires intense focus and a clear goal. The province is responsible for the legislation and policy that establishes the planning, land use, and home building goals, which guide municipalities, land tribunals, and courts. Municipalities are then responsible for implementing provincial policy in a way that works for their communities. The province is uniquely positioned to lead by shining a spotlight on this issue, setting the tone, and creating a single, galvanizing goal around which federal support, provincial legislation, municipal policy, and the housing market can be aligned.

In 2020, Ontario built about 75,000 housing units.^[9] For this report, we define a housing unit (home) as a single dwelling (detached, semi-detached, or attached), apartment, suite, condominium or mobile home. Since 2018, housing completions have grown every year as a result of positive measures that the province and some municipalities have implemented to encourage more home building. But we are still 1.2 million homes short when compared to other G7 countries and our population is growing. The goal of 1.5 million homes feels daunting – but reflects both the need and what is possible. In fact, throughout the 1970s Ontario built more housing units each year than we do today.^[10]

The second recommendation is designed to address the growing complexity and volume of rules in the legislation, policy, plans and by-laws, and their competing priorities, by providing clear direction to provincial agencies, municipalities, tribunals, and courts on the overriding priorities for housing.

- 1. Set a goal of building 1.5 million new homes in ten years.**
- 2. Amend the Planning Act, Provincial Policy Statement, and Growth Plans to set “growth in the full spectrum of housing supply” and “intensification within existing built-up areas” of municipalities as the most important residential housing priorities in the mandate and purpose.**



The “missing middle” is often cited as an important part of the housing solution. We define the missing middle as mid-rise condo or rental housing, smaller houses on subdivided lots or in laneways and other additional units in existing houses.

Making land available to build

The Greater Toronto Area is bordered on one side by Lake Ontario and on the other by the protected Greenbelt. Similarly, the Ottawa River and another Greenbelt constrain land supply in Ottawa, the province's second-largest city.

But a shortage of land isn't the cause of the problem. Land is available, both inside the existing built-up areas and on undeveloped land outside greenbelts.

We need to make better use of land. Zoning defines what we can build and where we can build. If we want to make better use of land to create more housing, then we need to modernize our zoning rules. We heard from planners, municipal councillors, and developers that "as of right" zoning – the ability to by-pass long, drawn out consultations and zoning by-law amendments – is the most effective tool in the provincial toolkit. We agree.

Stop using exclusionary zoning that restricts more housing

Too much land inside cities is tied up by outdated rules. For example, it's estimated that 70% of land zoned for housing in Toronto is restricted to single-detached or semi-detached homes.^[11] This type of zoning prevents homeowners from adding additional suites to create housing for Ontarians and income for themselves. As one person said, "my neighbour can tear down what was there to build a monster home, but I'm not allowed to add a basement suite to my home."

It's estimated that
70%

of land zoned for housing in Toronto is restricted to **single-detached** or **semi-detached** homes.



While less analysis has been done in other Ontario communities, it's estimated that about half of all residential land in Ottawa is zoned for single-detached housing, meaning nothing else may be built on a lot without public consultation and an amendment to the zoning by-law. In some suburbs around Toronto, single unit zoning dominates residential land use, even close to GO Transit stations and major highways.

One result is that more growth is pushing past urban boundaries and turning farmland into housing. Undeveloped land inside and outside existing municipal boundaries must be part of the solution, particularly in northern and rural communities, but isn't nearly enough on its own. Most of the solution must come from densification. Greenbelts and other environmentally sensitive areas must be protected, and farms provide food and food security. Relying too heavily on undeveloped land would whittle away too much of the already small share of land devoted to agriculture.

Modernizing zoning would also open the door to more rental housing, which in turn would make communities more inclusive.

Allowing more gentle density also makes better use of roads, water and wastewater systems, transit and other public services that are already in place and have capacity, instead of having to be built in new areas.

The Ontario government took a positive step by allowing secondary suites (e.g., basement apartments) across the province in 2019. However, too many municipalities still place too many restrictions on implementation. For the last three years, the total number of secondary suites in Toronto has actually declined each year, as few units get permitted and owners convert two units into one.^[12]

These are the types of renovations and home construction performed by small businesses and local trades, providing them with a boost.

Underused and vacant commercial and industrial properties are another potential source of land for housing. It was suggested to us that one area ripe for redevelopment into a mix of commercial and residential uses is the strip mall, a leftover from the 1950s that runs along major suburban streets in most large Ontario cities.

“As of right” zoning allows more kinds of housing that are accessible to more kinds of people. It makes neighbourhoods stronger, richer, and fairer. And it will get more housing built in existing neighbourhoods more quickly than any other measure.

3. Limit exclusionary zoning in municipalities through binding provincial action:

- a) Allow “as of right” residential housing up to four units and up to four storeys on a single residential lot.
 - b) Modernize the Building Code and other policies to remove any barriers to affordable construction and to ensure meaningful implementation (e.g., allow single-staircase construction for up to four storeys, allow single egress, etc.).
- 4.** Permit “as of right” conversion of underutilized or redundant commercial properties to residential or mixed residential and commercial use.
- 5.** Permit “as of right” secondary suites, garden suites, and laneway houses province-wide.
- 6.** Permit “as of right” multi-tenant housing (renting rooms within a dwelling) province-wide.
- 7.** Encourage and incentivize municipalities to increase density in areas with excess school capacity to benefit families with children.

Align investments in roads and transit with growth

Governments have invested billions of dollars in highways, light rail, buses, subways and trains in Ontario. But without ensuring more people can live close to those transit routes, we’re not getting the best return on those infrastructure investments.

Access to transit is linked to making housing more affordable: when reliable transit options are nearby, people can get to work more easily. They can live further from the centre of the city in less expensive areas without the added cost of car ownership.

The impacts of expanding public transit go far beyond serving riders. These investments also spur economic growth and reduce traffic congestion and emissions. We all pay for the cost of transit spending, and we should all share in the benefits.

If municipalities achieve the right development near transit – a mix of housing at high- and medium-density, office space and retail – this would open the door to better ways of funding the costs. Other cities, like London, UK and Hong Kong, have captured the impacts of increased land value and business activity along new transit routes to help with their financing.

Ontario recently created requirements (residents/hectare) for municipalities to zone for higher density in transit corridors and “major transit station areas”.^[13a] ^[13b] These are areas surrounding subway and other rapid transit stations and hubs. However, we heard troubling reports that local opposition is blocking access to these neighbourhoods and to critical public transit stations. City staff, councillors, and the province need to stand up to these tactics and speak up for the Ontarians who need housing.

The Province is also building new highways in the Greater Golden Horseshoe, and it’s important to plan thoughtfully for the communities that will follow from these investments, to make sure they are compact and liveable.

8. Allow “as of right” zoning up to unlimited height and unlimited density in the immediate proximity of individual major transit stations within two years if municipal zoning remains insufficient to meet provincial density targets.
9. Allow “as of right” zoning of six to 11 storeys with no minimum parking requirements on any streets utilized by public transit (including streets on bus and streetcar routes).
10. Designate or rezone as mixed commercial and residential use all land along transit corridors and redesignate all Residential Apartment to mixed commercial and residential zoning in Toronto.
11. Support responsible housing growth on undeveloped land, including outside existing municipal boundaries, by building necessary infrastructure to support higher density housing and complete communities and applying the recommendations of this report to all undeveloped land.

Start saying “yes in my backyard”

Even where higher density is allowed in theory, the official plans of most cities in Ontario contain conflicting goals like maintaining “prevailing neighbourhood character”. This bias is reinforced by detailed guidance that often follows from the official plan. Although requirements are presented as “guidelines”, they are often treated as rules.

Examples include:

- Angular plane rules that require successively higher floors to be stepped further back, cutting the number of units that can be built by up to half and making many projects uneconomic
- Detailed rules around the shadows a building casts
- Guidelines around finishes, colours and other design details

One resident’s desire to prevent a shadow being cast in their backyard or a local park frequently prevails over concrete proposals to build more housing for multiple families. By-laws and guidelines that preserve “neighbourhood character” often prevent simple renovations to add new suites to existing homes. The people who suffer are mostly young, visible minorities, and marginalized people. It is the perfect

example of a policy that appears neutral on its surface but is discriminatory in its application.^[14]

Far too much time and money are spent reviewing and holding consultations for large projects which conform with the official plan or zoning by-law and small projects which would cause minimal disruption. The cost of needless delays is passed on to new home buyers and tenants.

Minimum parking requirements for each new unit are another example of outdated municipal requirements that increase the cost of housing and are increasingly less relevant with public transit and ride share services. Minimum parking requirements add as much as \$165,000 to the cost of a new housing unit, even as demand for parking spaces is falling: data from the Residential Construction Council of Ontario shows that in new condo projects, one in three parking stalls goes unsold. We applaud the recent vote by Toronto City Council to scrap most minimum parking requirements. We believe other cities should follow suit.

While true heritage sites are important, heritage preservation has also become a tool to block more housing. For example, some municipalities add thousands of properties at a time to a heritage register because they have “potential” heritage value. Even where a building isn’t heritage designated or registered, neighbours increasingly demand it be as soon as a development is proposed.

This brings us to the role of the “not in my backyard” or NIMBY sentiment in delaying or stopping more homes from being built.



New housing is often the last priority

A proposed building with market and affordable housing units would have increased the midday shadow by 6.5% on a nearby park at the fall and spring equinox, with no impact during the summer months. To conform to a policy that does not permit “new net shadow on specific parks”, seven floors of housing, including 26 affordable housing units, were sacrificed.

Multiple dry cleaners along a transit route were designated as heritage sites to prevent new housing being built. It is hard not to feel outrage when our laws are being used to prevent families from moving into neighbourhoods and into homes they can afford along transit routes.

NIMBY versus YIMBY

NIMBYism (not in my backyard) is a large and constant obstacle to providing housing everywhere. Neighbourhood pushback drags out the approval process, pushes up costs and discourages investment in housing. It also keeps out new residents. While building housing is very costly, opposing new housing costs almost nothing.

Unfortunately, there is a strong incentive for individual municipal councillors to fall in behind community opposition – it's existing residents who elect them, not future ones. The outcry of even a handful of constituents (helped by the rise of social media) has been enough, in far too many cases, to persuade their local councillor to vote against development even while admitting its merits in private. There is a sense among some that it's better to let the Ontario Land Tribunal approve the development on appeal, even if it causes long delays and large cost increases, then to take the political heat.

Mayors and councillors across the province are fed up and many have called for limits on public consultations and more “as of right” zoning. In fact, some have created a new term for NIMBYism: BANANAs – Build Absolutely Nothing Anywhere Near Anything, causing one mayor to comment “NIMBYism has gone BANANAs”. We agree. In a growing, thriving society, that approach is not just bad policy, it is exclusionary and wrong.

As a result, technical planning decisions have become politicized. One major city has delegated many decisions to senior staff, but an individual councillor can withdraw the delegation when there is local opposition and force a vote at Council. We heard that this situation is common across the province, creating an electoral incentive for a councillor to delay or stop a housing proposal, or forcing a councillor to pay the electoral cost of supporting it. Approvals of individual housing applications should be the role of professional staff, free from political interference.

The pressure to stop any development is now so intense that it has given rise to a counter-movement – YIMBYism, or “yes in my backyard,” led by millennials who recognize entrenched opposition to change as a huge obstacle to finding a home. They provide a voice at public consultations for young people, new immigrants and refugees, minority groups, and Ontarians struggling to access housing by connecting our ideals to the reality of housing. People who welcome immigrants to Canada should welcome them to the neighbourhood, fighting climate change means supporting higher-density housing, and “keeping the neighbourhood the way it is” means keeping it off-limits. While anti-housing voices can be loud,

a member of More Neighbours Toronto, a YIMBY group that regularly attends public consultations, has said that the most vocal opponents usually don't represent the majority in a neighbourhood. Survey data from the Ontario Real Estate Association backs that up, with almost 80% of Ontarians saying they are in favour of zoning in urban areas that would encourage more homes.

Ontarians want a solution to the housing crisis. We cannot allow opposition and politicization of individual housing projects to prevent us from meeting the needs of all Ontarians.

12. Create a more permissive land use, planning, and approvals system:

- a) Repeal or override municipal policies, zoning, or plans that prioritize the preservation of physical character of neighbourhood
- b) Exempt from site plan approval and public consultation all projects of 10 units or less that conform to the Official Plan and require only minor variances
- c) Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones, and planes; restore pre-2006 site plan exclusions (colour, texture, and type of materials, window details, etc.) to the Planning Act and reduce or eliminate minimum parking requirements; and
- d) Remove any floorplate restrictions to allow larger, more efficient high-density towers.

13. Limit municipalities from requesting or hosting additional public meetings beyond those that are required under the Planning Act.

14. Require that public consultations provide digital participation options.

15. Require mandatory delegation of site plan approvals and minor variances to staff or pre-approved qualified third-party technical consultants through a simplified review and approval process, without the ability to withdraw Council's delegation.

- 16.** Prevent abuse of the heritage preservation and designation process by:
 - a) Prohibiting the use of bulk listing on municipal heritage registers
 - b) Prohibiting reactive heritage designations after a Planning Act development application has been filed
- 17.** Requiring municipalities to compensate property owners for loss of property value as a result of heritage designations, based on the principle of best economic use of land.
- 18.** Restore the right of developers to appeal Official Plans and Municipal Comprehensive Reviews.

We have heard mixed feedback on Committees of Adjustment. While they are seen to be working well in some cities, in others they are seen to simply add another lengthy step in the process. We would urge the government to first implement our recommendation to delegate minor variances and site plan approvals to municipal staff and then assess whether Committees of Adjustment are necessary and an improvement over staff-level decision making.

Cut the red tape so we can build faster and reduce costs

One of the strongest signs that our approval process is not working: of 35 OECD countries, only the Slovak Republic takes longer than Canada to approve a building project. The UK and the US approve projects three times faster without sacrificing quality or safety. And they save home buyers and tenants money as a result, making housing more affordable.^[15]

A 2020 survey of development approval times in 23 Canadian cities shows Ontario seriously lagging: Hamilton (15th), Toronto (17th), Ottawa (21st) with approval times averaging between 20-24 months. These timelines do not include building permits, which take about two years for an apartment building in Toronto. Nor did they count the time it takes for undeveloped land to be designated for housing, which the study notes can take five to ten years.^[16]

Despite the good intentions of many people involved in the approvals and home-building process, decades of dysfunction in the system and needless bureaucracy have made it too difficult for housing approvals to keep up with the needs of Ontarians. There appear to be numerous reasons why Ontario performs so poorly against other Canadian cities and the rest of the developed world. We believe that the major problems can be summed up as:

- Too much complexity in the planning process, with the page count in legislation, regulation, policies, plans, and by-laws growing every year
- Too many studies, guidelines, meetings and other requirements of the type we outlined in the previous section, including many that go well beyond the scope of Ontario's Planning Act
- Reviews within municipalities and with outside agencies that are piecemeal, duplicative (although often with conflicting outcomes) and poorly coordinated
- Process flaws that include reliance on paper
- Some provincial policies that are more relevant to urban development but result in burdensome, irrelevant requirements when applied in some rural and northern communities.



All of this has contributed to widespread failure on the part of municipalities to meet required timelines. The provincial Planning Act sets out deadlines of 90 days for decisions on zoning by-law amendments, 120 days for plans of subdivision, and 30 days for site plan approval, but municipalities routinely miss these without penalty. For other processes, like site plan approval or provincial approvals, there are no timelines and delays drag on. The cost of delay falls on the ultimate homeowner or tenant.

The consequences for homeowners and renters are enormous. Ultimately, whatever cost a builder pays gets passed on to the buyer or renter. As one person said: "Process is the biggest project killer in Toronto because developers have to carry timeline risk."

Site plan control was often brought up as a frustration. Under the Planning Act, this is meant to be a technical review of the external features of a building. In practice, municipalities often expand on what is required and take too long to respond.

Then: In 1966, a draft plan of subdivision in a town in southwestern Ontario to provide 529 low-rise and mid-rise housing units, a school site, a shopping centre and parks was approved by way of a two-page letter setting out 10 conditions. It took seven months to clear conditions for final approval.

And now: In 2013, a builder started the approval process to build on a piece of serviced residential land in a seasonal resort town. Over the next seven years, 18 professional consultant reports were required, culminating in draft plan approval containing 50 clearance conditions. The second approval, issued by the Local Planning Appeals Board in 2020, ran to 23 pages. The developer estimates it will be almost 10 years before final approval is received.

An Ontario Association of Architects study calculating the cost of delays between site plan application and approval concluded that for a 100-unit condominium apartment building, each additional month of delay costs the applicant an estimated \$193,000, or \$1,930 a month for each unit.^[17]

A 2020 study done for the Building Industry and Land Development Association (BILD) looked at impacts of delay on low-rise construction, including single-detached homes. It estimated that every month an approval is delayed adds, on average, \$1.46 per square foot to the cost of a single home. A two-year delay, which is not unusual for this housing type, adds more than \$70,000 to the cost of a 2,000-square-foot house in the GTA.^[16]

Getting rid of so much unnecessary and unproductive additional work would significantly reduce the burden on staff.^[16b] It would help address the widespread shortages of planners and building officials. It would also bring a stronger sense among municipal staff that they are part of the housing solution and can take pride in helping cut approval times and lower the costs of delivering homes.

Adopt common sense approaches that save construction costs

Wood using “mass timber” – an engineer compressed wood, made for strength and weight-bearing – can provide a lower-cost alternative to reinforced concrete in many mid-rise projects, but Ontario’s Building Code is hampering its use. Building taller with wood offers advantages beyond cost:

- Wood is a renewable resource that naturally sequesters carbon, helping us reach our climate change goals

- Using wood supports Ontario’s forestry sector and creates jobs, including for Indigenous people

British Columbia’s and Quebec’s building codes allow woodframe construction up to 12 storeys, but Ontario limits it to six. By amending the Building Code to allow 12-storey woodframe construction, Ontario would encourage increased use of forestry products and reduce building costs.

Finally, we were told that a shift in how builders are required to guarantee their performance would free up billions of dollars to build more housing. Pay on demand surety bonds are a much less onerous option than letters of credit, and are already accepted in Hamilton, Pickering, Innisfil, Whitchurch-Stouffville and other Ontario municipalities. We outline the technical details in [Appendix D](#).

19. Legislate timelines at each stage of the provincial and municipal review process, including site plan, minor variance, and provincial reviews, and deem an application approved if the legislated response time is exceeded.
20. Fund the creation of “approvals facilitators” with the authority to quickly resolve conflicts among municipal and/or provincial authorities and ensure timelines are met.
21. Require a pre-consultation with all relevant parties at which the municipality sets out a binding list that defines what constitutes a complete application; confirms the number of consultations established in the previous recommendations; and clarifies that if a member of a regulated profession such as a professional engineer has stamped an application, the municipality has no liability and no additional stamp is needed.
22. Simplify planning legislation and policy documents.
23. Create a common, province-wide definition of plan of subdivision and standard set of conditions which clarify which may be included; require the use of standard province-wide legal agreements and, where feasible, plans of subdivision.
24. Allow wood construction of up to 12 storeys.
25. Require municipalities to provide the option of pay on demand surety bonds and letters of credit.

Prevent abuse of the appeal process

Part of the challenge with housing approvals is that, by the time a project has been appealed to the Ontario Land Tribunal (the Tribunal), it has usually already faced delay and compromises have been made to reduce the size and scope of the proposal. When an approved project is appealed, the appellant – which could just be a single individual – may pay \$400 and tie up new housing for years.

The most recent published report showed 1,300 unresolved cases.^[18] While under-resourcing does contribute to delays, this caseload also reflects the low barrier to launching an appeal and the minimal risks if an appeal is unsuccessful:

- After a builder has spent time and money to ensure a proposal conforms with a municipality's requirements, the municipal council can still reject it – even if its own planning staff has given its support. Very often this is to appease local opponents.
- Unlike a court, costs are not automatically awarded to the successful party at the Tribunal. The winning side must bring a motion and prove that the party bringing the appeal was unreasonable, clearly trying to delay the project, and/or being vexatious or frivolous. Because the bar is set so high, the winning side seldom asks for costs in residential cases.

This has resulted in abuse of the Tribunal to delay new housing. Throughout our consultations, we heard from municipalities, not-for-profits, and developers that affordable housing was a particular target for appeals which, even if unsuccessful, can make projects too costly to build.

Clearly the Tribunal needs more resources to clear its backlog. But the bigger issue is the need for so many appeals: we believe it would better to have well-defined goals and rules for municipalities and builders to avoid this costly and time-consuming quasi-judicial process. Those who bring appeals aimed at stopping development that meets established criteria should pay the legal costs of the successful party and face the risk of a larger project being approved.

The solution is not more appeals, it's fixing the system. We have proposed a series of reforms that would ensure only meritorious appeals proceeded, that every participant faces some risk and cost of losing, and that abuse of the Tribunal will be penalized. We believe that if Ontario accepts our recommendations, the Tribunal will not face the same volume of appeals. But getting to that point will take time, and the Tribunal needs more resources and better tools now.

Recommendation 1 will provide legislative direction to adjudicators that they must prioritize housing growth and intensification over competing priorities contained in provincial and municipal policies. We further recommend the following:

- 26.** Require appellants to promptly seek permission ("leave to appeal") of the Tribunal and demonstrate that an appeal has merit, relying on evidence and expert reports, before it is accepted.
- 27.** Prevent abuse of process:
 - a) Remove right of appeal for projects with at least 30% affordable housing in which units are guaranteed affordable for at least 40 years.
 - b) Require a \$10,000 filing fee for third-party appeals.
 - c) Provide discretion to adjudicators to award full costs to the successful party in any appeal brought by a third party or by a municipality where its council has overridden a recommended staff approval.
- 28.** Encourage greater use of oral decisions issued the day of the hearing, with written reasons to follow, and allow those decisions to become binding the day that they are issued.
- 29.** Where it is found that a municipality has refused an application simply to avoid a deemed approval for lack of decision, allow the Tribunal to award punitive damages.
- 30.** Provide funding to increase staffing (adjudicators and case managers), provide market-competitive salaries, outsource more matters to mediators, and set shorter time targets.
- 31.** In clearing the existing backlog, encourage the Tribunal to prioritize projects close to the finish line that will support housing growth and intensification, as well as regional water or utility infrastructure decisions that will unlock significant housing capacity.

Reduce the costs to build, buy and rent

The price you pay to buy or rent a home is driven directly by how much it costs to build a home. In Ontario, costs to build homes have dramatically increased at an unprecedented pace over the past decade. In most of our cities and towns, materials and labour only account for about half of the costs. The rest comes from land, which we have addressed in the previous section, and government fees.

A careful balance is required on government fees because, as much as we would like to see them lowered, governments need revenues from fees and taxes to build critically needed infrastructure and pay for all the other services that make Ontario work. So, it is a question of balance and of ensuring that our approach to government fees encourages rather than discourages developers to build the full range of housing we need in our Ontario communities.

Align government fees and charges with the goal of building more housing

Improve the municipal funding model

Housing requires more than just the land it is built on. It requires roads, sewers, parks, utilities and other infrastructure. The provincial government provides municipalities with a way to secure funding for this infrastructure through development charges, community benefit charges and parkland dedication (providing 5% of land for public parks or the cash equivalent).

These charges are founded on the belief that growth – not current taxpayers – should pay for growth. As a concept, it is compelling. In practice, it means that new home buyers pay the entire cost of sewers, parks, affordable housing, or colleges that will be around for generations and may not be located in their neighbourhood. And, although building

affordable housing is a societal responsibility, because affordable units pay all the same charges as a market unit, the cost is passed to new home buyers in the same building or the not-for-profit organization supporting the project. We do not believe that government fees should create a disincentive to affordable housing.

If you ask any developer of homes – whether they are for-profit or non-profit – they will tell you that development charges are a special pain point. In Ontario, they can be as much as \$135,000 per home. In some municipalities, development charges have increased as much as 900% in less than 20 years.^[20] As development charges go up, the prices of homes go up. And development charges on a modest semi-detached home are the same as on a luxury 6,000 square foot home, resulting in a disincentive to build housing that is more affordable. Timing is also a challenge as development charges have to be paid up front, before a shovel even goes into the ground.

To help relieve the pressure, the Ontario government passed recent legislation allowing builders to determine development charges earlier in the building process. But they must pay interest on the assessed development charge to the municipality until a building permit is issued, and there is no cap on the rate, which in one major city is 13% annually.

Cash payments to satisfy parkland dedication also significantly boost the costs of higher-density projects, adding on average \$17,000 to the cost of a high-rise condo across the GTA.^[21] We heard concerns not just about the amount of cash collected, but also about the money not being spent in the neighbourhood or possibly not being spent on parks at all. As an example, in 2019 the City of Toronto held \$644 million in parkland cash-in-lieu payments.^[22] Everyone can agree that we need to invest in parks as our communities grow, but if the funds are not being spent, perhaps it means that more money is being collected for parklands than is needed and we could lower the cost of housing if we adjusted these parkland fees.



A 2019 study carried out for BILD showed that in the Greater Toronto Area, development charges for low-rise housing are on average more than three times higher per unit than in six comparable US metropolitan areas, and roughly 1.75-times higher than in the other Canadian cities.

For high-rise developments the average per unit charges in the GTA are roughly 50% higher than in the US areas, and roughly 30% higher than in the other Canadian urban areas.^[19]

Modernizing HST Thresholds

Harmonized sales tax (HST) applies to all new housing – including purpose-built rental. Today, the federal component is 5% and provincial component is 8%. The federal and provincial government provide a partial HST rebate. Two decades ago, the maximum home price eligible for a rebate was set at \$450,000 federally and \$400,000 provincially, resulting in a maximum rebate of \$6,300 federally and \$24,000 provincially, less than half of today's average home price. Buyers of new homes above this ceiling face a significant clawback. Indexing the rebate would immediately reduce the cost of building new homes, savings that can be passed on to Ontarians. When both levels of government agree that we are facing a housing crisis, they should not be adding over 10% to the cost of almost all new homes.

- 32.** Waive development charges and parkland cash-in-lieu and charge only modest connection fees for all infill residential projects up to 10 units or for any development where no new material infrastructure will be required.
- 33.** Waive development charges on all forms of affordable housing guaranteed to be affordable for 40 years.
- 34.** Prohibit interest rates on development charges higher than a municipality's borrowing rate.
- 35.** Regarding cash in lieu of parkland, s.37, Community Benefit Charges, and development charges:
 - a) Provincial review of reserve levels, collections and drawdowns annually to ensure funds are being used in a timely fashion and for the intended purpose, and, where review points to a significant concern, do not allow further collection until the situation has been corrected.
 - b) Except where allocated towards municipality-wide infrastructure projects, require municipalities to spend funds in the neighbourhoods where they were collected. However, where there's a significant community need in a priority area of the City, allow for specific ward-to-ward allocation of unspent and unallocated reserves.
- 36.** Recommend that the federal government and provincial governments update HST rebate to reflect current home prices and begin indexing the thresholds to housing prices, and that the federal government match the provincial 75% rebate and remove any clawback.

Government charges on a new single-detached home averaged roughly \$186,300, or almost 22% of the price, across six municipalities in southcentral Ontario. For a new condominium apartment, the average was almost \$123,000, or roughly 24% of a unit's price.

Make it easier to build rental

In cities and towns across Ontario, it is increasingly hard to find a vacant rental unit, let alone a vacant rental unit at an affordable price. Today, 66% of all purpose-built rental units in the City of Toronto were built between 1960 and 1979. Less than 15% of Toronto's purpose-built rentals were constructed over the ensuing 40 years in spite of the significant population growth during that time. In fact, between 2006 and 2016, growth in condo apartments increased by 186% while purpose-built rental only grew by 0.6%.^[12] In 2018, the Ontario government introduced positive changes that have created growth in purpose-built rental units – with last year seeing 18,000 units under construction and 93,000 proposed against a 5-year average prior to 2020 of 3,400 annually.^[23]

Long-term renters often now feel trapped in apartments that don't make sense for them as their needs change. And because they can't or don't want to move up the housing ladder, many of the people coming up behind them who would gladly take those apartments are instead living in crowded spaces with family members or roommates. Others feel forced to commit to rental units at prices way beyond what they can afford. Others are trying their luck in getting on the wait list for an affordable unit or housing co-op – wait lists that are years long. Others are leaving Ontario altogether.

66%

of all purpose-built rental units
in the City of Toronto were
built between **1960** and **1979**.



A pattern in every community, and particularly large cities, is that the apartments and rented rooms that we do have are disappearing. Apartment buildings are being converted to condos or upgraded to much more expensive rental units. Duplexes get purchased and turned into larger single-family homes.

A major challenge in bridging the gap of rental supply is that, more often than not, purpose-built rental projects don't make economic sense for builders and investors. Ironically, there is no shortage of Canadian investor capital seeking housing investments, particularly large pension funds – but the economics of investing in purpose-built rental in Ontario just don't make sense. So, investments get made in apartment projects in other provinces or countries, or in condo projects that have a better and safer return-on-investment. What can governments do to get that investor capital pointed in the right direction so we can create jobs and get more of the housing we need built?

Some of our earlier recommendations will help, particularly indexing the HST rebate. So will actions by government to require purpose-built rental on surplus government land that is made available for sale. ([Appendix C](#))

Municipal property taxes on purpose-built rental can be as much as 2.5 times greater than property taxes for condominium or other ownership housing.^[24] The Task Force recommends:

37. Align property taxes for purpose-built rental with those of condos and low-rise homes.

Make homeownership possible for hardworking Ontarians who want it

Home ownership has always been part of the Canadian dream. You don't have to look far back to find a time when the housing landscape was very different. The norm was for young people to rent an apartment in their twenties, work hard and save for a down payment, then buy their first home in their late twenties or early thirties. It was the same for many new Canadians: arrive, rent, work hard and buy. The house might be modest, but it brought a sense of ownership, stability and security. And after that first step onto the ownership ladder, there was always the possibility of selling and moving up. Home ownership felt like a real possibility for anyone who wanted it.

That's not how it works now. Too many young people who would like their own place are living with one or both parents well into adulthood.

The escalation of housing prices over the last decade has put the dream of homeownership out of reach of a growing number of aspiring first-time home buyers. While 73% of Canadians are homeowners, that drops to 48% for Black people, 47% for LGBTQ people^[5] (StatsCan is studying rates for other populations, including Indigenous People who are severely underhoused). This is also an issue for younger adults: a 2021 study showed only 24% of Torontonians aged 30 to 39 are homeowners.^[25]

In Canada, responsibility for Indigenous housing programs has historically been a shared between the federal and provincial governments. The federal government works closely with its provincial and territorial counterparts to improve access to housing for Indigenous peoples both on and off reserve. More than 85% of Indigenous people live in urban and rural areas, are 11 times more likely to experience homelessness and have incidence of housing need that is 52% greater than all Canadians. The Murdered and Missing Indigenous Women and Girls report mentions housing 299 times – the lack of which being a significant, contributing cause to violence and the provision of which as a significant, contributing solution. The Province of Ontario has made significant investments in Urban Indigenous Housing, but we need the Federal Government to re-engage as an active partner.

While measures to address supply will have an impact on housing prices, many aspiring homeowners will continue to face a gap that is simply too great to bridge through traditional methods.

The Task Force recognizes the need for caution about measures that would spur demand for housing before the supply bottleneck is fixed. At the same time, a growing number of organizations – both non-profit and for-profit are proposing a range of unique home equity models. Some of these organizations are aiming at households who have sufficient income to pay the mortgage but lack a sufficient down payment. Others are aiming at households who fall short in both income and down payment requirements for current market housing.

The Task Force heard about a range of models to help aspiring first-time home buyers, including:

- Shared equity models with a government, non-profit or for-profit lender holding a second “shared equity mortgage” payable at time of sale of the home
- Land lease models that allow residents to own their home but lease the land, reducing costs
- Rent-to-own approaches in which a portion of an occupant's rent is used to build equity, which can be used as a down payment on their current unit or another market unit in the future
- Models where the equity gain is shared between the homeowner and the non-profit provider, such that the non-profit will always be able to buy the home back and sell it to another qualified buyer, thus retaining the home's affordability from one homeowner to the next.

Proponents of these models identified barriers that thwart progress in implementing new solutions.

- The Planning Act limits land leases to a maximum of 21 years. This provision prevents home buyers from accessing the same type of mortgages from a bank or credit union that are available to them when they buy through traditional homeownership.
- The Perpetuities Act has a similar 21-year limit on any options placed on land. This limits innovative non-profit models from using equity formulas for re-sale and repurchase of homes.
- Land Transfer Tax (LTT) is charged each time a home is sold and is collected by the province; and in Toronto, this tax is also collected by the City. This creates a double-tax in rent-to-own/equity building models where LTT ends up being paid first by the home equity organization and then by the occupant when they are able to buy the unit.
- HST is charged based on the market value of the home. In shared equity models where the homeowner neither owns nor gains from the shared equity portion of their home, HST on the shared equity portion of the home simply reduces affordability.
- Residential mortgages are highly regulated by the federal government and reflective of traditional homeownership. Modifications in regulations may be required to adapt to new co-ownership and other models.

The Task Force encourages the Ontario government to devote further attention to avenues to support new homeownership options. As a starting point, the Task Force offers the following recommendations:

- 38.** Amend the Planning Act and Perpetuities Act to extend the maximum period for land leases and restrictive covenants on land to 40 or more years.
- 39.** Eliminate or reduce tax disincentives to housing growth.
- 40.** Call on the Federal Government to implement an Urban, Rural and Northern Indigenous Housing Strategy.
- 41.** Funding for pilot projects that create innovative pathways to homeownership, for Black, Indigenous, and marginalized people and first-generation homeowners.
- 42.** Provide provincial and federal loan guarantees for purpose-built rental, affordable rental and affordable ownership projects.

Support and incentivize scaling up housing supply

Our goal of building 1.5 million homes in ten years means doubling how many homes Ontario creates each year. As much as the Task Force’s recommendations will remove barriers to realizing this ambitious goal, we also need to ensure we have the capacity across Ontario’s communities to deliver this new housing supply. This includes capacity of our housing infrastructure, capacity within our municipal planning teams, and boots on the ground with the skills to build new homes.

There is much to be done and the price of failure for the people of Ontario is high. This is why the provincial government must make an unwavering commitment to keeping the spotlight on housing supply. This is also why the province must be dogged in its determination to galvanize and align efforts and incentives across all levels of government so that working together, we all can get the job done.

Our final set of recommendations turns to these issues of capacity to deliver, and the role the provincial government can play in putting the incentives and alignment in place to achieve the 1.5 million home goal.

Invest in municipal infrastructure

Housing can’t get built without water, sewage, and other infrastructure

When the Task Force met with municipal leaders, they emphasized how much future housing supply relies on having the water, storm water and wastewater systems, roads, sidewalks, fire stations, and all the other parts of community infrastructure to support new homes and new residents.

Infrastructure is essential where housing is being built for the first time. And, it can be a factor in intensification when added density exceeds the capacity of existing infrastructure, one of the reasons we urge new infrastructure in new developments to be designed for future capacity. In Ontario, there are multiple municipalities where the number one barrier to approving new housing projects is a lack of infrastructure to support them.

Municipalities face a myriad of challenges in getting this infrastructure in place. Often, infrastructure investments are required long before new projects are approved and funding must be secured. Notwithstanding the burden development charges place on the price of new housing, most municipalities report that development charges are still not enough to fully cover the costs of building new infrastructure and retrofitting existing infrastructure in neighbourhoods that are intensifying. Often infrastructure crosses municipal boundaries creating complicated and time-consuming “who pays?” questions. Municipal leaders also shared their frustrations with situations where new housing projects are approved and water, sewage and other infrastructure capacity is allocated to the project – only to have the developer land bank the project and put off building. Environmental considerations with new infrastructure add further cost and complexity. The Task Force recommends:

- 43.** Enable municipalities, subject to adverse external economic events, to withdraw infrastructure allocations from any permitted projects where construction has not been initiated within three years of build permits being issued.

44. Work with municipalities to develop and implement a municipal services corporation utility model for water and wastewater under which the municipal corporation would borrow and amortize costs among customers instead of using development charges.

Create the Labour Force to meet the housing supply need

The labour force is shrinking in many segments of the market

You can't start to build housing without infrastructure. You can't build it without people – skilled trades people in every community who can build the homes we need.

The concern that we are already facing a shortage in skilled trades came through loud and clear in our consultations. We heard from many sources that our education system funnels young people to university rather than colleges or apprenticeships and creates the perception that careers in the skilled trades are of less value. Unions and builders are working to fill the pipeline domestically and recruit internationally, but mass retirements are making it challenging to maintain the workforce at its current level, let alone increase it.

Increased economic immigration could ease this bottleneck, but it appears difficult for a skilled labourer with no Canadian work experience to qualify under Ontario's rules. Moreover, Canada's immigration policies also favour university education over skills our economy and society desperately need. We ought to be welcoming immigrants with the skills needed to build roads and houses that will accommodate our growing population.

The shortage may be less acute, however, among smaller developers and contractors that could renovate and build new "missing middle" homes arising from the changes in neighbourhood zoning described earlier. These smaller companies tap into a different workforce from the one needed to build high rises and new subdivisions. Nonetheless, 1.5 million more homes will require a major investment in attracting and developing the skilled trades workforce to deliver this critically needed housing supply. We recommend:

- 45.** Improve funding for colleges, trade schools, and apprenticeships; encourage and incentivize municipalities, unions and employers to provide more on-the-job training.
- 46.** Undertake multi-stakeholder education program to promote skilled trades.
- 47.** Recommend that the federal and provincial government prioritize skilled trades and adjust the immigration points system to strongly favour needed trades and expedite immigration status for these workers, and encourage the federal government to increase from 9,000 to 20,000 the number of immigrants admitted through Ontario's program.

Create a large Ontario Housing Delivery Fund to align efforts and incent new housing supply

Build alignment between governments to enable builders to deliver more homes than ever before

All levels of government play a role in housing.

The federal government sets immigration policy, which has a major impact on population growth and many tax policies. The province sets the framework for planning, approvals, and growth that municipalities rely upon, and is responsible for many other areas that touch on housing supply, like investing in highways and transit, training workers, the building code and protecting the environment. Municipalities are on the front lines, expected to translate the impacts of federal immigration policy, provincial guidance and other factors, some very localized, into official plans and the overall process through which homes are approved to be built.

The efficiency with which home builders can build, whether for-profit or non-profit, is influenced by policies and decisions at every level of government. In turn, how many home developers can deliver, and at what cost, translates directly into the availability of homes that Ontarians can afford.

Collectively, governments have not been sufficiently aligned in their efforts to provide the frameworks and incentives that meet the broad spectrum of housing needs in Ontario. Much action, though, has been taken in recent years.

- The Ontario government has taken several steps to make it easier to build additional suites in your own home: reduced disincentives to building rental housing, improved the appeal process, focused on density around transit stations, made upfront development charges more predictable, and provided options for municipalities to create community benefits through development.
- The federal government has launched the National Housing Strategy and committed over \$70 billion in funding.^[26] Most recently, it has announced a \$4 billion Housing Accelerator Fund aimed at helping municipalities remove barriers to building housing more quickly.^[27]
- Municipalities have been looking at ways to change outdated processes, rules, and ways of thinking that create delays and increases costs of delivering homes. Several municipalities have taken initial steps towards eliminating exclusionary zoning and addressing other barriers described in this report.

All governments agree that we are facing a housing crisis. Now we must turn the sense of urgency into action and alignment across governments.

Mirror policy changes with financial incentives aligned across governments

The policy recommendations in this report will go a long way to align efforts and position builders to deliver more homes.

Having the capacity in our communities to build these homes will take more than policy. It will take money. Rewarding municipalities that meet housing growth and approval timelines will help them to invest in system upgrades, hire additional staff, and invest in their communities. Similarly, municipalities that resist new housing, succumb to NIMBY pressure, and close off their neighbourhoods should see funding reductions. Fixing the housing crisis is a societal responsibility, and our limited tax dollars should be directed to those municipalities making the difficult but necessary choices to grow housing supply.

In late January 2022, the provincial government announced \$45 million for a new *Streamline Development Approval Fund* to “unlock housing supply by cutting red tape and improving processes for residential and industrial developments”.^[28] This is encouraging. More is needed.

Ontario should also receive its fair share of federal funding but today faces a shortfall of almost \$500 million,^[29] despite two thirds of the Canadian housing shortage being in Ontario. We call on the federal government to address this funding gap.

48. The Ontario government should establish a large “Ontario Housing Delivery Fund” and encourage the federal government to match funding. This fund should reward:

- a) Annual housing growth that meets or exceeds provincial targets
- b) Reductions in total approval times for new housing
- c) The speedy removal of exclusionary zoning practices

49. Reductions in funding to municipalities that fail to meet provincial housing growth and approval timeline targets.

We believe that the province should consider partial grants to subsidize municipalities that waive development charges for affordable housing and for purpose-built rental.

Sustain focus, measure, monitor, improve

Digitize and modernize the approvals and planning process

Some large municipalities have moved to electronic tracking of development applications and/or electronic building permits (“e-permits”) and report promising results, but there is no consistency and many smaller places don’t have the capacity to make the change.

Municipalities, the provincial government and agencies use different systems to collect data and information relevant to housing approvals, which slows down processes and leaves much of the “big picture” blank. This could be addressed by ensuring uniform data architecture standards.

Improve the quality of our housing data to inform decision making

Having accurate data is key to understanding any challenge and making the best decisions in response. The Task Force heard from multiple housing experts that we are not always using the best data, and we do not always have the data we need.

Having good population forecasts is essential in each municipality as they develop plans to meet future land and housing needs. Yet, we heard many concerns about inconsistent approaches to population forecasts. In the Greater Golden Horseshoe, the forecast provided to municipalities by the province is updated only when the Growth Plan is updated, generally every seven years; but federal immigration policy, which is a key driver of growth, changes much more frequently. The provincial Ministry of Finance produces a population forecast on a more regular basis than the Growth Plan, but these are not used consistently across municipalities or even by other provincial ministries.

Population forecasts get translated into housing need in different ways across the province, and there is a lack of data about how (or whether) the need will be met. Others pointed to the inconsistent availability of land inventories. Another challenge is the lack of information on how much land is permitted and how much housing is actually getting built once permitted, and how fast. The Task Force also heard that, although the Provincial Policy Statement requires municipalities to maintain a three-year supply of short-term (build-ready) land and report it each year to the province, many municipalities are not meeting that requirement.^[30]

At a provincial and municipal level, we need better data on the housing we have today, housing needed to close the gap, consistent projections of what we need in the future, and data on how we are doing at keeping up. Improved data will help anticipate local and provincial supply bottlenecks and constraints, making it easier to determine the appropriate level and degree of response.

It will also be important to have better data to assess how much new housing stock is becoming available to groups that have been disproportionately excluded from home ownership and rental housing.

Put eyes on the crisis and change the conversation around housing

Ours is not the first attempt to “fix the housing system”. There have been efforts for years to tackle increasing housing prices and find solutions so everyone in Ontario can find and afford the housing they need. This time must be different.

The recommendations in this report must receive sustained attention, results must be monitored, significant financial investment by all levels of government must be made. And, the people of Ontario must embrace a housing landscape in which the housing needs of tomorrow’s citizens and those who have been left behind are given equal weight to the housing advantages of those who are already well established in homes that they own.

50. Fund the adoption of consistent municipal e-permitting systems and encourage the federal government to match funding. Fund the development of common data architecture standards across municipalities and provincial agencies and require municipalities to provide their zoning bylaws with open data standards. Set an implementation goal of 2025 and make funding conditional on established targets.

51. Require municipalities and the provincial government to use the Ministry of Finance population projections as the basis for housing need analysis and related land use requirements.

52. Resume reporting on housing data and require consistent municipal reporting, enforcing compliance as a requirement for accessing programs under the Ontario Housing Delivery Fund.

53. Report each year at the municipal and provincial level on any gap between demand and supply by housing type and location, and make underlying data freely available to the public.

54. Empower the Deputy Minister of Municipal Affairs and Housing to lead an all-of-government committee, including key provincial ministries and agencies, that meets weekly to ensure our remaining recommendations and any other productive ideas are implemented.

55. Commit to evaluate these recommendations for the next three years with public reporting on progress.

Conclusion

We have set a bold goal for Ontario: building 1.5 million homes in the next 10 years.

We believe this can be done. What struck us was that everyone we talked to – builders, housing advocates, elected officials, planners – understands the need to act now. As one long-time industry participant said, “for the first time in memory, everyone is aligned, and we need to take advantage of that.”

Such unity of purpose is rare, but powerful.

To leverage that power, we offer solutions that are bold but workable, backed by evidence, and that position Ontario for the future.

Our recommendations focus on ramping up the supply of housing. Measures are already in place to try to cool demand, but they will not fill Ontario’s housing need. More supply is key. Building more homes will reduce the competition for our scarce supply of homes and will give Ontarians more housing choices. It will improve housing affordability across the board.

Everyone wants more Ontarians to have housing. So let’s get to work to build more housing in Ontario.

APPENDIX A:

Biographies of Task Force Members

Lalit Aggarwal is President of Manor Park Holdings, a real estate development and operating company active in Eastern Ontario. Previously, Lalit was an investor for institutional fund management firms, such as H.I.G. European Capital Partners, Soros Fund Management, and Goldman Sachs. He is a past fellow of the C.D. Howe Institute and a former Director of both Bridgepoint Health and the Centre for the Commercialization of Regenerative Medicine. Lalit holds degrees from the University of Oxford and the University of Pennsylvania. He is also a current Director of the Hospital for Sick Children Foundation, the Sterling Hall School and the Chair of the Alcohol & Gaming Commission of Ontario.

David Amborski is a professional Urban Planner, Professor at Ryerson University's School of Urban and Regional Planning and the founding Director of the Centre for Urban Research and Land Development (CUR). His research and consulting work explore topics where urban planning interfaces with economics, including land and housing markets. He is an academic advisor to the National Executive Forum on Public Property, and he is a member of Lambda Alpha (Honorary Land Economics Society). He has undertaken consulting for the Federal, Provincial and a range of municipal governments. Internationally, he has undertaken work for the Canadian International Development Agency (CIDA), the World Bank, the Inter-American Development Bank, the Lincoln Institute of Land Policy, and several other organizations in Eastern Europe, Latin America, South Africa, and Asia. He also serves on the editorial boards of several international academic journals.

Andrew Garrett is a real estate executive responsible for growing IMCO's \$11+ Billion Global Real Estate portfolio to secure public pensions and insurance for Ontario families. IMCO is the only Ontario fund manager purpose built to onboard public clients such as pensions, insurance, municipal reserve funds, and endowments. Andrew has significant non-profit sector experience founding a B Corp certified social enterprise called WeBuild to help incubate social purpose real estate projects. He currently volunteers on non-profit boards supporting social purpose real estate projects, youth programs and the visual arts at Art Gallery

of Ontario. Andrew sits on board advisory committees for private equity firms and holds a Global Executive MBA from Kellogg School Management and a Real Estate Development Certification from MIT Centre for Real Estate.

Tim Hudak is the CEO of the Ontario Real Estate Association (OREA). With a passion and voice for championing the dream of home ownership, Tim came to OREA following a distinguished 21-year career in politics, including five years as Leader of the Progressive Conservative Party of Ontario.

In his role, Tim has focused on transforming OREA into Ontario's most cutting-edge professional association at the forefront of advocacy on behalf of REALTORS® and consumers, and providing world-class conferences, standard forms, leadership training and professional guidance to its Members. As part of his work at OREA, Tim was named one of the most powerful people in North American residential real estate by Swanepoel Power 200 for the last five years. Tim is married to Deb Hutton, and together they have two daughters, Miller and Maitland. In his spare time, Tim enjoys trails less taken on his mountain bike or hiking shoes as well as grilling outdoors.

Jake Lawrence was appointed Chief Executive Officer and Group Head, Global Banking and Markets in January 2021. In this role, Jake is responsible for the Bank's Global Banking and Markets business line and strategy across its global footprint. Jake joined Scotiabank in 2002 and has held progressively senior roles in Finance, Group Treasury and Global Banking and Markets. From December 2018 to January 2021, Jake was Co-Group Head of Global Banking and Markets with specific responsibility for its Capital Markets businesses, focused on building alignment across product groups and priority markets to best serve our clients throughout our global footprint. Previously, Jake was Executive Vice President and Head of Global Banking and Markets in the U.S., providing overall strategic direction and execution of Scotiabank's U.S. businesses. Prior to moving into GBM, Jake served as Senior Vice President and Deputy Treasurer, responsible for Scotiabank's wholesale funding activities and liquidity management as well as Senior Vice President, Investor Relations.

Julie Di Lorenzo (GPLLM, University of Toronto 2020), is self-employed since 1982, operates one of the largest female-run Real Estate Development Companies in North America. She was instrumental in the Daniel Burnham award-winning Ontario Growth Management Plan (2004) as President of BILD. Julie served as the first female-owner President of GTHBA (BILD) and on the boards of the Ontario Science Centre, Harbourfront Toronto, Tarion (ONHWP), St. Michael's Hospital, NEXT36, Waterfront Toronto, Chair of IREC Committee WT, Havergal College (Co-Chair of Facilities), York School (interim Vice-Chair), and Canadian Civil Liberties Association Board. Julie has served various governments in advisory capacity on Women's issues, Economic Development, Innovation and Entrepreneurship. Awards include Lifetime Achievement BILD 2017, ICCO Business Excellence 2005 & ICCO Businesswoman of the Year 2021.

Justin Marchand (CIHCM, CPA, CMA, BComm) is Métis and was appointed Chief Executive Officer of Ontario Aboriginal Housing Services (OAHS) in 2018. Justin has over 20 years of progressive experience in a broad range of sectors, including two publicly listed corporations, a large accounting and consulting firm, and a major crown corporation, and holds numerous designations across financial, operations, and housing disciplines. He was most recently selected as Chair of the Canadian Housing and Renewal Association's (CHRA's) Indigenous Caucus Working Group and is also board member for CHRA. Justin is also an active board member for both the Coalition of Hamilton Indigenous Leadership (CHIL) as well as Shingwauk Kinoomaage Gamig, located in Bawaating. Justin believes that Housing is a fundamental human right and that when Indigenous people have access to safe, affordable, and culture-based Housing this provides the opportunity to improve other areas of their lives.

Ene Underwood is CEO of Habitat for Humanity Greater Toronto Area), a non-profit housing developer that helps working, lower income families build strength, stability and self-reliance through affordable homeownership. Homes are delivered through a combination of volunteer builds, contractor builds, and partnerships with non-profit and for-profit developers. Ene's career began in the private sector as a strategy consultant with McKinsey & Company before transitioning to not-for-profit sector leadership. Ene holds a Bachelor of Arts (Honours) from the University of Waterloo and a Master of Business Administration from Ivey Business School.

Dave Wilkes is the President and CEO of the Building Industry and Land Development Association of the GTA (BILD). The Association has 1,300 members and proudly represents builders, developers, professional renovators and those who support the industry.

Dave is committed to supporting volunteer boards and organizations. He has previously served on the George Brown College Board of Directors, Ontario Curling Association, and is currently engaged with Black North Initiative (Housing Committee) and R-Labs I+T Council.

Dave received his Bachelor of Arts (Applied Geography) from Ryerson.

APPENDIX B:

Affordable Housing

Ontario's affordable housing shortfall was raised in almost every conversation. With rapidly rising prices, more lower-priced market rental units are being converted into housing far out of reach of lower-income households. In parallel, higher costs to deliver housing and limited government funding have resulted in a net decrease in the number of affordable housing units run by non-profits. The result is untenable: more people need affordable housing after being displaced from the market at the very time that affordable supply is shrinking.

Throughout our consultations, we were reminded of the housing inequities experienced by Black, Indigenous and marginalized people. We also received submissions describing the unique challenges faced by off-reserve Indigenous Peoples both in the province's urban centres and in the north.

While many of the changes that will help deliver market housing will also help make it easier to deliver affordable housing, affordable housing is a societal responsibility. We cannot rely exclusively on for-profit developers nor on increases in the supply of market housing to fully solve the problem.

The non-profit housing sector faces all the same barriers, fees, risks and complexities outlined in this report as for-profit builders. Several participants from the non-profit sector referred to current or future partnerships with for-profit developers that tap into the development and construction expertise and efficiencies of the private sector. Successful examples of leveraging such partnerships were cited with Indigenous housing, supportive housing, and affordable homeownership.

We were also reminded by program participants that, while partnerships with for-profit developers can be very impactful, non-profit providers have unique competencies in the actual delivery of affordable housing. This includes confirming eligibility of affordable housing applicants, supporting independence of occupants of affordable housing, and ensuring affordable housing units remain affordable from one occupant to the next.

One avenue for delivering more affordable housing that has received much recent attention is inclusionary zoning. In simple terms, inclusionary zoning (IZ) requires developers to deliver a share of affordable units in new

housing developments in prescribed areas. The previous Ontario government passed legislation in April 2018 providing a framework within which municipalities could enact Inclusionary Zoning bylaws.

Ontario's first inclusionary zoning policy was introduced in fall 2021 by the City of Toronto and applies to major transit station areas. Internationally, inclusionary zoning has been used successfully to incentivize developers to create new affordable housing by providing density bonuses (more units than they would normally be allowed, if some are affordable) or reductions in government fees. Unfortunately, the City's approach did not include any incentives or bonuses. Instead, Toronto requires market-rate fees and charges for below-market affordable units. This absence of incentives together with lack of clarity on the overall density that will be approved for projects has led developers and some housing advocates to claim that these projects may be uneconomic and thus will not get financed or built. Municipalities shared with us their concerns regarding the restriction in the provincial IZ legislation that prohibits "cash in lieu" payments. Municipalities advised that having the option of accepting the equivalent value of IZ units in cash from the developer would enable even greater impact in some circumstances (for example, a luxury building in an expensive neighbourhood, where the cost of living is too high for a low-income resident).

Funding for affordable housing is the responsibility of all levels of government. The federal government has committed to large funding transfers to the provinces to support affordable housing. The Task Force heard, however, that Ontario's share of this funding does not reflect our proportionate affordable housing needs. This, in turn, creates further financial pressure on both the province and municipalities, which further exacerbates the affordable housing shortages in Ontario's communities.

Finally, many participants in Task Force consultations pointed to surplus government lands as an avenue for building more affordable housing and this is discussed in [Appendix C](#).

We have made recommendations throughout the report intended to have a positive impact on new affordable housing supply. We offer these additional recommendations specific to affordable housing:

- Call upon the federal government to provide equitable affordable housing funding to Ontario.
 - Develop and legislate a clear, province-wide definition of “affordable housing” to create certainty and predictability.
 - Create an Affordable Housing Trust from a portion of Land Transfer Tax Revenue (i.e., the windfall resulting from property price appreciation) to be used in partnership with developers, non-profits, and municipalities in the creation of more affordable housing units. This Trust should create incentives for projects serving and brought forward by Black- and Indigenous-led developers and marginalized groups.
- Amend legislation to:
 - Allow cash-in-lieu payments for Inclusive Zoning units at the discretion of the municipality.
 - Require that municipalities utilize density bonusing or other incentives in all Inclusionary Zoning and Affordable Housing policies that apply to market housing.
 - Permit municipalities that have not passed Inclusionary Zoning policies to offer incentives and bonuses for affordable housing units.
 - Encourage government to closely monitor the effectiveness of Inclusionary Zoning policy in creating new affordable housing and to explore alternative funding methods that are predictable, consistent and transparent as a more viable alternative option to Inclusionary Zoning policies in the provision of affordable housing.
 - Rebate MPAC market rate property tax assessment on below-market affordable homes.

APPENDIX C:

Government Surplus Land

Surplus government lands fell outside the mandate of the Task Force. However, this question came up repeatedly as a solution to housing supply. While we take no view on the disposition of specific parcels of land, several stakeholders raised issues that we believe merit consideration:

- Review surplus lands and accelerate the sale and development through RFP of surplus government land and surrounding land by provincially pre-zoning for density, affordable housing, and mixed or residential use.
- All future government land sales, whether commercial or residential, should have an affordable housing component of at least 20%.
- Purposefully upzone underdeveloped or underutilized Crown property (e.g., LCBO).
- Sell Crown land and reoccupy as a tenant in a higher density building or relocate services outside of major population centres where land is considerably less expensive.
- The policy priority of adding to the housing supply, including affordable units, should be reflected in the way surplus land is offered for sale, allowing bidders to structure their proposals accordingly.

APPENDIX D:

Surety Bonds

Moving to surety bonds would free up billions of dollars for building

When a development proposal goes ahead, the developer typically needs to make site improvements, such as installing common services. The development agreement details how the developer must perform to the municipality's satisfaction.

Up until the 1980s, it was common practice for Ontario municipalities to accept bonds as financial security for subdivision agreements and site plans. Today, however, they almost exclusively require letters of credit from a chartered bank. The problem with letters of credit is that developers are often required to collateralize the letter of credit dollar-for-dollar against the value of the municipal works they are performing.

Often this means developers can only afford to finance one or two housing projects at a time, constraining housing supply. The Ontario Home Builders' Association estimates that across Ontario, billions of dollars are tied up in collateral or borrowing capacity that could be used to advance more projects.

Modern "pay on demand surety bonds" are proven to provide the same benefits and security as a letter of credit, while not tying up private capital the way letters of credit do. Moving to this option would give municipalities across Ontario access to all the features of a letter of credit with the added benefit of professional underwriting, carried out by licensed bonding companies, ensuring that the developer is qualified to fulfill its obligations under the municipal agreement.

Most important from a municipal perspective, the financial obligation is secured. If a problem arises, the secure bond is fully payable by the bond company on demand. Surety companies, similar to banks, are regulated by Ontario's Office of the Superintendent of Financial Institutions to ensure they have sufficient funds in place to pay out bond claims.

More widespread use of this instrument could unlock billions of dollars of private sector financial liquidity that could be used to build new infrastructure and housing projects, provide for more units in each development and accelerate the delivery of housing of all types.

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A BLUEPRINT FOR ACTION:

AN INTEGRATED APPROACH TO ADDRESS THE ONTARIO HOUSING CRISIS

February 2022

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Message from the AMO President

Housing affordability is top of mind for people in Ontario.

In Ontario, finding a place to live is a struggle for many due to low vacancy rates, limited supply and an insufficient mix of housing options. The costs of ownership and rental rates are rising much faster than incomes, and people experiencing homelessness are in desperate need of a roof over their heads. The COVID-19 pandemic has exacerbated the issue, leading to a province-wide housing crisis. To address housing affordability, all orders of government must work together in partnership with the private, non-profit, and co-operative housing development sectors.

AMO recognizes that Ontario is facing a housing affordability and supply crisis and that all parties have a role to play in solving it. The province's recent housing consultation has provided an opportunity for a renewed conversation about the urgent need for bold action and leadership by all.

In contributing to these efforts, AMO is pleased to present a *Blueprint for Action: A Coordinated Approach to Address the Ontario Housing Crisis*. It takes a principle-based approach and outlines nearly 90 recommendations on how to guide further action to build a strong housing sector.

This *Blueprint* builds on AMO's long-standing positions and advocacy around housing, and incorporates the advice of many, including AMO's Task Forces and Board of Directors. AMO is also grateful to those that contributed ideas including associations representing the housing sector, planners, building officials, social services and Indigenous service providers. We are also thankful for the input from the following municipal associations:

- Eastern Ontario Wardens' Caucus (EOWC)
- Federation of Canadian Municipalities (FCM)
- Federation of Northern Ontario Municipalities (FONOM)
- Mayors and Regional Chairs of Ontario (MARCO)
- Northern Ontario Municipal Association (NOMA)
- Ontario Big City Mayors (OBCM)
- Ontario Small Urban Municipalities (OSUM)
- Rural Ontario Municipal Association (ROMA)
- Western Ontario Wardens' Caucus (WOWC)

In our view, this *Blueprint* serves as a platform for collaborative discussion and action with all housing partners. We need all parties to come to the table and work together in a coordinated and integrated way, for the benefit of all Ontarians.

Sincerely,



Jamie McGarvey

AMO President
Mayor of Parry Sound





A BLUEPRINT FOR ACTION:

An Integrated Approach to Address the Ontario Housing Crisis

Introduction

In Ontario, finding a place to live is a struggle for many due to low vacancy rates, limited supply and an insufficient mix of housing options. The costs of ownership and rental rates are rising much faster than incomes and people experiencing homelessness are in desperate need of a roof over their heads.

Bold action and leadership are required from all three orders of government and private, non-profit, and co-operative housing sectors (collectively referred to as “development sector”) to address the housing crisis in Ontario. It will take collective, constructive and focused work by all involved to improve affordability, diversify the housing mix, and increase supply.

The province needs a made-in-Ontario housing framework. Tinkering around the edges will not be successful. A new collective mindset and transformative change is required to address the systemic issues around housing affordability over the long-term.

AMO’s *Blueprint for Action* reflects an all-of-government approach and covers more than just housing affordability. In our view, meaningful results will only be achieved if the social determinants of health, poverty reduction, and climate change mitigation and adaptation, are also addressed.

Note that this is not an exhaustive list of interventions that could help solve Ontario’s housing crisis. Rather it is written to identify local contributions that the various parties play in delivering housing.

It is important to keep in mind that there are unique and different challenges facing large and small urban, rural, and northern municipalities. Local flexibility, rather than one-size-fits-all solutions, must be considered when reading this document.

The remaining sections outline the unique regional housing challenges that Ontarians are facing and the foundational housing principles that were developed by AMO. Following that, the Blueprint for Action outlines nearly 90 recommendations that are grouped into actions that the federal, provincial, municipal governments and the development sector should consider implementing.

Housing Challenges Across Ontario

The COVID-19 pandemic has created noticeable shifts in housing affordability as individuals and organizations across the province make different choices about where and how to live and work. What is common between all municipal governments, however, is the pressure they face to build and sustain complete communities so their residents can enjoy a quality of life wherever they choose to live. All municipalities would benefit from additional resources and tools – both financial and planning – to help improve housing affordability.

In the case of rural Ontario, municipalities' ability to address housing needs and to contribute fully to the province's recovery and growth are constrained by the infrastructure section of the Provincial Policy Statement (PPS). It is expensive to ensure infrastructure can adequately service new housing development in vast geographic areas and work can take time. That is why a collaborative and innovative approach to rural municipal servicing matters needs to be broadly supported.

As well, critical infrastructure such as sewer, water, broadband and access to energy sources including hydro and other alternatives is lacking in many areas. Growing communities also require amenities such as schools, healthcare, and transportation, which is only possible with ongoing joint investments from all orders of government.

The trend of urban outmigration to rural and northern Ontario has made the available housing stock in those communities much more expensive and harder to find. The impact on rural seniors and young families is distressing, and this lack of accommodation poses a significant restriction on growth and development and on the sustainability of the labour force in rural Ontario. These are new experiences in rural and northern Ontario in particular, and the implications are significant.

Northern Ontario has its own set of unique challenges. Affordable options have until recently been available, but with new in-migration from southern Ontario, prices and rents are quickly increasing. Supply of homes is not the only issue. Smaller and rural communities and First Nations communities often have homes and rental buildings in a poor state of repair requiring renovations to keep them suitable for occupancy. When building new, the cost for construction is higher in the north due to the short construction season, labour shortages, and cost of transporting materials.

Community and supportive housing are also more difficult to access in rural and northern areas, as they are often located in larger urban centres, causing residents in need to leave their home communities or continue living in precarious housing situations. There is just not enough funding to provide affordable housing options equitably all across regions to reach people in need where they live.

Black, Indigenous, racialized and other marginalized communities in Ontario have unique housing needs and may face discrimination in accessing and securing housing. Affordable housing options that account for these barriers are needed and may look like housing programs with culturally respectful supports and wrap-around care models that eliminate the barriers faced in the private housing markets.

Across Ontario, increasing levels of homelessness are a significant consequence of low supply and unaffordable housing. Homelessness is no longer confined to the visibly homeless, those in shelters, or those with limited income. While there are myriad root causes for homelessness, and many solutions to prevent and break the cycle of poverty and homelessness, housing is the primary solution for those that need a roof over their heads.

Further complicating the problem is the fact that housing supply is also impacted due to high demand from investors with a primary goal of price appreciation. In addition, higher levels of immigration to the province, supporting economic growth of our communities, and large numbers of international and non-local students attending our universities and colleges further drive demand. The increased demand for housing in these areas has put pressure on municipal councils to balance pressures for growth and the preservation of existing housing stock and mix, with the desire to be welcoming and desirable communities for both life-long and new residents.

The COVID-19 pandemic has made it clear that the diverse mix, supply, and affordability of housing are issues all municipal governments across Ontario are grappling with. Ultimately, all municipal governments want to build beautiful, healthy, diverse and complete communities, and housing is a critical component to this goal.

AMO's Housing Principles

1. All orders of government and the development sector (e.g., real estate industry and private, non-profit and co-operative housing developers) must work together to ensure that Ontarians have access to affordable, inclusive, safe, and suitable housing across a continuum of housing options – recognizing that each have different contributions to make respectively.
2. The path toward achieving housing affordability must be based on a human rights approach and address inequities in accessing housing faced by Black, Indigenous, racialized, and other marginalized people.
3. Housing must be treated as an essential social good, as it provides necessary security, comfort, and sense of belonging and community, rather than as a primary means to store and accumulate wealth.¹
4. All orders of governments must plan and account for growth and actively provide solutions for different housing markets across Ontario, as challenges and needs differ whether in large or small urban, rural or northern communities.
5. All orders of government should foster 'complete communities' with a diverse range and mix of housing options, densities, tenures, and all corresponding physical and social infrastructure, developed through sound planning and development approval processes.

¹ <https://www.cmhc-schl.gc.ca/en/nhs/nhs-project-profiles/2019-nhs-projects/financialization-housing>

6. Provincial and federal governments must ensure municipal governments have sufficient flexibility to achieve increased housing affordability in ways that meet local need, rather than impose 'one size fits all' solutions across Ontario.
7. All orders of government and the private sector should work in partnership with Indigenous communities to advance co-developed, Indigenous-led housing solutions that meet the needs of Indigenous people.
8. All governments need to work together with communities to foster increased community support and address barriers (e.g., Not in My Backyard, Build Absolutely Nothing Anywhere Near Anyone) and contribute to solutions to increase housing supply of private market, community, and supportive housing.
9. Municipal governments and District Social Service Administration Boards (DSSABs) are close to the people and therefore best positioned to plan and manage housing and homelessness prevention services in their communities with support from other orders of government.
10. Affordable housing and homelessness prevention programs are essentially a means for income redistribution. As such, they should not be funded primarily through property tax revenue. It is unsustainable and at odds with basic principles of good public and fiscal policy.
11. All governments must work together to end homelessness with appropriate housing solutions that are affordable and supportive.
12. The province must work with municipalities to dispel myths about development charges (DCs), property taxes, and user fees by promoting how they are critical to creating livable homes and communities. Growth must pay for growth.

A Blueprint for Action for Housing Affordability

With these twelve principles in mind, AMO has developed a Blueprint for Action that outlines nearly 90 recommendations separated into levels of government (federal, provincial, and municipal), and the development sector (private, non-profit, and co-operative).

The recommendations are grouped into one of six categories: Collaboration & Coordination, Funding & Incentives, Improving Outcomes for People, Innovation, Streamlining Processes, and Workforce Development & Supply Chain.

While not an exhaustive list, these recommendations should act as a starting point for conversation between governments, industry, and other stakeholders.

Federal Actions

Canada's federal government plays an important role in housing due to its ability to exercise many demand- and supply-side levers. It helps with both home ownership and renter support through mortgage regulation, tax expenditure and financial assistance. When it comes to community housing policy and funding, the federal government functions as a system enabler. Leveraging its fiscal capacity, the Government of Canada can help make community housing financially viable across the country, promote the expansion of more affordable housing options, and help to prevent and end homelessness.

To address the current state of housing in the country, the federal government has established and is implementing a **National Housing Strategy**.

Note: Many of these recommendations are based on the current **housing advocacy positions** of the Federation of Canadian Municipalities (FCM).

Collaboration & Coordination

1. Support provinces and territories with a national strategy to help municipal governments to plan for population growth from immigration and facilitate more housing supply.
2. Accelerate the development and implementation of a national Urban, Rural, and Northern Indigenous Housing Strategy with adequate and meaningful resources to achieve the agreed upon outcomes with Indigenous Peoples.

Improving Outcomes for People

3. Protect lower rent market housing from “renoviction” and conversion through an acquisition program that empowers community land trusts, non-profits, cooperatives and municipal agencies to acquire and preserve existing lower rent market housing at risk of being bought by investment companies.

Funding & Incentives

4. Continue to scale up and maintain the Rapid Housing Initiative (RPI).
5. Increase funding for the Canada Housing Benefit.
6. To accelerate the development of new housing supply, the Housing Accelerator Fund should fund municipalities using new technology and methods (e.g., e-permitting and Lean Sigma methodologies, etc.) as well as the dissemination of best practices.

7. Create more affordable housing by optimizing the National Housing Co-Investment Fund to deliver deeper market and non-market affordability and streamline rapid approval processes for municipal applicants and their community housing partners.
8. Create more purpose-built market rentals by optimizing the Rental Construction Financing Initiative to create more affordable rental supply and explore a more facilitative tax structure.
9. Improve timelines for approvals and execution of federal funding agreements, including the release of funds for the National Housing Co-investment Fund.
10. Provide funding to support the conversion of vacant commercial space to affordable housing through the National Housing Strategy.
11. Work with the provincial government to fully exempt charitable non-profit organizations from HST for new affordable housing projects and purpose-built rental projects.
12. Redesign and expand the Federal Lands Initiative and provide surplus or under-used crown lands to municipal governments and contingent on building affordable and/or 'missing middle' housing solutions.

Workforce Development & Supply Chain

13. Make changes to immigration selection criteria to facilitate the entry of more skilled workers for the construction industry.
14. Work with industry to address supply chain challenges and implement solutions to overcome materials shortages that delay construction and raise costs for developers.

Provincial Actions

The Ontario Government has an important and multifaceted role to play in the housing crisis, and in the search for ‘made in Ontario’ housing solutions, primarily as a regulator and funder.

The municipal land use planning function that determines how land is developed in Ontario is regulated by the province through legislation like the *Planning Act*. The province is responsible for numerous provincial directives including the Provincial Policy Statement, the Greenbelt Plan, and various regional growth plans. The province is also responsible for numerous processes that affect timelines in the municipal development approval process, including the Ontario Land Tribunal (OLT), provincial environmental assessments, Ontario’s land registry, and more. Finally, it provides guidance to help developers and homeowners navigate the land use planning process.

The province is the steward of the community housing system, creating legislation and establishing service requirements for service system managers. It regulates community housing through the *Housing Services Act, 2011* and sets guidelines for local Housing and Homelessness Plans through the *Ontario Policy Statement: Service Manager Housing and Homelessness Plans* and through various housing strategies. A new *Community Housing Renewal Strategy* was released by the provincial government in April 2019 to help sustain, repair, and grow the community housing system. The provincial government is also the primary funder of supportive housing in Ontario.

Provincial funding programs provide funding to: support affordable housing construction; facilitate homeownership and renovations; advance homelessness prevention; increase access to low-cost financing; and provide rent supplements and housing allowances, amongst other objectives. Some of these programs are co-funded with the federal government under the National Housing Strategy. They all have specific mandates and targets with time-limited funding.

For more information on Ontario’s housing programs and initiatives, see the Ontario government [website](#).

Collaboration & Coordination

1. Work with universities and colleges to create adequate supply of residence housing for students, both domestic and international.
2. Co-develop a provincial strategy aligned with the upcoming national strategy for specific housing and homelessness prevention initiatives for Indigenous people in consultation with Indigenous communities and service providers, including the Ontario Aboriginal Housing Services.
3. Work in partnership with municipal governments to change public attitudes opposed to intensification by making the public more aware of the negative impact of sprawl on the environment, traffic congestion, and on the costs of municipal services.

4. Provide more public education to both landlords and tenants on their rights and obligations.
5. Promote awareness and provide information to municipal governments and residents about ways to effectively facilitate legal second suites and new rentals in a manner that meets the needs of the communities.

Innovation

6. Create a housing innovation fund to facilitate new solutions and share best practices.
7. Support municipal governments to work with developers to convert underused office and commercial properties to residential use where desirable and feasible for local communities through changes to the Ontario Building Code and other measures.
8. Support the repurposing of surplus school lands to housing by donating to municipalities and District Social Service Administration Boards (DSSAB).
9. Explore the feasibility of a conversion strategy for older long-term care homes being demolished for redevelopment into supportive housing.
10. Fund municipalities to accelerate the development of new housing supply by supporting new technology and methods (e.g., e-permitting, Lean Sigma methodologies, etc.) as well as the dissemination of best practices.
11. Continue to document and disseminate Best Management Practices (BMPs) and provide data support to municipal governments to foster learning, resulting in continuous improvement.
12. Work with municipalities and housing developers to share Best Management Practices (BMPs).
13. Ensure there is enough flexibility and supports for municipal governments to look at underused and strategically located employment lands for mixed-uses, including housing.
14. Research and disseminate promising practices from other jurisdictions about how to facilitate innovative housing supply.
15. Explore and pilot new innovative home ownership programs with municipal governments for low- and moderate-income people, with a special focus on first-time homebuyers, including shared-equity schemes and rent-to-own approaches.
16. Research and share promising practices to make better use of existing homes, buildings, and neighbourhoods to increase the supply of housing (e.g., matchmaker services that facilitate shared living arrangements between seniors in “over-housed” situations and renters, including students).
17. Provide more information and funding to municipal governments who wish to adopt a Community Planning Permit System.

Improving Outcomes for People

18. Adopt a human rights approach to housing aligning with the federal government to place a higher standard on all parties to achieve outcomes for people.
19. Co-define housing affordability with municipal governments to clearly identify the outcomes that the government is seeking to achieve.
20. Set housing affordability targets, milestones, timelines, and measure achievements to track progress of meeting objectives and evaluating interventions.
21. Apply an equity lens to ensure that provincial actions include solutions that address the inequities in accessing housing faced by Black, Indigenous, racialized and other marginalized people face.
22. Increase affordability and support climate change adaptation and mitigation through the construction of new net-zero housing and retrofits of existing housing that meet Passive House, LEED or similar standards to decrease energy costs for homeowners and tenants over time.
23. Review the *Residential Tenancies Act* on an ongoing basis to ensure a balance of the rights and obligations of landlords who seek a conducive environment to provide rental opportunities and tenants who need adequate protection from illegal or unreasonable “renovictions.”
24. Work together with municipal service managers to preserve existing community and supportive housing and grow the supply in the system to meet the needs of low-income people and support municipal governments in addressing aging buildings and capital repairs needed in their communities.
25. Increase social assistance shelter allowances for low-income recipients and persons with disabilities to be able to afford their shelter costs.
26. Work together with municipal service managers to co-design and jointly implement **Blueprint for Action to end homelessness** including housing solutions and other interventions to prevent and break the cycle of homelessness.
27. Support growth of new housing supply with corresponding investments in infrastructure including schools, hospitals, transit, and transportation.
28. Consider a “Yes in My Backyard” initiative to address community concerns and change public attitudes against new ‘missing middle’ and community housing developments.

Streamlining Processes

29. Recognize the complexity and lack of clarity between the *Planning Act*, Growth Plans, and the Provincial Policy Statement and take steps to educate municipalities and developers on these changes.
30. Review the Building Code for clarity and provide greater education to municipal governments, developers, and the public on how to apply the Code to achieve a greater supply of safe and sustainable housing.
31. Immediately implement an integrated One Window approach involving all provincial line ministries to streamline provincial approvals and support required by municipalities for development.
32. Collect data on the housing market to inform new opportunities and make it accessible to municipalities and developers.
33. Monitor and evaluate the implementation of inclusionary zoning and duly consider expanding the areas where this tool can be used to afford a broader application in more communities and neighbourhoods.
34. Limit appeals of community and supportive housing to the Ontario Land Tribunal.
35. Evaluate the impacts of *de novo* hearings at the Ontario Lands Tribunal on the speed of developments immediately. If found to have a negative impact on the speed of OLT decision making, remove the ability of the OLT to have *de novo* hearings.
36. Explore ways to speed up the landlord and tenant board process, including addressing the adjudicator shortage.
37. Provide guidance to help developers and homeowners navigate the land use planning process.
38. Streamline review and approval timelines of provincial agencies involved in reviewing affordable housing and purpose-built rental housing development applications.
39. Aim to reduce the number of appeals to the Ontario Land Tribunal as well as hire more adjudicators to reduce the backlog and speed up the process.

Funding & Incentives

40. Work with the federal government to make housing capital programs more effective by providing multi-year funding by eliminating the ‘use it or lose it’ approach and allow Service System Managers to carry over funding between fiscal years, similar to other federal and provincial infrastructure programs.
41. Develop and implement a provincial Rental Housing Strategy with incentives such as tax credits and tax exemptions for private and non-profit housing developers to encourage the building of new purpose-built rental housing, and specific initiatives to meet the unique needs of rural and northern communities.

42. Enhance renovation programs for low-income people that can preserve existing stock, delivered by municipal service managers and co-funded by the federal and provincial governments through the National Housing Strategy.
43. Support non-profit and co-operative housing to develop community and supportive housing through donations of land, up-front pre-construction funding and capital funding.
44. Support and fund the creation of more affordable housing and purpose-built market rentals.
45. Ensure DCs and community benefit charges are calculated in a way that ensures growth pays for growth.
46. Allocate revenues generated from the land transfer tax and the non-resident speculation tax to affordable housing and for financial incentives to encourage housing solutions for moderate-income households.
47. Provide low-cost loans to homeowners who wish to renovate to create new legal second units in accordance with local municipal bylaws.
48. Ensure that municipal governments continue to have the discretion to offer home ownership programs and renovation support programs with funding from federal-housing programs available under the National Housing Strategy.
49. Advocate to the federal government for more robust home ownership programs.
50. Provide one-time funding to municipal governments to update their zoning bylaw in accordance with their official plans.
51. Explore how existing infrastructure programs might be used and enhanced to assist municipal governments with upfront servicing costs.

Workforce Development & Supply Chain

52. Provide training and skills development on new forms of cost effective and rapidly built housing forms such as modular housing.
53. Explore ways to address the shortage of skilled labour in the construction trades through workforce development strategies including measures such as education, training, apprenticeships, public promotion, and immigration.
54. Provide training to help municipal governments increase the supply of building department and planning staff.
55. Pursue opportunities to increase in-province supply of materials and components by building “local” supply chains for materials, logistics and skilled labour.

Municipal Actions

Housing pressures are most keenly felt as a local issue because municipal governments are the order of government closest to the people and are responsible for much of the infrastructure that is required for robust and healthy communities. Together with District Social Service Administration Boards (DSSABs), municipalities work with a variety of partners to increase housing affordability, through local land use planning and development approvals and community housing systems.

Municipal governments play a major role in determining the form, density and location of housing. They pride themselves in being stewards of complete communities – places where homes, jobs, schools, community services, parks, and recreation facilities are easily accessible, and residents' quality of life and population health are prioritized.

Municipal governments are responsible for local planning and development approvals, as regulated by provincial policy and the Ontario Building Code. These roles put municipal Councils at the forefront of the housing crisis in Ontario, as they work to balance pressures for growth while preserving existing housing stock and mix.

In addition to their role in development, upper- and single-tier municipal governments (and DSSABs in the north) administer local community housing systems. Ontario is the only Canadian province or territory where municipal governments are responsible for the funding and delivery of community housing. In 2018, property taxpayers contributed over \$2 billion towards community housing alone.²

Ontario's 47 Consolidated Municipal Service System Managers (CMSMs) and DSSABs who co-fund, manage, plan, and administer community housing. They also develop affordable housing stock and deliver homelessness prevention programs. Municipal governments contribute significant funding amounts annually for housing-related supports, homelessness prevention programs, and financial incentives to facilitate affordable housing development. Due to limitations in province-wide data collection, a figure representing the full picture is challenging to put together.

To provide housing to residents, service system managers work in partnership with co-operative, non-profit, for-profit and Indigenous community housing providers. They also consult with community members to address the housing needs of vulnerable, low-income Ontarians.

The *Housing Services Act*, 2011 requires service system managers to develop ten-year housing and homelessness plans, which are based on local needs and guide local actions to address homelessness and housing in line with provincial and local priorities. The Act also sets service level standards such as the minimum level of assistance that must be provided by service system managers. Eligibility for rent-geared-to-income (RGI) assistance and portable housing benefits is also legislated by the Act and its regulations.

² Government of Ontario. (2021, December 15). Year 2018. Financial Information Return. Retrieved February 9, 2022, from <https://efis.fma.csc.gov.on.ca/fir/index.php/year-municipality/year-2018/>.

All municipal governments, regardless of whether or not they are designated service system managers, play a critical role in facilitating more housing affordability options as a result of the planning and financial tools at their disposal. Many do so to the extent that fiscal circumstances allow, and community priorities dictate. It works best where there is close collaboration between service system managers and their municipal partners to achieve mutual goals.

Collaboration & Coordination

1. Work with developers to encourage innovative housing while still conforming to the standards of the Ontario Building Code.

Innovation

2. Advocate for the province to fund municipalities to accelerate the development of new housing supply by supporting new technology and methods (e.g., e-permitting and Lean Sigma methodologies, etc.), as well as the dissemination of best practices that could assist in more efficient planning and development approval processes while respecting sound planning practices.
3. Consider whether adopting a Community Planning Permit System would meet the needs of their local communities, and advocate for provincial funding to implement and review how this would impact the Ontario Land Tribunal.
4. Revisit zoning best practices to explore planning solutions that could include zero-lot-line housing, community improvement plan (CIP), reduced parking minimums, tiny homes, laneway housing, flex housing, shared housing, and other types that reduce land costs and increase density.
5. Work with the province to raise awareness among municipalities about the potential benefits of as-of-right zoning and inclusionary zoning bylaw that reflect a diverse mix of housing.

Streamlining Processes

6. Ensure that zoning bylaw are up to date with official plans and reflect best practices for development that respects local decision making while prioritizing housing development that best meets local needs.
7. Have the flexibility to attract development in accordance with local municipal objectives without prescribed one size fits all solutions that don't work.
8. Ensure their zoning by-law and planning processes reflect the requirement under Bill 108 to permit additional residential units (secondary suites) in single, semi-detached and row homes and in accessory buildings or structures, for a total of three residential units on a property.
9. Consider and implement as-of-right zoning where feasible to facilitate 'missing middle' housing.
10. Consider and implement inclusionary zoning by-laws to increase housing affordability, including in places outside of major transit station areas (MTSAs).

Funding & Incentives

11. Consider and implement local vacant homes tax if feasible and desirable to ensure units are available to residents in a reasonable amount of time.

Workforce Development & Supply Chain

12. Consider municipal succession management strategies to ensure that qualified building inspectors and planning staff are attracted and retained.

Development Sector Actions

Alongside government action, the development sector (e.g. private, non-profit and co-operative housing) has an important role in collaborating towards greater housing affordability for Ontarians. The development sector is broad with a wide range of actors, interests, and objectives. While the most prevalent type of home ownership or rental housing in the province is through the private market, there are also developers with mandates to provide affordable housing that are rightly supported by governments as essential partners.

Non-profit housing provides a community-based alternative, often for vulnerable and low-income populations either providing affordable rental or facilitating affordable home ownership. Housing co-operatives provide a unique space between renting and home ownership as mixed income communities that are democratically designed and bring people together from diverse social, economic, and cultural backgrounds.

Despite their differences however, all players within the development sector can contribute to the sustainability and affordability of housing in Ontario over the long term. This includes working with governments and other organizations to develop innovative solutions and implement more efficient practices. These actions will facilitate the timely development of housing that meets the unique needs of the communities in which they are located.

These recommendations present an opportunity for Ontario's development sector to demonstrate leadership in collaborating towards a more affordable, attainable, and sustainable Ontario housing future.

Collaboration & Coordination

1. Work with municipal governments that are seeking to facilitate partnerships between private and non-profit residential developers, faith groups, institutions, and community agencies to increase the supply of affordable and supportive housing.

Innovation

2. Consider the potential for expandable/reducible units (i.e., time-share units often have the option of combining adjoining units for larger floor plans or closing off access for small units).
3. Design buildings in a way that allows for the future installation of accessible features.

Streamlining Processes

4. Take steps to ensure developers submit complete, quality applications to reduce timelines and reduce the number of resubmissions.
5. Take good care to prepare comprehensive site plans.
6. Diligently and completely fulfill contractual Clearing Conditions in a timely manner.
7. Ensure timely building inspections to keep projects on track and on schedule.
8. Work with municipal governments and the province to identify factors that contribute to delays in getting shovels in the ground after all approvals are done and explore joint solutions with the private sector to accelerate development.

Conclusion

In Ontario, the municipal role in housing cannot be understated. We are critical players on the front lines and make a meaningful difference for our communities with support from the provincial and federal governments and other partners. Given this role, municipal governments are well-positioned to provide advice and act going forward on what is necessary to address the housing affordability and supply crisis negatively affecting our communities.

This *Blueprint* provides a starting point for ongoing collaboration and collective work by all to improve housing in Ontario. Going forward, local flexibility is essential when implementing these actions to ensure that the unique and different challenges facing large and small urban, rural, and northern municipalities are addressed and serve the needs of every community. AMO stands ready to actively work with the province, federal government and development sector to meet the long-term housing affordability needs of all Ontarians.



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Schedule C to Report 2022-0365:

Town Staff Comments on HATF Report

Focus on getting more homes built (Recommendations 1,2)	
HATF Recommendation	Staff Comments
Set a goal of building 1.5 million new homes in ten years and amend the Planning Act, Provincial Policy Statement, and Growth Plans to set “growth in the full spectrum of housing supply” and “intensification within existing built-up areas” of municipalities as the most important residential housing priorities in the mandate and purpose.	<ul style="list-style-type: none"> While the goal is appropriate, it does not effectively consider timing, community need, affordability needs to be considered in implementation
Require greater density (Recommendations 3-11)	
HATF Recommendation	Staff Comments
<p>Limit exclusionary zoning in municipalities through provincial action and modernize the Building Code to remove any barriers to affordable construction and to ensure meaningful implementation including the following as of right allowances:</p> <ul style="list-style-type: none"> Residential housing up to four units and up to four storeys on a single residential lot; Conversion of underutilized or redundant commercial properties to residential or mixed residential and commercial use; Secondary suites, garden suites, and laneway houses province-wide; Multi-tenant housing; Zoning up to unlimited height and unlimited density in the proximity of major transit stations within two years if municipal zoning remains insufficient to meet provincial density targets; and, Zoning of six to 11 storeys with no minimum parking requirements on any streets utilized by public transit 	<ul style="list-style-type: none"> Town staff support limiting exclusionary zoning and modernizing the building code as well as the conversion of commercial space to multi-tenant housing As of right residential building up to four units and up to four storeys on single residential lot is supported only within strategic growth areas and other areas based on studies of technical viability As of right zoning up to unlimited height and unlimited density is not supported as it has not proven to be effective in securing more housing options The Town can not feasibly support as of right 6-11 storey buildings with no minimum parking requirements on streets serviced by transit

Reduce and streamline urban design rules (Recommendation 12)

HAFT Recommendation	Staff Comments
<p>Create a more permissive land use, planning, and approvals system:</p> <ul style="list-style-type: none"> • Repeal or override municipal policies, zoning, or plans that prioritize the preservation of physical character of neighbourhood • Exempt from site plan approval and public consultation all projects of 10 units or less that conform to the Official Plan and require only minor variances • Establish province-wide zoning standards, or prohibitions; restore pre-2006 site plan exclusions to the Planning Act and reduce or eliminate minimum parking requirements; and, • Remove any floorplate restrictions to allow larger, more efficient high-density towers. 	<ul style="list-style-type: none"> • Support for more permissive land use, planning and approvals system towards achieving planning objectives • Province wide standards should focus on development of purpose built rental and housing options affordable to low and moderate income households

Depoliticize the process and cut red tape (Recommendations 13-25)

HAFT Recommendation	Staff Comments
<p>Simplify planning legislation and policy documents including creating a province-wide definition for plans of subdivision with a standard set of conditions. Further, limit additional public meetings beyond those that are required under the Planning Act and implement digital participation options.</p> <p>Prevent abuse of the heritage preservation and designation process by prohibiting bulk listing on municipal heritage registers, reactive heritage designations after a Planning Act development application has been filed and requiring municipalities to compensate property owners for loss of property value as a result of heritage designations.</p> <p>Restore the right of developers to appeal Official Plans and Municipal Comprehensive Reviews and legislate timelines at each stage of the provincial and municipal review process. An application will be deemed approved if the legislated response time is exceeded. To meet these timelines and quickly resolve conflicts among municipal and/or</p>	<ul style="list-style-type: none"> • Digital participation and simplified planning documents can positively increase opportunities for stakeholder involvement • The province should mandate timelines to require developers to commence construction within a certain period after receiving the necessary planning approvals • Reducing opportunities for public consultation could limit opportunities for resolving issues and comments on applications and further reduces public trust • Appealing Official Plans and MCRs would delay housing objectives • Heritage preservation and designation allows for the protection of local cultural attributes and does not necessarily lead to loss of property value, utility, or ability to provide for increased density. There has not been sufficient time since the last reform was made to heritage planning (under Bill 108) to

provincial authorities the creation of “approvals facilitators” will be funded.	establish evidence in support of the recommended changes.
Fix the Ontario Land Tribunal (Recommendations 26-31)	
HAFT Recommendation	Staff Comments
<p>Require appellants to promptly seek permission (“leave to appeal”) of the Tribunal and demonstrate that an appeal has merit, relying on evidence and expert reports, before it is accepted. Further, prevent abuse of process by:</p> <ul style="list-style-type: none"> • Removing the right of appeal for projects with at least 30% affordable housing in which units are guaranteed affordable for at least 40 years. • Requiring a \$10,000 filing fee for third-party appeals. 	<ul style="list-style-type: none"> • Requiring demonstration of merit on appeals would support stronger vetting allowing more developments to move forward • The threshold for right of appeal for projects including affordable housing should extend to apply to any projects which include designated affordability components • The increase of third party appellant fees would limit public participation in the OLT process
Support municipalities that commit to transforming the system (Recommendations 49-50)	
HAFT Recommendation	Staff Comments
<p>Fund the adoption of consistent municipal e-permitting systems and encourage the federal government to match funding. Fund the development of common data architecture standards across municipalities and provincial agencies and require municipalities to provide their zoning bylaws with open data standards. Set an implementation goal of 2025 and make funding conditional on established targets. Funding will be reduced for municipalities that fail to meet provincial housing growth and approval timeline targets.</p>	<ul style="list-style-type: none"> • Consistent municipal e-permitting efforts would further the Town's housing objectives • Reduced funding for municipalities who do not meet growth targets is not understanding of the complexity of growth

Other (Recommendations 32-48, 51-55)

HAFT Recommendation	Staff Comments
<p>Provide provincial and federal loan guarantees for purpose-built rental, affordable rental and affordable ownership projects and align property taxes for purpose-built rental</p> <p>Waive development charges on all forms of affordable housing guaranteed to be affordable for 40 years as well as development charges and parkland cash-in-lieu for infill residential projects up to 10 units or for any development where no new material infrastructure will be required.</p> <p>Regarding cash in lieu of parkland, s.37, Community Benefit Charges, and development charges:</p> <ul style="list-style-type: none"> • Provincial review of reserve levels, collections and drawdowns annually to ensure funds are being used in a timely fashion and for the intended purpose. Where there is significant concern, further collection will be restricted until the situation has been corrected. • Except where allocated towards municipality-wide infrastructure projects, require municipalities to spend funds in the neighbourhoods where they were collected. 	<ul style="list-style-type: none"> • Purpose built rental supported through provincial and federal loan guarantees and aligning property taxes with those of condos and low rise homes improves the economics of investing in purpose built rentals • Support waving development charges on all forms of guaranteed affordable housing that is reflected in legislative changes • The general waving of development charges and parkland cash-in-lieu restricts when and how funds are drawn upon and contradicts the principle of "growth pays for growth" • Market housing prices are driven by market conditions and not by exclusively by development charges



**MUNICIPAL FINANCE
OFFICERS' ASSOCIATION
OF ONTARIO**

MFOA Response to the Report of the Ontario Housing Affordability Task Force

Introduction

About MFOA

The Municipal Finance Officers' Association of Ontario (MFOA), established in 1989, is the professional association of municipal finance officers with more than 4500 individual members. We represent individuals who are responsible for handling the financial affairs of municipalities and who are key advisors to councils on matters of finance policy. MFOA promotes the interests of our members in carrying out their statutory and other financial responsibilities through advocacy, information sharing, networking opportunities, and through the promotion of fiscal sustainability. We also provide members with training and education to enable continuous professional development and to support excellence in municipal finance.

Objectives

We understand that Ontario's Minister of Municipal Affairs and Housing established the Task Force with the mandate to focus on how to increase market housing supply and affordability. The Task Force was requested to recommend ways to accelerate the progress in closing the housing supply gap to improve housing affordability. In their report, the Task Force clarified that 'housing affordability' referred to homes that can be purchased or rented without government support. Affordable housing (units provided at below-market rates with government support) was not part of the mandate, however some suggestions were provided on this topic as well.

While the report offers many suggestions in the areas of planning and governance, MFOA is limiting its comments to the recommendations that specifically affect municipal finance. Overall, MFOA's response is based on our extensive advocacy work surrounding development charges and is grounded in three guiding principles:

- a) Growth should pay for growth on a place-by-place basis
- b) Complete, vibrant communities are good for everyone
- c) Provincial legislation related to municipal governance should be enabling and permissive

General Comments

MFOA supports the Province's commitment to addressing the issue of housing affordability in Ontario. However, the Task Force's report appears to assume that the challenges around the housing crisis are caused primarily by municipalities and their councils, failing to recognize that

market pressures and regulatory barriers, such as the Provincial Policy Statement (PPS), are critical factors as well.

MFOA supports the Association of Municipalities of Ontario (AMO) in encouraging the provincial government to find ways to address the housing crisis in Ontario in a way that requires all three orders of government and private, non-profit, and co-operative housing sectors (collectively referred to as the “development community”) to work collectively to improve affordability, diversify the housing mix, and increase supply.

Recommendations Affecting Development Charges

MFOA is concerned that many of the recommendations around development charges (DCs) in the Report are verbatim or highly similar to those raised by the development community in past years. This is in spite of the municipal sector's demonstrations to the Province and development community that some of these recommendations are detrimental to financing growth infrastructure and would saddle ratepayers with growth-related funding shortfalls. Regrettably, the concerns consistently raised by the municipal sector are not addressed in the Report's recommendations. Indeed, these recommendations raise concerns regarding the fiscal sustainability of municipalities.

Housing affordability is a complex issue driven by a multitude of factors, most of which lie beyond municipalities' control. While MFOA recognizes the need for greater housing supply in Ontario, it also understands measures that put municipalities into financial difficulty or shift growth-related capital costs onto established ratepayers do nothing to improve, and in fact may even harm, housing affordability. A salient omission in the Task Force's report is a recognition that property taxes and user fees, and not merely new housing prices, are key drivers of housing affordability. The higher are such taxes and fees, the less disposable income households have left to spend on housing. Curtailment of DCs simply raises property taxes and user fees to excessive levels, reducing housing affordability for all residents collectively. Artificial DC exemptions and reductions serve only to distress municipal finances while doing nothing to address root causes of excessive housing prices. MFOA recommends that the Province instead focus on dismantling provincially-created barriers to housing supply, particularly barriers to greater competition in Ontario's development industry.

Recommendation #32. Waive development charges and parkland cash-in-lieu and charge only modest connection fees for all infill residential projects up to 10 units or for any development where no new material infrastructure will be required.

MFOA supports intensification of infill properties to better meet housing demand within neighbourhoods. Concerns lie with the notion of “no new material infrastructure will be required”. Any particular development, whether infill or not, may not require new infrastructure at time of development since the required infrastructure would have been constructed years or decades earlier to accommodate anticipated development. DCs are self-correcting in the sense that yet unrecovered growth-related capital costs remain in DC rates until such time they are recovered

once all the development to which the costs are associated occurs. That is, yet unrecovered portions of previously incurred growth-related capital costs are recycled through the DC background study and by-law. Waiving DCs on infill development is simply apt to raise property taxes and user fees. As an unintended consequence, this recommendation may also undermine DC background studies in terms of growth and capital forecasts.

Higher intensity infill projects have a greater likelihood of requiring expanded infrastructure to accommodate increased traffic, and higher water, sewer and storm water demands. Such demands may result in infrastructure reaching its designed capacity limits well ahead of their DC planned expansion time lines. While a single higher intensity infill project may not significantly impact infrastructure requirements, several such projects throughout the whole community could indeed stretch infrastructure capacity to its limits.

Recommendation #33. Waive development charges on all forms of affordable housing guaranteed to be affordable for 40 years.

A number of municipalities already waive or reduce development fees for affordable housing projects. However, requiring municipalities to track whether such housing remains in the “affordable housing” category for a minimum of 40 years places an undue administrative burden on municipalities. Furthermore, there is no indication in the recommendation as to what penalty ought to apply if affordable housing is converted to market-priced housing or even to a non-residential use. MFOA seeks clarification over the meaning of “all forms” of affordable housing. Does this refer primarily rent-geared to income units? Are shelters and transitional housing, which are important and necessary supportive housing units, included in this definition? Clear parameters and guidance are needed to understand the implications of this recommendation.

Recommendation #34. Prohibit interest rates on development charges higher than a municipality's borrowing rate.

MFOA seeks clarification on whether this applies to the s.26.1 or s.26.2 rates under the *Development Charges Act, 1997*. Are there other alternatives that could meet the intended goal of the recommendation? Whereas DC payment deferrals are available to developers while infrastructure construction is routinely required prior to development, artificial reductions to interest rates are apt to simply raise DC rates as municipalities strive to ensure growth pays for growth.

Recommendation #35. Regarding cash in lieu of parkland, s.37, Community Benefit Charges, and development charges: a) Provincial review of reserve levels, collections and drawdowns annually to ensure funds are being used in a timely fashion and for the intended purpose, and, where review points to a significant concern, do not allow further collection until the situation has been corrected. b) Except where allocated towards municipality-wide infrastructure projects, require municipalities to spend funds in the neighbourhoods where they were collected.

However, where there's a significant community need in a priority area of the City, allow for specific ward-to-ward allocation of unspent and unallocated reserves.

- (a) Municipalities already perform annual reviews of their reserves and report to their councils accordingly. These reports were formally submitted to the Province, however, with a change in policy, this is no longer required. Such reporting to the Province could be reinstated. MFOA urges the Province to consider the unintended consequences of prohibiting collection of development levies (DCs, parkland dedication and CBCs). This could result in growth-related funding shortfalls, delays in the construction of growth infrastructure until sufficient funding is accumulated, and delays in housing construction until development levies are reinstated. All of these effects impede housing supply and thus housing affordability. Intermittent disallowance of development levy collection will, moreover, create inequities as some developments would have to pay such levies while others would not.

There is need for clarification around what is deemed “timely”. There often exists “tipping points”, such as the timing of development projects, to initiate a project vs public opinion as to when such construction is required. Often, there is the need to save for several years to fund certain projects. Checks and balances are already in place, including annual reports to council, along with regulatory requirements such as the Community Benefits Charge (CBC) where 60% of funds need to be allocated each year.

- (b) In most cases, municipalities find area-specific DCs impractical and unwarranted, as evidenced by DC background studies. Forcing municipalities to use area-specific DCs when they are impractical or unwarranted undermines municipal autonomy and efforts to create complete and vibrant communities. Forcing municipalities to track DC collections at the neighbourhood or ward level would create an undue and complicated administrative burden. Such unintended consequences should be avoided. There is also concern about what constitutes a “neighbourhood” and the question of who decides where one neighbourhood ends and another begins. Not only does this recommendation seek to micromanage municipalities, it is apt to create an administrative quagmire while provincially-imposed administrative burdens on municipalities are already far too excessive.

It should also be noted that there is no such thing as unallocated DC or CBC reserves. By law, all DC and CBC funds are dedicated to the growth-related projects noted in the respective background studies.

Recommendation # 44. Work with municipalities to develop and implement a municipal services corporation utility model for water and wastewater under which the municipal corporation would borrow and amortize costs among customers instead of using development charges.

Please refer to the reports and letters submitted to the Province on this very topic just three years ago from [MFOA and ORSTT](#), [AMO](#) and Watson & Associates (dated January 2019). A [research paper published by the Institute on Municipal Finance and Governance](#) speaks to the

model proposed in the recommendation that clearly demonstrates that eliminating water and wastewater DCs would have a detrimental impact on rates.

Other Recommendations

Recommendation # 17. Requiring municipalities to compensate property owners for loss of property value as a result of heritage designations, based on the principle of best economic use of land.

Consideration of this recommendation should include the basis of valuation, timing of heritage designation, who determines the best economic use of land, and municipal affordability. This recommendation could give rise to the unintended consequence of municipalities declining to preserve historically significant buildings and sites in order to avoid unaffordable compensation.

Recommendation # 25. Require municipalities to provide the option of pay on demand surety bonds and letters of credit.

The option of accepting surety bonds already exists. Demanding that municipalities accept them undermines municipal autonomy by removing municipalities' authority to act according to their risk profiles and preferences and by permitting developers to dictate financial security terms to municipalities. Instead, the Province should encourage municipalities to educate themselves on financial security alternatives, which may help incline more municipalities to accept surety bonds.

Recommendation # 37. Align property taxes for purpose-built rental with those of condos and low-rise homes.

MFOA is assuming this recommendation refers to reducing tax ratios for multi-residential housing down to 1.0. If this is an incorrect assumption, please provide clarification as needed.

A provincial freeze on multi-residential taxes for municipalities with multi-residential tax ratios above 2.0 was instituted several years ago, causing municipalities to move these tax ratios down to 2.0. A similar freeze aimed at a target multi-residential tax ratio of 1.0 would eventually implement this recommendation. However, it should be noted that such significant movement of tax ratios often takes time. Municipalities should retain the decision-making power and autonomy over how and how quickly they move towards target tax ratios.

Recommendation # 38. Amend the Planning Act and Perpetuities Act to extend the maximum period for land leases and restrictive covenants on land to 40 or more years.

This would create an undue administrative burden on municipal staff to track land leases and restrictive covenants on land for such an extended period of time.

Recommendation #39. Eliminate or reduce tax disincentives to housing growth.

Clarification is required as to whether this refers to land transfer tax or something else.

Recommendation # 48. The Ontario government should establish a large "Ontario Housing Delivery Fund" and encourage the federal government to match funding. This fund should reward: a) Annual housing growth that meets or exceeds provincial targets b) Reductions in total approval times for new housing c) The speedy removal of exclusionary zoning practices.

There is no indication in the report as to appropriate parameters in the setting of targets and if this intended to be an annual comparison or a rolling average. Concerns have been raised around blanket targets that are province-wide or "zone-wide". Issues are centred around low or non-growth municipalities, growth patterns that are nonlinear or inconsistent, and unfair comparison or increased competition between municipalities or growth areas within a municipality. Furthermore, the basis of evaluation should be identified for consideration such as permits issued, completed housing, and rural vs. urban development.

Recommendation #49. Reductions in funding to municipalities that fail to meet provincial housing growth and approval timeline targets.

Clarification is sought as to what funding may be considered in this recommendation. This recommendation may have undue financial impacts if funding outside the fund under recommendation 48 is considered.

We appreciate the opportunity for MFOA to provide comments on the Report of the Ontario Housing Affordability Task Force. Should you have any questions, please contact MFOA's Executive Director Donna Herridge (donna@mfoa.on.ca).

Staff members: Suzanna Dieleman, Manager of Policy; Christine Duong, Policy Team Lead

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

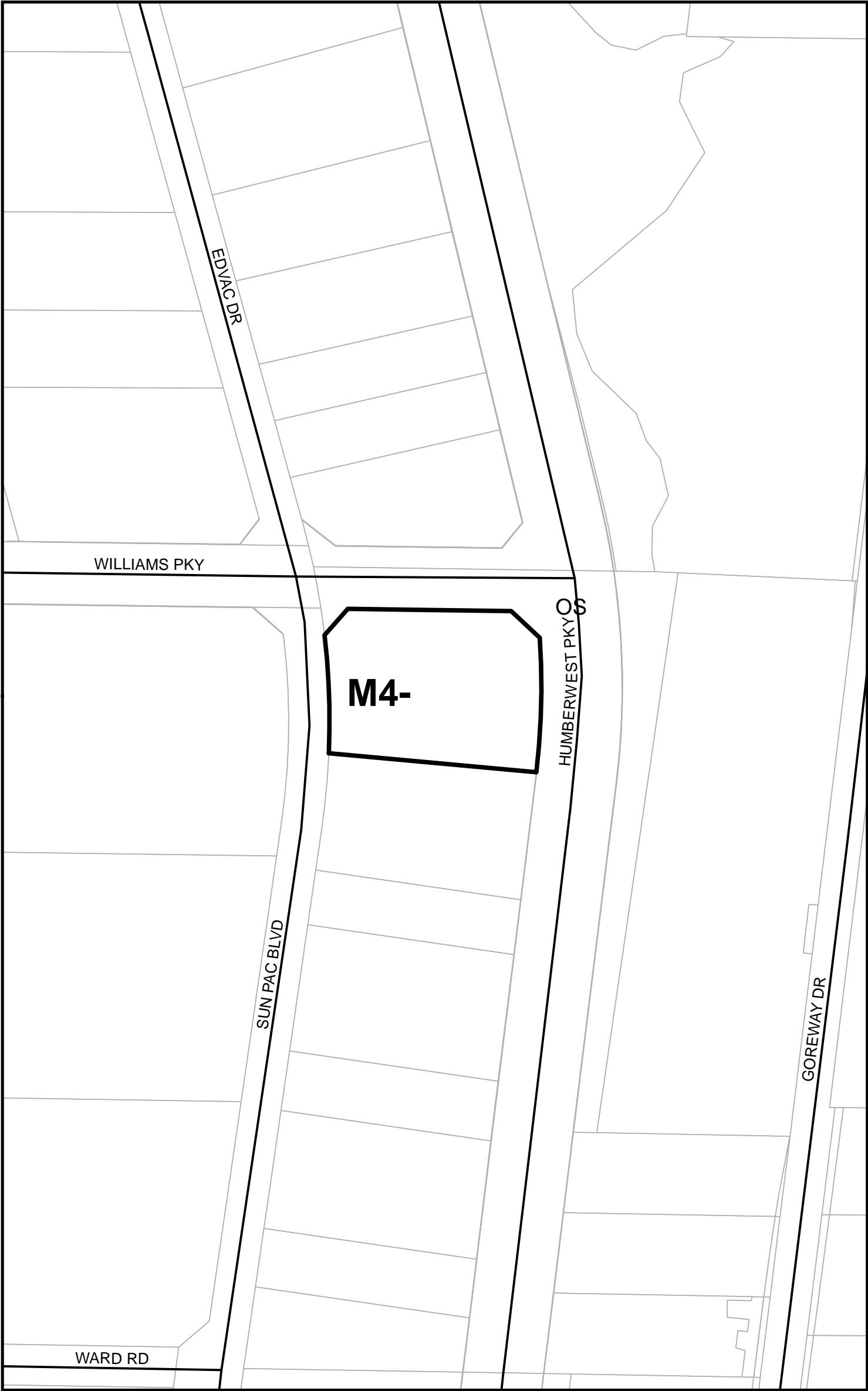
Patrick Brown, Mayor

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

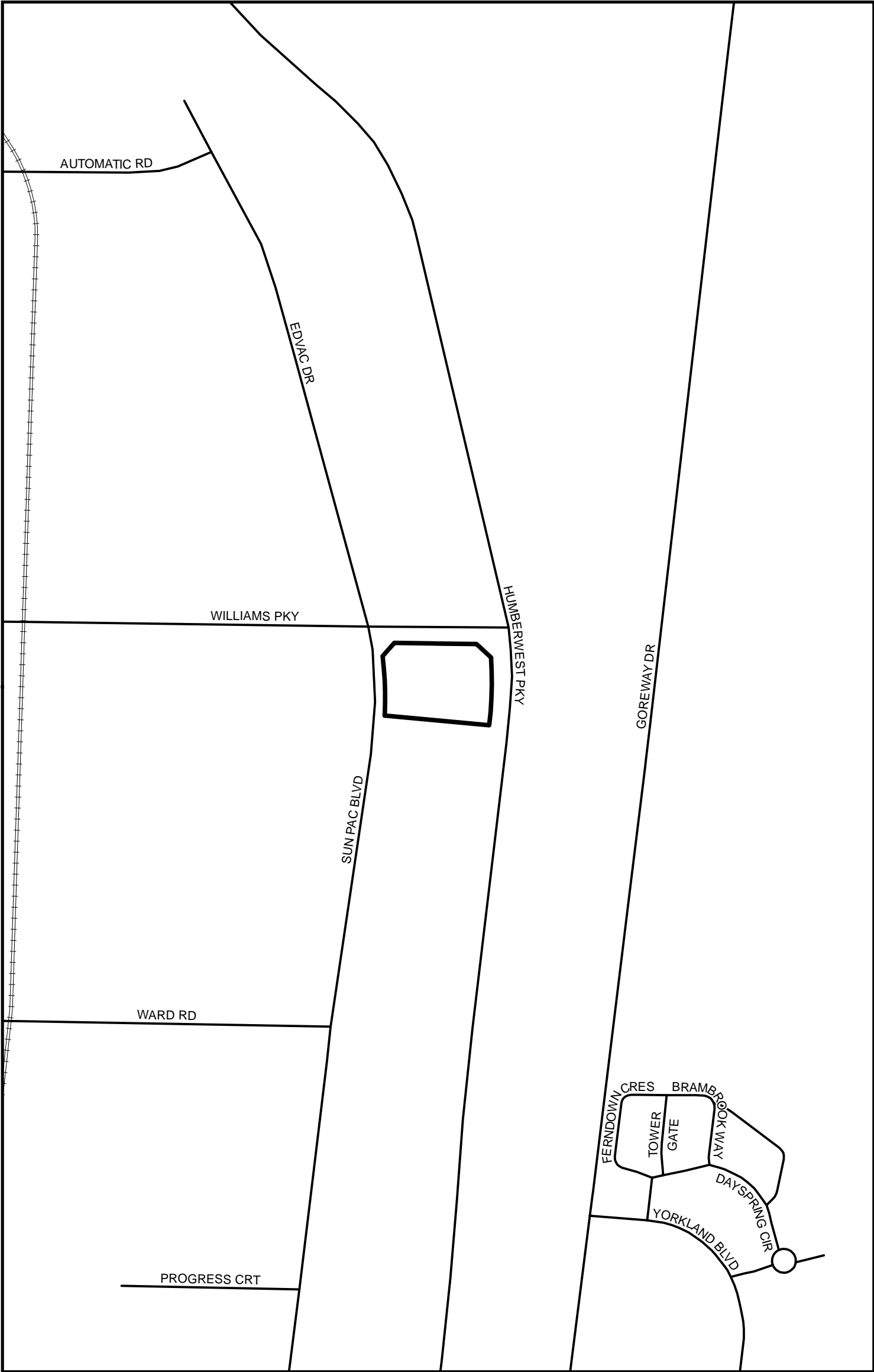
Drawn by: ckovac



PART LOT 8, CONCESSION 7 N.D.

BY-LAW Page 282 of 465

SCHEDULE A



 SUBJECT LANDS  RAILWAYS



KEY MAP



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

21T-21003B - SD



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

-2022

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
SHEIKH, Mubashir	Lane
SIDHU, Manraj	Gilgorm Road
SINGH, Jaspinder	1 to 17 Gloucester Place
SINGH, Sukhjinder	Goldberry Court
SIRIWARDENA, Dilshan	Golden Light Circle
SMITH, Shrika	1 to 93 Greenwich Circle
SOOMRO,Sadaf	1 – 107 Guildford Cres.
SUGARS, Neil	45 Hansen Road North
TUGADE, Dan	57 Hansen Road North
WILLIAMS, Janay	81 Hansen Road North
	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, Neki
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 ZAVALNISKI, Paul	
12.	BRIDEN, Tracey LACHAPELLE, 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 LEVERSUCH, 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	
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, Geerthanan
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, Giovanny
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 DWARAKAPRASAD, 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 _____

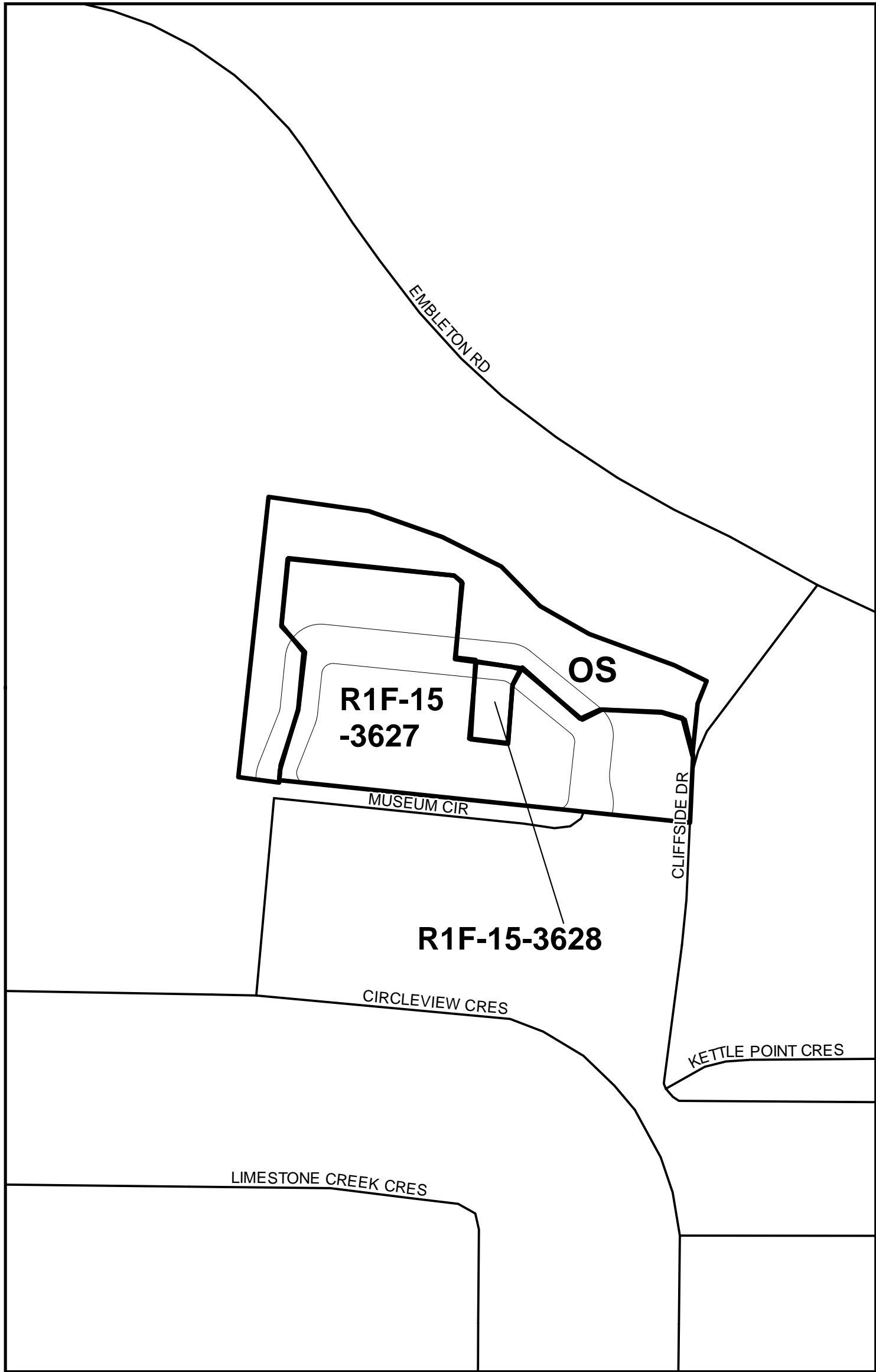
The purpose of By-law _____ is to amend the comprehensive Zoning By-law 270-2004 as amended pursuant to an application by 2511362 Ontario Inc. (File C05W05.009).

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

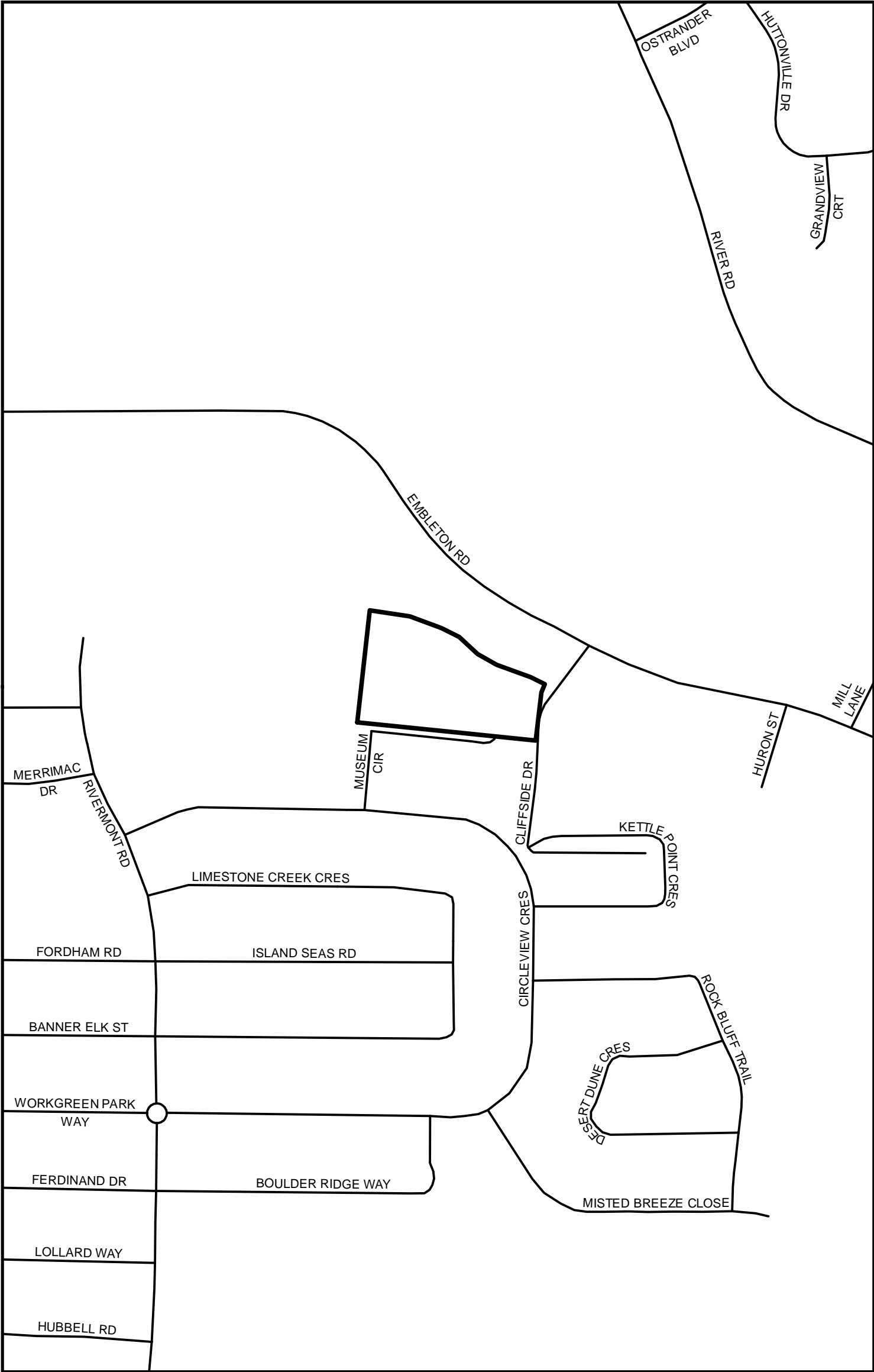



PART LOT 5, CONCESSION 5 W.H.S.

BY-LAW _____

Page 314 of 465

SCHEDULE A



 SUBJECT LANDS



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To accept and assumed 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 assumed 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

Patrick Brown, Mayor

Approved as to
content.
2022/Jun/16
J.Edwin

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 6th day of July, 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 6th day of July, 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 6th day of July, 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 6th day of July, 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 with 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 6th day of June, 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 6th day of July, 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 OP2006-_____ 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 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 6th 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 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 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 OP2006-_____.

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

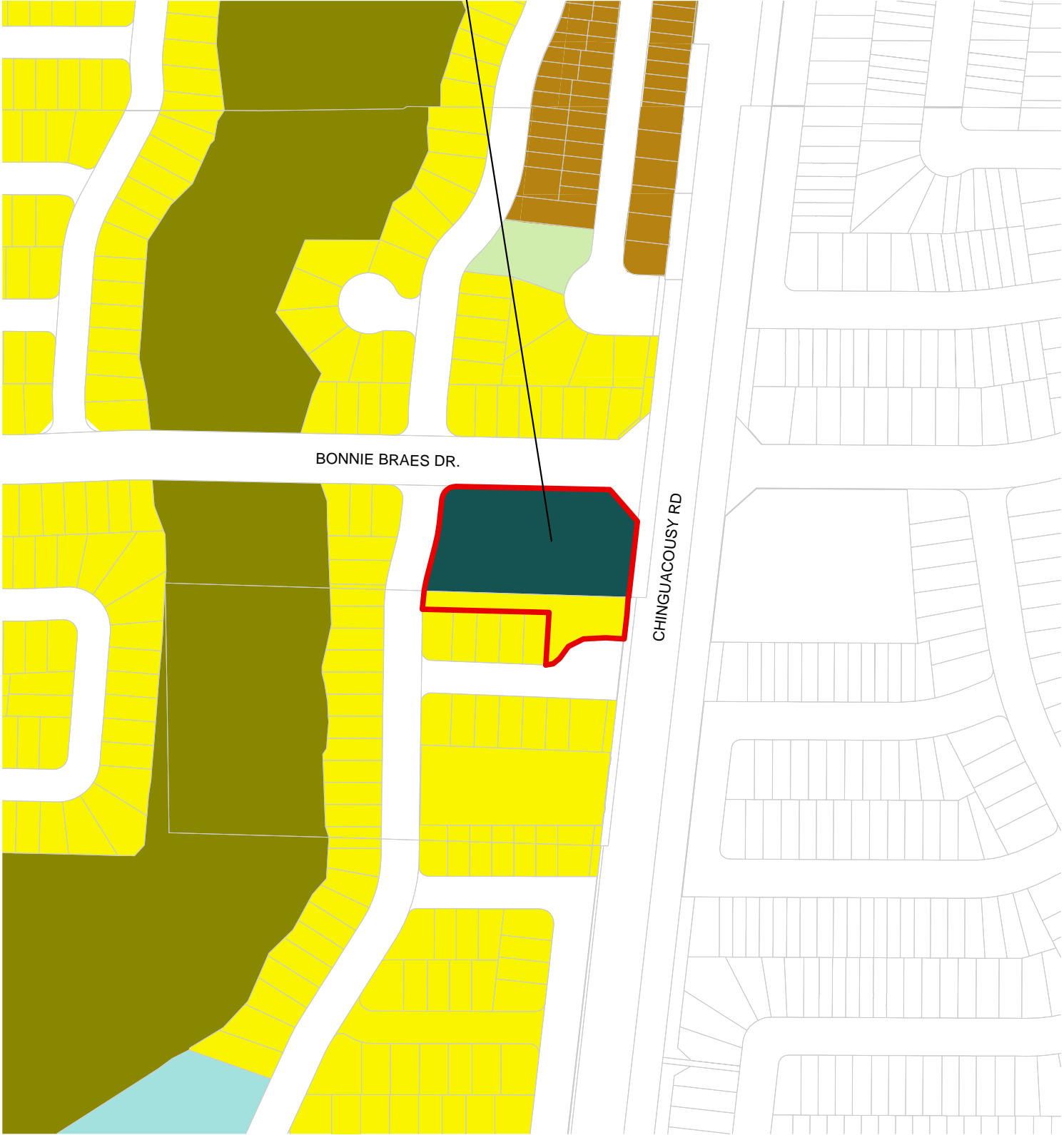
- 5.2.10.1 Lands designated Medium High Density Residential located on the south-west corner of Chinguacousy Road and Bonnie Braes Drive as shown on Schedule SP45(a) shall permit:

- 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'.

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
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
		SECONDARY VALLEY LAND
		SPRINGBROOK SETTLEMENT AREA
		SIGNIFICANT WOODLOTS
		STORM WATER MANAGEMENT POND
		TERRESTRIAL FEATURES
INSTITUTIONAL	OTHER	
PUBLIC JUNIOR ELEMENTARY SCHOOL	HERITAGE RESOURCE	
PUBLIC SECONDARY SCHOOL	ONTARIO HYDRO POWER CORRIDOR	
SEPARATE ELEMENTARY SCHOOL	SPECIAL POLICY AREA	
JUNIOR PUBLIC SCHOOL	RAILWAY	
PLACE OF WORSHIP	SPRINGBROOK TERTIARY PLAN AREA	
PUBLIC SENIOR ELEMENTARY SCHOOL		
SEPARATE SECONDARY SCHOOL		








LANDS TO BE REDESIGNATED FROM
"PLACE OF WORSHIP" TO "MEDIUM
DENSITY RESIDENTIAL"



EXTRACT FROM BLOCK PLAN 45-5 KNOWN AS THE CREDITVIEW CROSSING BLOCK PLAN

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





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 6th 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)



brampton.ca
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: OZS-2021-0044_ZBLA

Date: 2022/05/17

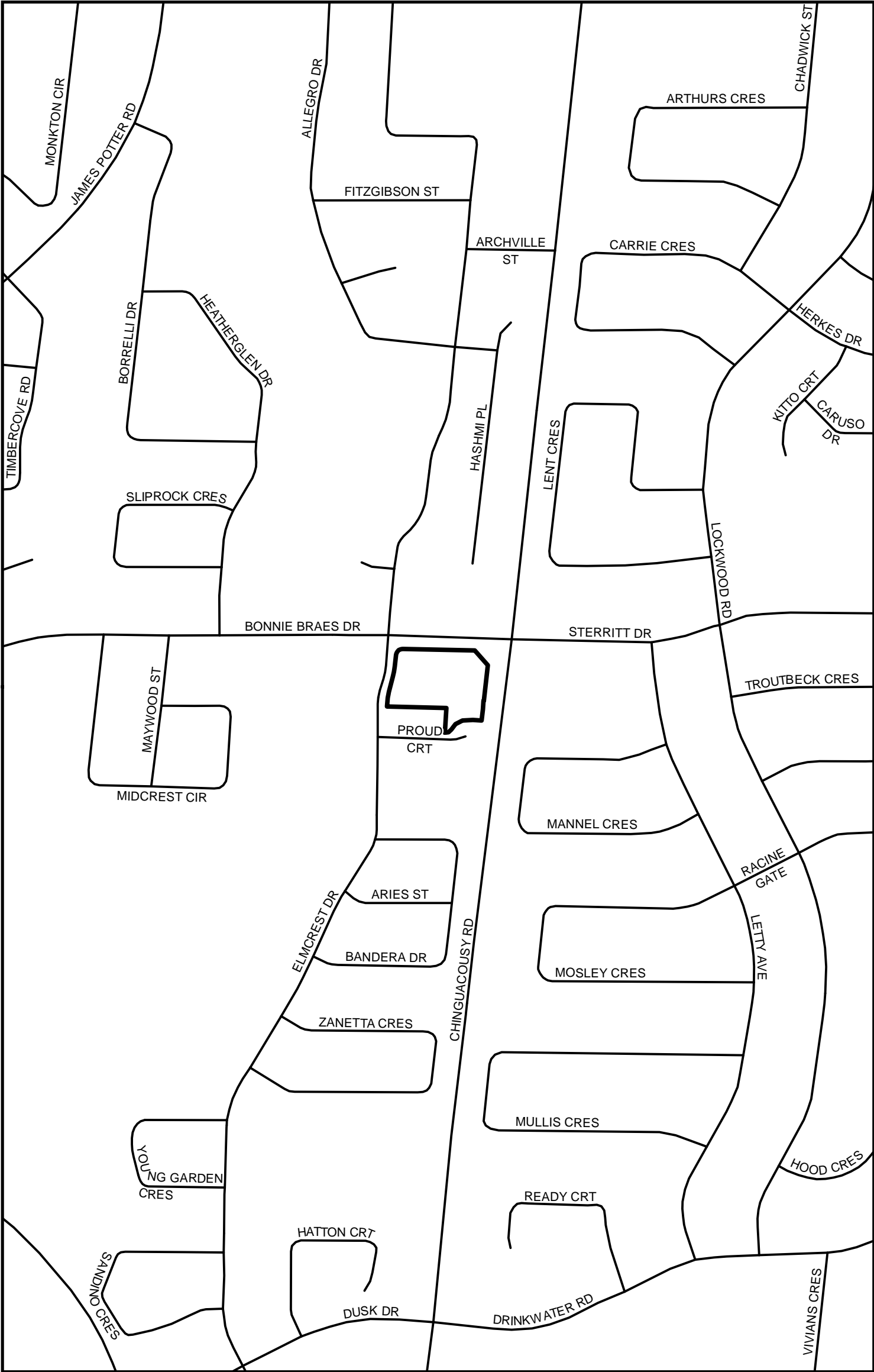
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PART LOT 4, CONCESSION 3 W.H.S.

BY-LAW Page 352 of 465

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 6th day of July, 2022.

Approved as to
form.

2022/06/30

SDSR

Patrick Brown, Mayor

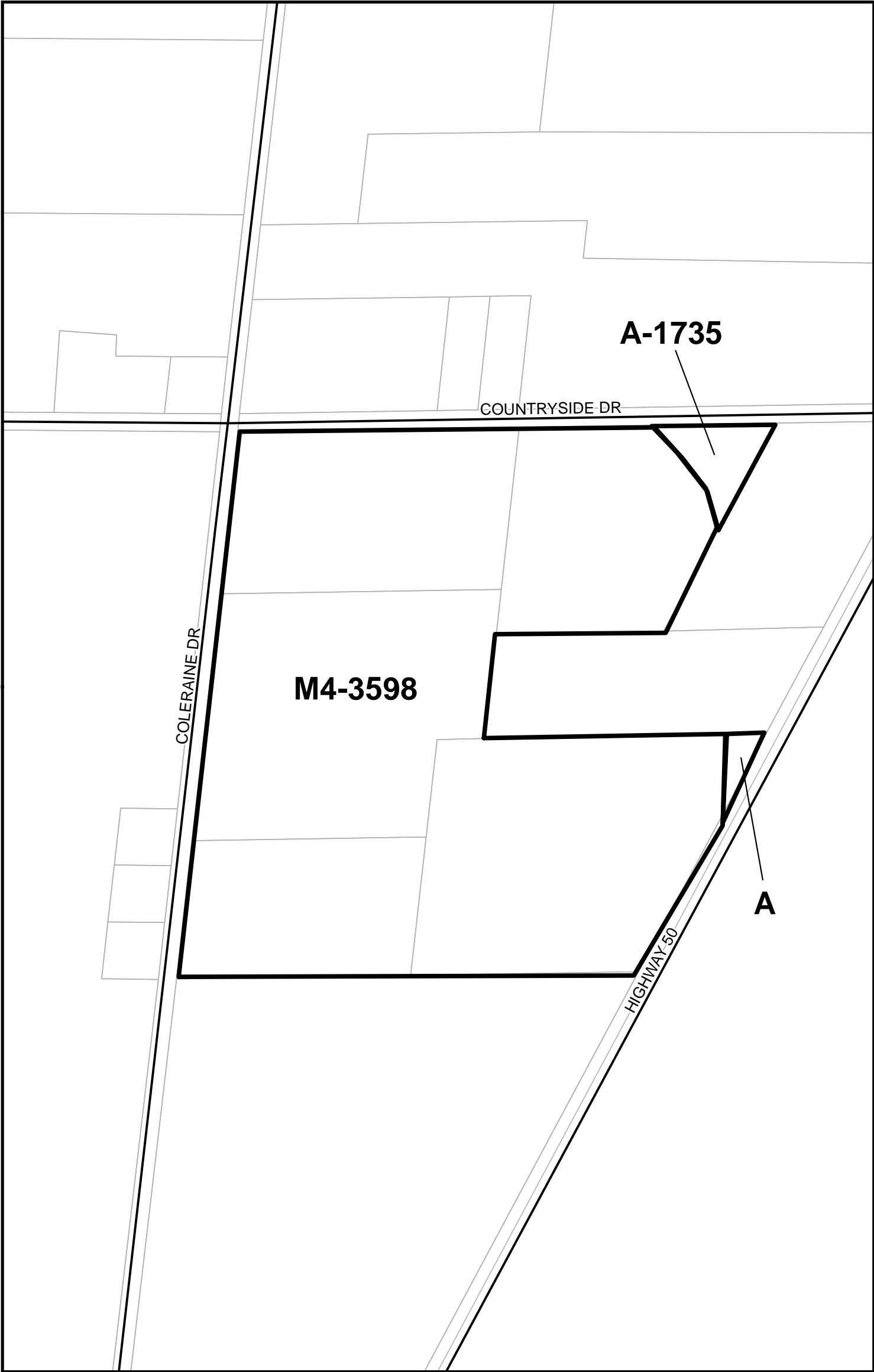
Approved as to
content.

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 358 of 465

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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By-law Number _____ - 2022

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 unleveled 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 6th day of July, 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 accessory building or shed for sleeping purposes	\$250.00
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

By-law Number _____ - 2022

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

ENACTED and PASSED this 6th day of July, 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 6th 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.
2022/06/24
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 declare surplus to the City's requirements, City owned lands, legally described as PCL PLAN -2, SEC 43M561; BLKS 4 & 8, PL 43M561, PIN 14209-0130 (LT), municipally known as 0 Williams Parkway, Brampton, having an area of approximately 1.45 acres for the purpose of disposing such lands to the adjacent landowner

WHEREAS it is expedient to declare surplus, the fee simple interest in the lands known municipally as 0 Williams Parkway, Brampton, and comprised of PIN 14209-0130 (LT);

AND WHEREAS the lands are 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. Declare surplus to the City's requirements City owned lands, legally described as PCL PLAN -2, SEC 43M561; BLKS 4 & 8, PL 43M561, PIN 14209-0130 (LT), municipally known as 0 Williams Parkway, Brampton, having an area of approximately 1.45 acres for the purpose of disposing such lands to the adjacent landowner.

ENACTED and PASSED this 10th day of August, 2022.

Approved as to
form.

2022/06/30

SDSR

Approved as to
content.

2022/06/29

Rajat Gulati

Patrick Brown, Mayor

Peter Fay, City Clerk



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 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 10th day of August, 2022.

Approved as to
form.

2022/09/05

SDSR

Patrick Brown, Mayor

Approved as to
content.

2022/08/05

SG

Peter Fay, City Clerk

(City File: OZS-2022-0011)

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 Development Permit System Area: Main Street North section of the Downtown Brampton Secondary Plan Area 7 to add policies that will guide the development of the lands for high density mixed uses.

2.0 Location:

The lands subject to this amendment are located on the northeast corner of Thomas Street and Market Street and are municipally known as 199, 203, 205, 207, 209, 215, 217, 219 and 221 Main Street North, 34, 38, 42 and 44 Thomas Street, and 4 Market Street. The lands subject to this amendment have a total site area of 0.7 hectares (1.72 acres).

3.0 Amendments and Policies Relevant Thereto:

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- a) by adding to the list of amendments pertaining to Secondary Plan Area Number 7: Downtown Brampton Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006-_____.

3.2 The document known as the Downtown Brampton Secondary Plan, being Chapter 7, of Part II: Secondary Plans, of the City of Brampton Official Plan, as amended, is hereby further amended:

- a) by adding the following as Policy 5.7.9 to Section 5.7 DEVELOPMENT PERMIT SYSTEM AREA: MAIN STREET NORTH:

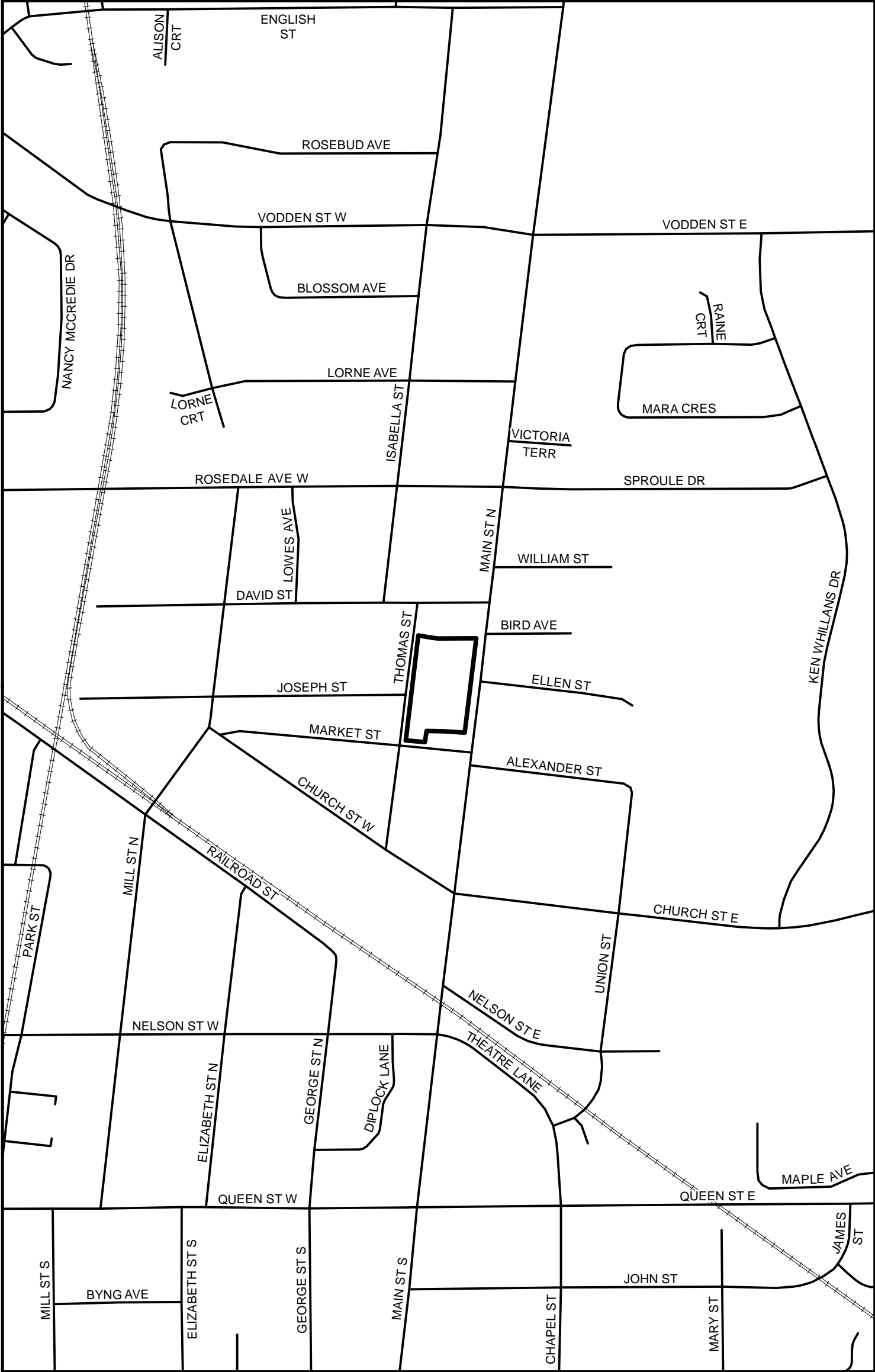
“5.7.9 Policies in Section 5.7.9 shall apply to lands bounded by Main Street North, Market Street, Thomas Street, and David Street excepting lands municipally known as 195, 223 and 227 Main Street North; 48 and 54 Thomas Street; and 5 and 7 David Street.


5.7.9.1 The lands may be developed for high density mixed-use development that incorporates a combination of commercial, retail, office, institutional, daycare, and residential uses with a maximum building height of 48-storeys, a maximum podium height of 6 storeys, and a maximum floor space index of 12.

- 5.7.9.2 A minimum of approximately 1,400 square metres of gross floor area shall be dedicated to non-residential uses on the ground floor, and the non-residential uses facing Main Street North shall have direct access to street.
- 5.7.9.3 The development is located within the Downtown GO Major Transportation Station Area and is strongly encouraged to achieve compact transit-oriented development with a diverse mix of housing unit sizes and tenure, and contribute towards affordable housing and housing choice that aligns with the principles and action items of *Housing Brampton 2021*.
- 5.7.9.4 Bicycle parking shall be provided to serve the users of the development to encourage alternative modes of transportation in lieu of vehicular parking spaces.
- 5.7.9.5 The following urban design principles shall apply to the design of high density mixed-use buildings and additions:
- a. The design of the high density mixed-use buildings shall have complementary design relationship to existing buildings and the planned emerging context, while accommodating a diversity of architectural styles, building materials and colours, energy conservation techniques and innovative built forms.
 - b. The design of all buildings shall have regard to pedestrian safety, and direct street access where possible. Buildings should be massed and be architecturally articulated to reinforce the pedestrian scale, provide an appropriate street wall height at the street line to provide visual variety and interest.
 - c. Buildings shall be encouraged to present their principal building facades with an appropriate building design and fenestration to the public street. Facades shall be given special treatment through the use of massing and building articulation strategies, such as added height, special roof treatments, and use of special cladding materials to address such locational conditions.
 - d. Building entrances shall be located and be visible from the adjoining street(s) and, where possible, directly

linked to the sidewalks through appropriately articulated walkways.

- e. The prominence of garages or garage doors shall be reduced by providing appropriate treatment. All parking shall be located below grade.
- f. New development and redevelopment shall consider the following factors:
 - i. The nature of the existing and proposed exterior
 - ii. Building materials and architectural elements.
 - iii. Potential impacts on adjacent built heritage resources.
 - iv. The location of driveways and private garages.
 - v. Provision of landscaping to buffer residential uses, enhance streetscape and achieve a high quality of site design.
 - vi. Roofscapes shall be an integral part of the design of a building. In this regard, it is expected that the design of the upper portions of buildings provide interesting architectural features, elements and articulation.
 - vii. Site design shall promote an appropriate design relationship between the public realm, adjacent land uses, on-site operations and visual aesthetics, in order to realize an environment that is pleasant and attractive to the community.
 - viii. Site design shall address compatibility between differing adjacent land uses and planned uses in the context of density, height and massing through appropriate site layout, building locations, massing, and landscape treatments.
 - ix. Continuous, highly visible, well-articulated and landscaped connections between building(s) and the street shall be provided to enhance the streetscape, establish appropriate pedestrian linkages between the sidewalk and building entrances;
 - x. Any lighting shall be designed to minimize impacts on adjacent residential areas and properties.”



 SUBJECT LANDS



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To Amend the Main Street North Development Permit System
By-law, 230-2012, as amended

1. By-law 230-2012, as amended, is hereby further amended:

(1) By adding the following Section 4.2.1 to Part 4.0 Development Regulations:

“4.2.1 In this by-law and its Schedules, a district may be particularized with a suffix, consisting of the word “Section”, followed by a four digit whole number (that is, a number without a decimal point); and such whole number may be preceded by a dash or be enclosed by brackets. The suffix is a reference to a Special Section in Part 4.0 of this by-law. In addition to regulations and restrictions contained in the Special Section, all regulations and restrictions of the Parent District (listed in Section of this by-law) before the Special Section and all other provisions shall also apply to the particular district provided that they are not in conflict with the regulations and restrictions set out in the applicable Special Section, unless clearly indicated otherwise. There is no functional difference between any way of denoting the suffix, for example, districts described as CMU2-DPS Section 0001, CMU3-DPS Section 0001, R1B-DPS Section 0001 would all be subject to the regulations and restrictions in Section 0001 to this by-law.”

(2) By changing the district designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Central Area Mixed Use Three – Development Permit System (CMU3-DPS)	Central Area Mixed Use Three – Development Permit System - Section 0001 (CMU3-DPS-0001).

(3) By adding thereto, the following Sections:

“0001 The lands designated CMU3-DPS-0001 on Schedule A to this by-law:

0001.1 Shall only be used for the following purposes:

- i. Purposes permitted in the CMU2-DPS District;
- ii. Purposes permitted in the CMU3-DPS District;
- iii. A Retirement Home;
- iv. Purposes accessory to the permitted uses.

- 0001.2 Shall be subject to the following requirements and restrictions:
- (a) Maximum Floor Space Index: 12;
 - (b) Maximum Number of Dwelling Units: 1150;
 - (c) Minimum Lot Area: None;
 - (d) Minimum Lot Width: None;
 - (e) Maximum Height: 48-storeys;
 - (f) Maximum Building Floor Plate Above 6th Storey: 785 square metres;
 - (g) Minimum Non-Residential Gross Floor Area at Ground Level: 1400 square metres
 - (h) Minimum Distance Between Buildings Above the 6th Storey: 25 metres;
 - (i) Minimum Setback From the Lot Line Abutting Main Street North to:
 - (i) The first 6 storeys: 0.0 metres;
 - (ii) Any portion of the building above the 6th storey: 3.0 metres;
 - (j) Minimum Setback From the North Lot Line to any portion of the building: 6.0 metres;
 - (k) Minimum Setback From the Lot Line Abutting Thomas Street to:
 - (i) The first 4-storeys: 1.5 metres;
 - (ii) Any Portion of a Building above 4-storeys: 4.0 metres;
 - (l) The Minimum Setback From the Interior Side Lot Line of the Property Addressed as 195 Main Street North:
 - (i) to the first 6-storeys: 5.0 metres;
 - (ii) Above 6 storeys: 7.0 metres
 - (m) Maximum Permitted Encroachment of a Balcony or Patio Into Any Required Yard Shall be 1.5 metres.
 - (n) Minimum Number of Parking Spaces:
 - (i) Residential and Commercial: 0.0 per unit
 - (ii) Visitor Parking Spaces: 0.2 per unit.
 - (o) Minimum Number of Bicycle Parking Spaces:
 - (i) Residential Units: 0.50 per unit
 - (ii) Non-residential Space: 1 per 500 sq. m.
 - (p) Schedule 3, 4, 5, 6, 6-1A and 6-1B shall not apply.
 - (q) All lands within the CMU3-DPS-0001 Designation shall be considered one lot for the purposes of this special section, and the front lot line shall be deemed to be Main Street North.

0002 A Development Permit shall not be approved until the following conditions have been fulfilled to the satisfaction of the Commissioner of Planning, Building, and Economic Development Department:

- (a) Approval of the following technical studies:
 - i. Wind Study
 - ii. Shadow Impact Study
 - iii. Traffic Impact Study
 - iv. Urban Design Brief
 - v. Archaeological Report
 - vi. Arborist Report
 - vii. Phase 1 Environmental Site Assessment
(and Phase 2 Environmental Site Assessment if required)
 - viii. Geotechnical Investigation

- (b) Execution of a development agreement to provide Community Benefits in exchange for the increased height and density in accordance with Section 9.4.6 of the Downtown Brampton Secondary Plan Area 7 and Section 37 of the *Planning Act*.”

ENACTED and PASSED this 10th day of August, 2022.

Approved as to
form.

2022/08/05

SDSR

Patrick Brown, Mayor

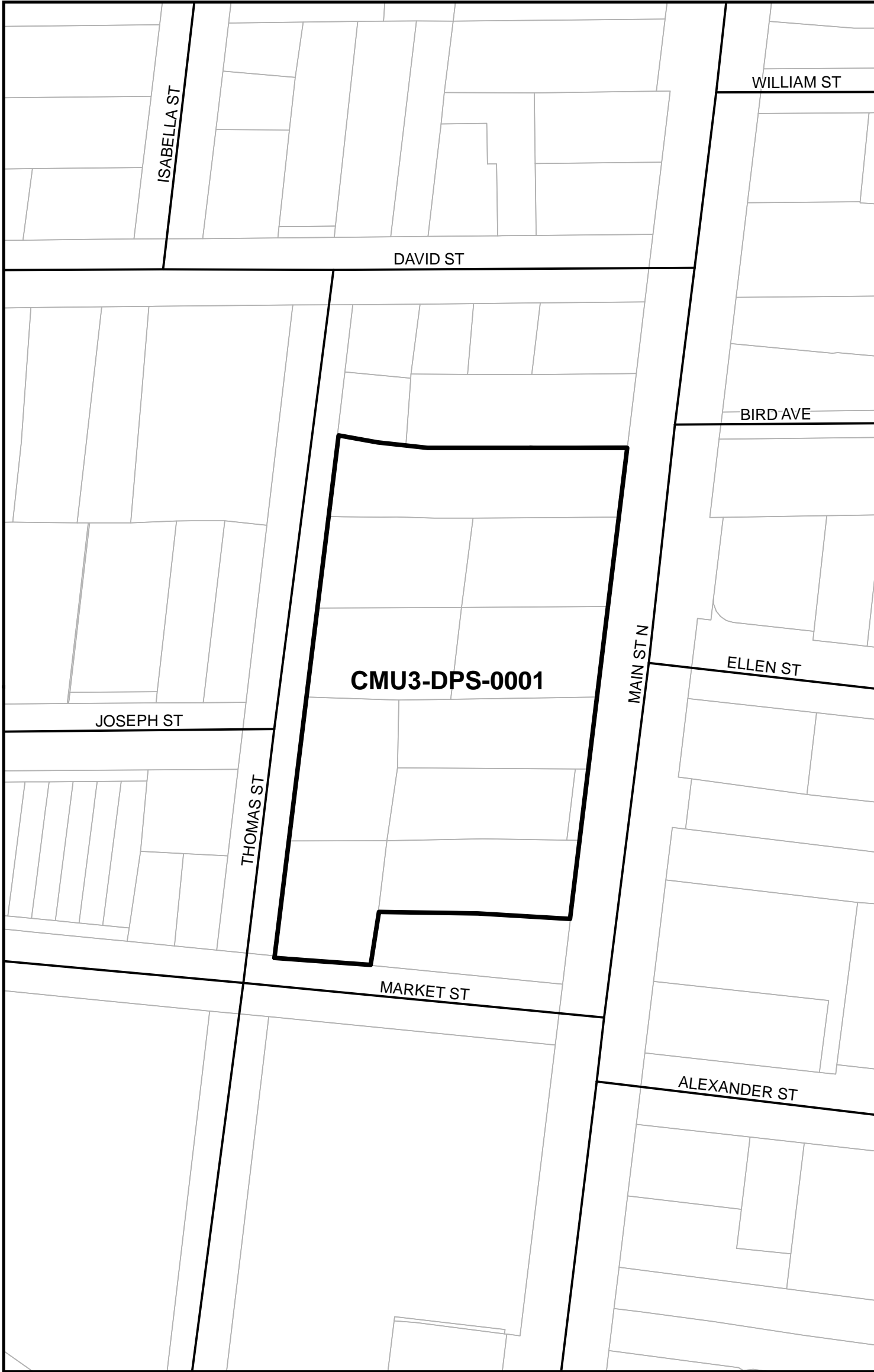
Approved as to
content.

2022/08/05

SG

Peter Fay, City Clerk

OZS-2022-0011



brampton.ca
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



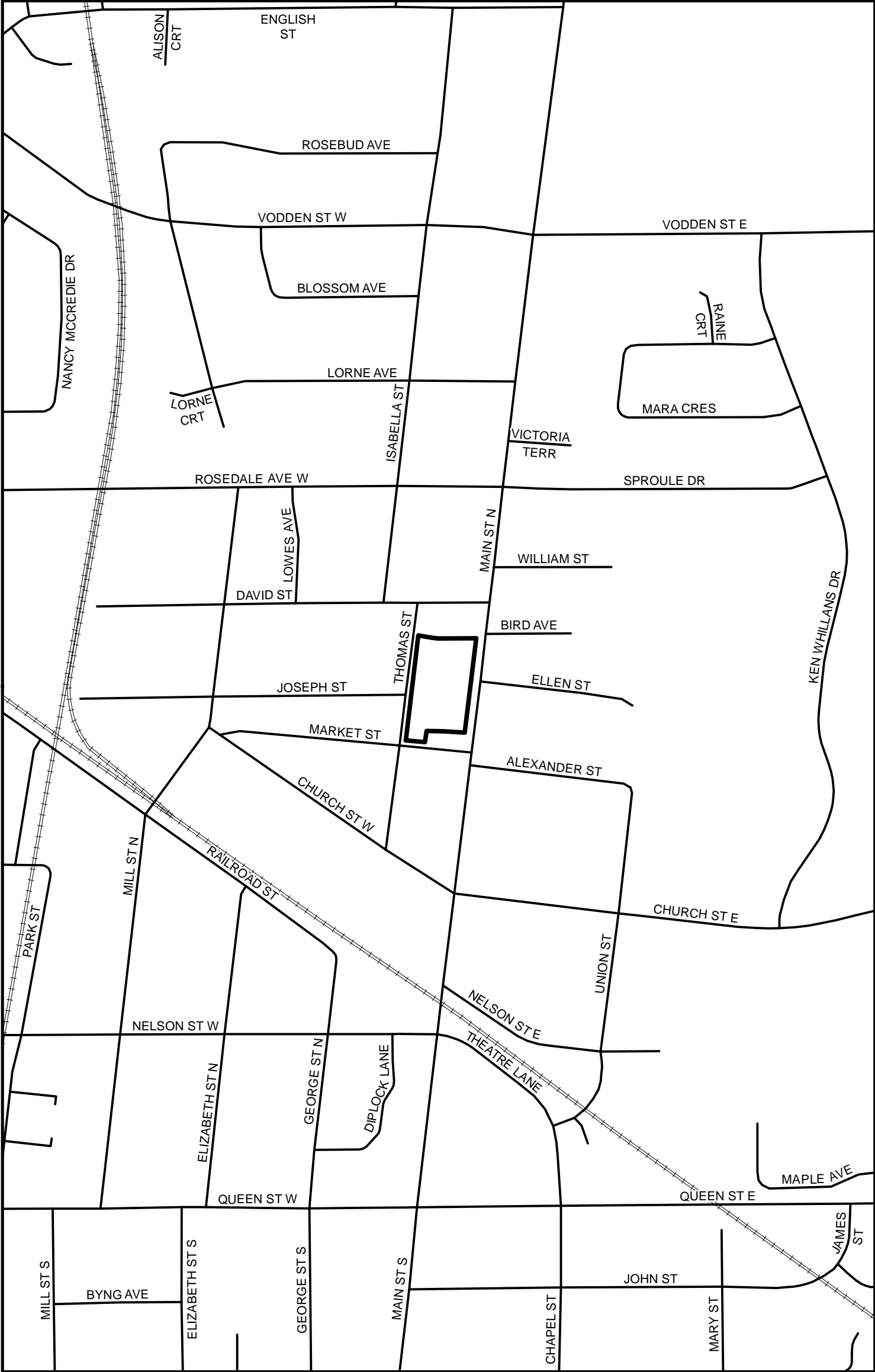
PART LOTS 6&7, CONCESSION 1 W.H.S.


File: OZS-2022-0011_DPS_ZBLA

Date: 2022/07/15 Drawn by: ckovac

BY-LAW Page 411 of 465

SCHEDULE A



 SUBJECT LANDS



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 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 10th day of August, 2022.

Approved as to
form.

2022/07/28

SDSR

Patrick Brown, Mayor

Approved as to
content.

2022/July/28

AAP

Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006-_____
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this Amendment is to change the land use designation of the lands shown outlined on Schedule 'A' and 'B' to this amendment, to permit the development of a mixed use building.

2.0 Location:

The lands subject to this amendment are located on the west side of Main Street North, north side of Church Street West, and east side of Thomas Street. The lands have frontages of approximately 34 metres on Main Street North, 62 metres on Church Street West, and 25 metres along Thomas Street. They have an area of approximately 0.18 hectares. The property is municipally described as 151 Main Street North, and is legally described as BR 4 Lot 92 and 93 in the City of Brampton.

3.0 Amendments and Policies Relevant Thereto:

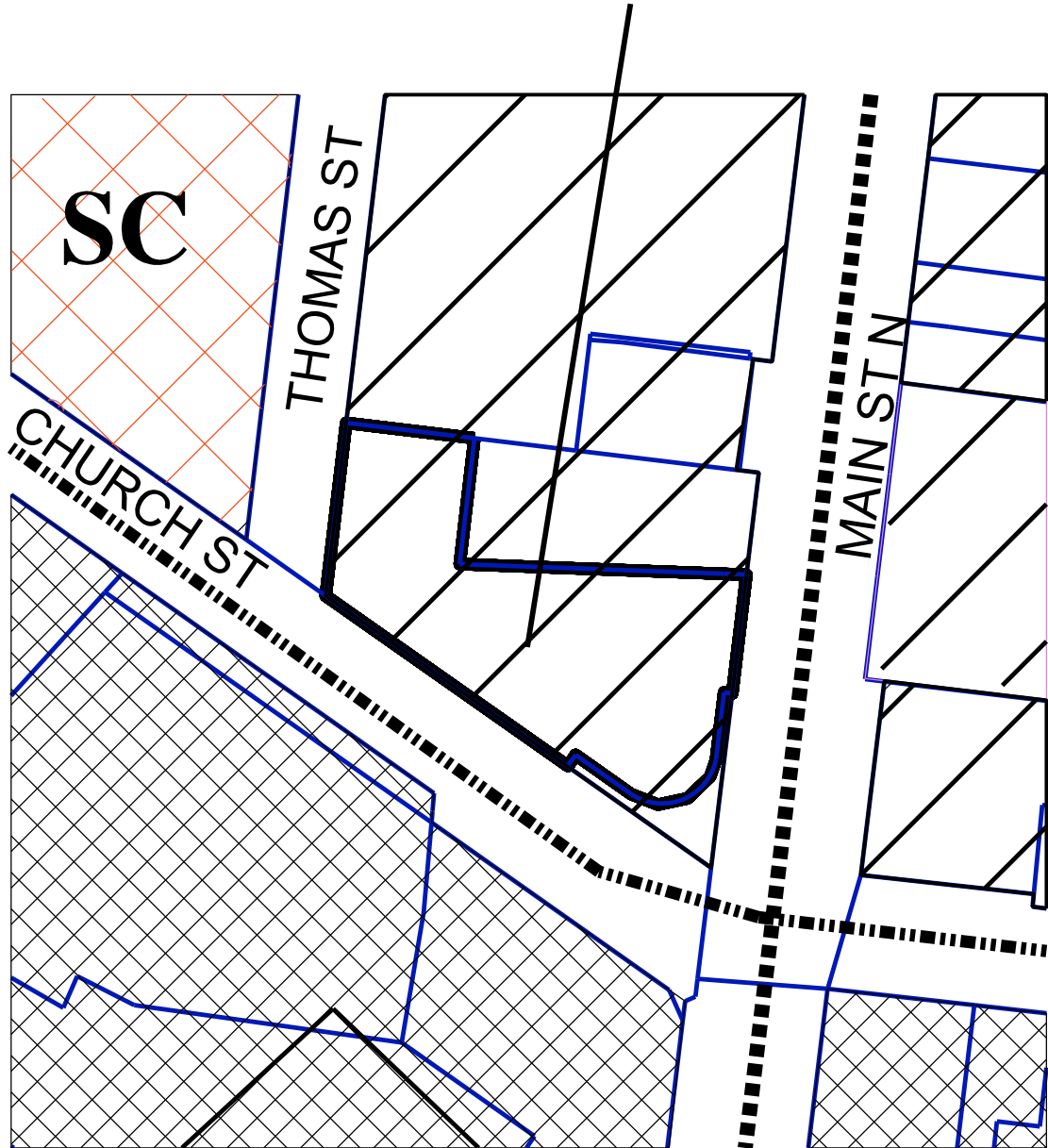
3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- a) by adding to the list of amendments pertaining to the Downtown Brampton Secondary Plan Area 7 as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006-_____.

3.2 The portions of the document known as the Downtown Brampton Secondary Plan Area 7, Chapter 7 as set out in Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

- a) by changing on Schedule SP7(A) of the Downtown Brampton Secondary Plan Area 7, the land use designation of the lands shown outlined on Schedule 'A' to this amendment from "Proposed Development Permit System Area: Main Street North Development Permit Area" to "Central Area Mixed-use";
- b) By deleting on Schedule SP 7(C) of Downtown Brampton Secondary Plan Area 7, the 'Special Policy Area 2', shown on Schedule 'B' to this amendment; and,
- c) by adding to Section 5.1.2 Central Area Mixed Use, as follows:
 - "5.1.2.6 On lands designated Central Area Mixed Use located at the north-west corner of Main Street North and Church Street West , the following shall apply:
 - i) A maximum density of 2006 units per net residential hectare.
 - ii) A maximum height of 30 storeys.
 - iii) A maximum floor space index of 13.46."

LANDS TO BE REDESIGNATED FROM "PROPOSED DEVELOPMENT PERMIT SYSTEM AREA: MAIN STREET NORTH DEVELOPMENT PERMIT SYSTEM AREA" TO "CENTRAL AREA MIXED USE"



EXTRACT FROM SCHEDULE SP7(A) OF THE DOCUMENT KNOWN AS THE DOWNTOWN BRAMPTON SECONDARY PLAN

TRANSPORTATION

RESIDENTIAL



Low Density

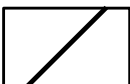
COMMERCIAL



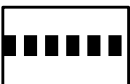
Central Area Mixed Use



Service Commercial



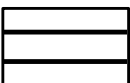
PROPOSED DEVELOPMENT PERMIT SYSTEM AREA:
MAIN STREET NORTH DEVELOPMENT PERMIT SYSTEM AREA



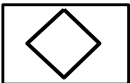
Minor Arterial Road



Collector Road



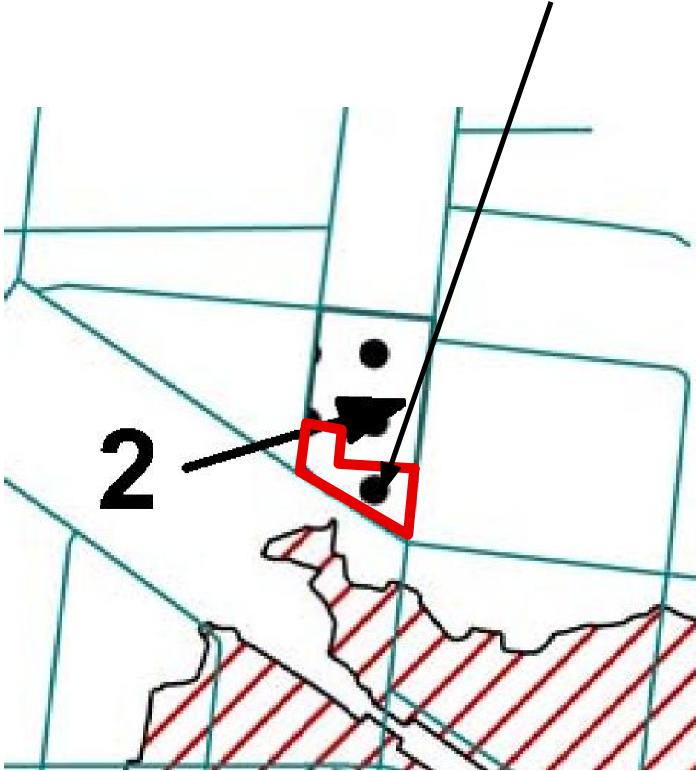
Local Road












Grade Separation



LANDS TO BE DELETED FROM SPECIAL POLICY AREA 2



EXTRACT FROM SCHEDULE SP7(C) OF THE DOCUMENT KNOWN AS THE DOWNTOWN BRAMPTON SECONDARY PLAN

	SUBJECT LANDS		SPECIAL POLICY AREA NO. 3		SPECIAL POLICY AREA NO. 6
	SPECIAL POLICY AREA NO. 1 (Refer to Policy 5.6.1)		SPECIAL POLICY AREA NO. 4		SPECIAL POLICY AREA NO. 7
	SPECIAL POLICY AREA NO. 2		SPECIAL POLICY AREA NO. 5 (Refer to Policy 5.6.5)		SPECIAL POLICY AREA NO. 8



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
HIGHWAY COMMERCIAL TWO (HC2), RESIDENTIAL APARTMENT A (R4A)	DOWNTOWN COMMECIAL - SECTION 3655 (DC -3655)

- (2) By adding thereto, the following sections:
- “3655 The lands designated DC-3655 on Schedule A to this by-law:
- 3655.1 Shall only be used for the following purposes:
- a) An apartment dwelling
- b) Non-residential uses:
- i. A retail establishment with or without outdoor display and sales;
 - ii. An office;
 - iii. A grocery store;
 - iv. A supermarket;
 - v. A service shop;
 - vi. A personal service shop, excluding a massage or body rub parlour;
 - vii. A bank, trust company or financial company;
 - viii. A dry cleaning and laundry distribution station;
 - ix. A laundromat;
 - x. A dining room restaurant or take-out restaurant;
 - xi. A printing or copying establishment;
 - xii. A health or fitness centre.
- c) Purposes accessory to other permitted uses.

- 3655.2 Shall be subject to the following requirements and restrictions:
- a) Minimum Lot Width – 30 metres
 - b) Minimum Front Yard Depth: 3.0 metres
 - c) Minimum Interior Side Yard Width: 4.5 metres
 - d) Minimum Exterior Side Yard Width:
 - i. 3.0 metres
 - ii. Notwithstanding 3655.2 (d)(i), a minimum exterior side yard width of 0.0 metres shall be permitted at the third to twelfth stories
 - e) Minimum Rear Yard Depth: 4.0 metres
 - f) Maximum Building Height: 30 storeys
 - g) Maximum number of Dwelling Units: 361
 - h) Maximum Lot Coverage: 42% of the lot area
 - i) Minimum Landscaped Open Space: 26% of the lot area
 - j) Maximum Floor Space Index: 13.46
 - k) Minimum Non-residential Gross Floor Area: 290 square metres
- 3655.3 For zoning purposes, the lands zoned DC-3655 shall be considered a single lot and the front lot line shall be deemed to be Main Street North.”

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 10th day of August, 2022.

Approved as to
form.

2022/07/29

SDSR

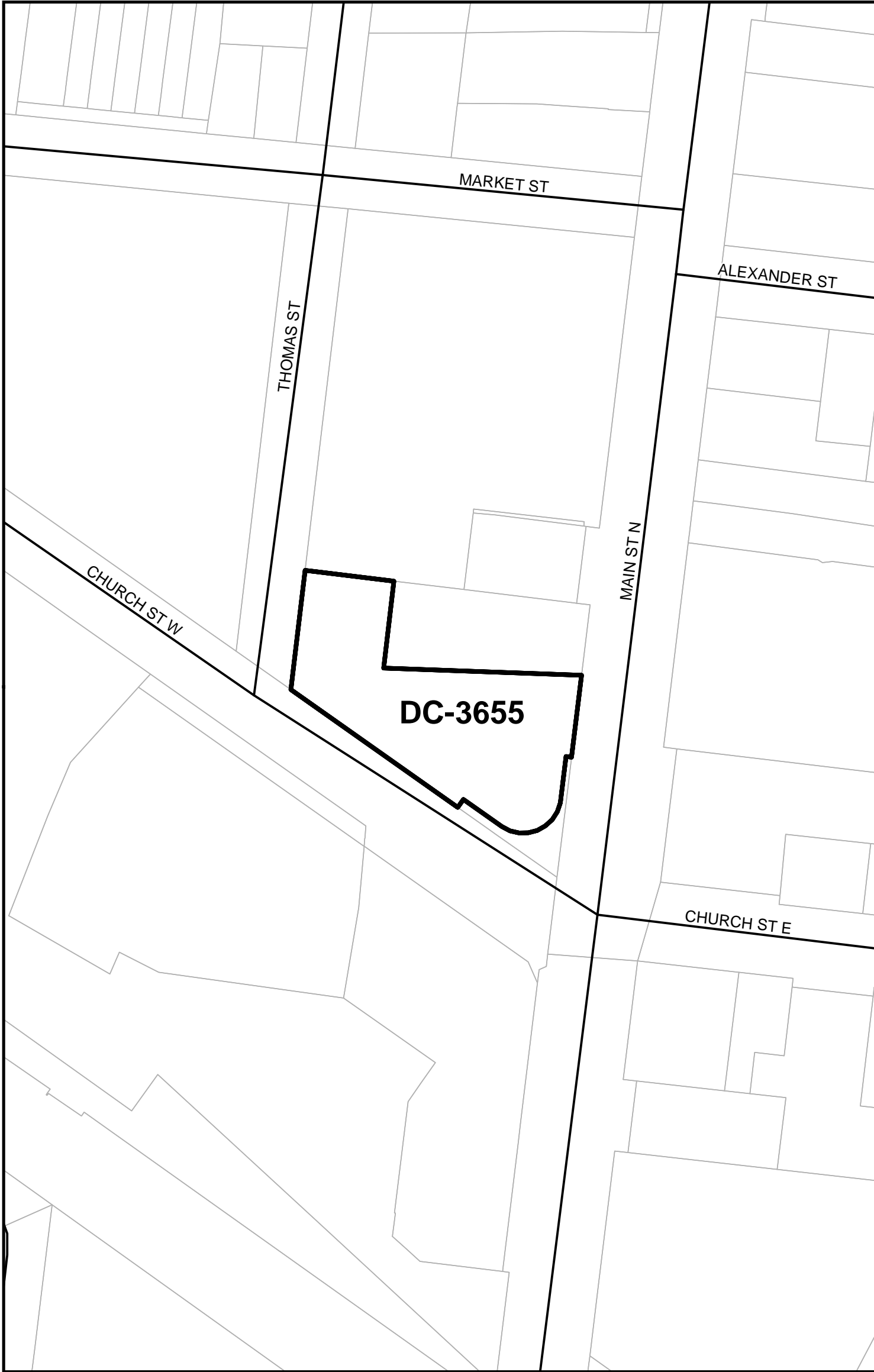
Patrick Brown, Mayor

Approved as to
content.

2022/July/28

AAP

Peter Fay, City Clerk



brampton.ca
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: OZS-2021-0003_ZBLA

Date: Drawn by: ckovac 2022/07/09



PART LOT 5, CONCESSION 1 W.H.S.

BY-LAW Page 419 of 465

SCHEDULE A



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To adopt the 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. 190, 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 10th day of August, 2022.

Approved as to
form.

2022/07/28

SDSR

Patrick Brown, Mayor

Approved as to
content.

2022/12/29

AAP

Peter Fay, City Clerk

(OZS-2020-0008e)

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 City of Brampton Official Plan and the Goreway Drive Corridor Secondary Plan to change the land use designations of the lands shown in Schedule 'A' and Schedule SP39(B) and to provide guiding policies for the development of an apartment building, a retirement home and ancillary medical office and commercial uses.

2.0 Location:

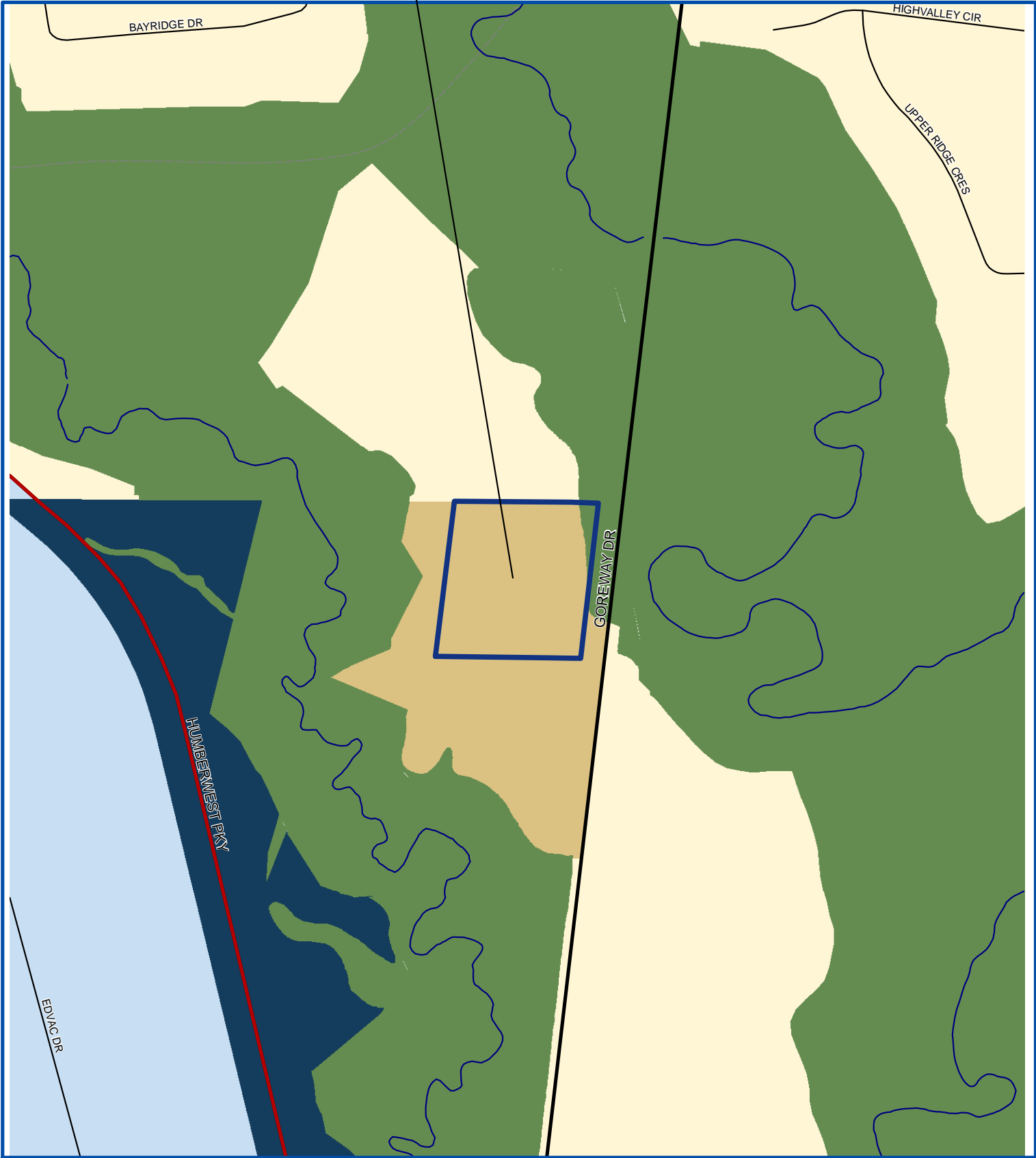
The lands subject to this amendment are located on the west side of Goreway Drive, north of Highway Number 7. The property is municipally known as 9664 Goreway Drive, and legally described as Part Lot 9, Concession 7 N.D., in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the Official Plan of the City of Brampton is hereby amended:

1. By changing, on Schedule "A" (General Land Use Designations) thereto, the land use designation of the lands shown outlined on Schedule A from "Estate Residential" to "Residential".
2. By adding to the list of amendments pertaining to Secondary Plan Area Number 39: Goreway Drive Corridor Secondary Plan Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP2006-_____.
3. By changing on Schedule SP39 the land use designation of the lands shown outlined on Schedule B to this amendment from "Estate Residential" to "Medium-High Density Residential - Special Policy Area 5".
4. By adding the following new policy as Section 3.7.5 to the Goreway Drive Secondary Plan: "Special Policy Area 5 - "Special Policy Area 5" as designated on Schedule SP39(B) applies to those lands fronting the west side of Goreway Drive, north of Highway 7. These lands may be used for an apartment building, a retirement home, and ancillary medical office and commercial uses. The maximum Floor Space Index (FSI) shall be 1.0.

LANDS TO BE REDESIGNATED FROM "ESTATE RESIDENTIAL" TO "RESIDENTIAL"

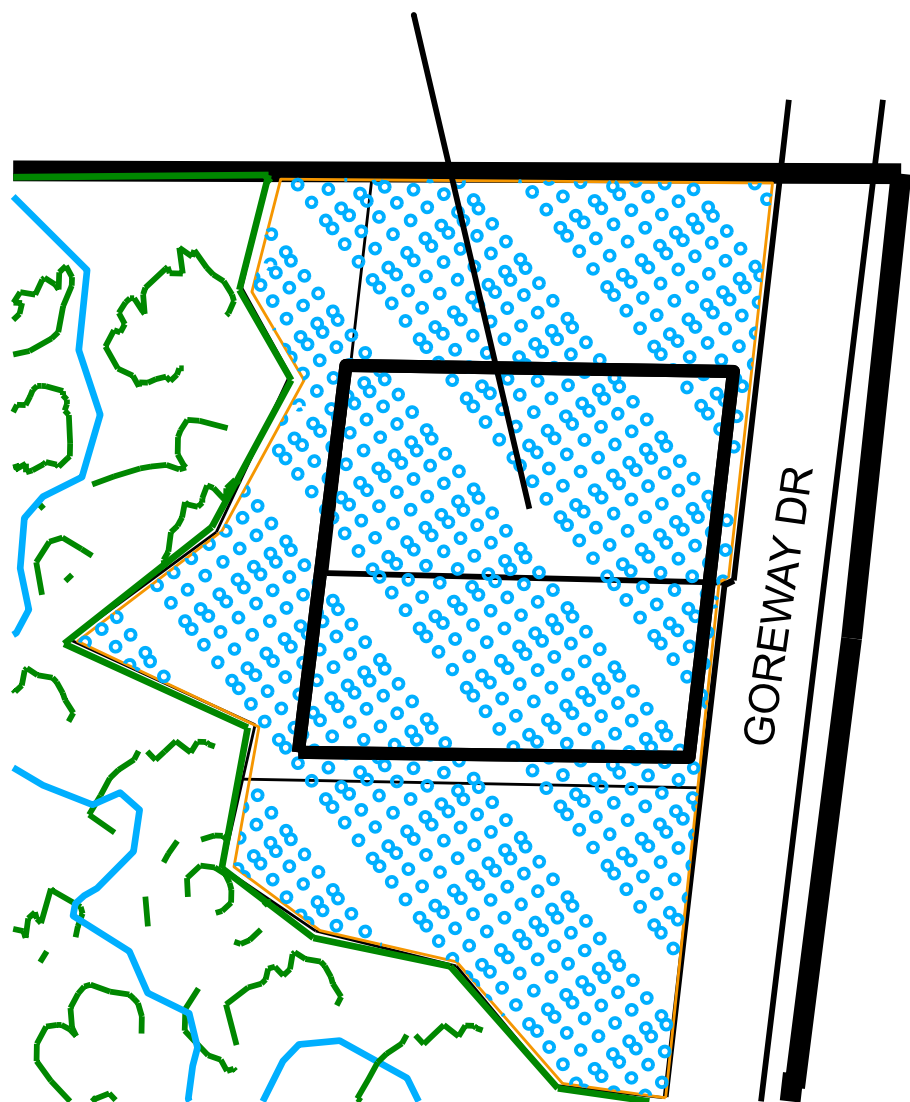


EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

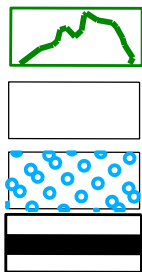
- SUBJECT LAND
- ESTATE RESIDENTIAL
- OPENSOURCE
- BUSINESS CORRIDOR
- INDUSTRIAL
- RESIDENTIAL



LANDS TO BE REDESIGNATED FROM "ESTATE RESIDENTIAL" TO
"MEDIUM-HIGH DENSITY RESIDENTIAL" AND "SPECIAL POLICY AREA 5"



EXTRACT FROM SCHEDULE SP39(A) OF THE DOCUMENT KNOWN AS THE GOREWAY DRIVE CORRIDOR SECONDARY PLAN



OPEN SPACE
RESIDENTIAL
ESTATE RESIDENTIAL
BOUNDARY OF SUBJECT LANDS





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, on Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law:

<i>from</i>	<i>to</i>
AGRICULTURAL (A)	Floodplain (F) and Residential Apartment A – Section 3012 (R4A-3012)
2. By adding thereto the following section:

“3012 The lands designated R4A-3012 on Schedule A to this by-law:

3012.1 Shall only be used for:

 - 1) Purposes permitted by the R4A zone;
 - 2) A retirement home;
 - 3) Only in conjunction with an apartment dwelling and/or a retirement home;
 - a. a retail establishment;
 - b. a convenience store;
 - c. a medical office, including the office of a drugless practitioner;
 - d. a pharmacy;
 - e. a take-out restaurant;
 - f. personal service shop

4) Purposes accessory to the other permitted purposes.

3012.2 The lands designated R4A–3012 shall be subject to the following requirements and restrictions:

- 1) Maximum Building Height: 5 storeys;
- 2) Minimum Front Yard Depth: 3 metres;
- 3) Minimum Side Yard Width: 3 metres;
- 4) Minimum Rear Yard Depth: 9 metres;
- 5) Maximum Lot Coverage: 25%;
- 6) Maximum Number of Dwelling Units: 156;
- 7) Minimum Number of Parking Spaces: 141;
- 8) Maximum Gross Commercial Floor Area: 880 square metres;
- 9) Minimum Amenity Area: 2,000 square metres;
- 10) Landscaped Open Space: 20% of the Lot Area; and
- 11) Notwithstanding Section 5 definitions, a retaining wall shall be permitted within the required landscaped open space.

ENACTED and PASSED this 10th day of August, 2022.

Approved as to
form.

2022/07/28

SDSR

Patrick Brown, Mayor

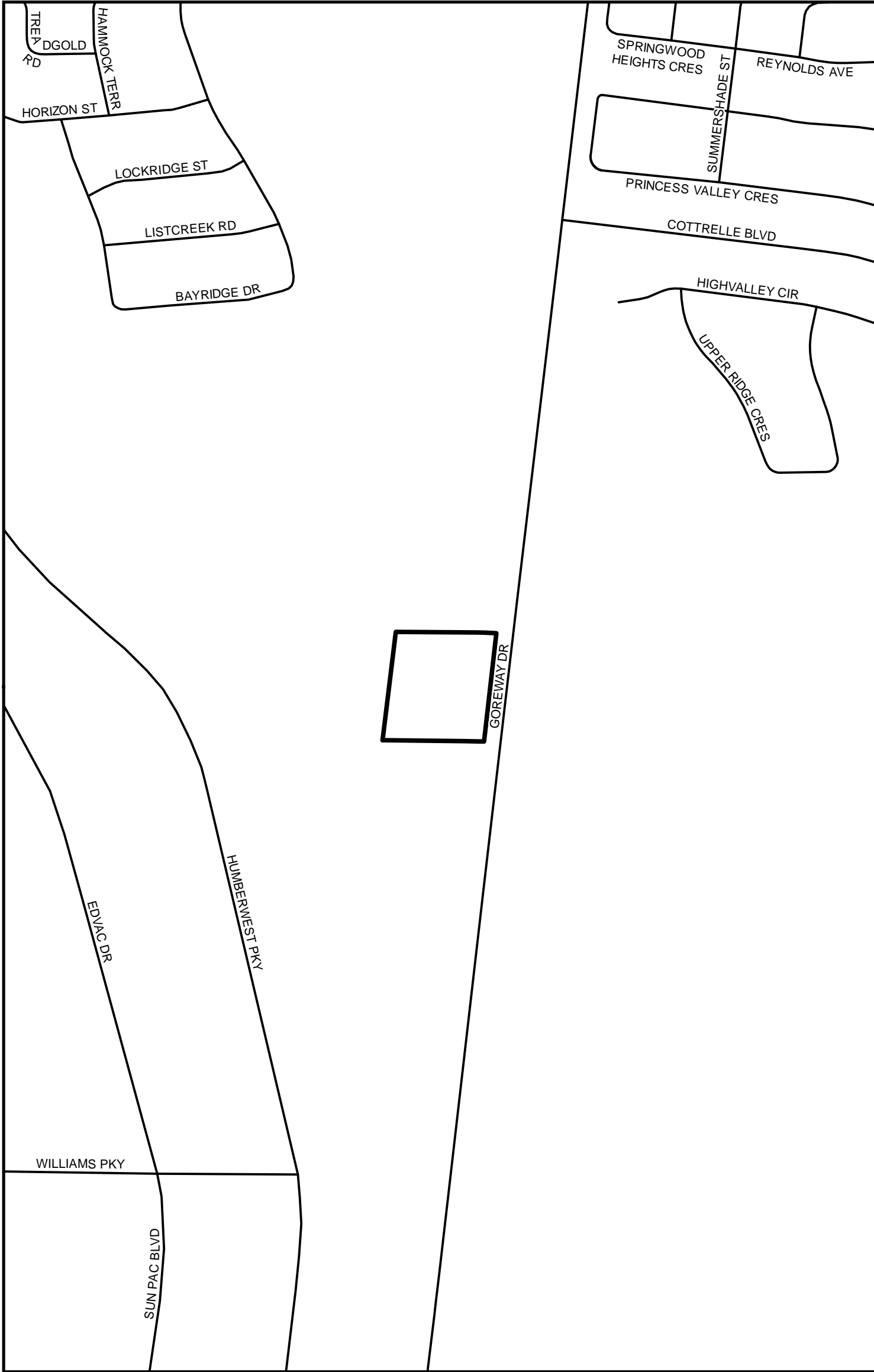
Approved as to
content.

2022/July/28

AAP

Peter Fay, City Clerk

OZS-2020-0008



SUBJECT LANDS



brampton.ca
PLANNING, DEVELOPMENT AND ECONOMIC DEVELOPMENT

File: OZS-2020-0008_ZKM
Date: 2022/06/30

Drawn by: ckovac



KEY MAP

BY-LAW _____



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 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 10th day of August, 2022.

Approved as to
form.

2022/07/29

SDSR

Patrick Brown, Mayor

Approved as to
content.

2022/July/28

AAP

Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006-_____
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this Amendment is to change the land use designation of the lands shown outlined on Schedule 'A', 'B' and 'C' to permit the development of a residential apartment dwelling.

2.0 Location:

The lands subject to this amendment are located on the north-west corner of Chinguacousy Road and Queen Street West. The lands have frontages of approximately 55 metres on Chinguacousy Road, 60 metres on Queen Street West, and an area of approximately 0.34 hectares, and are legally described as Part of Lot 6, Concession 3, WHS.

3.0 Amendments and Policies Relevant Thereto:

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- a) by changing on Schedule A General Land Use Designations the land use designation of the lands shown outlined on Schedule 'A' to this amendment from "Open Space" to "Residential".
- b) by adding to the list of amendments pertaining to Secondary Plan Area Number 45: The Credit Valley Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006-_____.

3.2 The portions of the document known as Credit Valley Secondary Plan, being Chapter 45, of Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

- a) by changing on Schedule SP45 (A) of Credit Valley Secondary Plan, the land use designation of the lands shown outlined on Schedule 'B' to this amendment from "Low Density 2 Residential", "Community Park" and "Heritage Resource" to "High Density 1 Residential";
- b) by adding on Schedule SP45 (A) of Credit Valley Secondary Plan, "High Density 1" to the list of Residential land use designations; and,
- c) by adding to Section 5.2, a new "High Density 1 Residential" designation category, as follows:

5.2.12 High Density 1 Residential

5.2.12.1 On lands designated 'High Density 1 Residential' located on the north west corner of Chinguacousy Road and Queen Street West as shown on Schedule SP45(A) of Credit Valley Secondary Plan, Part II Chapter 45, the following shall apply, subject to Section 5.2.1 of this chapter:

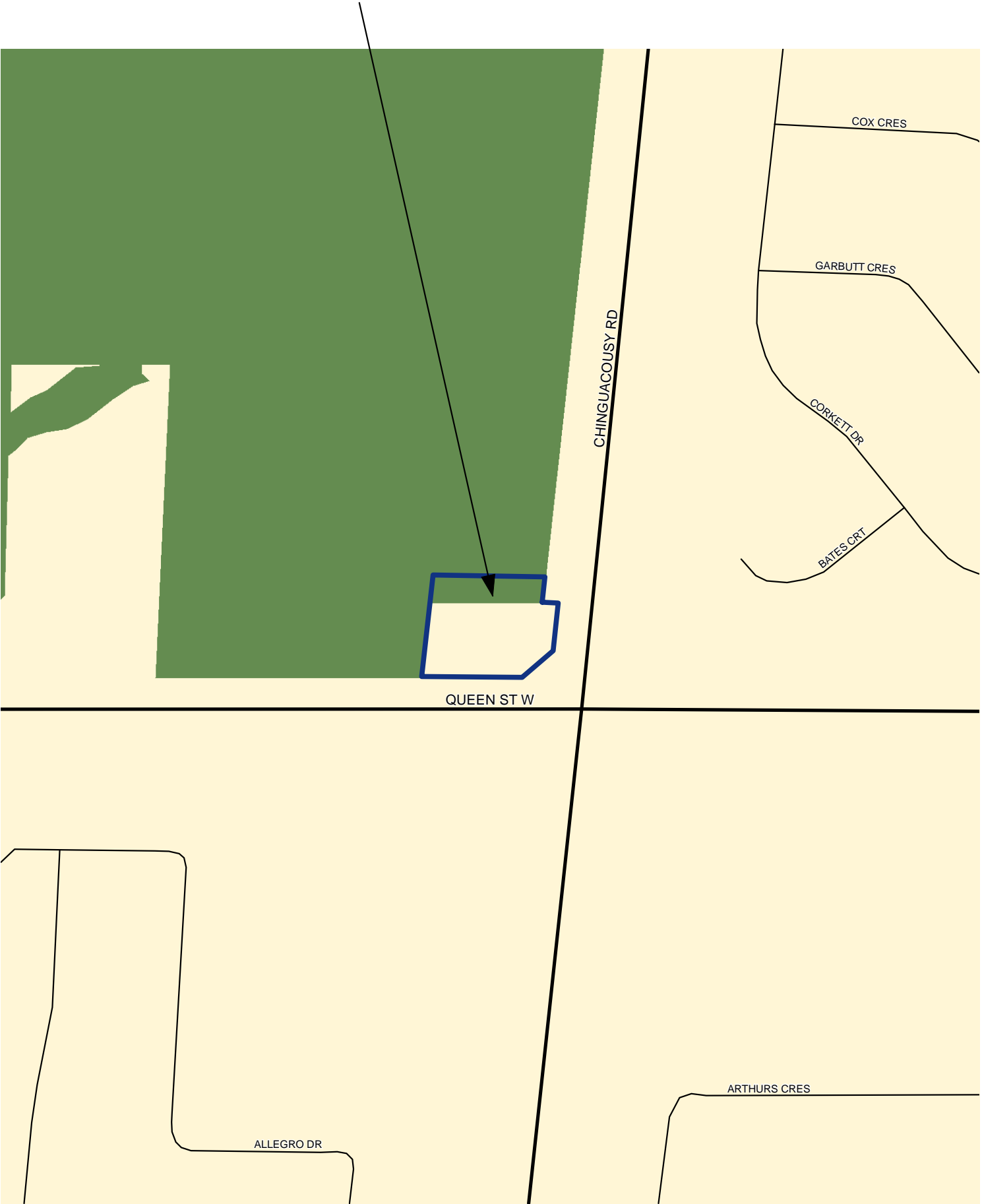
- i) Permitted uses shall include an apartment dwelling.
- ii) A maximum density of 612 units per net residential hectare (248 units per net residential acre).

iii) A maximum floor space index of 5.7.

3.3 The portions of the document known as Community Block Plan - Sub Areas 1 & 3 Credit Valley Secondary Plan is hereby further amended:

- a) by changing the land uses shown on Community Block Plan - Sub Areas 1 & 3 Credit Valley Secondary Plan from “Heritage” and “Park” to “Residential” for the lands shown outlined on Schedule ‘C’ to this amendment.

LANDS TO BE REDESIGNATED FROM "OPEN SPACE" TO "RESIDENTIAL"

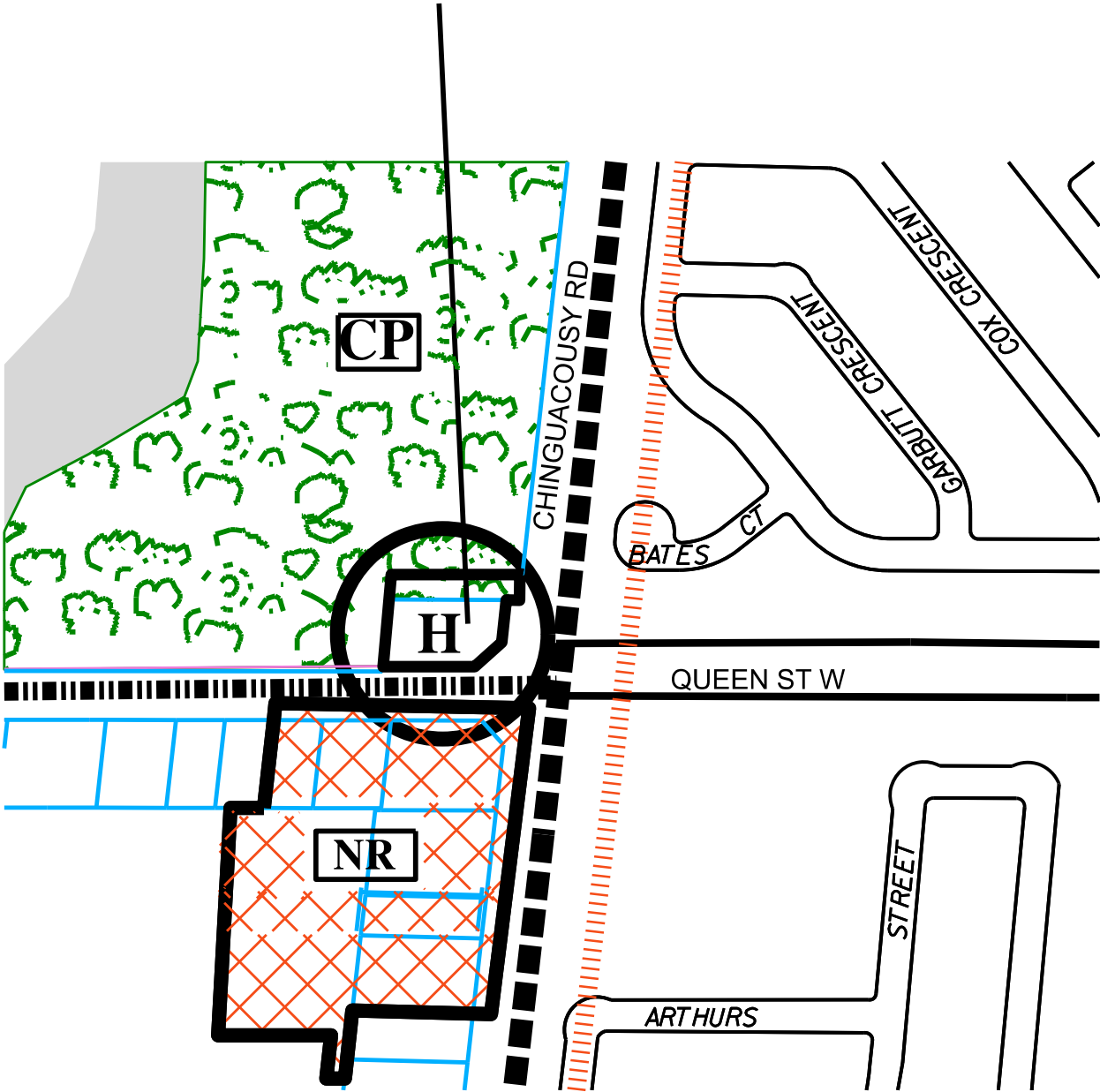


EXTRACT FROM SCHEDULE A(GENERAL LAND USE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

- SUBJECT LAND
- RESIDENTIAL
- OPENSOURCE



LANDS TO BE REDESIGNATED FROM "LOW DENSITY 2 RESIDENTIAL", "COMMUNITY PARK" AND "HERITAGE RESOURCE" TO "HIGH DENSITY 1 RESIDENTIAL"



EXTRACT FROM SCHEDULE SP45(A) OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

RESIDENTIAL



Low Density 2

COMMERCIAL



Neighbourhood Retail



Secondary Plan Boundary

OPEN SPACE



Secondary Valleyland



Community Park

INFRASTRUCTURE



Major Arterial Roads



Minor Arterial Roads



Heritage Resource



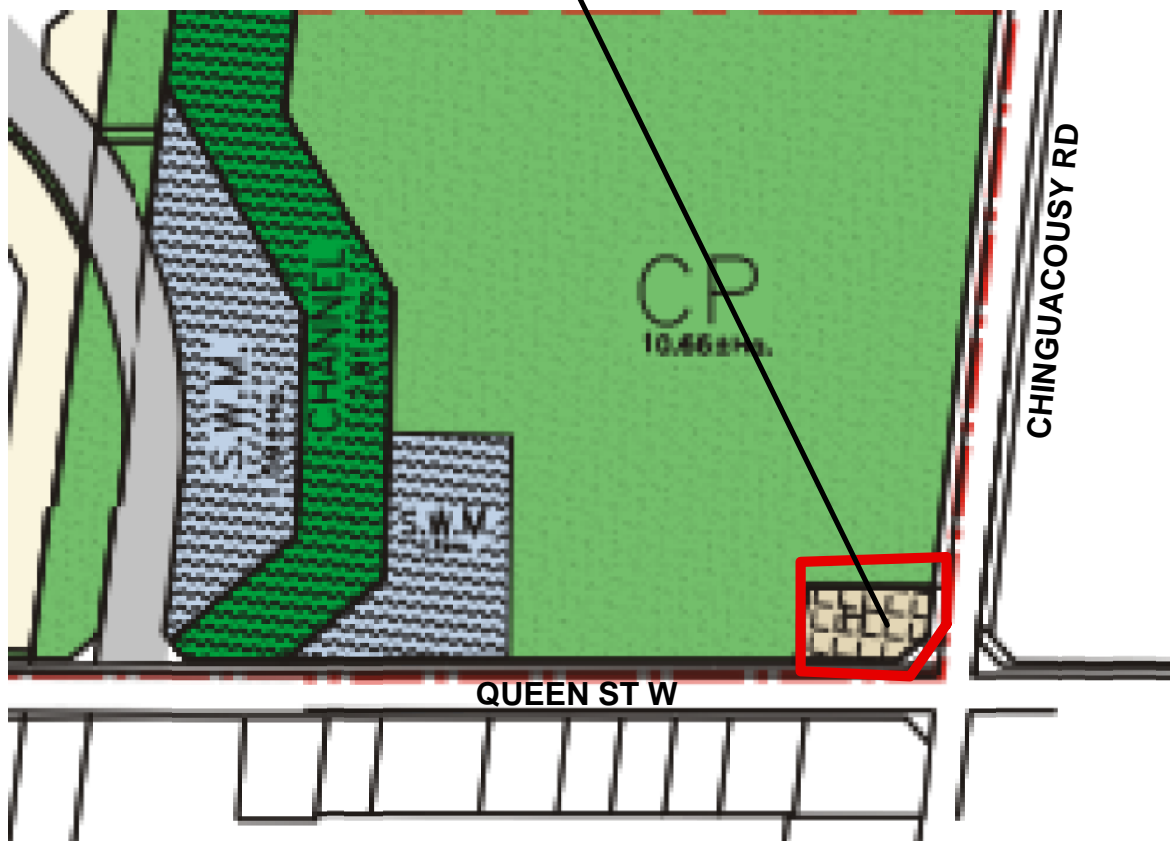
BRAMPTON
FlowerCity

PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

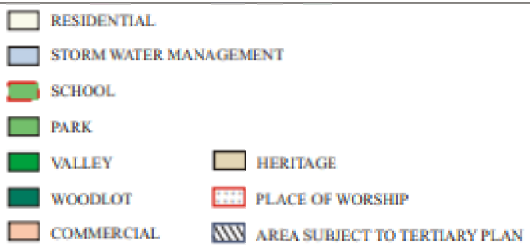


**SCHEDULE B TO OFFICIAL PLAN
AMENDMENT OP2006# _____**

LANDS TO BE REDESIGNATED FROM
"HERITAGE" AND "PARK" TO
"RESIDENTIAL"



EXTRACT FROM THE DOCUMENT KNOWN AS THE SUB AREAS 1 AND 3 OF THE CREDIT VALLEY BLOCK PLAN





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 Schedule ‘A’ thereto, the zoning designation of the lands as shown outlined on Schedule ‘A’ to this by-law:

FROM	TO
SERVICE COMMERCIAL – SPECIAL SECTION 212 (SC-212)	RESIDENTIAL APARTMENT B (Holding) – SECTION 3647 (R4B(H)-3647)

- (2) By adding thereto, the following sections:
- “3647 The lands designated R4B(H)-3647 on Schedule A to this by-law:
- 3647.1 Shall only be used for the following purposes:
- a) an apartment dwelling; and,
 - b) purposes accessory to the other permitted purposes.
- 3647.2 Shall be subject to the following requirements and restrictions:
- a) Minimum Front Yard Depth: 3.0 metres
 - b) Minimum Interior Side Yard Width: 1.80 metres
 - c) Minimum Exterior Side Yard Width: 3.0 metres
 - d) Minimum Rear Yard Depth: 1.90 metres

- e) Minimum Building Setback to a Daylight Triangle: 0.40 metres
- f) Maximum Building Height: 14 storeys
- g) Maximum number of Dwelling Units: 208
- h) Maximum Lot Coverage: 48% of the lot area
- i) Minimum Landscaped Open Space: 25% of the lot area
- j) Maximum Floor Space Index: 5.70
- k) Maximum permitted encroachment of a balcony or patio into any required yard shall be 1.5 metres.
- l) A canopy may encroach to within 0 metres of a daylight triangle.
- m) Minimum Setback of a hydro transformer to a lot line shall be 2.4 metres.
- n) Minimum Parking Requirements:
 - i. Residents: 0.85 parking space per unit
 - ii. Visitors: 0.15 parking space per unit
- o) For zoning purposes, the lands zoned R4B-3647 shall be considered a single lot and the front lot line shall be deemed to be Chinguacousy Road.

3647.3 Holding Symbol:

- a) The lifting of the Holding (H) symbol shall only occur after:
 - i. An agreement executed by the owner and City pursuant to Section 37 of the *Planning Act* is registered on title;
 - ii. The agreement obligations have been fulfilled, including substantial completion of the City facility.
 - iii. The owner submits the following materials to the satisfaction of the Commissioner of Public Works and Engineering Department, and Commissioner of Planning, Building and Economic Development Department:
 - a. Functional Servicing Report
 - b. Traffic Impact Study
 - c. Urban Design Brief
 - d. Property Value Uplift Appraisal Report
 - e. Heritage Impact Assessment
 - f. Structural Assessment Report
 - g. Heritage Building Protection Plan
 - h. Heritage Conservation Plan
 - i. City Facility Cost Estimates
 - j. Designated Substance Survey & Abatement Plans

- k. Building Condition Assessment
- l. Heritage Interpretation Plan

- b) While the Holding (H) symbol remains in place, the lands shall only be used for either of the following purposes, but not both:
 - i. Uses permitted by the SC-212 zone subject to the requirements and restrictions of the SC zone; or
 - ii. Site services to support future development of the lands for purposes set out in Section 3647.1, at the discretion of the Chief Building Official.”

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 10th day of August, 2022.

Approved as to
form.

2022/07/29

SDSR

Patrick Brown, Mayor

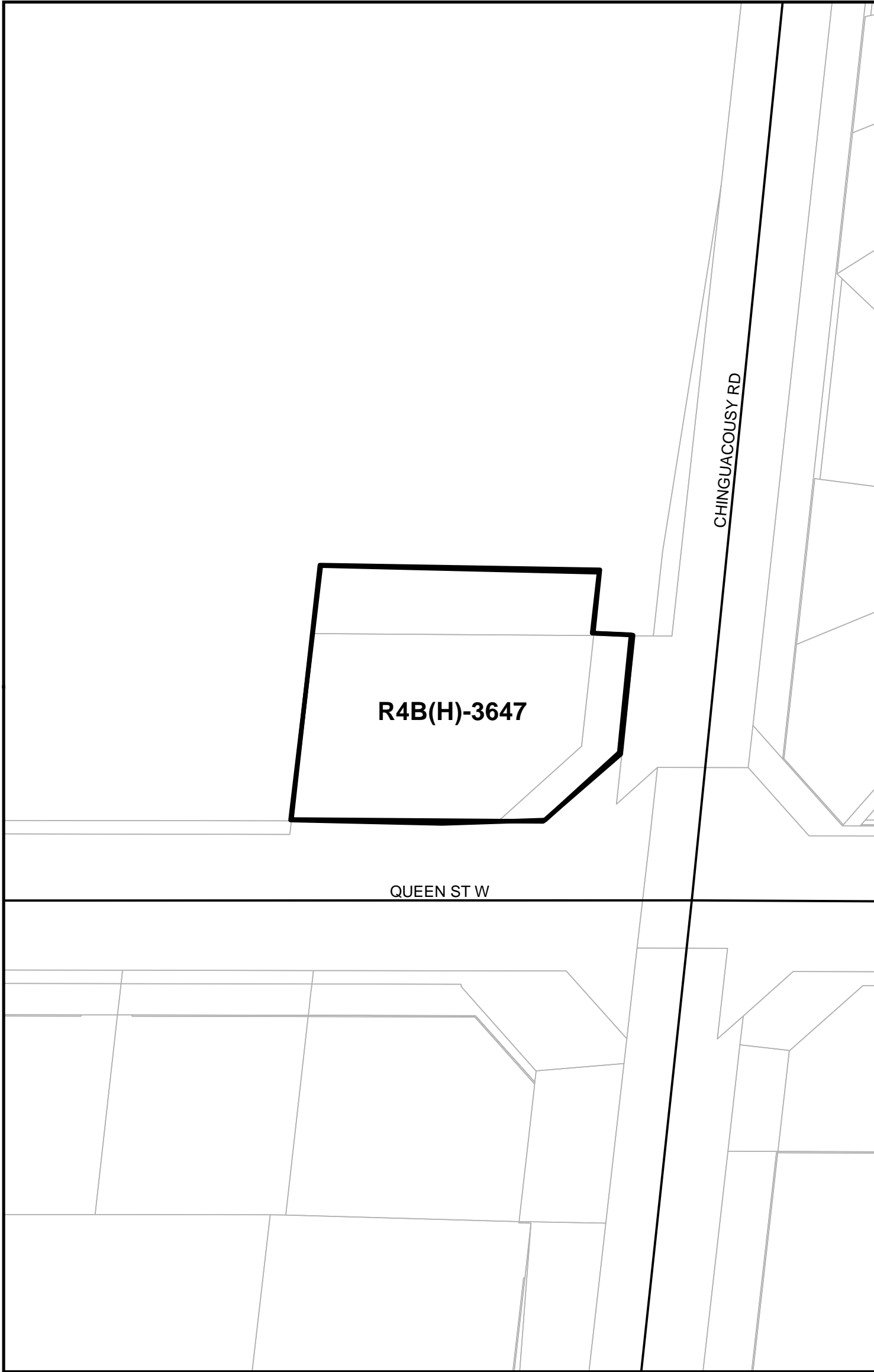
Approved as to
content.

2022/July/28

AAP

Peter Fay, City Clerk

OZS-2020-0034



PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: OZS-2020-0034_ZBLA

Date: 2022/05/17

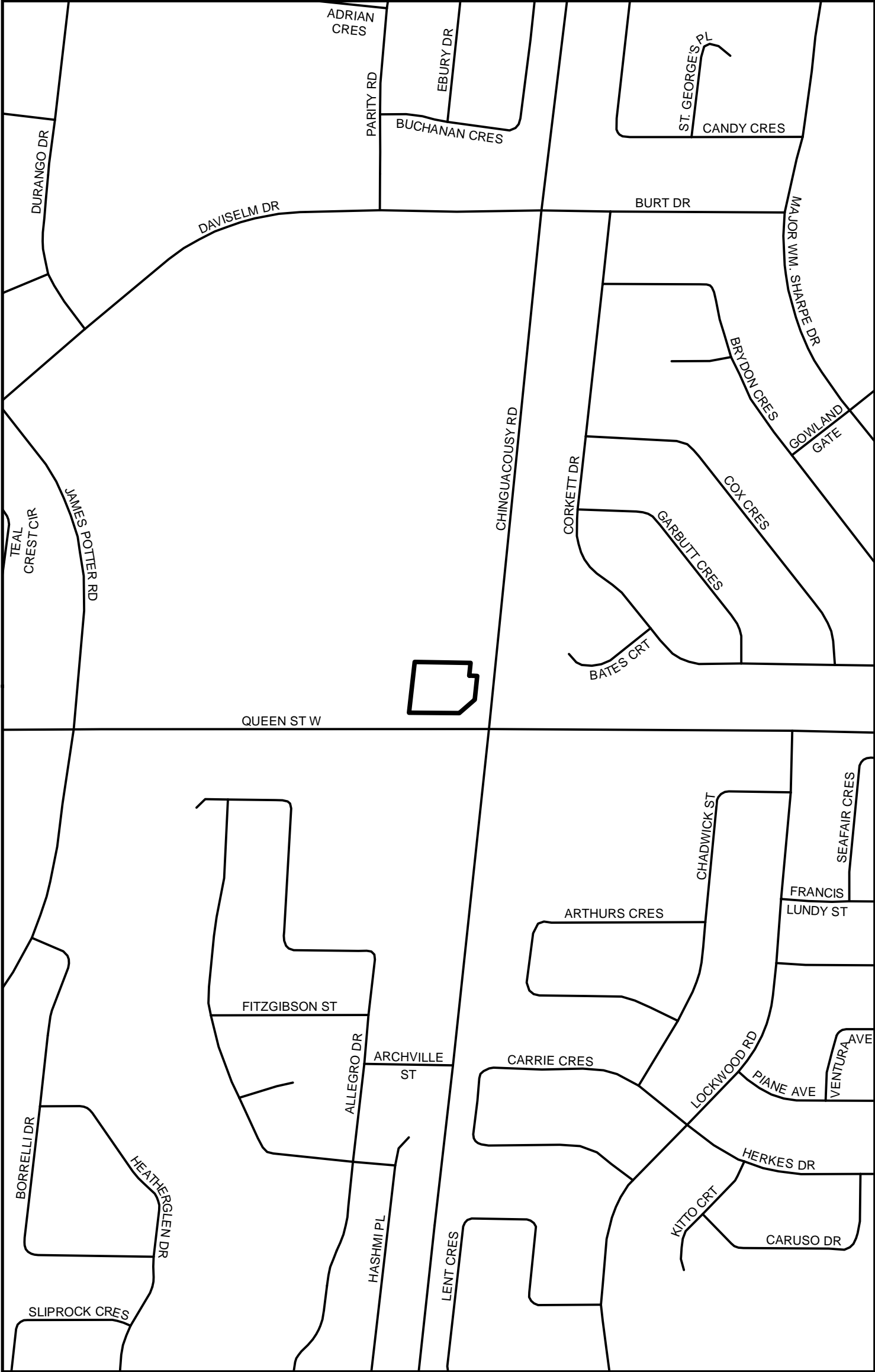
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PART LOT 6, CONCESSION 3 W.H.S.

BY-LAW _____

SCHEDULE A



SUBJECT LANDS



RAILWAYS



KEY MAP



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To amend Comprehensive Zoning By-law 270-2004

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

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

From:	To:
Agricultural (A)	Flood Plain (F) Residential Single Detached Special Section (R1F-11.4- 2344) Residential Single Detached Special Section (R1F-12.2- 2345) Residential Single Detached Special Section (R1F-15- 2346)

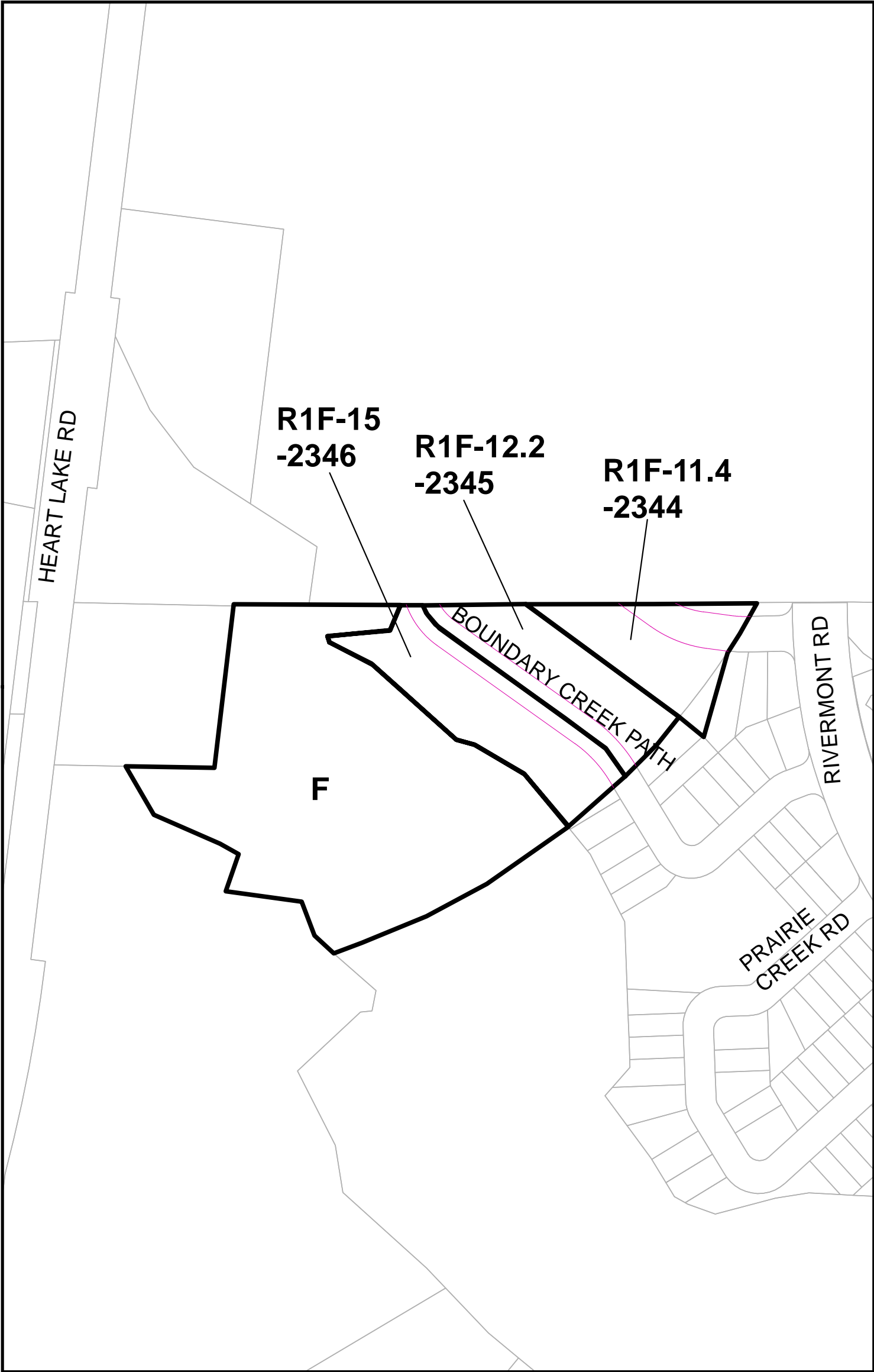
ENACTED and PASSED this 10th day of August, 2022.

Approved as to
form.
2022/07/22
SDSR

Patrick Brown, Mayor

Approved as to
content.
2022/07/22
[D. VanderBerg]

Peter Fay, City Clerk



PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

FILE: C01W05.005_ZBLA

Date: 2022/08/03

Drawn by: ckovac

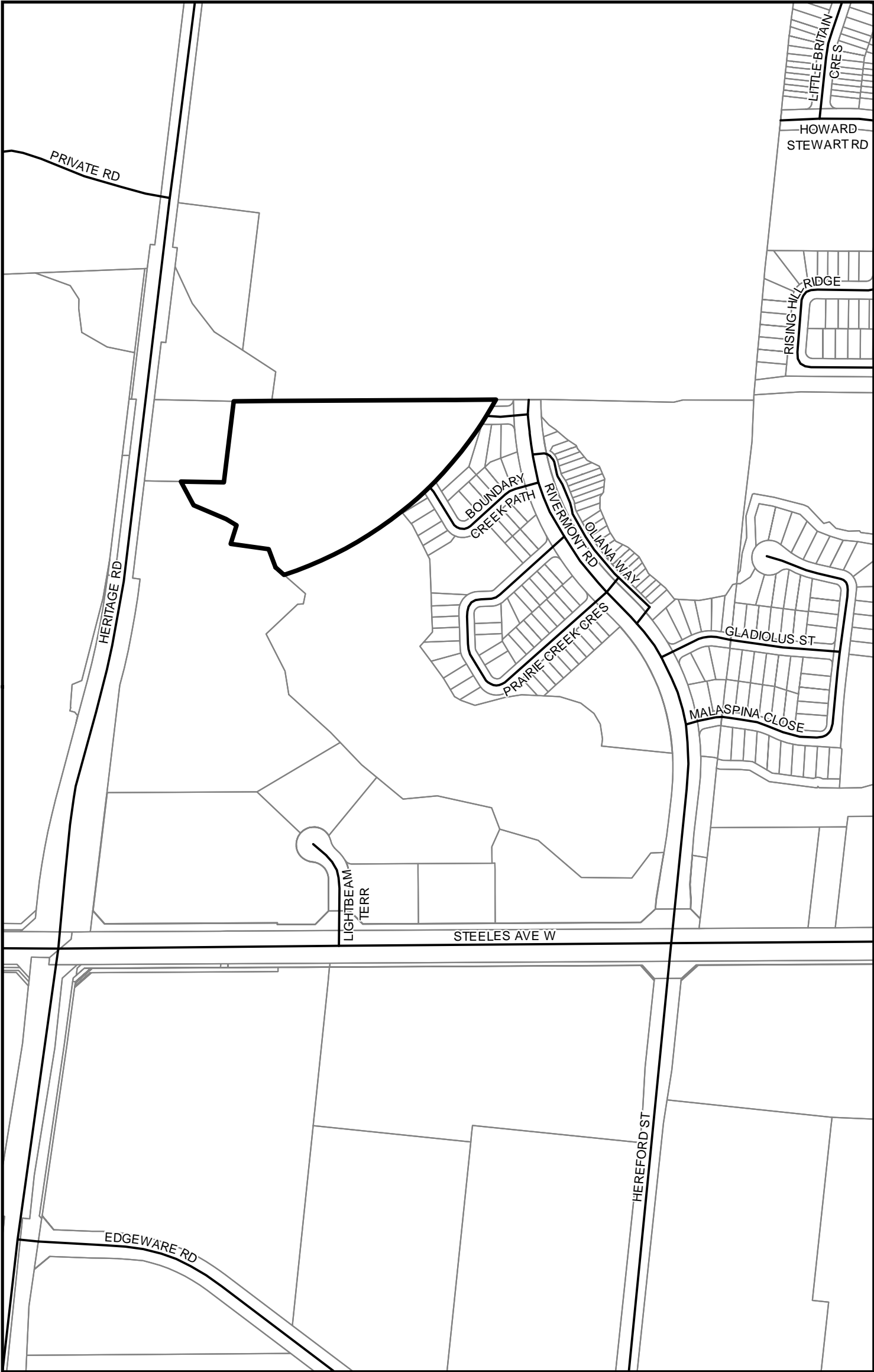


PART LOT 1, CONCESSION 5 W.H.S.

BY-LAW _____

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SCHEDULE A



SUBJECT LANDS



BRAMPTON
Flower City

PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



KEY MAP



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

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

WHEREAS Blackthorn Development Corp. on behalf of 2458171 Ontario Inc. has submitted an application to amend the Zoning By-law to permit temporary truck and trailer parking and outdoor storage to operate on lands described as Part of Lot 6, Concession 7, Northern Division (Geographic Township of Toronto Gore) for a period of not more than three years;

WHEREAS upon review of the foregoing, the Council of The Corporation of the City of Brampton has determined that the proposed amendment is desirable and appropriate for the temporary use of the subject property and will not negatively impact the underlying use permissions of the Service Commercial Zone; and,

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

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

1. Notwithstanding the requirements and restrictions of the Service Commercial – Section 1823 (SC-Section 1823) Zone (Section 23.1 and 1823.1) of Zoning By-law 270-2004, as amended, the lands shown on Schedule ‘A’ hereto:

(1) may be used for the following purposes:

a. Outside storage of oversized motor vehicles and trailers;

(2) shall be subject to the following requirements and restrictions for uses set out in (1)a:

b. Minimum Rear Yard Depth: 6 metres, including to the truck parking/storage area;

c. Minimum Front Yard Depth: 9 metres, including to the truck parking/storage area;

d. Minimum Front Yard Landscaped Open Space: 4.5 metre wide strip abutting the Front Lot Line which shall include vegetation, fencing and/or berming sufficient to screen the storage area from view from Queen Street East;

e. Minimum Interior Side Yard Depth: 3 metres, including to the truck parking/storage area

f. Minimum Interior Side Yard Landscaped Open Space: 3 metre wide strip abutting the Interior Side Yard Lot Line which shall include vegetation, fencing and/or berming sufficient to screen the storage area from view;

g. Minimum Exterior Side Yard Depth: 5 metres, including to the truck parking/storage area;

h. Minimum Exterior Side Yard Landscaped Open Space: 3 metre wide strip abutting the Exterior Side Yard Lot Line which shall include vegetation, fencing and/or berming sufficient to screen the storage area from view from Sun Pac Boulevard;

i. Maximum number of Oversized Motor Vehicles and Trailer Parking Spaces combined: 249.

2. This Temporary Use Zoning By-Law expires on August 10, 2025, unless extended by further resolution of Council.

ENACTED and PASSED this 10th day of August, 2022.

Approved as to
form.

2022/07/28

SDSR

Patrick Brown, Mayor

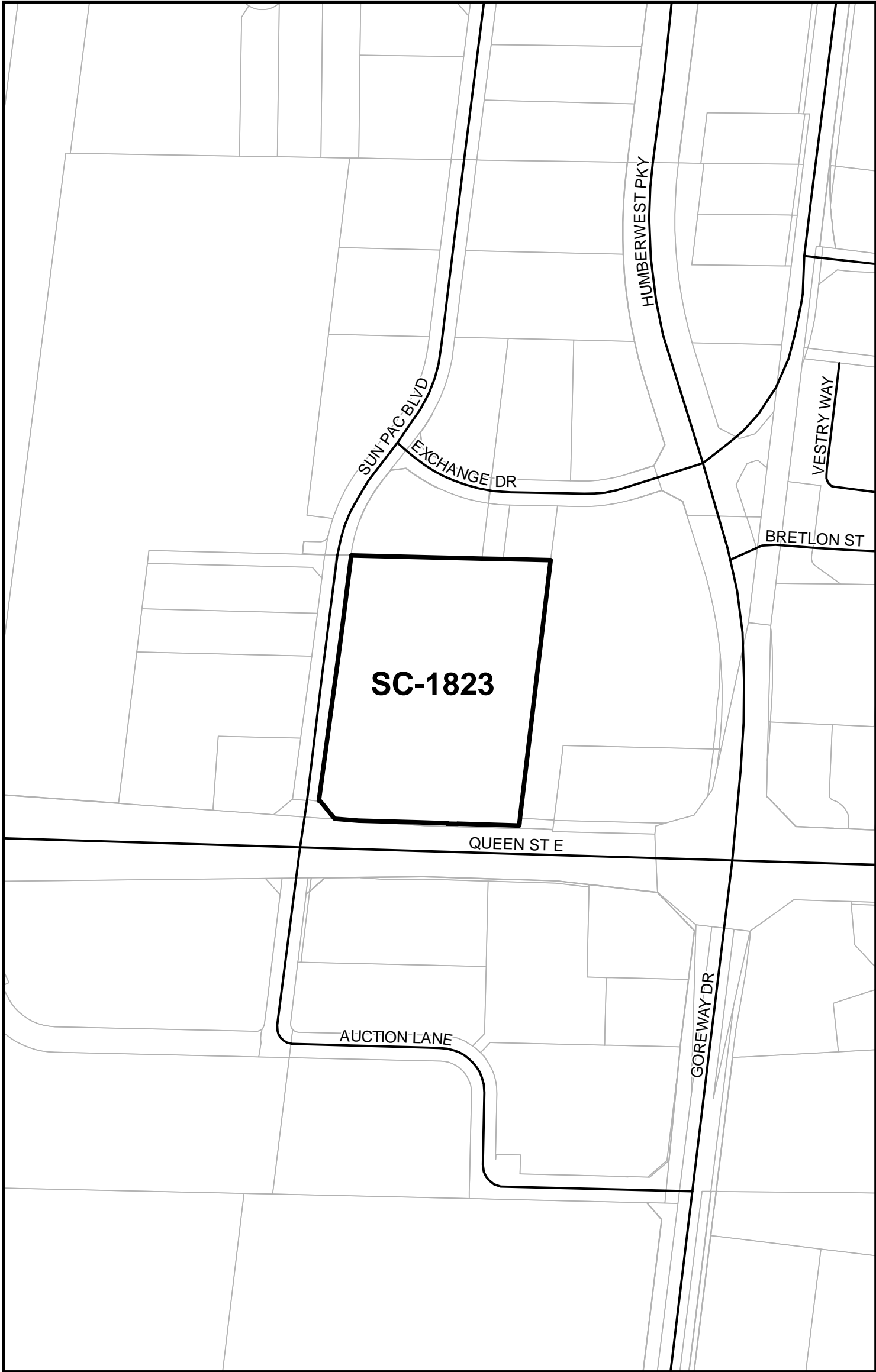
Approved as to
content.

2022/July/28

AAP

Peter Fay, City Clerk

OZS-2022-0022



BRAMPTON
Flower City
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



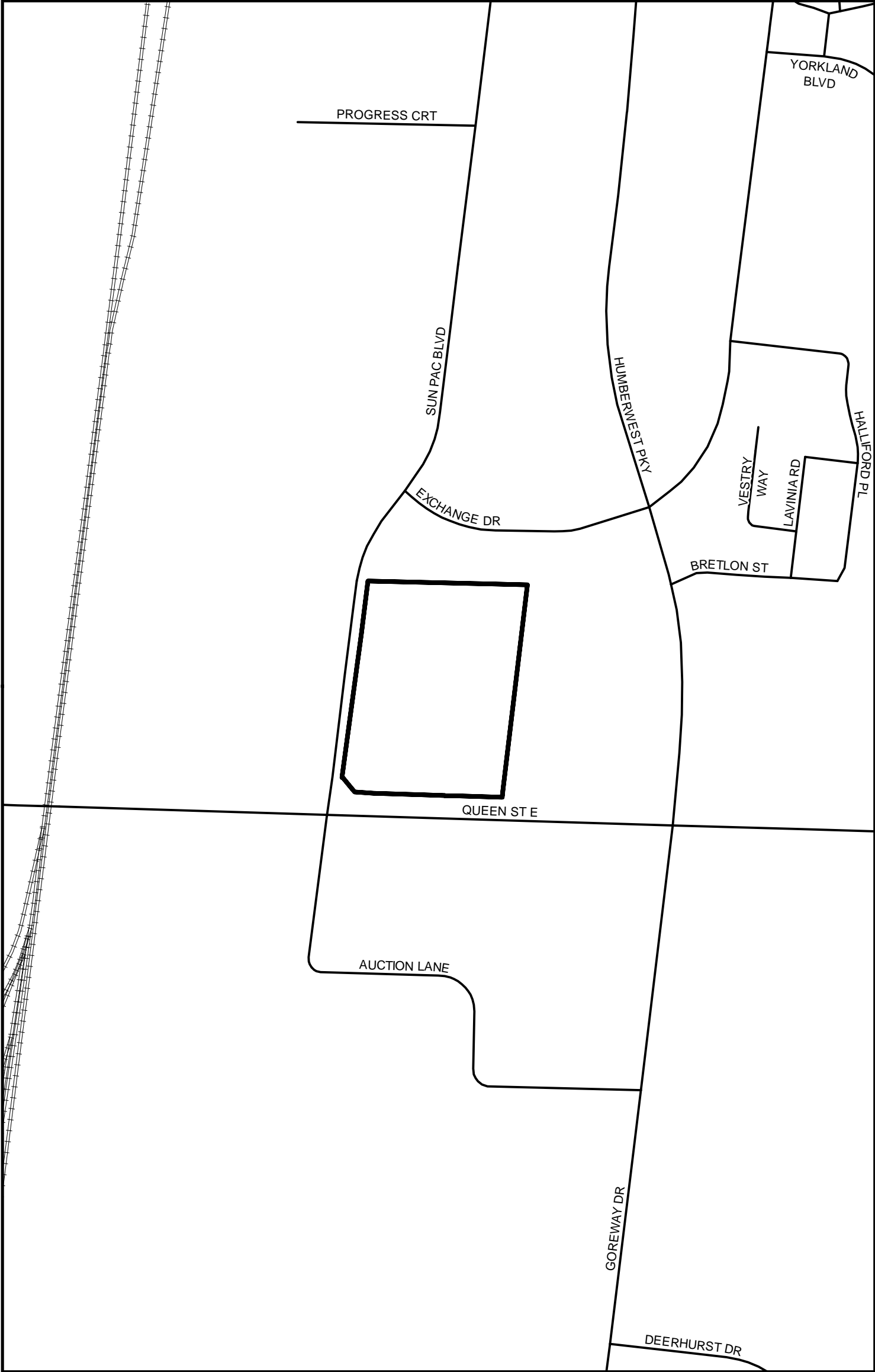
PART LOT 5, CONCESSION 5 W.H.S.

File: OZS-2022-0022_ZBLA

Date: 2022/07/06 Drawn by: ckovac

BY-LAW Page 445 of 465

SCHEDULE A



SUBJECT LANDS



brampton.ca
PLANNING, DEVELOPMENT AND ECONOMIC DEVELOPMENT

File: OZS-2022-0022_ZKM
Date: 2022/07/06



KEY MAP

BY-LAW _____



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To amend 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;

By-law 270-2004, as amended, is hereby further amended:

(1) By changing on Schedule A thereto, the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From	To
Agricultural (A)	Residential Single Detached F – 9 – Section 2452 (R1F-9-2452) Residential Single Detached F - 11.6 – Section 3648 (R1F-11.6 – 3648) Residential Single Detached F - 12.2 – Section 3649 (R1F-12.2 – 3649) Residential Townhouse A – Section 3650 (R3A-3650) Residential Townhouse A – Section 3651 (R3A – 3651) Floodplain (F)

(2) By adding thereto the following sections:

“3648. The lands designated R1F-11.6-SECTION 3648 on Schedule A to this by-law:

3648.1 shall be used for the purposes permitted within an R1F zone.
3648.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area

interior lot: 290.0 square metres;
corner lot: 365 square metres;
- (2) Minimum Lot Width:

interior lot: 11.6 metres;
corner lot: 14.6 metres;

- (3) Minimum Lot Depth: 25.0 metres;
- (4) Minimum Front Yard Setback:
 - (a) 3.0 metres
 - (b) 5.5 metres to the garage door facing the front lot line;
 - (c) the main wall of the dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - (d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - (e) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight/triangle;
 - (f) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - (g) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- (5) Minimum Rear Yard Setback:
 - (a) 6.0 metres for an interior lot;
 - (b) 3.0 metres for a corner lot provided that not less than 50% of the unit width is 6.0 metres from the rear lot line;
 - (c) 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
 - (d) 0.6 metres to an accessory building and/or to a side wall of a garage where access to the garage is from the exterior side yard;
 - (e) 4.5 metres for open roofed porches and/or uncovered terraces not exceeding one storey; and
 - (f) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;
- (6) Minimum Side Yard Setback (Interior):
 - (a) 1.2 metres on one side and 0.6 metres on the other side provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
 - (c) 0.6 metres can be paired with adjacent interior side yards of 0.6 metres and/or 1.2 metres;
 - (d) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
 - (e) 0.6 metres to an accessory building;
 - (f) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- (7) Minimum Side Yard Setback (Exterior):
 - (a) 1.8 metres more than the interior side yard width;
 - (b) 1.2 metres where the exterior side yard abuts a public or private lane;

- (c) 5.5 metres to a garage door facing the exterior side yard;
 - (d) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - (e) a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
 - (f) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
 - (g) a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
 - (h) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
 - (i) for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;
- (8) Maximum Building Height: 11.0 metres
- (9) Minimum Open Space:
- (a) those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of Landscaped Open Space
- (10) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- (11) The following provisions apply to garages:
- (a) a maximum cumulative garage door width shall be 5.0 metres;
 - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrances of the dwelling units;
 - (c) the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

3648.3 shall also be subject to the requirements and restrictions relating to the R1F-11.6 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3648.2.”

“3649 The lands designated R1F-12.2-SECTION 3649 on Schedule A to this by-law:

3649.1 shall be used for the purposes permitted within an R1F zone. 3649.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: interior lot: 300.0 square metres;
corner lot: 375 square metres;
- (2) Minimum Lot Width: interior lot: 12.0 metres;
corner lot: 15.0 metres;
- (3) Minimum Lot Depth: 25.0 metres
- (4) Minimum Front Yard Setback:
 - (a) 3.0 metres
 - (b) 6.0 metres to the garage door facing the front lot line;
 - (c) the main wall of the dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - (d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - (e) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight/triangle;
 - (f) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - (g) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- (5) Minimum Rear Yard Setback:
 - (a) 6.0 metres for an interior lot;
 - (b) 3.0 metres for a corner lot provided that not less than 50% of the unit width is 6.0 metres from the rear lot line;
 - (c) 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
 - (d) 0.6 metres to an accessory building and/or to a side wall of a garage where access to the garage is from the exterior side yard;
 - (e) 4.5 metres for open roofed porches and/or uncovered terraces not exceeding one storey; and
 - (f) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard.
- (6) Minimum Side Yard Setback (Interior):
 - (a) 1.2 metres
 - (b) 0.6 metres to a one storey garage
 - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
 - (d) 0.6 metres can be paired with adjacent interior side yards of 0.6 metres and/or 1.2 metres;
 - (e) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
 - (f) 0.6 metres to an accessory building;
 - (g) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

(7) Minimum Side Yard Setback (Exterior):

- (a) 1.8 metres more than the interior side yard width;
- (b) 1.2 metres where the exterior side yard abuts a public or private lane;
- (c) 5.5 metres to a garage door facing the exterior side yard;
- (d) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres to a daylight rounding/triangle;
- (e) a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- (f) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- (g) a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- (h) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
- (i) for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

(8) Maximum Building Height: 11.0 metres

(9) Minimum Open Space:

- (a) those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of Landscaped Open Space

(10) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

(11) The following provisions apply to garages:

- (a) a maximum cumulative garage door width shall be 5.0 metres;
- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrances of the dwelling units;
- (c) the garage door width restriction does not apply to a garage door facing the exterior lot line; and
- (d) the interior garage width, as calculated 3.0metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

3649.3 shall also be subject to the requirements and restrictions relating to the R1F-12.2 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3649.2.”

“3650 The lands designated R3A-SECTION-3650 on Schedule A to this by-law:

3650.1 shall be used for the purposes permitted within an R3A zone.

3650.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 130 square metres per dwelling unit;
- (2) Minimum Lot Width: Interior lot: 5.5 metres;
corner lot: 6.5 metres;
- (3) Minimum Lot Depth: 23.5 metres;
- (4) Minimum Front Yard Depth:
 - (a) 3 metres to a private road;
 - (b) 5.5 metres to a garage door;
 - (c) A balcony, porch or bay window with or without foundation may encroach on additional 1.8 metres into the required front yard setback.
- (5) Minimum Rear Yard Depth:
 - (a) 6 metres to a lot line;
- (6) Minimum Interior Side Yard Width:
 - (a) 1.2 metres
 - (b) 0.6 metres to an accessory building;
 - (c) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- (7) Minimum Exterior Side Yard Width:
 - (a) 1.5 metres to a private road;
 - (b) 3.0 metres from McLaughlin Road;
- (8) Maximum Building Height: 14 metres;
- (9) Maximum Lot Coverage: no requirement;
- (10) Minimum Landscaped Open Space: no requirement;
- (11) The following provisions apply to garages:
 - (a) the garage door width may be widened by an extra 0.6 metres if the front of the garage project 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
 - (b) the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - (c) 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;
 - (d) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- (12) Notwithstanding Section 10.9.4 visitor parking shall be provided at a minimum rate of 0.25 spaces per dwelling unit which may be shared on lands zone R3A-Section 3650 and R3A-Section 3651.

3650.3 shall also be subject to the requirements and restrictions relating to the R3A zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3650.2.”

“3651 The lands designated R3A-SECTION-3651 on Schedule A to this bylaw:

3651.1 shall be used for the purposes permitted within an R3A zone and the following:

- (1) Dwelling, Dual Frontage Townhouse

3651.2 shall be subject to the following requirements and restrictions:

- (2) Minimum Lot Area: 125 square metres per dwelling unit;
- (3) Minimum Lot Width: Interior lot: 5.2 metres;
corner lot: 6.5 metres;
- (4) Minimum Lot Depth: 24.0 metres;
- (5) The lot line abutting McLaughlin Road shall be deemed to be the front lot line;
- (6) Minimum Front Yard Depth:
 - (a) 3 metres;
 - (b) A balcony, porch or bay window with or without foundation may encroach on additional 1.8 metres into the required front yard setback.
- (7) Minimum Rear Yard Depth:
 - (a) 6 metres to a lot line;
 - (b) 5.5 metres from a garage door to a private road
- (8) Minimum Interior Side Yard Width:
 - (a) 1.2 metres
 - (b) 0.6 metres to an accessory building;
 - (c) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- (9) Minimum Exterior Side Yard Width:
 - (a) 1.5 metres to a private road;
 - (b) 3.0 metres from McLaughlin Road
- (10) Maximum Building Height: 14 metres;
- (11) Minimum Landscaped Open Space: no requirement;
- (12) Fencing shall be permitted along the front lot line
McLaughlin Road to a 1.2 metre height;
- (13) Maximum Lot Coverage: no requirement
- (14) Notwithstanding Section 10.9.4 visitor parking shall be provided at a minimum rate of 0.25 spaces per dwelling unit which may be shared on lands zone R3A-Section 3650 and R3A-Section 3651.
- (15) A public/private road is deemed to be a street for zoning purposes;

3651.3 shall also be subject to the requirements and restrictions relating to the R3A zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3651.2.”

ENACTED and PASSED this 10th day of August, 2022.

Approved as to
form.

2022/07/28

SDSR

Patrick Brown, Mayor

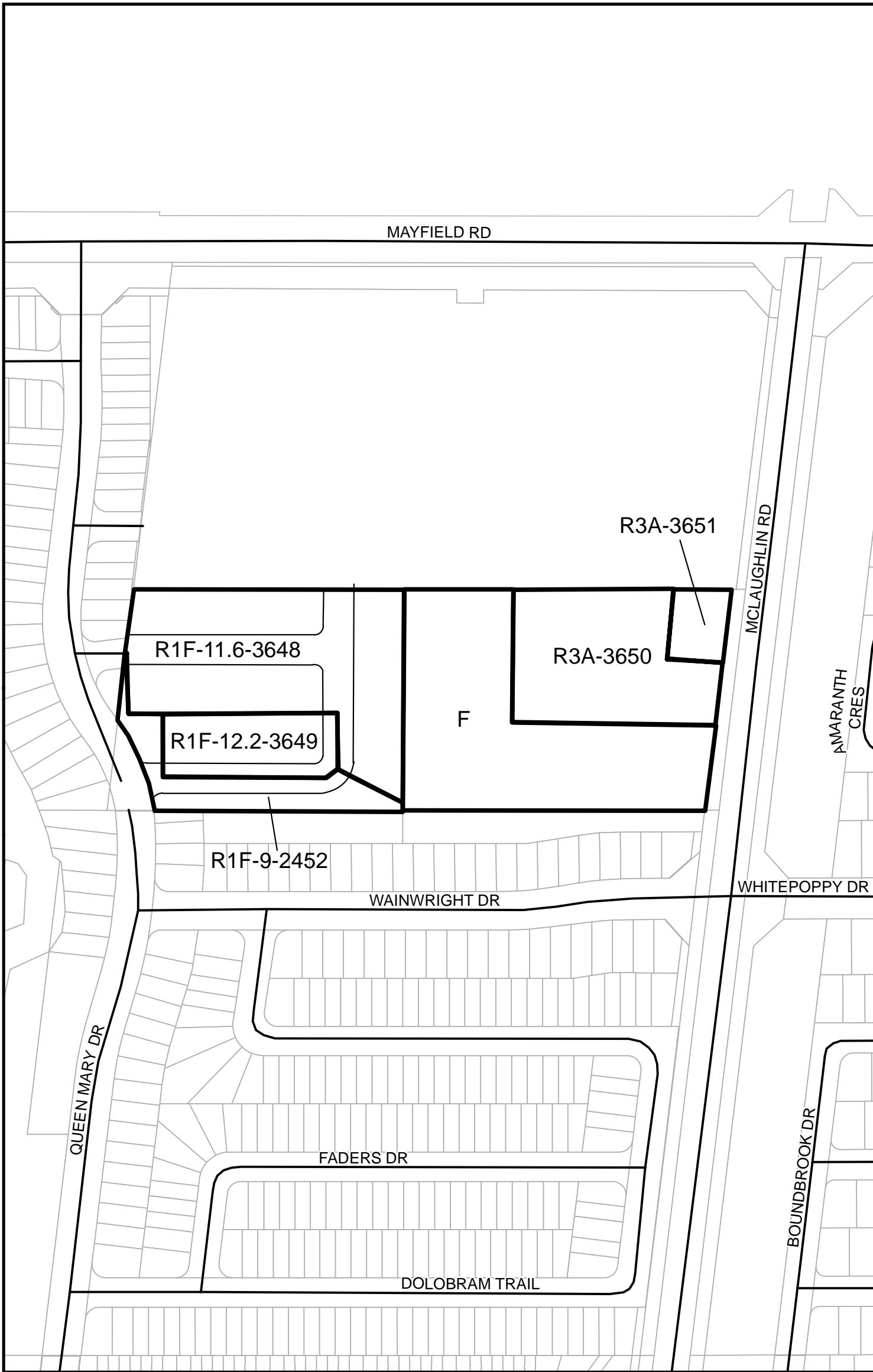
Approved as to
content.

2022/July/28

AAP

Peter Fay, City Clerk

(OZS-2021-0005)



BRAMPTON
Flower City

PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: OZS-2021-0005_ZBLA

Date: 2022/06/15

Drawn by: ckovac

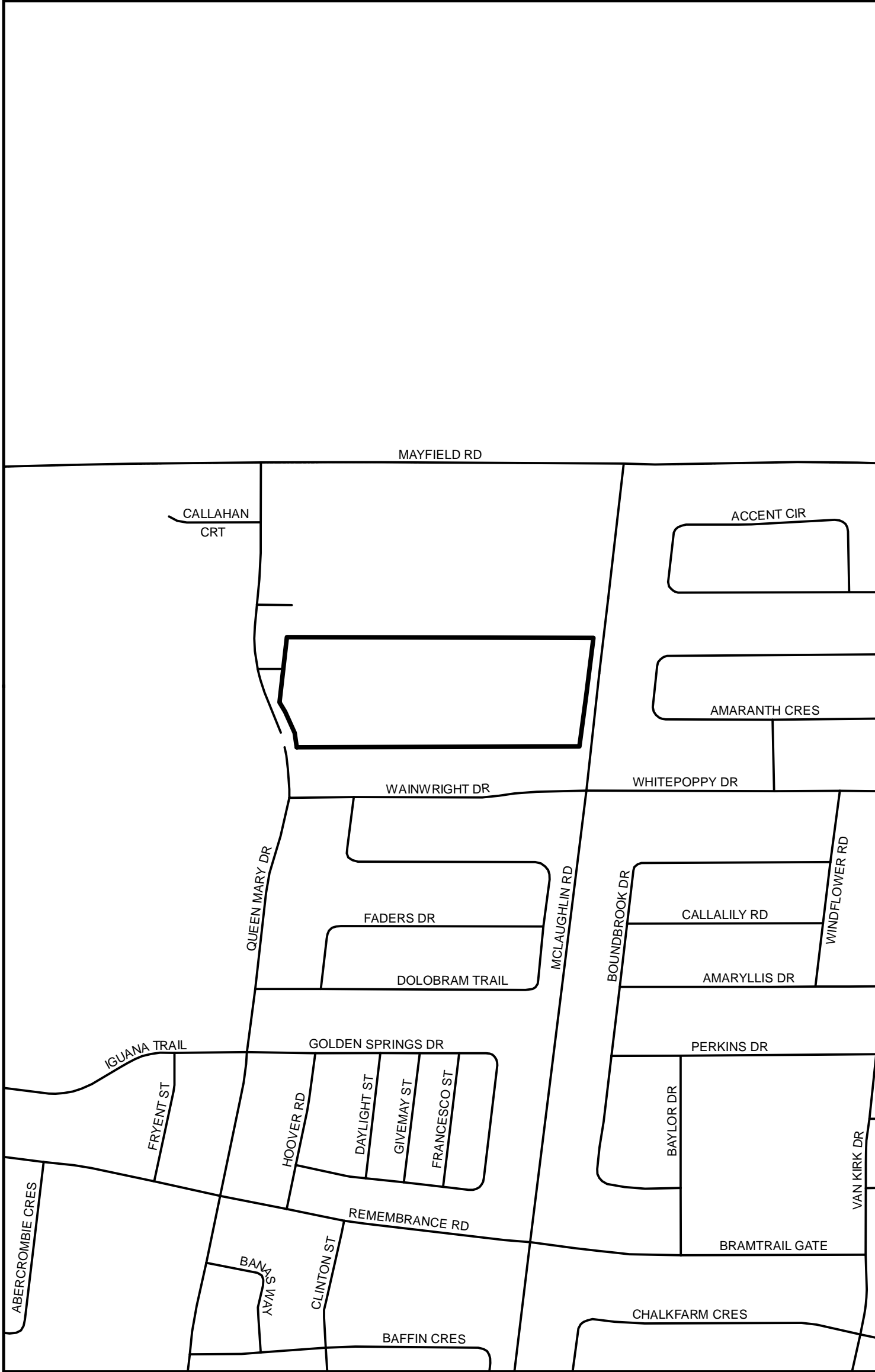


PART LOT 17, CONCESSION 2 W.H.S.

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 399-2002, as amended, The Sign By-law

WHEREAS the Gay Lea warehouse located on the east side of Heritage Road with the south east elevation facing Highway 407; and

WHEREAS a proposal for a wall sign containing letters that exceed the maximum prescribed height of 1.8m has been received in connection with the warehouse;

WHEREAS the proposed sign is appropriate for the scale of the building wall face area;

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

1. THAT By-law 399-2002, as amended, is hereby further amended by adding the following sentence to Schedule XIII SITE SPECIFIC PROVISIONS:

”89. Despite the requirements of Schedule III WALL SIGNS, the following signage on the lands described as PL 43M1892 BLK 2 (7855 Heritage Road) is permitted:

- a) One illuminated wall sign on the southeast elevation (facing Highway 407) of the Gay Lea warehouse consisting of individual channel letters with a letter height of 3.65 meters (12’-0”) for the capital “G” and “L” and a letter height of 2.5 meters (8’-1/2”) for the lower case “y”, with the remainder of the letters being not more than 1.8 meters in height.”

ENACTED and PASSED this 10th day of August, 2022.

Approved as to
form.

2022/06/01

Colleen Grant

Patrick Brown, Mayor

Approved as to
content.

2022/06/01

R.Conard

Peter Fay, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To amend 387-2006, as amended

WHEREAS The Council of The Corporation of the City of Brampton, in accordance with the section 7 of the *Building Code Act*, 1992 S.O. 1992 c.23, as amended, hereby ENACTS as follows;

By-law 387-2006, as amended, is hereby further amended:

- 1. By deleting Schedule B thereto in its entirety and replacing it with Schedule B as outlined on Schedule A to this by-law.

ENACTED and PASSED this 10th day of August, 2022.

Approved as to
form.

2022/08/02

SDSR

Patrick Brown, Mayor

Approved as to
content.

2022/07/20

EC

Peter Fay, City Clerk

SCHEDULE “B”

BY-LAW 387-2006

PLANS, SPECIFICATIONS, DOCUMENTS AND FORMS

The following are lists of plans, working drawings, specifications, information and forms that may be required to accompany applications for permits according to the scope of work and type of application;

1. Plans and Working Drawings

- | | |
|---|---|
| a) Site plan (referenced to an accurate survey) | k) Structural drawings |
| b) Key plan | l) Architectural drawings |
| c) Lot grading plan | m) Electrical drawings |
| d) Floor plans | n) Heating, ventilation and air conditioning drawings |
| e) Foundation plans | o) Plumbing drawings |
| f) Framing plans | p) Fire alarm drawings |
| g) Roof plans | q) Sprinkler / Standpipe drawings |
| h) Reflected ceiling plans | r) Survey |
| i) Sections and details | |
| j) Building elevations | |

Every application shall, unless otherwise determined by the Chief Building Official, be accompanied by two complete sets of working drawings, prepared in accordance with generally accepted architectural and engineering practices, on paper or other suitable and durable material or one set of digital plans, as required, and shall be drawn to an industry standard scale.

In the case of an application for a Garden Suite in an assumed subdivision; proposed elevations shall bear the Urban Design approval stamp. In the case of an unassumed subdivision; the drawings submitted with the application shall bear the stamp of approval from the subdivider's control architect responsible for the overall subdivision architectural control certifying thereon that the design of the building on the lot conforms with the community design guidelines approved by the Corporation, and specifically, Urban Design, for architectural control.

All drawings shall be of sufficient detail and contain all information to enable the Chief Building Official to determine whether the proposed construction, demolition or change of use conforms to the Act, the Building Code and any other applicable law. This includes, but is not limited to, all drawings being fully dimensioned, noting all sizes and types of construction materials to be used and their respective locations, noting all finishes to all walls, ceilings and floors and all existing and proposed fire separations. Alterations, renovations and additions must also differentiate between the existing building and new work proposed.

2. Information

- | | |
|---|---|
| a) Specifications | n) ASHRAE 90.1 or Model National Energy Code for Buildings |
| b) Spatial separation calculations | o) Confirmation of Record of Site Condition |
| c) Fire protection report | p) Environmental Site Assessment Report |
| d) Building Code related report | q) Proposal for Alternative Solution |
| e) Letter of use | r) Information related to demolition to the satisfaction of the Chief Building Official |
| f) Occupant loads | s) Information related to construction vibration and mitigating measures to |
| g) Acoustical engineer certification | |
| h) Geotechnical report | |
| i) Confirmation of Payment of Financial Contributions | |
| j) BMEC authorizations | |
| k) Fire department inspection report | |
| l) HVAC calculations | |

m) Sprinkler / Standpipe hydraulic calculations

the satisfaction of the Chief Building Official
t) Plumbing, water pipe sizing data sheet

3. Forms

- a) Application for a permit to construct or demolish and associated schedules
- b) Addendum to permit application (Production Residential Application Summary)
- c) Addendum to permit application, request for expedited review of building permit application
- d) Acknowledgement by applicant of an incomplete application
- e) Documents establishing compliance with applicable law
- f) General review commitment certificate
- g) Notice of permission to construct
- h) Proposal for alternative solution
- i) Conditional permit request
- j) Permit application (residential demolition pursuant to the Planning Act)
- k) Financial contribution form
- l) Statement of design for the installation of class 2 to 5 sewage systems
- m) Declaration of applicant for building permit regarding Ontario New Home Warranty Plan Act
- n) Certified model application form
- o) Notice of date of completion
- p) Letter of use for basement finish
- q) Letter of use for below grade entrance
- r) Letter of use for above grade entrance
- s) Approval for transfer of previously approved models
- t) Vibration control form
- u) Plumbing, water pipe sizing data sheet



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To prevent the application of part lot control
to part of Registered Plan **43M-2005**

WHEREAS subsection 50(5) of the *Planning Act*, R.S.O. c. P.13, as amended, has imposed part lot control on all lands within registered plans within the City;

AND WHEREAS pursuant to subsection 50(7) of the *Planning Act*, the Council of a municipality may, by by-law, provide that subsection 50(5) of the *Planning Act* does not apply to land within such registered plan or plans of subdivision or parts thereof, as are designated in the by-law;

AND WHEREAS the application for an exemption from part lot control pursuant to subsection 50(7) of the *Planning Act*, on the lands described below, for the purpose of creating maintenance easements and a lot line adjustment, is to the satisfaction of the City of Brampton;

NOW THEREFORE The Council of The Corporation of the City of Brampton **ENACTS AS FOLLOWS:**

1. THAT subsection 50(5) of the *Planning Act* does not apply to the following lands within the City of Brampton, Regional Municipality of Peel:

Lot 20, 21, 22, Block 133 and Block 134, all on Registered Plan 43M-2005.
2. THAT pursuant to subsection 50 (7.3) of the *Planning Act*, this By-law shall expire THREE (3) years from the date of its registration.
3. THAT this By-law shall not become effective until a certified copy or duplicate of this By-law has been registered in the proper land registry office.

ENACTED and **PASSED** this 10th day of August, 2022.

Approved as to
form.

2022/08/04

SDSR

Approved as to
content.

2022/08/04

Cynthia Owusu-
Gyimah

Patrick Brown, Mayor

Peter Fay, City Clerk

(PLC-2022-0016)



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To prevent the application of part lot control
to part of Registered Plan **43M-2044**

WHEREAS subsection 50(5) of the *Planning Act*, R.S.O. c. P.13, as amended, has imposed part lot control on all lands within registered plans within the City;

AND WHEREAS pursuant to subsection 50(7) of the *Planning Act*, the Council of a municipality may, by by-law, provide that subsection 50(5) of the *Planning Act* does not apply to land within such registered plan or plans of subdivision or parts thereof, as are designated in the by-law;

AND WHEREAS the application for an exemption from part lot control pursuant to subsection 50(7) of the *Planning Act*, on the lands described below, for the purpose of creating maintenance easements, is to the satisfaction of the City of Brampton;

NOW THEREFORE The Council of The Corporation of the City of Brampton **ENACTS AS FOLLOWS:**

1. THAT subsection 50(5) of the *Planning Act* does not apply to the following lands within the City of Brampton, Regional Municipality of Peel:

The whole of lots 67 to 73, 76-80, 84-86, 89-91, 93, 95-101, 104-109; all inclusive, all on Registered Plan 43M-2044.

2. THAT pursuant to subsection 50 (7.3) of the *Planning Act*, this By-law shall expire THREE (3) years from the date of its registration.
3. THAT this By-law shall not become effective until a certified copy or duplicate of this By-law has been registered in the proper land registry office.

ENACTED and **PASSED** this 10th day of August, 2022.

Approved as to
form.

2022/08/04

SDSR

Patrick Brown, Mayor

Approved as to
content.

2022/08/04

Cynthia Owusu-
Gyimah

Peter Fay, City Clerk

(PLC-2022-0020)



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To prevent the application of part lot control
to part of Registered Plan **43M-2074**

WHEREAS subsection 50(5) of the *Planning Act*, R.S.O. c. P.13, as amended, has imposed part lot control on all lands within registered plans within the City;

AND WHEREAS pursuant to subsection 50(7) of the *Planning Act*, the Council of a municipality may, by by-law, provide that subsection 50(5) of the *Planning Act* does not apply to land within such registered plan or plans of subdivision or parts thereof, as are designated in the by-law;

AND WHEREAS the application for an exemption from part lot control pursuant to subsection 50(7) of the *Planning Act*, on the lands described below for the purpose of creating maintenance easements is to the satisfaction of the City of Brampton;

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

1. THAT subsection 50(5) of the *Planning Act* does not apply to the following lands within the City of Brampton, Regional Municipality of Peel:
2. The whole of lots 62 to 71, inclusive, all on Registered Plan 43M-2074
3. THAT pursuant to subsection 50 (7.3) of the *Planning Act*, this By-law shall expire THREE (3) years from the date of its registration.
4. THAT this By-law shall not become effective until a certified copy or duplicate of this By-law has been registered in the proper land registry office.

ENACTED and **PASSED** this 10th day of August 2022.

Approved as to
form.

2022/07/27

SDSR

Approved as to
content.

2022/08/03

Cynthia Owusu-
Gyimah

Patrick Brown, Mayor

Peter Fay, City Clerk

(PLC-2021-0052)



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To confirm the proceedings of Council
at its Regular Meeting held on August 10, 2022

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

1. THAT the action of the Council at its Regular Meeting of August 10, 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 10th day of August, 2022.

Patrick Brown, Mayor

Peter Fay, City Clerk