

**Ministry of
Municipal Affairs
and Housing**

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June 9, 2022

Mirella Palermo, Policy Planner III
Planning, Building & Economic Development Department, City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2

Dear Mirella:

**Re: City of Brampton – Draft Brampton Community Improvement Plan
MMAH File #: 21-CP-229396**

Thank you for providing Ministry of Municipal Affairs and Housing (Ministry) staff with the opportunity to review and comment on the City of Brampton's draft Community Improvement Plan (CIP).

Ministry staff understand that the purpose of this CIP is to attract new office development in the City. The CIP proposes financial incentive programs to attract major employment uses and applies city-wide to all office development and supporting ancillary uses, including the areas designated under the Brampton Central Area Community Improvement Plan.

Ministry staff have assessed the draft CIP against the *Planning Act*, the *Municipal Act*, *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019*, and the *Provincial Policy Statement, 2020*. It is noted that the CIP shared with MMAH staff is in early stages of development and the recommendations and comments provided reflect this early stage and are intended to inform the City's development on the CIP.

- **“Additional Incentive Tools for Future Consideration” Section**
MMAH staff recommend that the CIP should only refer to planned incentive programs and not proposed programs that are still under consideration.
- **“Tools of the CIP Program” Section**
MMAH recommend clarifying the limit, if there is one, to how many grants an applicant can apply for. The same clarification should also be provided for applicants who own multiple properties.
- **Incentive Program Application Requirements**
Ministry staff suggest including additional information on the supporting information that is required to accompany an application. These could include plans, reports, estimates, contracts, and other information necessary to understand the proposed development concept for the property.

- **Contingency in the Event of a Breach of Agreement**
City staff may wish to consider including penalties if an approved applicant defaults on any condition set out in the TIEG agreement.
- **Grant Values and Minimum Investment**
City staff may wish to provide additional details on maximum grant values and minimum investment requirements, if any.
- **Appeal Mechanisms**
The CIP may wish to clarify if there is a mechanism for a reconsideration to council of any decisions made by the program administrators.
- **Contact Information**
MMAH staff suggest including contact information for City staff that applicants may contact for clarification or questions about the CIP.

Thank you for providing MMAH staff the opportunity to review and comment on the draft CIP. If you have any questions regarding the above matter, please do not hesitate to contact me by phone at 437-335-7093 or by email at Anson.Chan2@Ontario.ca.

Regards,



Anson Chan
Planner, Community Planning and Development (West)