

Wednesday, March 8, 2017

**10:30 a.m. – Regular Meeting
Council Chambers – 4th Floor**

(Please note change in start time)

Closed Session following (See Item 21)

Council Committee Room – 4th Floor

(Under Section 239 of the Municipal Act, 2001)

Members: Mayor L. Jeffrey
Regional Councillor G. Gibson – Wards 1 and 5
Regional Councillor E. Moore – Wards 1 and 5 (Acting Mayor – March)
Regional Councillor M. Palleschi – Wards 2 and 6 (Acting Mayor – April)
Regional Councillor M. Medeiros – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri – Wards 9 and 10 (Acting Mayor – May)
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor P. Fortini – Wards 7 and 8
City Councillor G. Dhillon – Wards 9 and 10

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

Terri Brenton, Legislative Coordinator, Telephone 905.874.2106, TTY 905.874.2130
cityclerksoffice@brampton.ca

Note: Some meeting information may also be available in alternate formats upon request.

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Note: Please ensure all cell phones, mobile and other electronic devices are turned off or placed on non-audible mode during the meeting. Council Members are prohibited from sending text messages, e-mails and other electronic messaging during the meeting.

1. **Approval of Agenda**
2. **Declarations of Interest under the Municipal Conflict of Interest Act**
3. **Adoption of the Minutes**
 - 3.1. **Minutes – City Council – Regular Meeting – February 22, 2017**
4. **Consent Motion**

All items listed with an asterisk (*) are considered to be routine and non-controversial by Council and will be approved by one resolution. There will be no separate discussion of these items unless a Council Member requests it in which case the item will be removed from the consent resolution and considered in its normal sequence on the agenda.

(nil)

5. **Announcements** (2 minutes maximum)
6. **Delegations** (5 minutes maximum)
7. **Reports from the Head of Council**
8. **Reports of Corporate Officials**
 - 8.1. Report from H. Schlange, Chief Administrative Officer, re: **City Response to the Office of the Ontario Ombudsman Investigation into the City of Brampton's Procurement Practices titled "Procuring Progress"**.

See Item 9.2

Note: To be distributed prior to the meeting.

Community Services

Corporate Services

Planning and Development Services

- 8.2. Report from M. Majeed, Policy Planner, Planning and Development Services, re: **Supplementary Information – City of Brampton Initiated Official Plan Amendment – Hurontario-Main Corridor Secondary Plan – Lands generally fronting Hurontario-Main Street from Charolais Boulevard to South of Ray Lawson Boulevard – Wards 3 and 4** (File P26 S50).

See Item 11.1 and By-law 38-2017

Note: To be distributed prior to the meeting.

Public Works and Engineering

9. Reports of Accountability Officers

- 9.1. **Final Report of the Integrity Commissioner, Robert Swayze**, dated February 8, 2017

- 9.2. Correspondence and Report from Paul Dubé, Ombudsman of Ontario, dated March 1, 2017, titled "**Procuring Progress**" – **Investigation into the City of Brampton's procurement practices, focusing on the administration of its purchasing by-laws, policies and procedures regarding non-competitive procurements**

See Item 8.1

Note: To be distributed prior to the meeting.

10. Committee Reports

- 10.1. **Minutes – Member Services Committee – February 13, 2017**
(Chair – Regional Councillor Gibson)

To be approved

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- 10.2. **Minutes – Audit Committee – February 21, 2017**
(Chair – Regional Councillor Palleschi)

To be approved

- 10.3. **Minutes – Planning and Development Committee – February 27, 2017**
(Chair – Regional Councillor Moore)

To be approved

- 10.4. **Minutes – Committee of Council – March 1, 2017**

Chairs: City Councillor Whillans, Public Works Section
Regional Councillor Palleschi, Community Services Section
Regional Councillor Miles, Corporate Services Section
City Councillor Bowman, Economic Development Section

To be approved

- 10.5. **Minutes – Planning and Development Committee – March 6, 2017**
(Chair – Regional Councillor Moore)

Note: To be distributed prior to the meeting.

11. Unfinished Business

- 11.1. Report from M. Majeed, Policy Planner, Planning and Development Services, dated January 17, 2017, re: **City of Brampton Initiated Official Plan Amendment – Hurontario-Main Corridor Secondary Plan – Lands generally fronting Hurontario-Main Street from Charolais Boulevard to South of Ray Lawson Boulevard – Wards 3 and 4** (File P26 S50).

See Item 8.2 and By-law 38-2017

Recommendation

Note: Deferred from the Council Meeting of February 22, 2017, pursuant to Resolution C042-2017.

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- 11.2. Report from I. Hans, Project Engineer, Public Works and Engineering, dated January 18, 2017, re: **Local Improvement Project and Budget Amendment for Construction of a Noise Attenuation Wall adjacent to 14 and 16 Madrid Crescent, Southwest Corner of Bramalea Road and North Park Drive – Ward 7.**

Note: Referred from the Committee of Council Meeting of March 1, 2017, pursuant to Recommendation CW096-2017 (outlined in Item 10.4).

- 11.3. Staff Presentation from Alex Milojevic, Director, Transit, re: **Pan-Ontario Electric Bus Demonstration & Integration Trial**

Notes: This item has been listed on the agenda pursuant to a request at the Committee of Council Meeting of March 1, 2017.

To be distributed prior to the meeting.

12. Correspondence

- 12.1. Copy of correspondence from Region of Peel Council to the Honourable Kathleen Wynne, Premier of Ontario, dated February 9, 2017, re: **Election of the Chair of The Regional Municipality of Peel.**

To be received

13. Resolutions

14. Notices of Motion

15. Petitions

16. Other Business/New Business

17. Procurement Matters

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18. Government Relations Matters

19. Public Question Period

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

20. By-laws

- 20.1. 38-2017 To adopt Official Plan Amendment OP 2006-124 – City of Brampton – Hurontario-Main Corridor Secondary Plan – Lands generally fronting Hurontario-Main Street from Charolais Boulevard to south of Ray Lawson Boulevard – Wards 3 and 4 (File P26 S50) (See Items 8.2 and 11.1)
- 20.2. 39-2017 To amend User Fee By-law 380-2003, as amended – Schedule F – Brampton Fire and Emergency Services responses to Motor Vehicle Collisions (See Item 10.4 – Recommendation CW066-2017 – March 1, 2017)
- 20.3. 40-2017 To amend By-laws 223-2016 and 231-2016 to reflect change in name of Purchaser of non-exclusive easement (See Item 10.4 – Recommendation CW071-2017 – March 1, 2017)
- 20.4. 41-2017 To amend By-laws 87-2016 and 88-2016, by deleting and replacing Appendix A (See Item 10.4 – Recommendation CW072-2017 – March 1, 2017)
- 20.5. 42-2017 To authorize certain complaints to the Assessment Review Board (See Item 10.4 – Recommendation CW076-2017 – March 1, 2017)
- 20.6. 43-2017 To amend Traffic By-law 93-93, as amended – schedule relating to stop signs – Wards 9 and 10 (See Item 10.4 – Recommendation CW093-2017 – March 1, 2017)
- 20.7. 44-2017 To amend Traffic By-law 93-93, as amended – schedule relating to stop signs – Ward 7 (See Item 10.4 – Recommendation CW094-2017 – March 1, 2017)
- 20.8. 45-2017 To prevent the application of part lot control on Registered Plan 43M-2029 – east of Heritage Road and south of Embleton Road – Ward 6 (File PLC17-003)

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- 20.9. 46-2017 To prevent the application of part lot control on Registered Plan 43M-2015 – west of Mississauga Road and north of Steeles Avenue – Ward 6 (File PLC17-004)
- 20.10. 47-2017 To establish certain lands as part of the public highway system (Hurontario Street and Collingwood Avenue) – Ward 2

21. Closed Session

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

- 21.1. Minutes – Closed Session – City Council – February 22, 2017
- 21.2. Minutes – Closed Session – Committee of Council – March 1, 2017
- 21.3. Report from J. Zingaro, Deputy Solicitor, Corporate Services, re: **OMB Proceeding – Ward 7** – Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board
- 21.4. Report from John Zingaro, Deputy Solicitor, Corporate Services, re: **Court Order – Ward 1** – 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
- 21.5. Personal matters about an identifiable individual, including municipal or local board employees, and litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, and labour relations or employee negotiations – personnel matter

22. Confirming By-law

- 22.1. To confirm the proceedings of the Regular Council Meeting of March 8, 2017

23. Adjournment

**Next Meetings: Wednesday, March 29, 2017 – 9:30 a.m.
Wednesday, April 12, 2017 – 9:30 a.m.**

Proclamations

The following City of Brampton proclamation will be made on behalf of Council:

- There are no proclamations for this meeting

Wednesday, February 22, 2017

Members Present: Mayor L. Jeffrey
 Regional Councillor G. Gibson – Wards 1 and 5
 Regional Councillor E. Moore – Wards 1 and 5
 Regional Councillor M. Palleschi – Wards 2 and 6
 Regional Councillor G. Miles – Wards 7 and 8 (left at 1:46 p.m. – personal)
 Regional Councillor J. Sprovieri – Wards 9 and 10
 City Councillor D. Whillans – Wards 2 and 6
 City Councillor J. Bowman – Wards 3 and 4
 City Councillor P. Fortini – Wards 7 and 8 (left at 1:25 p.m. – personal)
 City Councillor G. Dhillon – Wards 9 and 10

Members Absent: Regional Councillor M. Medeiros – Wards 3 and 4 (vacation)

Staff Present: H. Schlange, Chief Administrative Officer
 A. Meneses, Commissioner of Community Services
 J. Pittari, Commissioner of Corporate Services
 J. Pitushka, Commissioner of Public Works and Engineering
 H. MacDonald, Interim Commissioner of Planning and Development Services
 M. Clark, Fire Chief, Fire and Emergency Services
 S. Connor, General Manager, Brampton Transit
 D. Squires, City Solicitor, Corporate Services
 P. Fay, City Clerk
 E. Evans, Deputy City Clerk
 T. Brenton, Legislative Coordinator, City Clerk's Office

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The meeting was called to order at 9:30 a.m. and recessed at 11:11 a.m. Council moved into Closed Session at 1:32 p.m. and recessed at 1:46 p.m. Council reconvened in Open Session at 2:03 p.m. and adjourned at 2:07 p.m.

1. Approval of Agenda

The following motion was considered.

C039-2017 Moved by City Councillor Bowman
Seconded by City Councillor Whillans

That the agenda for the Regular Council Meeting of February 22, 2017 be approved as amended, as follows:

To add:

16.1. Discussion at the request of Regional Councillor Miles, re:
Certificate of Recognition (COR) Certification

Carried

Note: Later in the meeting on a two-thirds majority vote to reopen the question, the Approval of Agenda was reopened and Item 16.1 was added.

The following supplementary information was provided at the meeting.

Information re:

21.6. Ombudsman investigation – an ongoing investigation respecting the municipality, a local board or a municipally-controlled corporation by the Ombudsman appointed under the Ombudsman Act or Ombudsman referred to in the Municipal Act, 2001

Re: Item 8.4 (Report – City Initiated Official Plan Amendment – Hurontario-Main Corridor Secondary Plan – Wards 3 and 4):

- Appendix A (inadvertently missed in the published agenda)

Re: Item 18 (Government Relations Matters):

- 18.1. Briefing Report from the Office of the CAO

The following was received by the City Clerk's Office after the agenda was printed and related to a published item on the agenda (Council approval was not required for addition of this item in accordance with Procedure By-law 160-2004, as amended):

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- Re: Item 8.4 (Report – City Initiated Official Plan Amendment – Hurontario-Main Corridor Secondary Plan – Wards 3 and 4):
- 6.1. Delegation from Ryan Mino-Leahan, Partner, KLM Planning Partners Inc.
 - 12.1. Correspondence from Johanna R. Shapira, Wood Bull LLP, dated February 21, 2017
 - 12.2. Correspondence from Ryan Mino-Leahan, Partner, KLM Planning Partners Inc., dated February 21, 2017

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

1. City Councillor Bowman declared a conflict of interest regarding Item 10.3 – Committee of Council Minutes – Community Grant Program, as his son does graphics work for a couple of people awarded grants.

3. **Adoption of the Minutes**

3.1. **Minutes – City Council – Regular Meeting – February 8, 2017**

The following motion was considered.

C040-2017 Moved by Regional Councillor Palleschi
Seconded by City Councillor Bowman

That the **Minutes of the Regular City Council Meeting of February 8, 2017**, to the Council Meeting of February 22, 2017, be approved as printed and circulated.

Carried

4. **Consent Motion**

The following motion was considered.

C041-2017 Moved by City Councillor Whillans
Seconded by City Councillor Bowman

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

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- 8.3. That the report from J. Macintyre, Director, Purchasing, Corporate Services, dated January 27, 2017, to the Council Meeting of February 22, 2017, re: **Purchasing Activity Quarterly Report – 3rd & 4th Quarter 2016**, be received.

Carried

5. Announcements

5.1. Announcement – Certificate of Recognition (COR) Presentation

At the request of City Councillor Whillans, announcement sponsor, Council agreed to provide additional time for this announcement.

Jayne Holmes, Director, Capital Works, Public Works and Engineering, provided a presentation entitled “Certificate of Recognition (COR)”. Ms. Holmes announced the City’s intention to ask vendors to have COR Certification for City projects starting in 2019, and to undertake gap analysis to determine the merits of the City becoming COR certified.

In response to a question from Council about a staff recommendation on this topic, the City Clerk provided a reminder of the provisions of the Procedure By-law as they relate to announcements.

A procedural motion, moved by Regional Councillor Miles, was introduced to reopen the Approval of Agenda to add a discussion item on this subject. The motion was voted on and received the required two-thirds majority vote.

See Item 16.1 for further consideration of this matter.

6. Delegations

- 6.1. Delegation from Ryan Mino-Leahan, Partner, KLM Planning Partners Inc. re: **City of Brampton Initiated Official Plan Amendment – Hurontario-Main Corridor Secondary Plan – Lands generally fronting Hurontario-Main Street from Charolais Boulevard to South of Ray Lawson Boulevard – Wards 3 and 4** (File P26 S50).

Items 8.4, 12.1 and 12.2 were brought forward and dealt with at this time.

Mr. Ryan Mino-Leahan, Partner, KLM Planning Partners Inc., referenced his correspondence dated February 21, 2017, which was distributed at the meeting, regarding the subject City Initiated Official Plan Amendment (OPA).

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Mr. Mino-Leahan expressed concern with respect to notice given for consideration of this matter at this meeting, and on behalf of his client, requested Council's consideration for a deferral of this matter for the reasons noted in the correspondence, and to provide time for discussions with staff.

Heather MacDonald, Interim Commissioner of Planning and Development Services, responded to questions from Council regarding notice, conformity with the Ontario Municipal Board (OMB) Minutes of Settlement, and the delegation's request for a deferral.

During Council's consideration of this matter, it became apparent that there was a difference in position between staff and the land owner on whether the subject OPA was in conformity with the OMB Minutes of Settlement.

A motion, moved by City Councillor Bowman and seconded by City Councillor Whillans, was introduced to defer the staff report on this matter to the Council Meeting of March 8, 2017 and to receive the delegation and related correspondence.

During consideration of the deferral motion, Council requested that staff meet with the delegation in advance of the March 8th Council Meeting.

The motion was considered as follows.

C042-2017 Moved by City Councillor Bowman
Seconded by City Councillor Whillans

1. That the report and associated by-law from M. Majeed, Policy Planner, Planning and Development Services, dated January 17, 2017, to the Council Meeting of February 22, 2017, re: **City of Brampton Initiated Official Plan Amendment – Hurontario-Main Corridor Secondary Plan – Lands generally fronting Hurontario-Main Street from Charolais Boulevard to South of Ray Lawson Boulevard – Wards 3 and 4** (File P26 S50), be **deferred** to the Council Meeting of March 8, 2017; and,
2. That the delegation from Ryan Mino-Leahan, Partner, KLM Planning Partners Inc., to the Council Meeting of February 22, 2017, re: **City of Brampton Initiated Official Plan Amendment – Hurontario-Main Corridor Secondary Plan – Lands generally fronting Hurontario-Main Street from Charolais Boulevard to South of Ray Lawson Boulevard – Wards 3 and 4** (File P26 S50), be received; and,

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3. That the correspondence from Johanna R. Shapira, Wood Bull LLP, dated February 21, 2017, to the Council Meeting of February 22, 2017, re: **City of Brampton Initiated Official Plan Amendment – Hurontario-Main Corridor Secondary Plan – Lands generally fronting Hurontario-Main Street from Charolais Boulevard to South of Ray Lawson Boulevard – Wards 3 and 4** (File P26 S50), be received; and,
4. That the correspondence from Ryan Mino-Leahan, Partner, KLM Planning Partners Inc., to the Council Meeting of February 22, 2017, dated February 21, 2017, re: **City of Brampton Initiated Official Plan Amendment – Hurontario-Main Corridor Secondary Plan – Lands generally fronting Hurontario-Main Street from Charolais Boulevard to South of Ray Lawson Boulevard – Wards 3 and 4** (File P26 S50), be received.

Carried

7. **Reports from the Head of Council** – nil

8. **Reports of Corporate Officials**

Office of the Chief Administrative Officer – nil

Community Services – nil

Corporate Services

- 8.1. Report from D. Sutton, Treasurer, Corporate Services, dated February 1, 2017, re: **Budget Amendment – Corporate Asset Management Training and Innovation Centre**

David Sutton, Treasurer, and Vanessa Chau, Manager, Corporate Asset Management, Corporate Services, provided an overview of the subject report.

In response to questions from Council, Mr. Sutton and Ms. Chau provided details on the following:

- financial implications for the City of the proposed Corporate Asset Management Training and Innovation Centre
- interest from municipalities across Canada for training through the proposed Centre
- training of Brampton staff through the Centre

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- marketing of the Centre's courses through the Institute of Asset Management (IAM)
- visit to the City by the IAM President in June 2017
- potential for future transfer of the training to a future university in Brampton

Council consideration of this matter included comments on the benefits of the proposed Centre to the City, and a suggestion that the Carnegie Library be considered as a potential location for the Centre.

The following motion was considered.

C043-2017 Moved by Regional Councillor Miles
Seconded by City Councillor Fortini

1. That the report from D. Sutton, Treasurer, Corporate Services, dated February 1, 2017, to the Council Meeting of February 22, 2017, re: **Budget Amendment – Corporate Asset Management Training and Innovation Centre**, be received; and,
2. That the plan to establish a Corporate Asset Management Training and Innovation Centre be endorsed; and,
3. That a fee be collected from attendees of the training program to recover costs associated with the training incurred by the City.

Carried

8.2. Report from D. Sutton, Treasurer, Corporate Services, dated February 2, 2017, re: **Powerade Loan Guarantee**

Staff responded to a question from Council with respect to potential implications of the proposed loan guarantee on possible early acquisition of the Powerade Centre.

The following motion was considered.

C044-2017 Moved by Regional Councillor Palleschi
Seconded by City Councillor Fortini

1. That the report from D. Sutton, Treasurer, Corporate Services, dated February 2, 2017, to the Council Meeting of February 22, 2017, re: **Powerade Loan Guarantee**, be received; and,

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2. That the Mayor and Clerk be authorized to execute a Guarantee and/or such other documents in respect of the City's guarantee and postponement of claim respecting a Term Loan for the Powerade Centre, each of such Guarantee, documents and Term Loan containing content satisfactory to the Treasurer and the Commissioner of Community Services and in a form satisfactory to the City Solicitor, which Term Loan shall be executed between the PA Sports Centre Inc., in its capacity as General Partner of PA Sports Centre Partnership (the "Borrower") and the Royal Bank of Canada (the "Lender") and secured by a Mortgage of the Borrower's Leasehold Interest in the Powerade Centre for a term not to exceed 5 years.

Carried

- 8.3. Report from J. Macintyre, Director, Purchasing, Corporate Services, dated January 27, 2017, re: **Purchasing Activity Quarterly Report – 3rd & 4th Quarter 2016**

Dealt with under Consent Resolution C041-2017

Planning and Development Services

- 8.4. Report from M. Majeed, Policy Planner, Planning and Development Services, dated January 17, 2017, re: **City of Brampton Initiated Official Plan Amendment – Hurontario-Main Corridor Secondary Plan – Lands generally fronting Hurontario-Main Street from Charolais Boulevard to South of Ray Lawson Boulevard – Wards 3 and 4 (File P26 S50).**

Dealt with under Delegation 6.1 – Resolution C042-2017

See also Correspondence 12.1 and 12.2

Public Works and Engineering – nil

9. **Reports of Accountability Officers** – nil

10. **Committee Reports**

- 10.1. **Minutes – Citizen Appointments Committee – February 13, 2017**

City Councillor Whillans, Committee Chair, introduced the minutes.

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Council agreed to suspend the rules of procedure and dealt with Closed Item 21.2 in Open Session. Councillor Whillans announced the selection of Members for the Brampton Heritage Board and the Brampton School Traffic Safety Council (outlined in Resolution C046-2017 below).

The following motion was considered.

C045-2017 Moved by City Councillor Whillans
Seconded by Regional Councillor Palleschi

1. That the **Minutes of the Citizen Appointments Committee Meeting of February 13, 2017**, to the Council Meeting of February 22, 2017, be received; and,
2. That Recommendations CAC001-2017 to CAC003-2017 be approved, as outlined in the subject minutes.

Carried

The recommendations were approved as follows.

CAC001-2017 That the agenda for the Citizen Appointments Committee Meeting of February 13, 2017, be approved as printed and circulated.

CAC002-2017 That the Citizen Appointments Committee move into Closed Session to consider personal matters about an identifiable individual, including municipal or local board employees – citizen appointment interviews:

- Brampton Heritage Board
- Brampton School Traffic Safety Council
- “Various” Committees (pool / alternate members)

CAC003-2017 That the Citizen Appointments Committee now adjourns the meeting of February 13, 2017, to meet again at the call of the Chair.

The following motion was considered with respect to Item 21.2

C046-2017 Moved by City Councillor Whillans
Seconded by Regional Councillor Palleschi

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That the following citizen advisory committee members be appointed, effective immediately, for the term ending November 30, 2018, or until successors are appointed:

Brampton Heritage Board (three Members required)

- Palvinder Gill
- Mary Pettingill
- Lynda Voegtle
- Andrea Pearce-Coore (alternate)
- Marilyn Rondolo (alternate)

Brampton School Traffic Safety Council (one Member required)

- Albert Masih
- Indu Dadwal (alternate)
- Dhanwant Singh Kaith (alternate)

Carried

10.2. **Minutes – Planning and Development Committee – February 13, 2017**

Regional Councillor Moore, Committee Chair, introduced the subject minutes and provided a summary of matters considered at the meeting.

Regional Councillor Miles clarified that she was late due to “other municipal business” and the City Clerk indicated that the minutes would be amended accordingly.

The following motion was considered.

C047-2017 Moved by Regional Councillor Moore
Seconded by Regional Councillor Gibson

1. That the **Minutes of the Planning and Development Committee Meeting of February 13, 2017**, to the Council Meeting of February 22, 2017, be received; and,
2. That Recommendations PDC025-2017 to PDC042-2017 be approved, as outlined in the subject minutes.

Carried

The recommendations were approved as follows.

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- PDC025-2017 That the Agenda for the Planning and Development Services Committee Meeting of February 13, 2017, be approved as printed and circulated.
- PDC026-2017 1. That the report from Claudia LaRota, Policy Planner, Planning and Development Services, dated December 15, 2017, to the Planning and Development Services Committee meeting of February 13, 2017, re: **City Initiated Amendment to the Second Units Zoning By-Law** (File L01 Bill 140) be received;
2. That Planning and Development Services Department staff be directed to report back to Planning and Development Services Committee with the results of the Public Meeting and final recommendations, and;
3. That a copy of the report and Council resolution be forwarded to the Region of Peel for information.
4. That the following correspondence to the Planning and Development Services Committee Meeting of February 13, 2016, re: **City Initiated Amendment to the Second Units Zoning By-Law** (File L01 Bill 140) be received:
1. Carmina Tupe, Vice President of Government Relations BILD, dated February 13, 2017
2. Eula Selkridge, Brampton resident, dated February 13, 2017
3. Chris Bejnar, Brampton resident, dated February 13, 2017
- PDC027-2017 1. That the report from S. Dykstra, Development Planner, Development Services Division, dated January 11, 2017, to the Planning and Development Committee Meeting of February 13, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision – Candevcon Ltd. – 1556613 Ontario Limited – Ward 10** (File C10E07.017) be received; and,
2. That Planning and Development Services Department staff be directed to report back to the Planning and Development Services Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.
- PDC028-2017 1. That the report from S. Dykstra, Development Planner, Development Services Division, dated January 18, 2017, to

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the Planning and Development Committee Meeting of February 13, 2017, re: **Application to Amend the Zoning By-Law - John D. Rogers & Associates Inc. – Her Majesty the Queen in Right of Ontario – Ward 6** (File T06W14.001) be received; and,

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

PDC029-2017

1. That the report from D. Waters, Interim Director, Policy Planning, Planning and Development Services, dated December 21, 2016, to the Planning and Development Committee Meeting of February 13, 2017, re: **Proposed Norval Quarry (Brampton Brick Ltd.) Ward 6** (File C06W12.002) be received;
2. That the following correspondence to the Planning and Development Committee Meeting of February 13, 2017, re: **Proposed Norval Quarry (Brampton Brick Ltd.) Ward 6** be received:
 1. Signe Leisk, Cassels Brock Lawyers, dated February 10, 2017
 2. Michael Gagnon, Gagnon Walker Domes Ltd., dated February 13, 2017

PDC030-2017

1. That the report from C. LaRota, Policy Planner, Planning and Development Services, dated January 9, 2017, to the Planning and Development Committee Meeting of February 13, 2017, re: **City Initiated Amendment to the Queen Street Corridor Secondary Plan – Area 36** be received;
2. That staff be directed to hold a statutory public meeting to present for public consultation a City initiated Official Plan Amendment to the Queen Street Area Secondary Plan, Area 36;
3. That staff be directed to report back to the Planning and Development Committee with the results of the public meeting and a staff recommendation; and,
4. That a copy of the report and Council resolution be forwarded to the Region of Peel for information.

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- PDC031-2017
1. That the report from D. VanderBerg, Central Area Planner, Development Services Division, dated January 18, 2017 to the Planning and Development Committee Meeting of February 13, 2017 re: **Application to Amend the Zoning By-Law – Weston Consulting Group Inc. – Atlas Healthcare (Brampton) Ltd. – Ward 3** (File C02E05.035) be received;
 2. That the application be approved in principle and staff be directed to prepare the appropriate amendment to the Zoning By-law;
 3. That the Zoning By-law be amended to rezone the property at 241 Queen Street East from “Highway Commercial One – Special Section 3043” to a site-specific “Downtown Commercial One” zone with a Holding symbol, generally in accordance with the following:
 - a) Shall only be used for the following purposes:
 - The purposes permitted by the Downtown Commercial - One Zone.
 - An Ambulatory Surgery Clinic
 - b) Minimum Gross Floor Area 11,000 square metres for Medical Office uses, including an Ambulatory Surgery Clinic:
 - c) Minimum Building Height: 3 storeys, except that the minimum building height shall be 6 storeys within 50 metres of Queen Street.
 - d) Maximum Building Height: 9 storeys
 - e) Maximum Floor Space Index: 3.5
 - f) Setbacks:
 - i. Minimum setback from Queen Street to one principal building: 0 metres
 - ii. Maximum setback from Queen Street to one

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principal building:

- iii. Minimum setback to a building, including a parking garage, that abuts a public street other than Queen Street: 3.0 metres
- iv. Maximum setback to a building, including a parking garage, that abuts a public street other than Queen Street: 5.0 metres
- v. Minimum side yard setback: 3.0 metres
- g) Continuous Street Wall: A building wall located within the setbacks identified in Section E of this By-law must occupy at least 60% of the available frontage along a public street.
- h) Windows and Doors at Grade: On any wall adjacent to a public street, a minimum of 70% of the gross area of the portion of the wall that is less than 4.6 metres above grade shall have windows and/or doors if non-residential uses are included in this portion of the building.
- i) Podium:
 - i. Buildings greater than 4 storeys in height that front on public streets with a right-of-way width of less than 30 metres shall include a podium that is a minimum of 2 storeys and a maximum of 3 storeys in height.
 - ii. For any building where a podium is required, the tower portion of the building shall be setback a minimum of 3.0 metres from the front edge of the podium.
- j) The provisions of Section 28.2.3 (g) regarding articulated roofs shall not apply.

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- k) Motor Vehicle Parking and Loading:
- i. On-site Parking shall be provided in accordance with the following:
 - Medical Office and Ambulatory Surgery Clinic 1 parking space for each 21.3 square metres of gross commercial floor area or portion thereof.
 - Residential 1.35 spaces per unit.
 - All other uses shall provide parking in accordance with Section 20.3.
 - ii. No surface parking shall be located along a public street.
 - iii. A minimum of one loading space shall be provided.
 - iv. No setback from any lot line is required for any portion of a parking garage that is below grade.
- l) Garbage, Refuse and Waste: Notwithstanding the provisions of Section 28.2.3 (m) all garbage, refuse and waste containers for non-residential uses, excluding restaurants, shall be located within a climate controlled area in the same building containing the use or in the rear yard if screened from public view. Restaurants must comply with Section 20.5.
- m) Definitions – For the purpose of this section:
- “Podium” means any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.
 - “Public Street” shall mean both an existing public street as defined in Section 5 of this By-law and any lands that have been dedicated to the City of Brampton with the intent of being developed as a public road in the future.
- n) The entirety of the subject parcel shall be treated as one lot for zoning purposes.
- o) Holding (H):
- i. Until the holding (H) symbol is removed, the lands shall

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only be used for non-residential purposes subject to the provisions of this by-law.

- ii. The Holding (H) symbol shall not be removed until the owner has submitted studies to the satisfaction of the Commissioner of Planning and Development Services to address issues related to land use compatibility with adjacent industrial uses.
4. That prior to the enactment of the Zoning By-law amendment, a Functional Servicing Report shall be approved to the satisfaction of the Commissioner of Planning and Development Services and the Region of Peel.
5. That prior to the enactment of the Zoning By-law Amendment, the applicant shall enter into a rezoning agreement and a municipal servicing agreement, if applicable, which shall be in general accordance with, but not necessarily be limited to the following:
 - 5.1 Prior to the issuance of a building permit, site plan approval shall be obtained.
 - 5.2 Prior to the issuance of site plan approval for any residential units, a homebuyers' information map is to be approved by the City and shall be posted in a prominent location in each sales office where dwellings are being offered for purchase and sale. This map shall contain the applicable information prescribed required by City, including City approved street names and the possible temporary location of Canada Post mailboxes, including the number and duration.
 - 5.3 The Owner shall enter into an agreement of purchase and sale with the City for the sale of the lands municipally known as 9 Hansen Road, on terms satisfactory to the City Solicitor and Commissioner of Public Works and Engineering and that completion of the transaction occur prior to site plan approval, or alternatively, arrangements satisfactory to the City Solicitor and Commissioner of Public Works and Engineering be in place to secure the transfer of the lands to the City.

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- 5.4 The Owner agrees to construct a new east-west public road through the subject property and the lands municipally known as 9 Hansen Road to the satisfaction of the Commissioner of Public Works and Engineering with reimbursement of the costs of construction to be paid by the City upon completion of construction, in accordance with the terms of a municipal services agreement, or such other agreement, to be entered into by the Owner with the City prior to issuance of site plan approval, the terms of which shall be to the satisfaction of the City.
- 5.5 The Owner agrees to construct their portion of a north-south local road to be located in equal parts on 241 Queen Street East and 239 Queen Street East to an interim condition to the satisfaction of the Commissioner of Public Works and Engineering at the Owner's own expense, in accordance with the terms of a municipal services agreement to be entered into by the Owner with the City prior to the issuance of Site Plan Approval, the terms of which shall be to the satisfaction of the City.
- 5.6 Prior to the issuance of site plan approval, the owner shall gratuitously convey the lands located within the property municipally known as 241 Queen Street East for the roads identified in conditions 5.4 and 5.5 to the City to the satisfaction of the Commissioner of Public Works and Engineering and the City Solicitor.
- 5.7 As part of site plan approval, the owner agrees to finalize and implement the recommendations of an Urban Design Brief to the satisfaction of the Commissioner of Planning and Development Services.
- 5.8 The owner acknowledges and agrees that the parking garage is to be designed and constructed to provide an enhanced architectural character along any existing or proposed public streets.
- 5.9 As part of site plan approval, the owner agrees to finalize and implement the recommendations of a Traffic Impact Study to the satisfaction of the Commissioner of Planning and Development Services.

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- 5.10 Prior to the release of the drawings approved for the site plan application, the owner shall file a Record of Site Condition and submit any required related studies to the satisfaction of the Chief Building Official.
- 5.11 The owner agrees to provide central air conditioning and install sealed windows as per the recommendations of the approved Noise Study.
- 5.12 The Owner agrees to place the following clauses in any agreement of purchase and sale entered into with respect to any residential units within a period of five years from the date of registration of a site plan agreement and / or registration of a plan of condominium for a development containing residential uses:
- 5.12.1 "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."
- 5.12.2 "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Board."
- 5.13 That the Owner shall agree to include the following warning clauses in all offers of purchase and sale of residential lots:
- 5.13.1 Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be

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available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.”

- 5.13.2 That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.”
- 5.14 The Owner agrees to insert the following clause in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way:
- 5.14.1 “Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.
- 5.15 The Owner agrees to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.

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- 5.16 The owner shall pay all applicable Regional, City and Educational Development Charges in accordance with the respective development charges by-law.
- 5.17 The owner acknowledges and agrees to pay cash-in-lieu of parkland dedication in accordance with the Planning Act and City Policy.
6. That any and all written submissions relating to this application that were made to Council and the Planning and Development Services Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues raised in those submissions: The impact of the proposed development on transit, pedestrian and cycling movements in the area.
7. That the decision of approval be considered null and void and a new development application be required, unless a zoning by-law is passed within 60 months of the Council approval of this decision.
- PDC032-2017
1. That the report from D. Jenkins, Development Planner, Planning and Development Services Department, dated January 18, 2017, to the Planning and Development Committee Meeting of February 13, 2017, re: **Direction to Enter Into a Severance Agreement – 134 Kennedy Road GP Inc. – Ward 3** (File B16-019) be received; and,
2. That the Mayor and City Clerk be authorized to execute a Severance Agreement in accordance with the Committee of Adjustment's decision for provisional consent (File:B16-019) for 134 Kennedy Road GP Inc., with content satisfactory to the Director of Development Engineering Services and in a form acceptable to the City Solicitor.
- PDC033-2017
1. That the report from B. Steiger, Manager, Development Services, dated January 18, 2017, to the Planning and Development Committee Meeting of February 13, 2017, re: **Application to Amend the Official Plan and Zoning By-law – Candevcon Ltd. – Hans Holdings – Ward 3** (File C01W05.041) be received.

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2. That the application be approved in principle and staff be directed to prepare the appropriate amendment to the Official Plan and Zoning By-law.
3. That the Brampton South Secondary Plan (SPA16) designation be amended to change the land use designation of the lands from “Service Commercial” to “Residential Medium Density” and add site-specific policies to establish appropriate site development principles with regard to landscaping, site and building design and integration into the neighborhood.
4. That the Zoning By-law designation for the site be amended from “Service Commercial” to an appropriate site-specific townhouse zone generally in accordance with the following:
 - 4.1 Minimum townhouse unit width of 5.5 metres for units facing McMurchy Avenue
 - 4.2 Minimum Setbacks:
 - a) To North Property line: 2.8 metres
 - b) To McMurchy Avenue: 3.0 metres
 - c) To South Property line: 1.2 metres, except for a building located within 20 metres of McMurchy Avenue, the setback shall be 7.0 metres
 - d) To East Property line: 7.5 metres
 - 4.3 Minimum Driveway Aisle Width 6.0 metres for a 2-way driveway aisle
5. That prior to the adoption of the Official Plan and enactment of the Zoning By-law:
 - 5.1 The Arborist Report/Tree Preservation Plan be approved to the satisfaction of the Commissioners of Public Works and Engineering and Planning and Development Services. Among other matters the Report and Preservation Plan shall: delineate the required protection measures for trees on adjacent lands identified in the study; identify any trees on the subject lands that are to be protected as determined in discussions with the City; and, outline any compensation and mitigation measures including changes to the site concept plan where required.

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- 5.2 The unit width for the easterly row of townhouses is to be established to the satisfaction of the Commissioner, Planning and Development Services, notwithstanding the unit width reference in Recommendation 4.1. In this regard, there may be a reduction in the number of townhouse units that can be achieved on the site.
- 5.3 Access rights to the property over Fair Oaks Place to McMurchy Avenue be confirmed to the satisfaction of the Commissioner, Planning and Development Services.
- 5.4 A suitable driveway length be provided for the south unit located in the east townhouse block, to the satisfaction of the Director of Environment and Development Engineering.
- 5.5 The Urban Design Brief, prepared by John G. Williams Limited Architect and Candevcon Limited, shall be approved to the satisfaction of the Commissioner, Planning and Development Services. In this regard the Urban Design Brief shall: contain provisions related to the treatment of the south façade to create interest and reduce its apparent height to mitigate visual impacts on the neighbouring lands to the south; reflect the resolution of the issues related to tree preservation and unit width set out in Recommendations 5.1, 5.2 and 5.4; and, provide principles related to the treatment of the internal private driveway to support its use as a shared pedestrian/vehicular space.
- 5.6 The Functional Servicing Report –prepared by Candevcon Limited, shall be approved to the satisfaction of the Director of Environment and Development Engineering;
- 5.7
- i) a Phase 1 and Phase 2 Environmental Site Assessment in compliance with the most current regulations be submitted to the satisfaction of the City of Brampton,
 - ii) That a decommissioning report if contaminated material has been identified and is removed or, alternatively, a copy of the Certificate of Property

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Use approved by the Ministry of the Environment be submitted to the satisfaction of the City of Brampton, and

iii) That confirmation of the filing of the Record of Site Condition in the Environmental Site Registry in compliance with the most current regulations be provided to the Chief Building Official.

5.8 The Owner shall obtain the necessary development allocation for this development, to the satisfaction of the Commissioner, Planning and Development Services;

6. That prior to the enactment of the Zoning By-law, the Owner shall enter into a Rezoning Agreement with the City of Brampton ("City of Brampton" or the "City"). This agreement shall generally include, but not be limited to, the following clauses:

6.1 Prior to the issuance of a building permit, a site development plan, landscaping, grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be in accordance with the approved Urban Design Brief and shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process.

6.2 Prior to site plan approval, or the sale of any Parcels of Tied Land (POTLs), the Owner agrees to submit for approval, a Homebuyers Information Map to the satisfaction of the Planning and Development Services Department. The Homebuyers Information Map shall include all warning clauses and notes required by the City and shall be displayed in accordance with City policy and procedures.

6.3 (a) The Owner shall include appropriate warning clauses, in bold type, in all Agreements of Purchase and Sale, to the satisfaction of the Commissioner, Planning and Development Services, including as appropriate, but not limited to those clauses contained in the approved Final Homebuyer's Information Map.

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- (b) The Owner shall display the Final Homebuyer's Information Map, approved by the Corporation of the City of Brampton, in all sales offices where POTLs denoted on the Draft Plan of Condominium are being sold.
- 6.4 The Owner shall include a statement in all Agreements of Purchase and Sale advising purchasers that Brampton Transit will not provide direct transit service within the Condominium along internal condominium roadways.
- 6.5 The Owner shall include a statement in all Agreements of Purchase and Sale advising purchasers that residents close to private amenity/open space areas (i.e. parkettes, gazebos, community mail boxes) may be disturbed by noise lighting, and pedestrian traffic.
- 6.6 The Owner shall include the following statements in all Agreements of Purchase and Sale, to the satisfaction of the Dufferin-Peel Catholic District School Board:
 - (a) "Despite the best efforts of the Dufferin-Peel Catholic District School Board sufficient accommodation may not be available for all anticipated students from the area. You are hereby notified that some students may be accommodated in temporary facilities and/or bussed to schools outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."
 - (b) "The purchasers agree that for the purpose of transportation to school, the residents of the condominium shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."
- 6.7 The Owner shall provide the following clause in all Agreements of Purchase and Sale entered into with respect to any POTLs denoted on the Draft Plan of Condominium within a period of five years from the

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date of registration of the condominium to the satisfaction of the Peel District School Board:

- i) “Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighborhoods schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board’s Transportation Policy. You are advised to contact the School Accommodation Department of the Peel District School Board to determine the exact schools.”
- ii) “The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Board.”

6.8 The Owner shall include a statement in all Agreements of Purchase and Sale advising purchasers that the Agreement of Purchase and Sale for their POTL may contain itemized charges for features covered in the City’s approved landscape plans for the Condominium. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc. They may also be described in general terms, such as “community aesthetics enhancements”. Despite paying these charges, a POTL may be left without a feature or community aesthetic enhancement due to specific site conditions. Purchasers are advised that the Corporation of the City of Brampton will not reimburse purchasers or owners in this circumstance, nor will it assist in the recovery of monies paid, under any circumstance. Purchasers and owners with questions may call (905) 874-2050.

6.9 The Owner shall include the following statements in all Agreements of Purchase and Sale for any POTLs with townhouse units facing McMurchy Avenue:

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- (i) “Purchasers are advised that sound levels due to increasing road traffic may continue to be of concern, occasionally interfering with the activities of the occupants as the sound levels may exceed the noise criteria of the municipality and the Ministry of Environment. I, the purchaser hereby agree to place this clause in all subsequent offers of purchase and sale when I sell the property.”
 - (ii) “Purchasers are advised that the dwelling unit can be fitted with a central air conditioning system at the owner’s option which will enable occupants to keep windows closed if road traffic noise interferes with the indoor activities. If central air conditioning is installed, the air cooled condenser unit shall have a sound rating not exceeding 7.6 bels and shall be located so as to have least possible noise impact on outdoor activities of the occupants and their neighbours.”
- 6.10 The Owner shall include a statement in all Agreements of Purchase and Sale advising purchasers that in accordance with Council’s direction (via resolution AF028-2002) concerning requests made of the City of Brampton to assume private roads, purchasers are advised that the City assumes no responsibility for the future maintenance of proposed internal roadways. In addition, a number of common services (i.e. snow clearing or private roads) will be the responsibility of the Condominium Corporation and the Corporation of the City of Brampton assumes no responsibility for the maintenance of common elements such as parking spaces, play areas, landscaping and acoustical fences. Purchasers are advised that this is a condominium development. Requirements on how the lands denoted in the Draft Plan of Condominium are used, serviced and maintained will be governed by the Condominium Declaration.
- 6.11 The Owner shall agree to implement the approved Urban Design Brief.

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- 6.12 Prior to the initiation of any site grading or servicing, the applicant shall provide a report identifying all existing water wells and private sewage disposal systems on the lands. The applicant shall provide verification to the satisfaction of the City's Chief Building Official that all wells and septic systems identified have been decommissioned in accordance with all applicable laws and regulations.
- 6.13 Where a building style incorporating an exposed basement is proposed, the external treatment of the exposed basement shall be consistent with the exterior treatment of the balance of the structure.
- 6.14 For those lots designated as fire break lots by the Building Division the erection of the superstructure shall be permitted only upon the approval of the Chief Building Official.
- 6.15 Prior to the issuance of any building permit, the applicant shall provide an engineering report, to the satisfaction of the Chief Building Official, indicating special foundation requirements, if any, to support structures that may be erected on disturbed ground or lots where filling has occurred.
- 6.16 Prior to site plan approval and prior to the applicant entering into any Agreements of Purchase and Sale, the applicant shall engage the services of a qualified acoustical consultant to complete a noise study recommending noise control measures satisfactory to the City (and Region of Peel when requested by the Region). A copy of this report shall be provided to the City's Chief Building Official.
- 6.17 The noise control measures and noise warnings recommended by the acoustical report shall be implemented to the satisfaction of the City of Brampton.
- 6.18 Prior to site plan approval, the applicant shall prepare a Noise Attenuation Statement, a copy of which shall be provided to the City's Chief Building Official.
- 6.19 Prior to the issuance of any building permits, the applicant shall provide the City's Chief Building

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Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved acoustical report and the approved plans.

- 6.20 Written approval must be obtained from Hydro One Brampton indicating acceptance of meter locations prior to their installation. Any relocations required will be at the Owner's expense.
- 6.21 The Owner/developer shall consult with Canada Post and the City of Brampton to determine suitable locations for the placement of Community Mailboxes and indicate these locations on appropriate servicing plans.
- 6.22 The Owner/developer agrees, prior to offering any of the POTLs for sale to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton.
- 6.23 The Owner/developer agrees to include in all Agreements of Purchase and Sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- 6.24 The Owner/developer agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:
- i) A Community Mailbox concrete base pad per Canada Post specifications,
 - ii) Any required walkway across the boulevard, as per municipal standards, and
 - iii) Any required curb depressions for wheelchair access
- 6.25 The Owner/developer further agrees to determine, provide and maintain a suitable and safe temporary

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Community Mailbox location(s) to be “fit up” prior to first occupancy.

- 6.26 The Owner shall agree to grant Bell Canada any easement that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the Owner/developer shall be responsible for the relocation of such facilities or easements.
 - 6.27 Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.
 - 6.28 The Owner shall pay all applicable Regional, City and educational development charges in accordance with respective development charges by-laws.
 - 6.29 The Owner shall grant easements to the appropriate authorities as may be required for the installation of utilities and municipal services to service the lands.
 - 6.30 The Owner shall pay cash-in-lieu of parkland dedication in accordance with the Planning Act and City Policy or make other arrangements to the satisfaction of the City for this payment.
7. That prior to the adoption of the Official Plan Amendment and enactment of the Zoning By-law, the Owner shall agree in writing to the form and content of an implementing Official Plan Amendment and Zoning By-law;
 8. That the decision of approval for the subject application be considered null and void and a new development application be required, unless an Official Plan Amendment is adopted and a Zoning By-law is passed within 36 months of the Council approval of this decision, or within an extended period of time at the discretion of the Commissioner, Planning and Development Services.
 9. That any and all written submissions relating to this application that were made to Council and the Planning and

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Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues raised in those submissions: alternate use of the lands for a community centre.

- PDC034-2017
1. That the report from N. Grady, Development Planner, Planning and Development Services, dated January 18, 2017, to the Planning and Development Committee Meeting of February 13, 2017, re: **Application to Amend the Zoning By-law – Gagnon Walker Domes Limited – Ashwid Developments Inc. – Ward 6** (File C04W12.004) be received.
 2. That the application be approved in principle and staff be directed to prepare the appropriate amendment to the Zoning By-law.
 3. That Zoning By-law 270-2004 be amended to rezone the lands subject to this application from “Agricultural (A)” to “R3E-5.5- Section 2450”, “R1F-9.0- Section 2201” and “R1F-9.0- Section 2209”.
 - i) an appropriate street townhouse zone to accommodate townhouses with a minimum lot width of 7.0 metres and a minimum lot depth of 25 metres; and,
 - ii) a “R1F-9.0- Section 2201” and “R1F-9.0- Section 2209” to accommodate single-detached dwelling units with a minimum lot width of 9.0 metres.
 4. That prior to the issuance of amended draft plan approval for 21T-10013B to incorporate the subject property, the applicant shall:
 - i) submit a Phase 1 Environmental Site Assessment, and Phase 2 Environmental Site Assessment and Record of Site Condition (if required) to the satisfaction of the City.
 - ii) confirm driveway and daylighting requirements to the satisfaction of the City.

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5. That the decision of approval of this application be null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the decision, or within an extended time, to the satisfaction of the Commissioner, Planning and Development Services Department.
 6. That any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the Planning Act, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues raised in those submissions: no written or oral submission were received from the public.
- PDC035-2017
1. That the report from Paul Aldunate, Expeditor, Economic Development and Culture, dated January 18, 2017 to the Planning and Development Committee Meeting of February 13, 2017, re: **Application to Amend the Official Plan and Zoning By-law – Gagnon Walker Domes Ltd. – Cumberland Developments Inc. – Ward 3** (File C01E05.059) be received;
 2. That the application be approved in principle and staff be directed to prepare the appropriate amendments to the Queen Street Corridor Secondary Plan (SPA 36) and Zoning By-law.
 3. That the Queen Street Corridor Secondary Plan (SPA 36) be amended generally to include the following:
 - a. An amendment to section 5.1.2.4 by replacing the existing policies generally with the following:

“Notwithstanding the generality of policy 5.1.2.1, the lands at the southwest corner of the intersection of Queen Street East and Lynch Street, known municipally as 145 and 147 Queen Street East are intended for mixed retail, service commercial, office and residential uses. The following policies shall apply:

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- i. a maximum floor space index of 4.8 including residential purposes shall apply;
 - ii. residential dwelling units shall be permitted on the site in conjunction with the retail, service commercial and office development;
 - iii. the subject property is conveniently located close to employment opportunities, transit, health, educational and recreational facilities and therefore it is appropriate to consider a reduction in parking standards;
 - iv. the development of the subject property is to include a site layout, building massing, landscaping and architectural design that is compatible with adjacent uses and the host neighbourhood.”
4. That the Zoning By-law be amended to rezone the lands to a site specific Downtown Commercial zone that is to generally include the following:
 - a. For the purposes of this By-law the front lot line will be the lot line along Queen Street.
 - b. Minimum Front Yard Setback: 3.0 metres
 - c. Minimum Exterior Side Yard Setback: 2.0 metres
 - d. Minimum Rear Yard Setback: 2.0 metres
 - e. Minimum Interior Side Yard Width: 0.0 metres
 - f. Minimum Setback from the Established Daylight Triangle or Rounding: 1.0 metres
 - g. Maximum & Minimum Building Height within 31 metres of the Front Yard Lot Line: 5 storeys
 - h. Maximum Building Height within 25 metres of Rear Yard Lot Line: 23 storeys
 - i. Minimum Building Height within 25 metres of Rear Yard Lot Line: 21 storeys

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- j. Minimum Tower Separation Distance: 12.0 metres
 - k. Minimum Landscaped Open Space: 15%
 - l. Minimum Gross Floor Area devoted to Commercial (Retail) Uses: 1,150 m²
 - m. Maximum Gross Floor Area devoted to Medical Office Uses: 2,200 m²
 - n. Minimum Gross Floor Area devoted to Office Uses: 3,500 m²
 - o. Maximum Overall Floor Space Index (FSI): 4.8
 - p. Maximum Number of Dwelling Units: 156
 - q. Minimum Number of Parking Spaces: 387 or a ratio to be applied reflecting the proposed floor areas and permitted uses.
 - r. A minimum of one (1) loading space shall be provided;
 - s. Bins for collection of waste and recyclable materials shall be stored within the building;
 - t. For the purposes of the Zoning By-law, the entirety of the subject lands is to be considered as one lot for zoning purposes.
5. That prior to the enactment of the implementing Zoning By-law and adoption of the Official Plan amendment, the owner shall enter into a Rezoning Agreement with the City, which shall include, but not be limited to, clauses that are generally in accordance with the following:
- a. Prior to the issuance of site plan approval, a site development plan, a landscape plan, a grading and drainage plan, elevation drawings and an engineering and servicing plan shall be approved by the City as may be required. Appropriate securities shall be deposited with the City to ensure the implementation of these plans in accordance with the City's site plan review process.

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- b. Prior to the issuance of site plan approval, the owner shall submit a Geotechnical Report to the satisfaction of the Director of Environment and Development Engineering.
- c. Prior to submission of a site plan application, the applicant is required to complete, in compliance with the most current regulations, a Phase 1 Environmental Site Assessment and Phase 2 Environmental Site Assessment (if required). The confirmation of filing of the Record of Site Condition for the above development to the satisfaction of the Chief Building Official shall be provided prior to site plan approval.
- d. Prior to the issuance of site plan approval, the owner is required to complete a Detailed Noise Study to the satisfaction of the Director of Environment and Development Engineering.
- e. Prior to the issuance of site plan approval, the owner shall update the Urban Design Brief to reflect the most recent proposal to the satisfaction of the Commissioner of Planning and Development Services.
- f. Prior to the issuance of site plan approval, the owner agrees to submit for approval, a Homebuyers Information Map to the satisfaction of the Commissioner of Planning and Development Services. The Homebuyers Information Map shall include all warning clauses and notes required by the City and shall be displayed in accordance with City policy and procedures.
- g. The Owner acknowledges and agrees to pay all applicable Regional, City and Educational Development Charges in accordance with the respective development charges by-law.
- h. The Owner acknowledges and agrees to pay cash-in-lieu of parkland dedication in accordance with the *Planning Act* and City Policy or make appropriate arrangements to the satisfaction of the Commissioner of Planning and Development Services.

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- i. Prior to the issuance of site plan approval, the Owner shall gratuitously convey to the City of Brampton approximately 8.0 metres (26 feet) along frontage of the property municipally known as 145 Queen Street East, and approximately 5.0 metres (16 feet) along the frontage of the property municipally known as 147 Queen Street East, towards the ultimate Queen Street right-of-way of 36 metres (118 feet).
- j. Prior to the issuance of site plan approval, the Owner shall gratuitously convey to the City of Brampton approximately 2.40 metres (7.9 feet) of road allowance widening along the Lynch Street frontage, from a point approximately 29.5 metres (97 feet) south of the current Queen Street ROW limits to John Street, (a distance of approximately 48.3 metres - 158 feet)) towards the ultimate right-of-way of 20 metres (66 feet).
- k. Prior to the issuance of site plan approval, the Owner shall gratuitously convey to the City of Brampton approximately 4.87 metres (16 feet) of road allowance widening along the entire John Street frontage towards the ultimate right-of-way of 24 metres (79 feet).
- l. Prior to the issuance of site plan approval, the Owner shall enter into an agreement with the City of Brampton, to the satisfaction of the Commissioner of Planning and Development, Commissioner of Public Works, and City Solicitor, to address the encroachment of the underground parking facility within the Lynch Street right-of-way and the John Street right-of-way, which will cover issues related to compensation, maintenance and liability.
- m. The owner agrees that in the event that more than one condominium is proposed, appropriate arrangements will be made to share the parking between the office/commercial and residential uses and appropriate easements and maintenance provisions be established. In this regard there will be restrictions on unitizing parking spaces.
- n. The owner agrees that in the event that more than one condominium is proposed, separate servicing

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connections (storm, sanitary and water) shall be provided to the satisfaction of the Director of Environment and Development Engineering.

- o. The owner shall agree to grant Bell Canada any easement that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

- p. The applicant shall agree to include the following warning clauses in all offers of purchase and sale of residential lots:

“Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.”

“That purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the board.”

- q. The Owner shall agree that the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the site plan agreement or registration of a plan of condominium:

“Whereas, despite the best efforts of the Peel District School Board, sufficient accommodation may not be

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available for all anticipated students in the neighbouring schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation Department of the Peel District School board to determine the exact Schools."

- r. The Owner shall grant easements to the appropriate authorities as may be required for the installation of utilities and municipal services to service the lands.
- s. The Owner shall satisfy Canada Post requirements as follows:
 - i. In order to provide mail delivery to the residential tower the Owner shall agree to consult with Canada Post to determine a suitable location for the placement of a secure rear fed mailroom to which Canada post personnel will have access and the owner must obtain a lock type for the mailroom to the satisfaction of Canada Post.
 - ii. In order to provide mail delivery to the office building the Owner shall agree to provide a secure, front loading lockbox.
- t. The Owner agrees that the following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way:

"Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the

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development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.”

- u. The Owner agrees to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.
6. That prior to enactment of the implementing Zoning By-law and adoption of the Official Plan amendment, the following matters shall be addressed:
- a. The Functional Servicing Report shall be completed to the satisfaction of the City of Brampton and the Region of Peel.
 - b. Appropriate bicycle parking standards be determined to be included in the Zoning By-law amendment.
7. That prior to enactment of the implementing Zoning By-law and adoption of the Official Plan amendment, the owner shall agree to the form and content of the implementing Zoning By-law and Official Plan amendment.
8. That a decision of approval for the subject application be considered null and void and a new development application be required, unless a Zoning By-law is passed within 36 months of the Council approval of this decision.
9. That any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including the following issues raised in these submissions: the need for bicycle parking, traffic impacts and the appropriateness of the proposed density.

PDC036-2017

That the **Minutes – Brampton Heritage Board – January 17, 2017** to the Planning and Development Committee Meeting of

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February 13, 2017, Recommendations HB001-2017 to HB007-2017 be approved as printed and circulated.

- HB001-2017 That the agenda for the Brampton Heritage Board Meeting of January 17, 2017 be approved as printed and circulated.
- HB002-2017 That the Brampton Heritage Board organize and participate in the “Highlight on Heritage” event taking place on Saturday, February 11, 2017 at the Bramalea City Centre.
- HB003-2017
1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated January 7, 2017, to the Brampton Heritage Board Meeting of January 17, 2017, re: **Designation under Part IV, Section 29 of the Ontario Heritage Act – 10100 The Gore Road – Ward 10** (File HE.x), be received;
 2. That designation of 10100 The Gore Road under Part IV of the *Ontario Heritage Act* as a property of cultural heritage significance, be approved;
 3. That staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under the *Ontario Heritage Act*;
 4. That, if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, a by-law be passed to designate the subject property;
 5. That, if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
 6. That staff be authorized to attend the Conservation Review Board hearing process in support of Council’s decision to designate the subject property.
- HB004-2017 That the Verbal Update from Antonietta Minichillo, Heritage Planner, Planning and Development Services, to the Brampton Heritage Board Meeting of January 17, 2017, re: **8472 Mississauga Road (Fuller House) – Commemorative Feature – Ward 6** (File HE.x), be received.

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- HB005-2017 That the Verbal Update from Antonietta Minichillo, Heritage Planner, Planning and Development Services, to the Brampton Heritage Board Meeting of January 17, 2017, re: **58 Church Street – Churchville – Ontario Municipal Board (OMB) Issued Decision – Ward 6** (File HE.x), be received.
- HB006-2017 That the report from Peter Dymond and Paul Willoughby, Co-Chairs, re: to the Brampton Heritage Board Meeting of January 17, 2017, re: **Heritage Report: Reasons for Heritage Designation – 82-86 Main Street North – Heritage Theatre – Ward 1**, be **deferred** to the Brampton Heritage Board Meeting of February 21, 2017.
- HB007-2017 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, February 21, 2017 at 7:00 p.m. or at the call of the Chair.
- PDC037-2017 That the **Minutes – Cycling Advisory Committee – January 19, 2017** to the Planning and Development Committee Meeting of February 13, 2017, Recommendations CYC001-2017 to CYC006-2017 be approved as printed and circulated.
- CYC001-2017 That the Agenda for the Cycling Advisory Committee Meeting of January 19, 2017, be approved, as amended, as follows:
- To add:
- 7.4. **Minutes – Programs Subcommittee – January 17, 2017**
- 7.5. Discussion at the request of Kevin Montgomery, Co-Chair, re: **Upcoming Cycle Events – Committee Participation**
- CYC002-2017 That the following Members represent the Cycling Advisory Committee at the Grow Green Network Launch Event:
1. Alina Grzejszczak
 2. Dayle Laing
 3. Pauline Thornham

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- CYC003-2017 That the **Minutes – Programs Subcommittee – January 17, 2017** to the Cycling Advisory Committee Meeting of January 19, 2017, be received.
- CYC004-2017 1. That the following Members represent the Cycling Advisory Committee at the 2017 Bike Show:
- 1. Stephen Laidlaw
 - 2. Kevin Montgomery
 - 3. George Shepperdley
 - 4. Pauline Thornham
2. That Kevin Montgomery, Co-Chair, represent the Cycling Advisory Committee at the Peel Road Safety Strategic Plan Stakeholders Workshop.
- CYC005-2017 That the correspondence to the Cycling Advisory Committee Meeting of January 19, 2017, re: **Community Rides** be received.
- CYC006-2017 That the Cycling Advisory Committee do now adjourn to meet again on Thursday, February 16, 2017, at 7:00 p.m.
- PDC038-2017 That the correspondence from Mary Flynn-Guglietti, McMillan, dated December 23, 2016, to the Planning and Development Committee Meeting of January 16, 2017, re: **Main Street South Heritage Conservation District** be received.
- PDC039-2017 That the correspondence from Bruce Reed, Brampton resident, dated December 23, 2016, to the Planning and Development Committee Meeting of January 16, 2017, re: **Brampton Brick – Response to Delegations Presented to City of Brampton on September 26, 2016** (File HB.c) be received.
- PDC040-2017 That the correspondence from Scott Snider, Turkstra Mazza LLP, dated January 9, 2017, to the Planning and Development Committee Meeting of January 16, 2017, re: **Reply to Brampton Brick Inc., re: Response to Delegation** be received.
- PDC041-2017 That Planning and Development Services Committee proceed into Closed Session to discuss matters pertaining to the following:

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- 16.1. Appendix C – Report from D. Waters, Interim Director, Policy Planning, Planning and Development Services, dated December 21, 2016, re: **Proposed Norval Quarry (Brampton Brick Ltd.) – Part of Lot 12, Concession 6 W.H.S. – Ward 6** – litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board

PDC042-2017 That the Planning and Development Committee do now adjourn to meet again on Monday, February 27, 2017, at 1:00 p.m.

10.3. Minutes – Committee of Council – February 15, 2017

Note: City Councillor Bowman declared a conflict of interest regarding Item 10.3 – Committee of Council Minutes – Community Grant Program, as his son does graphics work for a couple of people awarded grants. Councillor Bowman left the meeting during consideration of the minutes.

City Councillor Whillans, Acting Chair, Economic Development Section, introduced the minutes and provided an overview of matters considered under that section.

City Councillor Whillans, Chair, Public Works Section, provided an overview of matters considered under that section.

Regional Councillor Palleschi, Chair, Community Services Section, provided an overview of matters considered under that section.

Regional Councillor Miles, Chair, Corporate Services Section, provided an overview of matters considered under that section.

The following motion was considered.

C048-2017 Moved by City Councillor Whillans
Seconded by Regional Councillor Palleschi

1. That the **Minutes of the Committee of Council Meeting of February 15, 2017**, to the Council Meeting of February 22, 2017, be received; and,
2. That Recommendations CW041-2017 to CW064-2017 be approved, as outlined in the subject minutes.

Carried

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The recommendations were approved as follows.

- CW041-2017 That the agenda for the Committee of Council Meeting of February 15, 2017 be approved as amended to add the following items:
- 7.3.1. Discussion at the request of City Councillor Bowman, re: **Vacancy on the Brampton Sports Hall of Fame Committee.**
 - 8.3.2. Verbal update from Mayor Jeffrey and C. Baccardax, Sector Manager, Innovation and Technologies, Economic Development and Culture, re: **Health Sector Trade Mission – United Arab Emirates – January 31 to February 8, 2017.**
- Under Closed Session:
- 13.1. An ongoing investigation respecting the municipality, a local board or a municipally-controlled corporation by the Ombudsman appointed under the Ombudsman Act or Ombudsman referred to in the Municipal Act, 2001 – Ombudsman investigation
 - 13.2. Labour relations or employee negotiations and personal matters about an identifiable individual, including municipal or local board employees, and – an identifiable individual
- CW042-2017 1. That the delegation from Henry F. Verschuren CD, Parade Commander, Royal Canadian Legion Branch 15, to the Committee of Council Meeting of February 15, 2017, re: **100th Anniversary of the Battle of Vimy Ridge Commemorative Service and Parade – April 9, 2017** be received; and,
- 2. That the request from the delegation for the City's support and financial assistance for this event be **referred** to staff for consideration and report back to a future Committee Meeting.
- CW043-2017 That the following delegations to the Committee of Council Meeting of February 15, 2017, re: **Light Rail Transit** (File IA.A) be received:
- 1. Kevin Montgomery, Co-Founder, Fight Gridlock in Brampton (9.2.1 and 9.2.2)
 - 2. Eloa Doner, Etobicoke Creek Residents Association (9.2.1)

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3. Lisa Stokes, Brampton resident (9.2.1)
4. Andrew deGroot, Brampton resident (9.2.1)
5. Ian King, Brampton resident (9.2.1)

CW044-2017

1. That the report from C. Duyvestyn, Director, Transportation Special Projects, Public Works and Engineering, dated December 19, 2016, to the Committee of Council Meeting of February 15, 2017, re: **Budget Amendment and Request to Begin Procurement – Purchasing By-law Section 4.0 – Light Rail Transit Extension (Alternative Routes) Environmental Assessment Study from Gateway Terminal to Brampton GO Station – Wards 1, 3 and 4** (File IA.A [16-3130-101]) be received; and,
2. That a budget amendment be approved and a new capital project be established in the amount of \$4,400,000 for the Environmental Assessment Study for the Light Rail Transit Extension (Alternative Routes) from Gateway Terminal to Brampton GO Station, with funding of \$4,400,000 transferred from the General Rate Stabilization Reserve on an interim basis; and
3. That a new permanent position for a Senior Project Engineer – Environmental Assessments be approved with funding for 2017 to come from the new capital project and ongoing funding be included in the 2018 budget request; and
4. That the Purchasing Agent be authorized to commence the procurement for Environmental Assessment Study for the Light Rail Transit Extension (Alternative Routes) from Gateway Terminal to Brampton GO Station; and
5. That the City Clerk be directed to forward a copy of this report and Council resolution to the City of Mississauga, Region of Peel, Toronto and Region Conservation Authority, Credit Valley Conservation Authority, Metrolinx, and Ministry of Transportation for information; and,
6. Further, that whereas the Province of Ontario / Metrolinx verbally committed to reimburse the City of Brampton for the costs of the Environmental Assessment / TPAP associated with the Brampton portion of the HMLRT alignment; these funds estimated to be in the amount of \$1.7 to \$4.0 million, when received, be returned to the General Rate Stabilization Fund.

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CW045-2017
Lost *That Recommendation CW044-2017 be reopened for the purpose of retaking the vote through a different voting method.*

- CW046-2017
1. That the report from C. Duyvestyn, Director, Transportation Special Projects, Public Works and Engineering, dated January 13, 2017, to the Committee of Council Meeting of February 15, 2017, re: **Hurontario Light Rail Transit Project Update – Stops – Wards 3 and 4** (File IA.A [16-3130-481]), be received; and
 2. That staff work with Metrolinx to incorporate the stop hierarchy for the three Brampton stops as outlined in this report; and
 3. That staff work with Metrolinx to locate the Gateway Terminal stop at-grade on the south side of Steeles Avenue with a grade separated pedestrian connection to the Brampton Gateway Terminal; and
 4. That staff report back to Committee of Council in the event there are material changes to the stop hierarchy or location of the Gateway Terminal stop, or if any changes result in cost implications for the City; and
 5. That the City Clerk be directed to forward a copy of this report and Council resolution to Metrolinx, the City of Mississauga, and the Region of Peel.

CW047-2017 That the delegation from Ranjana Mitra, Executive Director, and Sarah Verma, Coordinator, Programs and Partnerships, Community Environment Alliance, to the Committee of Council Meeting of February 15, 2017, re: **Request for Support through the 2017 Community Grant Program for the Bike Friendly Brampton Cycling Initiative and the Brampton Environmental Festival and Eco Guide** be received.

- CW048-2017
1. That the report from K. Stahl, Senior Manager, Cultural Services, Economic Development and Culture, dated January 20, 2017, to the Committee of Council Meeting of February 15, 2017, re: **2017 Community Grant Program Recommendations for Funding 2017** be received; and,

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2. That each of the sixty-one (61) grant applications listed in Appendix A be approved for funding under the 2017 City of Brampton Community Grant Program subject to the execution of the City's Grant Agreement by such applicant, and
3. That, cash grant amount of \$509,780.11 be funded from the approved base operating budget of \$967,300 for the 2017 Community Grant Program;
4. That, the in-kind awards of \$407,078.48 be approved and understood to be forgone revenue for those operating departments providing services to those groups receiving in-kind grants;
5. That, the City Clerk and Mayor be authorized to execute the necessary Grant Agreement to effect the recommendations in this report, subject to the content of such agreements being satisfactory to the Director, Economic Development and Culture (or designate) and the form of such agreements being satisfactory to the City Solicitor (or designate);
6. That the Director, Economic Development and Culture be authorized to execute the necessary documentation in support of the Community Grant Program;
7. That sincere thanks and appreciation be expressed to the many individuals that dedicated their time and expertise to the 2017 application review process; and
8. Whereas an increasing number of community groups and organizations seek City support through the City's Community Grant Program; and

Whereas the Community Grant Program is an ongoing, evolving program, continually responding to the dynamic and diverse needs of our residents; and

Whereas Brampton City Council enthusiastically supports and encourages community initiatives that promote and celebrate our diversity and our heritage; and

Whereas the administration of the Community Grant Program is being managed by an essentially new staff team with new ideas;

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Therefore be it resolved:

That staff review the Community Grant Program to ensure it continues to meet the changing needs of our community;

That staff report back to Council on any changes that they feel can improve the Community Grant Program based on this review;

And further that staff also be requested to investigate opportunities for coordination of festivals and events as part of the Community Grant Program application invitation, analysis and evaluation process for funding approval.

CW049-2017

That the matter of the **Referral from City Council (February 8, 2017) – Resolution C031-2017 – Lusofonia Festival Portuguese** to the Committee of Council Meeting of February 15, 2017, as follows, be received:

C031-2017 That the following motion be **referred** to the Committee of Council Meeting of February 15, 2017:

That, given the anticipated positive economic and community impact from the proposed Lusofonia Festival Portuguese, an additional one-time in-kind grant of \$1,376.74 be provided to the volunteer organizing group for the June 3, 2017 event, notwithstanding the Community Grant Policy (Policy 14.1.1).

CW050-2017

That the **Minutes of the Brampton Sports Hall of Fame Committee Meeting of February 2, 2017**, to the Committee of Council Meeting of February 15, 2017, Recommendations SHF006-2017 to SHF013-2017, be approved as printed and circulated.

SHF006-2017

That the agenda for the Brampton Sports Hall of Fame Committee Meeting of February 2, 2017 be approved, as amended to add the following:

6.1 Verbal update from Mario Russo, Co-Chair, Marketing Sub-Committee, re: **Brampton Sports Hall of Fame Website**

6.1 Verbal update from Elizabeth Harris-Solomon, Co-Chair, re: **Events Sub-Committee**

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- SHF007-2017
1. That the verbal update by Mario Russo, Co-Chair, Marketing Sub-Committee, to the Brampton Sports Hall of Fame Committee Meeting of February 2, 2017, re: **Brampton Sports Hall of Fame Website**, be received; and
 2. That City staff continue the process of creating and updating the new website with the focus on the established short term goals and web content with a completion date of February 17, 2017.
- SHF008-2017
- That the verbal update from Elizabeth Harris-Solomon, Co-Chair, Events Sub-Committee, to the Brampton Sports Hall of Fame Committee meeting of February 2, 2017, re: **Events Sub-Committee** be received.
- SHF009-2017
1. That the **Proposed Changes to the Brampton Sports Hall of Fame Constitution – Draft #4** as outlined in the agenda of February 2, 2017, to the Brampton Sports Hall of Fame Committee, be endorsed and forwarded to staff for a report to Committee of Council and approval by Council; and,
 2. That all references to ‘Community and Public Services’ and ‘Public Services Department’ throughout the document be changed to Community Services; and,
 3. That the Constitution also reflect that Community Services matters reports to Council through the Committee of Council.
- SHF010-2017
- That funds from the Community Services budget be allocated to the purchase eighteen (18) golf shirts in various sizes with the City of Brampton Sports Hall of Fame logo.
- SHF011-2017
- That Community Services staff consider assigning a student volunteer for the purposes of recording the data from the binders presented to the City by Mr. Ken Giles regarding the accomplishments of various athletes.
- SHF012-2017
- That Committee proceed into Closed Session to discuss matters pertaining to the following:

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12. 1. Personal matters about an identifiable individual, including municipal or local board employees – **Minutes – Closed Session – Sports Hall of Fame Committee – January 19, 2017**

SHF013-2017 That the Brampton Sports Hall of Fame Committee do now adjourn to meet again on Thursday, March 2, 2017 at 7:00 p.m.

- CW051-2017 1. That the presentation and report from J. Macintyre, Director, Purchasing, Corporate Services, dated January 31, 2017, to the Committee of Council Meeting of February 15, 2017, re: **2017 Purchasing By-Law Amendment** be received; and,
2. That a by-law be passed to amend Purchasing By-law 310-2015, based on the form and content as substantially set out in Appendix 1 to the report.

- CW052-2017 1. That the presentation and report from L. Rubin-Vaughan, Government Relations, Office of the Chief Administrative Officer, dated January 20, 2017, to the Committee of Council Meeting of February 15, 2017, re: **2016 Association of Municipalities of Ontario Annual Conference Progress Report and 2017 Advocacy Opportunities Through Municipal Sector Associations**, be received; and
2. That staff move forward to advance work on the opportunities outlined in the report.

CW053-2017 That the report from E. Evans, Deputy City Clerk, Office of the Chief Administrative Officer, dated February 1, 2017, to the Committee of Council Meeting of February 15, 2017, re: **Process to Review Brampton's Procedure By-law 160-2004** be received.

- CW054-2017 1. That the report from D. Sutton, Treasurer, Corporate Services, dated January 12, 2017, to the Committee of Council Meeting of February 15, 2017, re: **2017 Temporary Borrowing By-law** be received; and
2. That a by-law be passed in accordance with Section 407 of the *Municipal Act, 2001* to authorize the temporary borrowing of funds, if considered necessary by the Treasurer, to meet current expenditures for the year 2017,

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until sufficient taxes are collected and other non-tax revenue are received.

- CW055-2017
1. That the report from K. Jackson, Acting Manager, Capital and Development Financing, Corporate Services, dated January 18, 2017, to the Committee of Council Meeting of February 15, 2017, re: **Holland Christian Homes Inc. (HCH) – Deferral of Development Charges associated with development of New Faith Manor on 7900 McLaughlin Road South – Ward 4** be received; and,
 2. That the Mayor and Clerk be authorized to execute a Development Charge deferral agreement with Holland Christian Homes Inc., in conjunction with the Region of Peel, as permitted under Section 27 of the *Development Charges Act*, with content and form satisfactory to the City Treasurer and City Solicitor, to defer the payment of City of Brampton City-Wide Development Charges for the addition of a new building located at 7900 McLaughlin Road.
- CW056-2017
- That City Councillor P. Fortini be appointed as a Council Representative on the Brampton Sports Hall of Fame Committee for the remainder of the term of Council.
- CW057-2017
- That the presentation by M. McCollum, Senior Manager, Strategic Development, Office of the Chief Administrative Officer, to the Committee of Council Meeting of February 15, 2017, re: **University Work Plan Update** be received.
- CW058-2017
- That the verbal update from Mayor Jeffrey and C. Baccardax, Sector Manager, Innovation and Technologies, Economic Development and Culture, to the Committee of Council Meeting of February 15, 2017, re: **Health Sector Trade Mission – United Arab Emirates – January 31 to February 8, 2017** be received.
- CW059-2017
1. That the report from I. Hans, Project Engineer, Infrastructure Planning, Public Works and Engineering, dated January 10, 2017, to the Committee of Council Meeting of February 15, 2017, re: **Noise Attenuation Wall for Bramalea Road (22 Pepperwood Place to 2 Trillium Court) – Special Charges – Ward 7** be received; and

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2. That a by-law be passed to impose special charges for a noise attenuation wall on benefitting property owners of 22 and 24 Pepperwood Place and 2 Trillium Court, as set out in the Local Improvement Roll (Attachment 1); and
3. That if full payment of the benefitting property owners share of the cost as set out in the Local Improvement Roll is not made by May 15, 2017, this cost be added to respective property owners tax bills and made payable in each year for a period of 15 years at an annual interest rate of 2.90% beginning with the second half of 2017.

- CW060-2017
1. That the report from J. Edwin, Manager, Development Construction, Public Works and Engineering, dated October 11, 2016, to the Committee of Council Meeting of February 15, 2017, re: **Initiation of Subdivision Assumption – Sandringham Place Inc. – Registered Plan 43M-1864 – South of Countryside Drive, East of Bramalea Road) – Ward 9** (File C05E15.005 and 21T-08004B) be received; and
 2. That the City initiate the Subdivision Assumption of Sandringham Place Inc., Reg. Plan 43M-1864; and
 3. That a report be forwarded to City Council recommending the Subdivision Assumption of Sandringham Place Inc., Reg. Plan 43M-1864 once all departments have provided their clearance for assumption.

CW061-2017

That the Briefing Report from the Office of the Chief Administrative Officer, to the Committee of Council Meeting of February 15, 2017, re: **Government Relations Matters** be received.

CW062-2017

That the following item be **referred** to the February 22, 2017 City Council Meeting, under Closed Session:

- 13.2. Labour relations or employee negotiations and personal matters about an identifiable individual, including municipal or local board employees, and – an identifiable individual

CW063-2017

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

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- 13.1. An ongoing investigation respecting the municipality, a local board or a municipally-controlled corporation by the Ombudsman appointed under the Ombudsman Act or Ombudsman referred to in the Municipal Act, 2001 – Ombudsman investigation

CW064-2017 That the Committee of Council do now adjourn to meet again on Wednesday, March 1, 2017 at 9:30 a.m. or at the call of the Chair.

11. **Unfinished Business** – nil

12. **Correspondence**

- 12.1. Correspondence from Johanna R. Shapira, Wood Bull LLP, dated February 21, 2017, re: **City of Brampton Initiated Official Plan Amendment – Hurontario-Main Corridor Secondary Plan – Lands generally fronting Hurontario-Main Street from Charolais Boulevard to South of Ray Lawson Boulevard – Wards 3 and 4** (File P26 S50).

Dealt with under Item 6.1 – Resolution C042-2017

- 12.2. Correspondence from Ryan Mino-Leahan, Partner, KLM Planning Partners Inc., dated February 21, 2017, re: **City of Brampton Initiated Official Plan Amendment – Hurontario-Main Corridor Secondary Plan – Lands generally fronting Hurontario-Main Street from Charolais Boulevard to South of Ray Lawson Boulevard – Wards 3 and 4** (File P26 S50).

Dealt with under Item 6.1 – Resolution C042-2017

13. **Resolutions** – nil

14. **Notices of Motion** – nil

15. **Petitions** – nil

16. **Other Business/New Business**

- 16.1. Discussion at the request of Regional Councillor Miles, re: **Certificate of Recognition (COR) Certification.**

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Note: Later in the meeting, on a two-thirds majority vote to reopen the question, the Approval of Agenda was reopened and this item was added.

See Item 5.1

Council discussion on this matter included:

- benefits of COR Certification
- possibility of tightening the timelines for all City vendors to be COR certified
- suggestion that a news release be issued to let residents know of the City's commitment with respect to COR Certification

In response to questions from Council, Jayne Holmes, Director, Capital Works, Public Works and Engineering, provided information on the following:

- ongoing discussions with other municipalities and lessons learned from them
- certification of sub-trades and smaller companies
- approximate costs for the COR Certification
- implementation of COR Certification throughout Canada
- potential short term impact on the availability of vendors after COR Certification has been implemented
- number of companies in Ontario that are currently COR certified
- proposed timelines for COR Certification for the City's large and mid-size vendors

The following motion was considered.

C049-2017 Moved by Regional Councillor Miles
Seconded by City Councillor Fortini

1. That the presentation by Jayne Holmes, Director, Capital Works, Public Works and Engineering, to the Council Meeting of February 22, 2017, re: **Certificate of Recognition (COR) Certification**, be received; and,
2. That the City of Brampton initiative to implement the COR Program as a requirement for constructors starting in 2019 or earlier be endorsed; and,
3. That the City of Brampton continue the necessary steps to implement COR certification for the Corporation.

Carried

17. **Procurement Matters** – nil

18. **Government Relations Matters** – nil

18.1. Briefing Report from the Office of the CAO re: **Government Relations Matters**

The subject Briefing Report was distributed at the meeting.

Staff responded to questions from Council with respect to the provisional employment allocation rate for Brampton outlined in a recent report considered by the Region’s Growth Management Committee, in anticipation of a potential motion or discussion on this matter at the Region of Peel Council Meeting of February 23, 2017.

The following motion was considered.

C050-2017 Moved by Regional Councillor Palleschi
 Seconded by Regional Councillor Miles

That the Briefing Report from the Office of the CAO, to the Council Meeting of February 22, 2017, re: **Government Relations Matters**, be received.

Carried

19. **Public Question Period** – nil

20. **By-laws**

Note: By-law 29-2017 was deferred with Item 8.4.

The following motion was considered.

C051-2017 Moved by City Councillor Whillans
 Seconded by Regional Councillor Palleschi

That By-laws 30-2017 to 35-2017, before Council at its meeting of February 22, 2017, be given the required number of readings, taken by the Mayor and City Clerk and the Corporate Seal affixed thereto.

29-2017 No by-law was assigned to this number

3.1-55

Minutes

City Council

- 30-2017 To authorize the temporary borrowing of funds for the Year 2017 (See Item 10.3 – Committee of Council Recommendation CW054-2017 – February 15, 2017)
- 31-2017 To amend Purchasing By-law 310-2015, as amended – to update new organizational roles and consolidation of reporting requirements (See Item 10.3 – Committee of Council Recommendation CW051-2017 – February 15, 2017)
- 32-2017 To prevent the application of part lot control to part of Registered Plan 43M-2023 – east of Mississauga Road and south of Wanless Drive – Ward 6 (File PLC16-041)
- 33-2017 To establish certain lands as part of the public highway system (Cark Boulevard) – Ward 3
- 34-2017 To establish certain lands as part of the public highway system (John Street, Trueman Street and Centre Street) – Ward 3
- 35-2017 To establish certain lands as part of public highway system (Ace Drive) – Ward 9

Carried

21. Closed Session

The following motion was considered.

C052-2017 Moved by Regional Councillor Miles
Seconded by City Councillor Bowman

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

- 21.1. Minutes – Closed Session – City Council – February 8, 2017
- 21.2. Minutes – Closed Session – Citizen Appointments Committee – February 13, 2017
- 21.3. Minutes – Closed Session – Planning and Development Committee – February 13, 2017
- 21.4. Minutes – Closed Session – Committee of Council – February 15, 2017

3.1-56

Minutes

City Council

- 21.5. Report from V. Wong, Senior Manager, Realty Services, dated January 30, 2017, re: **Acquisition of Fee Simple Lands – Ward 8** – a proposed or pending acquisition or disposition of land by the municipality or local board – property matter
- 21.6. Ombudsman investigation – an ongoing investigation respecting the municipality, a local board or a municipally-controlled corporation by the Ombudsman appointed under the Ombudsman Act or Ombudsman referred to in the Municipal Act, 2001
- 21.7. An identifiable individual – labour relations or employee negotiations, and personal matters about an identifiable individual, including municipal or local board employees

Carried

Note: In Open Session, the Mayor reported on the status of matters considered in Closed Session, as follow:

- 21.1. – these minutes were acknowledged by Council
- 21.2. – these minutes were acknowledged by Council – see Item 10.1 – Resolution C046-2017
- 21.3. – these minutes were acknowledged by Council
- 21.4. – these minutes were acknowledged by Council
- 21.5. – see Resolution C053-2017 below
- 21.6. – this item was considered by Council and direction was given to staff
- 21.7. – this item was considered by Council and no direction was given to staff

The following motion was considered with respect to Item 21.5.

C053-2017 Moved by Regional Councillor Palleschi
Seconded by City Councillor Dhillon

1. That By-law 36-2017 be enacted authorizing the Mayor and Clerk to execute all documents necessary to effect the acquisition of fee simple lands from Infrastructure Ontario to facilitate the Torbram Road Grade Separation, at fair market value, on terms and conditions acceptable to the Commissioner of Public Works and Engineering, and in a form acceptable to the City Solicitor or their designate; and
2. That the funds required for the market value acquisition be funded from the Land Acquisition Project #164020-001.

Carried

22. Confirming By-law

The following motion was considered.

C054-2017 Moved by City Councillor Bowman
 Seconded by Regional Councillor Palleschi

That the following by-laws before Council at its Regular Meeting of February 22, 2017 be given the required number of readings, taken by the Mayor and the City Clerk and the Corporate Seal affixed thereto:

36-2017 To authorize acquisition of fee simple lands

37-2017 To confirm the proceedings of the Regular Council Meeting held on February 22, 2017

Carried

Note: Later in the meeting on a two-thirds majority vote to reopen the question, the Confirming By-law was reopened and By-law 36-2017 was added to Resolution C054-2017.

23. Adjournment

The following motion was considered.

C055-2017 Moved by City Councillor Bowman
 Seconded by Regional Councillor Moore

That Council do now adjourn to meet again for a Regular Meeting of Council on Wednesday, March 8, 2017 at 10:30 a.m. or at the call of the Mayor.

Carried

Proclamations

The following City of Brampton proclamations were made on behalf of Council:

- PROBUS Month – March 2017 – to be given to PROBUS Canada
- International Women’s Day – March 8, 2017 – to be given to the Zonta Club of Brampton-Caledon

3.1-58
Minutes
City Council

L. Jeffrey, Mayor

P. Fay, City Clerk



**Report
City Council**
The Corporation of the City of Brampton

Report from the Integrity Commissioner

Date: March 8, 2017
File: L05 IN
Subject: Final Report of the Integrity Commissioner, Robert Swayze
Contact: Robert Swayze, Integrity Commissioner

Overview:

- **The term of Integrity Commissioner, Robert Swayze expires on March 31, 2017 and this report briefly summarizes his activities since his appointment on July 16, 2014.**
- **This report also deals with a complaint received from Councillor Moore against Councillor Dhillon alleging, inter alia, that he disclosed confidential information from a closed session meeting of Council. The disclosure is found to be contrary to the Council Code of Conduct but through inadvertence. The Integrity Commissioner does not recommend any sanction to be imposed on Councillor Dhillon,**
- **Mr. Swayze makes two recommendations based on his past experience as Integrity Commissioner and Lobbyist Registrar for the City, firstly in respect of the insurance requirement for Integrity Commissioners and secondly to delegate one of the duties of the Lobbyist Registrar to staff.**

Recommendations:

1. That the final report from Robert Swayze, Integrity Commissioner to the City Council Meeting of March 8, 2017, be received,
2. That staff be directed to inquire from the City's errors and omissions insurance provider(s) as to the cost, if any, of extending the policy to include coverage of the new Integrity Commissioner and report back to Council, and

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3. That the approval of the registration of lobbyists be delegated to staff with the direction to consult with the Lobbyist Registrar if in doubt as to compliance with the Lobbyist Registration By-law and the said by-law be amended accordingly.

Background:

My term as Integrity Commissioner for the City of Brampton ends on March 31, 2017 and it has been an honour for me to serve two Councils since my appointment on July 16, 2014. I have appreciated the cooperation and respect for the process, shown to me by all members of Council in this very sensitive job. Staff generally and particularly those excellent people in the Clerk's Department, have been supportive of my efforts throughout.

I received 7 complaints in 2014, all of which were either resolved or dismissed. One of these complaints was stayed because of the moratorium required by the Code of Conduct during the election and was subsequently withdrawn. On the instructions of Council, I commenced an investigation into spending by all members of Council identified by a forensic audit and found that the former Mayor contravened the Council Code of Conduct.

In 2015 I received 11 complaints, 3 from members of Council and 8 from members of the public. I reported to Council on three of these complaints dismissing two of them both of which alleged that the member had a conflict and for the third matter, finding a disclosure of confidential information contrary to the Code. Several of the complaints from the public were filed with me through confusion over my jurisdiction and were summarily dismissed. An example of one such complaint was against an operator for Brampton Transit. Also during 2015, I advised staff extensively on revisions to the Code of Conduct which were ultimately adopted by Council on February 1, 2016.

I was appointed Lobbyist Registrar on January 1, 2016 and on February 26, 2016, I conducted a workshop for Council on accountability and transparency. I also assisted staff in the preparation of the Lobbyist Registrar By-law and Lobbyist Code of Conduct throughout 2016.

My first and only complaint in 2016 was received in May from Councillor Moore against Councillor Dhillon. After the pleadings phase of this investigation was completed in July, I was ready to make a decision and report to Council on it, when the new Request for Proposal for Integrity Commissioner and Lobbyist Registrar services was issued. I intended to bid on the RFP and, as a result, the Purchasing By-law prohibited me from speaking to staff or Council which may be regarded as improper influence by a potential bidder. Accordingly, I deferred reporting to Council on this complaint until now.

Complaint from Councillor Moore against Councillor Dhillon

The complaint from Councillor Moore relates to an extensive E-mail string which Councillor Dhillon is alleged on March 15, 2016, to have copied "to all" which included all members of Council and several members of staff. Also included in the distribution list are some members of Councillor's staff by electronic delegation. In the string were

9.1-3

many disrespectful comments from Councillors about each other. These comments are unfortunate but not contrary to the Code in my opinion.

Of more importance is that the distribution list for the E-mail included the then acting CAO and it contained a reference to a personnel matter relating to her which was discussed in camera. Such a disclosure is clearly contrary to Rule 3 of the Code of Conduct prohibiting disclosure of such information. In his response, Councillor Dhillon freely admits his error in sending the E-mail. He explains that the E-mail was sent from his Blackberry, late at night and he was in India. It was a heated exchange which he felt needed an immediate answer and at that time, he did not know who was on the distribution list. I believe him and find that the Code has been contravened but do not recommend any sanctions against Councillor Dhillon. In accordance with section 7 of the Complaint Protocol, I also find that he sent the E-mail "through inadvertence or an error of judgement made in good faith".

It is essential for the effective conduct of business by any municipality, that both staff and Councillors are confident that all submissions made to closed session meetings of Council are kept strictly confidential. Councillor Dhillon is requested to consider this report as a warning that if he discloses confidential information in the future and the Integrity Commissioner receives a complaint, it is likely that such disclosure will be considered as a second offence and sanctions will be recommended.

Insurance Requirements for Integrity Commissioners

Two RFP's have been issued by the City for Integrity Commissioner services and they have each required General Liability insurance and Professional liability insurance, both in the amount of \$1,000,000 per occurrence, to be supplied by the successful bidder. When I was appointed in 2014, I carried both such policies except my General Liability policy was \$5,000,000 per occurrence.

The former Mayor of the City brought an Application to Divisional Court naming both the City and me for judicial review of my decision finding that she contravened the Code of Conduct and she claimed damages of \$400,000. I reported this action to my insurers and my general liability policy immediately denied liability. My LawPro insurer did not appoint counsel for me for 8 months while they hired a consultant to investigate and decide whether they were liable. The then acting City Solicitor and external counsel decided to enter into settlement discussions with the Counsel for Ms. Fennel without notice to me. They ultimately settled without requesting a release for me.

To avoid this happening to the new Integrity Commissioner and out of fairness, I recommend that he be covered by the City's existing errors and omissions insurance and that he be indemnified by the City so long as he is not at fault in performing his duties.

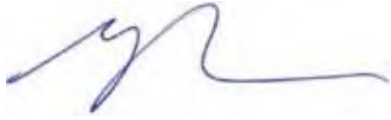
Approval by Lobbyist Registrar of all Registrations

Since my appointment as Lobbyist Registrar, I have formally approved all registrations of Lobbyists in accordance with the applicable by-law. This has been essentially a

9.1-4

clerical function which should be delegated to staff, with the direction to consult with the Lobbyist Registrar if the registration has complications.

Respectfully submitted,



Robert Swayze
Integrity Commissioner

Appendices: None

Report authored by: Robert Swayze, Integrity Commissioner

Monday, February 13, 2017

- Members Present:** Regional Councillor G. Gibson – Wards 1 and 5 (**Chair**)
 Regional Councillor M. Palleschi – Wards 2 and 6 (**Vice-Chair**)
 Regional Councillor E. Moore – Wards 1 and 5
- Members Absent:** Regional Councillor G. Miles – Wards 7 and 8 (personal)
 City Councillor P. Fortini – Wards 7 and 8 (personal)
- Other Members Present:** Regional Councillor Medeiros – Wards 3 and 4
 City Councillor Bowman – Wards 3 and 4
- Staff Present:** H. Schlange, Chief Administrative Officer
 A. Meneses, Commissioner of Community Services
 J. Pittari, Commissioner of Corporate Services
 E. O’Hoski, Director, Strategic Communications
 R. Rason, Director, Building Design and Construction,
 Community Services
 G. Maio, Executive Assistant to the Mayor
 J. Sandhu, Press Secretary, Office of the Mayor
 C. Binnell, Supervisor, Interior Design Services,
 Community Services
 S. Hemmad, Senior Advisor, Communications
 P. Fay, City Clerk
 T. Brenton, Legislative Coordinator

10.1-2
Minutes
Member Services Committee

The meeting was called to order at 9:30 a.m. and adjourned at 10:35 a.m.

1. Approval of Agenda

The following motion was considered.

MS001-2017 That the agenda for the Member Services Committee Meeting of February 13, 2017 be approved as printed and circulated.

Carried

2. Declarations of Interest under the Municipal Conflict of Interest Act – nil

3. Consent – nil

4. Announcements – nil

5. Delegations – nil

6. Staff Presentations – nil

7. Reports – nil

8. Other/New Business

8.1. Selection of Vice-Chair

Regional Councillor Gibson, Chair, nominated Regional Councillor Palleschi for the position of Vice-Chair. Regional Councillor Palleschi accepted the nomination.

There being no further nominations, the following motion was considered.

MS002-2017 That Regional Councillor Palleschi be appointed Vice-Chair of the Member Services Committee for the term ending November 30, 2017 or until a successor is named.

Carried

10.1-3
Minutes
Member Services Committee

- 8.2. Discussion at the request of Regional Councillor Medeiros re:
- a. **Calendars**
 - b. **Christmas Cards**
 - c. **Office Renovations**

a. Calendars

Regional Councillor Medeiros outlined feedback he received on the 2017 Council Calendars, and inquired if this was an expense that should be continued.

Committee discussion on this matter included:

- review of Committee's approved recommendation relating to the calendars and Christmas cards
- feedback on the calendars received by other Members of Council
- concern that not all City events were included in the calendars, and acknowledgment that time may not have allowed for inclusion of this information
- suggestions for the 2018 calendar, including amalgamation of sports registration dates, inclusion of all major events such as Carabram and Classic Cars, inclusion of major activities and events at the beginning of each month with a website address for more information
- request that staff report back to Committee with details on the number of events/activities to be included in the 2018 calendar

The following motion was considered.

- MS003-2017 That staff be requested to report back to the Member Services Committee on the activities and events to be included in the 2018 Council Calendar.

Carried

b. Christmas Cards

Regional Councillor Medeiros expressed concern about inconsistencies in staff support to Members of Council for their 2016 Christmas cards, for which he received clarification in writing, and indicated he wanted these details shared with Committee Members.

Erin O'Hoski, Director, Strategic Communications, outlined the circumstances that led to inconsistencies in staff support, and confirmed that the matter has been addressed to ensure there are no future issues.

10.1-4

Minutes

Member Services Committee

c. Office Renovations

Regional Councillor Medeiros outlined concerns about accommodations for Members of Council, including the administrative process for selection of offices, the need for him and another Member of Council to move twice, lack of adjacencies for Ward pairings, not having all Members in the same office space, and costs for relocating the CAO's Office to the 4th floor.

Al Meneses, Commissioner of Community Services, provided the following:

- while not ideal in terms of adjacencies, all Members of Council will be located on the same floor, which works from a security and collaboration perspective
- the costs for relocating the CAO's Office to the 4th floor were minimal
- staff will report to Council at a future date with respect to occupancy of the current Council Office on the 4th floor, with a recommendation and budget for transformation of this space

Committee discussion on this matter included:

- background on consideration of this subject at previous Committee and Council meetings
- potential use of a lottery-based system for addressing Council accommodations in future
- questions about the timelines for completion of renovations in the former CAO's office, and details from Mr. Meneses in response

The following motion was considered.

MS004-2017 That staff be requested to report back to the Member Services Committee with policy options for addressing Council accommodations for the next Term of Council.

Carried

8.3. Discussion at the request of Regional Councillor Miles re: **Council Member Attendance at Events**

Regional Councillor Miles was not in attendance at the meeting.

The following motion was considered.

MS005-2017 That the discussion item at the request of Regional Councillor Miles, listed on the agenda for the Member Services Committee Meeting of February 13, 2017, re: **Council Member Attendance at**

10.1-5
Minutes
Member Services Committee

Events, be **deferred** to the Member Services Committee Meeting of May 8, 2017.

Carried

8.4. Discussion Item re: **Update to Council Office Technology, Equipment and Furniture Policy – Housekeeping Changes and Office Furniture Standards**

Cindy Binnell, Supervisor, Interior Design Services, Community Services, provided an overview of the amendments to the subject policy. In response to a question from Committee, Ms. Binnell confirmed that meetings will be held with Members of Council to review the furniture layout for their offices.

Committee consideration of this matter included:

- questions about the tents and portable signs referenced under Miscellaneous Equipment, and an indication from Peter Fay, City Clerk, that these items are for use at Member-sponsored community events and a reminder that the items are corporate assets
- request that staff provide clarification about the portable signage, specifically if these are the signs prepared for a specific event or corporate signs that are used for City events
- questions about collection of points through loyalty programs such as Air Miles or Aeroplan, potential for a corporate plan for collection of points for corporate use, and a request that staff review the possibility of a such a plan

The following motion was considered.

MS006-2017 That the **Update to Council Office Technology, Equipment and Furniture Policy – Housekeeping Changes and Office Furniture Standards**, to the Member Services Committee Meeting of February 13, 2017, be received.

Carried

8.5. **Quarterly Reporting – Q1-Q4 2016 – Lieu Time Accumulation for the Council Office**

Peter Fay, City Clerk, provided an overview of the subject quarterly report.

Committee consideration of this matter, included a request that explanations be added to account for accumulated lieu time requirements for overtime during the period that the Council Office was short staffed and for work

10.1-6
Minutes
Member Services Committee

required on the Brampton Records and Information Management System (BRiMS).

The following motion was considered.

MS007-2017 That the **Quarterly Report for Q1-Q4 2016 Lieu Time Accumulation for the Council Office**, to the Member Services Committee Meeting of February 13, 2017, be received.

Carried

9. **Deferred/Referred Matters** – nil

10. **Notice of Motion** – nil

11. **Correspondence** – nil

12. **Councillors' Question Period**

In response to questions from Committee, staff provided the following:

- clarification about the use of staff resources for Councillor's Christmas cards (staff resources cannot be utilized, with the exception of Council Constituency Assistants), details on information that cannot be included in the cards, alternative resources that Councillors can utilize for the cards
- confirmation that the Expense Policy for Mayor and Members of Council is tracking for consideration at the next Member Services Committee meeting
- indication that a discussion item regarding the City's Gifting Policy will be placed on the agenda for a future Committee meeting

13. **Public Question Period** – nil

14. **Closed Session** – nil

15. **Adjournment**

The following motion was considered.

10.1-7
Minutes
Member Services Committee

MS008-2017

That the Member Services Committee do now adjourn to meet again on Monday, May 8, 2017 at 9:30 a.m. or at the call of the Chair.

Carried

Regional Councillor G. Gibson, Chair

Tuesday, February 21, 2017

Members Present: Regional Councillor M. Palleschi – Wards 2 and 6 (Chair)
Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor G. Miles – Wards 7 and 8

Members Absent: Regional Councillor M. Medeiros – Wards 3 and 4 (personal)
City Councillor G. Dhillon – Wards 9 and 10 (personal)

Staff Present: H. Schlange, Chief Administrative Officer
Corporate Services:
J. Pittari, Commissioner, Corporate Services
D. Sutton, Treasurer, Corporate Services
Office of the Chief Administrative Officer:
F. Velji, Director, Internal Audit
K. Liew, Manager, Internal Audit
A. Damian, Senior Advisor, Internal Audit
P. Fay, City Clerk
S. Pacheco, Legislative Coordinator

10.2-2

Minutes

Audit Committee

The meeting was called to order at 9:31 a.m. and adjourned at 10:04 a.m.

1. **Approval of Agenda**

The following motion was considered.

AU001-2017 That the agenda for the Audit Committee Meeting of February 21, 2017 be approved as printed and circulated.

Carried

2. **Declaration of Interest under the Municipal Conflict of Interest Act – nil**

3. **Consent – nil**

4. **Delegations/Presentations**

4.1. Delegation from Mr. Kevin Travers, Partner, KPMG LLP, Chartered Accountants, re: **KPMG Audit Plan for the 2016 Fiscal Year.**

Report Item 6.1 was brought forward and dealt with at this time.

Mr. Kevin Travers, Partner, KPMG LLP, Chartered Accountants, provided an overview of the audit planning report for the year ended December 31, 2016, and provided information with respect to the following:

- Purpose and intent of the audit planning report, including key areas of focus for financial reporting
- Audit approach and procedures
 - Professional requirements (risk assessment)
 - Components over which audit procedures will be performed (e.g. Brampton Library Board)
 - Group audit engagement team and auditing standards
- Materiality determination
- Current developments relevant to the City
 - Related party disclosures

Committee discussion took place with respect to the following:

- Financial reporting by the City of Brampton, including awards from the Government Finance Officers Association (GFOA) and CD Howe Institute grading
- CD Howe evaluations and focus on the comparison of budgets and financial statements

10.2-3

Minutes

Audit Committee

- Municipal financial reporting and the move towards full accrual budgeting
- Information from staff that Brampton received the 2016 Distinguished Budget Presentation Award from the GFOA
- Misconceptions regarding Brampton's financial sustainability and the need to improve communications with the public in this regard

The following motion was considered.

- AU002-2017
1. That the delegation from Mr. Kevin Travers, Partner, KPMG LLP, Chartered Accountants, to the Audit Committee Meeting of February 21, 2017, re: **KPMG Audit Plan for the 2016 Fiscal Year** be received; and,
 2. That the report from D. Sutton, Treasurer, Corporate Services, dated February 10, 2017, to the Audit Committee Meeting of February 21, 2017, re: **KPMG Audit Plan for the 2016 Fiscal Year** be received; and,
 3. That the Audit Planning Report for the Year Ending December 31, 2016, prepared by KPMG LLP, Chartered Accountants be received.

Carried

5. **Reports – Internal Audit**

- 5.1. Report from F. Velji, Director, Internal Audit, dated January 9, 2017, re: **Results of the Audit Effectiveness Survey – 2016.**

F. Velji, Director, Internal Audit, advised that as part of the Internal Audit Quality Assurance Program, audit effectiveness surveys are issued at the completion of every audit to receive feedback from management regarding the audit process. She advised that the results of the survey showed that management was satisfied with the level of service provided. Ms. Velji added that survey results are reviewed by the Internal Audit Director, and performance enhancements are discussed with the Internal Audit team.

The following motion was considered.

- AU003-2017
- That the report from F. Velji, Director, Internal Audit, dated January 9, 2017, to the Audit Committee Meeting of February 21, 2017, re: **Results of the Audit Effectiveness Survey – 2016** be received.

Carried

10.2-4

Minutes

Audit Committee

- 5.2. Report from F. Velji, Director, Internal Audit, dated February 3, 2017, re: **Quarterly Status of Management Action Plans – December 2016** (File GE.a).

Committee discussions took place with respect to the following:

- Follow up process for management action plans and how this may change in 2017
- Flexibility in the audit work plan to respond to additional audit requests
 - Capacity of the Internal Audit Division to conduct additional audits
- Ongoing discussions and consultations between Internal Audit and management staff
- Review of Human Resources processes by Internal Audit
 - Importance of recruiting the right staff and providing adequate training as a proactive approach to mitigate risks
- The need to streamline policies and procedures, while ensuring proper controls are in place

The following motion was considered.

- AU004-2017 That the report from F. Velji, Director, Internal Audit, dated February 3, 2017, to the Audit Committee Meeting of February 21, 2017, re: **Quarterly Status of Management Action Plans – December 2016** (File GE.a) be received.

Carried

- 5.3. Report from A. Damian, Senior Advisor, Internal Audit, dated February 2, 2017, re: **Corporate Fraud Prevention Hotline Quarterly Update** (File GE.a).

In response to questions from Committee, F. Velji, Director, Internal Audit, provided information on the annual budget for the Corporate Fraud Prevention Hotline. She advised that Internal Audit is currently reviewing this service to identify opportunities for efficiencies and cost-savings.

The following motion was considered.

- AU005-2017 That the report from A. Damian, Senior Advisor, Internal Audit, dated February 2, 2017, to the Audit Committee Meeting of February 21, 2017, re: **Corporate Fraud Prevention Hotline Quarterly Update** (File GE.a) be received.

Carried

10.2-5
Minutes
Audit Committee

6. Reports – Finance

- 6.1. Report from D. Sutton, Treasurer, Corporate Services, dated February 10, 2017, re:
KPMG Audit Plan for the 2016 Fiscal Year.

Dealt with under Item 4.1 – Recommendation AU002-2017

7. Other/New Business – nil

8. Question Period – nil

9. Public Question Period – nil

10. Closed Session – nil

11. Adjournment

The following motion was considered.

- AU006-2017 That the Audit Committee do now adjourn to meet again on June 6,
2017, at 9:30 a.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair

Monday, February 27, 2017

Members Present:

- Regional Councillor E. Moore – Wards 1 and 5 (Chair)
- Regional Councillor G. Gibson – Wards 1 and 5 (Vice Chair)
- Regional Councillor M. Palleschi – Wards 2 and 6
- Regional Councillor M. Medeiros – Wards 3 and 4
- Regional Councillor G. Miles – Wards 7 and 8
- Regional Councillor J. Sprovieri – Wards 9 and 10
- City Councillor D. Whillans – Wards 2 and 6
- City Councillor J. Bowman – Wards 3 and 4
- City Councillor P. Fortini – Wards 7 and 8
- City Councillor G. Dhillon – Wards 9 and 10

Members Absent: nil

Staff Present:

- H. Schlange, Chief Administrative Officer
- Planning and Development Services:**
 - H. MacDonald, Interim Commissioner
 - A. Parsons, Interim Director, Development Services
 - B. Steiger, Manager, Development Services
 - R. Nykyforchyn, Development Planner
- Corporate Services:**
 - M. Rea, Legal Counsel, Litigation
- City Clerk's Office:**
 - E. Evans, Deputy City Clerk
 - S. Danton, Legislative Coordinator

10.3-2
Minutes
Planning & Development Committee

The meeting was called to order at 1:00 p.m. and adjourned at 1:26 p.m.

1. Approval of Agenda

PDC043-2017 That the Agenda for the Planning and Development Committee Meeting of February 27, 2017, be approved as amended as follows:

To add:

- 9.1. Discussion at the request of Regional Councillor Palleschi, re: **Allocation of Growth Forecast and Management**

Carried

The following was received by the City Clerk's Office after the agenda was printed and related to published items on the Agenda (Committee approval was not required for addition of these items in accordance with Procedure By-law 160-2004, as amended):

- Re: 7.3. Report from R. Nykyforchyn, Development Planner, Development Services Division, dated February 1, 2017, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law – Malone Given Parsons Ltd. (c/o Scottish Heather Development Inc.) – Ward 6** (Files C05W04.005 and 21T-06024B)
- 5.1. Delegation from Jody Johnson, Aird and Berlis LLP, and correspondence dated February 23, 2017

2. Declarations of Interest under the Municipal Conflict of Interest Act - nil

3. Consent

- * The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(7.1, 7.2)
(Item 7.3 was removed from consent)

10.3-3
Minutes
Planning & Development Committee

4. Statutory Public Meeting Reports - nil

5. Delegations

- 5.1. Delegation from Jody Johnson, Aird and Berlis LLP, re: Report from R. Nykyforchyn, Development Planner, Development Services Division, dated February 1, 2017, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law – Malone Given Parsons Ltd. (c/o Scottish Heather Development Inc.) – Ward 6** (Files C05W04.005 and 21T-06024B)

Jody Johnson, Aird and Berlis LLP, on behalf of Maple Lodge Farms Ltd., expressed gratitude to staff for working with stakeholders in achieving a mutually agreeable amendment to the separation distance with respect to the subject property.

In response to questions from Committee, staff noted the following:

- The reduced separation distance as it pertains to the subject property, from 450 to 300 metres, is in compliance with the Ontario Ministry of Agriculture, Food and Rural Affairs setback range of 50 to 450 metres that is applied to a sensitive land use buffer
- Staff has taken the necessary steps to ensure that information regarding the subject property's sensitive lands is available to abutting land owners and the public

Item 7.3 was brought forward at this time.

The following motion was considered:

- PDC044-2017
1. That the report from R. Nykyforchyn, Development Planner, Development Services Division, dated February 1, 2017, to the Planning and Development Committee of February 27, 2017, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, Malone Given Parsons Ltd. (c/o Scottish Heather Development Inc.) – Ward 6** (Files: C05W04.005 and 21T-06024B), be received;
 2. That a copy of the report and Council resolution be forwarded to the affected stakeholders for information;
 3. That the delegation from Jody Johnson, Aird and Berlis LLP, and correspondence dated February 23, 2017, to the Planning and Development Committee of February 27, 2017, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law – Malone Given**

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**Parsons Ltd. (c/o Scottish Heather Development Inc.) –
Ward 6** (Files C05W04.005 and 21T-06024B) be received.

Carried

6. Staff Presentations - nil

7. Planning

- * 7.1. Report from A. Magnone, Regulatory Coordinator, Building Division, Planning and Development Services Department, dated January 23, 2017, re: **Application for a Permit to Demolish a Residential Property – 193 Salvation Road – Ward 6** (File G33-LA)

- PDC045-2017
1. That the report from A. Magnone, Regulatory Coordinator, Building Division, Planning and Development Services Department, dated January 23, 2017, to the Planning and Development Services Committee Meeting of February 27, 2017 re: **Application for a Permit to Demolish a Residential Property – 193 Salvation Road – Ward 6** (File G33-LA), be received;
 2. That the application for a permit to demolish the residential property located at 193 Salvation Road, be approved;
 3. That Peel Regional Police be advised of the issuance of a demolition permit for the property; and,
 4. That the demolition of the dwelling must commence within six months of the issuance of the demolition permit otherwise the approval shall be deemed null and void.

Carried

- * 7.2. Report from N. Grady, Development Planner, Development Services Division, dated February 1, 2017, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-Law – Glen Schnarr & Associates Inc. – TFP Clockworks Developments Inc. – Ward 6** (File C03W17.006)

- PDC046-2017
1. That the report from N. Grady, Development Planner, Development Services Division, dated February 1, 2017, to the Planning and Development Committee Meeting of February 27, 2017, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning**

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**By-Law, Glen Schnarr & Associates Inc. – TFP
Clockworks Developments Inc. – Ward 6 (File
C03W17.006)** be received.

2. That the applications be approved in principle and staff be directed to prepare the appropriate amendments to the Official Plan and Zoning By-law, and prepare conditions and give notice of draft plan approval after the satisfaction of “prior to draft plan approval” conditions.
3. That the Official Plan be amended generally as follows:
 - 3.1 That the Mount Pleasant Secondary Plan (Area 51) land use designations for the property be amended from:
 - i) “Low/Medium Density Residential” and “Medium Density Residential” to “Medium Density Residential”.
 - ii) “Medium Density Residential” to “Low/Medium Density Residential”.
 - iii) “Low/Medium Density Residential” to “Vest Pocket Park”.
 - iv) “Low/Medium Density Residential” to “Vest Pocket Park”.
 - v) “Vest Pocket Park” to “Low/Medium Density Residential”.
 - 3.2 That a site-specific policy be included for the “Medium Density Residential” designation permitting an increased maximum density from 60 units per net residential hectare (24 units per net residential acre) to 77 units per net residential hectare (31 units per net residential acre).
4. That staff be authorized to initiate an Official Plan Amendment to revise Schedule A of the Mount Pleasant Secondary Plan Sub-Area Block Plans to conform to this draft plan of subdivision (21T-16011B) and other approved subdivisions within the Block Plan areas.
5. That the Zoning By-law be amended to rezone the property from “Agricultural (A)” and “Agricultural- Section 910 (A-910)”, generally in accordance with the following:
 - i) apply residential zoning designations and provisions that permit single-detached dwellings, semi-detached dwellings, and, street-townhouse, laneway townhouse, dual frontage townhouse and back-to-back townhouse dwellings and open space, floodplain and institutional zoning designations and provisions; and,

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- ii) establish a site-specific zoning designation for the continuation of the Beechwood Farm House heritage dwelling as a single-detached dwelling;
6. That the following shall be satisfied prior to the issuance of draft plan approval:
- 6.1 A Phase 2 Environmental Site Assessment (and Record of Site Condition, if requested) shall be approved to the satisfaction of the Public Works and Engineering Department.
 - 6.2 A Functional Servicing Report shall be approved to the satisfaction of the Public Works and Engineering Department, Credit Valley Conservation and the Region of Peel.
 - 6.3 The applicant shall provide a Letter of Undertaking confirming the applicant's agreement to facilitate the designation of the Beechwood Farmhouse (11690 Chinguacousy Road) under Part IV of the Ontario Heritage Act.
 - 6.4 The applicant shall undertake any required mitigation measures with respect to the Beechwood Farmhouse (11690 Chinguacousy Road) in accordance with the approved Heritage Impact Assessment to the satisfaction of the Planning and Development Services Department.
 - 6.5 The applicant shall provide landscape drawings that include as a landscape feature, salvaged materials from the Beechwood Farmhouse barn within the abutting Park Block 415 along with a heritage interpretive plaque to accompany the landscape feature to the satisfaction of the Planning and Development Services Department.
 - 6.6 The applicant shall obtain the approval from the Ministry of Tourism, Culture and Sport and the Planning and Development Services Department for the Stage 4 Archaeological Assessment.
 - 6.7 The Trustee for the Developer Cost Sharing Agreement for Block Plan Sub-Area 51-2 is to confirm

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that the applicant is in good standing relative to the cost sharing agreement.

- 6.8 The applicant shall prepare a preliminary homebuyer's information map to the satisfaction of the Planning and Development Services Department to be posted in a prominent location in each sales office where homes in the subdivision are being sold.
- 6.9 The applicant shall execute a preliminary subdivision agreement to the satisfaction of the Legal Services Division, which shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan of subdivision.
7. That the street names "Clockwork Drive", "Fruitvale Circle", "Haymarket Drive", "Labrish Road", "Angelfish Road", "Goulston Street", "Backwater Trail", "Boat House Road", "Brent Stephens Way", "Clunbury Road", "Brisdale Drive", "Tractor Lane", "Horsecart Lane", "Block Road", "Action Drive", "Bachelor Street", "Agosto Street", "Caboose Street", "Hawtrey Road", "Benjamin Thorne Road" and "Keith Monkman Way" be approved for use with this plan of subdivision.
8. That the following names be approved for use with this plan of subdivision:
- i) Stormwater Management Pond Block 408: "Henry Moody Pond";
 - ii) Stormwater Management Pond Block 410: "Keith Monkman Pond";
 - iii) NHS Block 411: "Benjamin Thorne Channel South";
 - iv) NHS Block 412: "Benjamin Thorne Channel North";
 - v) Park Block 414: "Brent Stephens Park"; and,
 - vi) Park Block 415: "Keith Monkman Park".
9. That staff be authorized to issue the notice of draft plan approval after all "prior to draft plan approval" conditions have been addressed to the satisfaction of the Commissioner of Planning and Development Services, subject to the following:
- 9.1 any necessary red-line revisions to the draft plan are completed identified by staff and/or as identified in comments including, revising Blocks 416 and 417 from "Walkway/Vista Block" to "Walkway Block".

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- 9.2 All applicable conditions contained in the *City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision*, or derivatives or special conditions, to the satisfaction of Commissioner of Planning and Development Services, including a requirement for a Record of Site Condition, that is to the current EPA standards, to be filed to the satisfaction of the Director of Environment and Development Engineering, provided that this item was not already satisfied.
10. That staff be authorized to obtain pre-conveyance of the Fletcher's Meadow Natural Heritage System or portions thereof, if necessary, prior to registration.
11. That staff be authorized to require pre-dedication of roads or portions thereof if necessary, prior to registration.
12. That the decision of approval of this application be null and void and a new development application be required, unless a zoning by-law is passed within 60 months of the decision.
13. That prior to the issuance of draft plan approval, the applicant shall agree in writing to the form and content of the implementing zoning by-law for the subject application.
14. That any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the Planning Act, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues raised in those submissions: no written or oral submission were received from the public.

Carried

- 7.3. Report, from R. Nykyforchyn, Development Planner, Development Services Division, dated February 1, 2017, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law – Malone Given Parsons Ltd. (c/o Scottish Heather Development Inc.) – Ward 6** (Files C05W04.005 and 21T-06024B)

Dealt with under Item 5.1 – Recommendation PDC044-2017

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8. **Minutes** - nil

9. **Other/New Business**

9.1. Discussion at the request of Regional Councillor Palleschi, re: **Allocation of Growth Forecast and Management**

Regional Councillor Palleschi distributed a copy of Recommendation GMC 3-2017, passed at the January 19, 2017, Region of Peel Growth Management Committee Meeting and introduced a motion to refer the matter to staff for a report back to Planning and Development Committee.

The following motion was considered:

PDC047-2017 That staff report back to the Planning and Development Committee Meeting on April 26, 2017 re: the performance of the City's population growth in relation to the 2014 Development Charge By-Law forecasts and the estimated share of intensification units, measured in number of units and the percentage of the total new housing starts, annually from 2014 to 2016.

Carried

10. **Referred Matters**

10.1. Discussion at the request of Regional Councillor Miles, re: **Facade and Building Improvement Grant Applications – 164/166 Main Street North**

The following motion was considered:

PDC048-2017 That the discussion at the request of Regional Councillor Miles, re: **Façade and Building Improvement Grant Applications – 164/166 Main Street North** be **referred** to staff for a report back to Planning and Development Committee at a future meeting.

Carried

11. **Deferred Matters** - nil

12. **Notice of Motion** - nil

13. **Correspondence** - nil

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14. Councillor Question Period

In response to a question from Committee, staff confirmed that details regarding development application statistics will be provided to the Members via email.

15. Public Question Period - nil

16. Closed Session - nil

17. Adjournment

PDC049-2017 That the Planning and Development Committee do now adjourn to meet again on Monday, March 6, 2017, at 7:00 p.m.

Carried

Regional Councillor E. Moore, Chair

Wednesday, March 1, 2017

Members Present:

- Regional Councillor G. Gibson – Wards 1 and 5
Vice-Chair, Recreation
- Regional Councillor E. Moore – Wards 1 and 5
Vice-Chair, Service Brampton and Facilities
- Regional Councillor M. Palleschi – Wards 2 and 6
Chair, Community Services Section
Vice-Chair, Public Works
- Regional Councillor M. Medeiros – Wards 3 and 4
(left at 3:51 p.m. – personal)
- Regional Councillor G. Miles – Wards 7 and 8
Chair, Corporate Services Section
(arrived late after 2nd recess – 1:18 p.m.)
(left at 3:51 p.m. – personal)
- Regional Councillor J. Sprovieri – Wards 9 and 10
Vice-Chair, Transit Services
Vice-Chair, Engineering and Construction
(arrived late after 2nd recess – 1:20 p.m.)
- City Councillor D. Whillans – Wards 2 and 6
Chair, Public Works and Engineering Section
Vice-Chair, By-law Enforcement
Vice-Chair, Economic Development and Culture
- City Councillor J. Bowman – Wards 3 and 4
Chair, Economic Development Section
Vice-Chair, Fire Services
- City Councillor P. Fortini – Wards 7 and 8
(arrived late after 2nd recess – 1:20 p.m.)
- City Councillor G. Dhillon – Wards 9 and 10
Vice-Chair, Corporate and Financial Affairs
(arrived late after 2nd recess – 1:18 p.m.)

Staff Present:

- H. Schlange, Chief Administrative Officer
- A. Meneses, Commissioner, Community Services
- J. Pittari, Commissioner, Corporate Services
- J. Pitushka, Commissioner, Public Works and Engineering
- S. Connor, General Manager, Transit
- B. Darling, Director, Economic Development and Culture
- M. Clark, Fire Chief, Fire and Emergency Services
- D. Squires, City Solicitor, Corporate Services
- P. Fay, City Clerk, Office of the Chief Administrative Officer
- E. Evans, Deputy City Clerk, Office of the Chief Administrative Officer
- S. Pacheco, Legislative Coordinator, Office of the Chief Administrative Officer

The meeting was called to order at 9:32 a.m., recessed at 10:53 a.m., reconvened at 11:09 a.m., recessed again at 12:36 p.m. and reconvened at 1:17 p.m. Committee recessed again at 1:45 p.m., moved into Closed Session at 1:49 p.m., moved out of Closed Session at 3:51 p.m., moved back into Open Session at 3:53 p.m. and adjourned at 3:54 p.m.

The various sections of the meeting were chaired as follows:

City Councillor Whillans, Chair, Public Works and Engineering Section

- Sections 1, 2, 3, 4, 5 and 9

Regional Councillor Palleschi, Chair, Community Services Section

- Sections 6, 13 and 14

Regional Councillor Miles, Chair, Corporate Services Section

- Section 7

City Councillor Bowman, Chair, Economic Development and Culture Section

- Sections 8, 10, 11, and 12

1. **Approval of Agenda**

The following motion was considered.

CW065-2017 That the agenda for the Committee of Council Meeting of March 1, 2017 be approved as amended as follows:

To **add** the following items:

- 5.2. Delegation from Dr. Josipa G. Petrunic (Ph.D.), Executive Director and CEO, Canadian Urban Transit Research and Innovation Consortium (CUTRIC), re: **Pan-Ontario Electric Bus Demonstration and Integration Trial.**
- 7.3.1. Discussion at the request of Regional Councillor Medeiros, re: **Performance Management System – My GPS.**
- 7.3.2. Discussion at the request of Regional Councillor Miles, re: **Council Office Reception on the 6th Floor, City Hall.**
- 8.3.1. Report from B. Darling, Director, Economic Development and Culture, dated February 24, 2017, re: **Request for the City's support and financial assistance for the 100th Anniversary of the Battle of Vimy Ridge Commemorative Service and Parade – April 9, 2017.**

- 9.3.2. Report from I. Hans, Project Engineer, Public Works and Engineering, dated January 18, 2017, re: **Local Improvement Project and Budget Amendment for Construction of a Noise Attenuation Wall adjacent to 14 and 16 Madrid Crescent, Southwest Corner of Bramalea Road and North Park Drive – Ward 7.**
- 13.3. An ongoing investigation respecting the municipality, a local board or a municipally-controlled corporation by the Ombudsman appointed under the Ombudsman Act or Ombudsman referred to in the *Municipal Act, 2001* – Ombudsman investigation

To **delete** the following item from Closed Session:

- 13.1. Report from M. McCollum, Senior Manager, Strategic Development, Office of the Chief Administrative Officer, dated February 23, 2017 – a proposed or pending acquisition or disposition of land by the municipality or local board – property matter

Carried

Note: Later in the meeting, on a two-thirds majority vote to re-open the question, Item 5.2 was added to the agenda.

The Clerk advised that information pertaining to Item 13.1 was not ready and the item should be removed from the agenda.

The following supplementary information was received by the City Clerk's Office after the agenda was printed, and was distributed at the meeting:

- 1. The following items were listed on the agenda to be distributed prior to the meeting:
 - 8.1.1. Presentation by M. McCollum, Senior Manager, Strategic Development, Office of the Chief Administrative Officer, re: **University Work Plan Update.**
 - 8.2.5. Report from M. McCollum, Senior Manager, Strategic Development, Office of the Chief Administrative Officer, re: **Future Role of the Blue Ribbon Panel.**

2. The following items were received by the City's Clerk's Office after the agenda was printed, and relate to matters listed on the agenda. In accordance with the Procedure By-law, Committee approval was not required to add these items to the agenda.

Re: Item 5.1 (Notice of the Intention to Amend User Fee By-law 380-2003, as amended – Fire and Emergency Services – Responses to Motor Vehicle Collisions) – Public Notice Issued on February 22, 2017

Re: Item 8.2.1 (City of Brampton 2017 Market Program):

8.1.2. Presentation by K. Wetheral, Events Specialist and 2017 Farmers' Market Manager, Economic Development and Culture, re: **City of Brampton 2017 Market Program**.

Re: Item 8.2.2 (2016 Citizen Awards) – Appendix A to the staff report

Re: Item 11 (Government Relations Matters):

11.1. Briefing Report from the Office of the Chief Administrative Officer, re: **Government Relations Matters**.

2. **Declarations of Interest under the Municipal Conflict of Interest Act – nil**

3. **Consent**

- * The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(6.2.3, 6.2.5, 6.2.6, 6.2.7, 7.2.1, 7.2.2, 8.2.3, 9.2.4, 9.2.6, 9.3.1)

(Item 7.2.1 was added to consent)
(Item 6.2.4 was removed from consent)

4. **Announcements – nil**

5. **Delegations**

- 5.1. Possible Delegations, re: **Notice of the Intention to Amend User Fee By-law 380-2003, as amended – Fire and Emergency Services – Responses to Motor Vehicle Collisions**.

In response to the Chair's inquiry, it was indicated that no one was present to address the subject matter.

See Item 6.2.1 – Recommendation CW066-2017

- 5.2. Delegation from Dr. Josipa G. Petrunic (Ph.D.), Executive Director and CEO, Canadian Urban Transit Research and Innovation Consortium (CUTRIC), re: **Pan-Ontario Electric Bus Demonstration and Integration Trial.**

Note: Later in the meeting, on a two-thirds majority vote to re-open the question, Item 5.2 was added to the agenda.

Dealt with under Item 6.2.4 – Recommendation CW069-2017 and CW070-2017

6. **Community Services Section**
(Regional Councillor Palleschi, Chair)

6.1. **Staff Presentations – nil**

6.2. **Reports**

- 6.2.1. Report from M. Clark, Fire Chief, Fire and Emergency Services, dated January 24, 2017, re: **2017 User Fee Amendment – Fire and Emergency Services – Responses to Motor Vehicle Collisions.**

The following motion was considered.

- CW066-2017
1. That the report from M. Clark, Fire Chief, Fire and Emergency Services, dated January 24, 2017, to the Committee of Council Meeting of March 1, 2017, re: **2017 User Fee Amendment – Fire and Emergency Services – Responses to Motor Vehicle Collisions** be received; and,
 2. That the amendments to the Motor Vehicle Collision User Fees outlined in this report be approved; and
 3. That a by-law be passed to amend Schedule F of User Fee By-law 380-2003 be amended, to include the approved amended fees.

Carried

- 6.2.2. Report from M. Clark, Fire Chief, Fire and Emergency Services, dated January 6, 2017, re: **Fireworks By-law Compliance Report.**

Committee expressed satisfaction with the high rate of compliance to the revised Fireworks By-law.

In response to a question from Committee, staff advised that consideration would be given to patrolling parks during fireworks events, where remnants of fireworks were found.

The following motion was considered.

- CW067-2017 That the report from M. Clark, Fire Chief, Fire and Emergency Services, dated January 6, 2017, to the Committee of Council Meeting of March 1, 2017, re: **Fireworks By-law Compliance Report** be received.

Carried

- * 6.2.3. Report from S. Connor, General Manager, Transit, dated February 7, 2017, re: **Purchasing By-law 310-2015, Section 4.7 Contract Extensions that Exceed \$1 million – Transit Purchase Order Amendments for Mississauga Bus, Coach and Truck Repairs (MBCT), The Aftermarket Parts Company, LLC and Cummins Eastern Canada LP – All Wards** (File IB.a).

- CW068-2017 That the report from S. Connor, General Manager, Transit, dated February 7, 2017, to the Committee of Council Meeting of March 1, 2017, re: **Purchasing By-law 310-2015, Section 4.7 Contract Extensions that Exceed \$1 million – Transit Purchase Order Amendments for Mississauga Bus, Coach and Truck Repairs (MBCT), The Aftermarket Parts Company, LLC and Cummins Eastern Canada LP – All Wards** (File IB.a) be received.

Carried

- 6.2.4. Report from A. Milojevic, Director, Transit, dated February 10, 2017, re: **Pan-Ontario Electric Bus Demonstration and Integration Trial** (File IB.c).

A. Milojevic, Director, Transit, provided an overview of the Pan-Ontario Electric Bus Demonstration and Integration Trial, led by the Canadian Urban Transit Research and Innovation Consortium (CUTRIC). Mr. Milojevic advised that Brampton Transit has been participating as a lead transit agency and provided details with respect to funding, purchase of battery-electric buses, selected transit routes for Phase I, and “greening” the municipal fleet.

Note: On a two-thirds majority vote to re-open the question, Item 5.2 was added to the agenda and dealt with at this time.

Dr. Josipa G. Petronic (Ph.D.), Executive Director and CEO, CUTRIC, advised Committee that this trial is recognized as a “global first of its kind”, noting that Brampton is the first location in world where electric buses from competitive bus manufacturers are integrated with competitive overhead charging systems. Ms. Petronic added that global businesses will be observing this technology display, which is emissions free, lower cost, highly efficient and will work in a community.

Committee discussion took place with respect to the following:

- Environmental benefits of this program
- Operation of the overhead charging system
- Request that information regarding this Trial be sent to Partners in Project Green
- Request that staff provide a brief presentation regarding this Trial at the next Council Meeting (March 8, 2017)

The following motions were considered.

CW069-2017 That the delegation from Dr. Josipa G. Petronic (Ph.D.), Executive Director and CEO, Canadian Urban Transit Research and Innovation Consortium (CUTRIC), to the Committee of Council Meeting of March 1, 2017, re: **Pan-Ontario Electric Bus Demonstration and Integration Trial** be received.

Carried

CW070-2017

1. That the report from A. Milojevic, Director, Transit, dated February 10, 2017, to the Committee of Council Meeting of March 1, 2017, re: **Pan-Ontario Electric Bus Demonstration and Integration Trial** (File IB.c) be received; and,
2. That Council endorse Brampton Transit’s continued participation in Pan-Ontario Electric Bus Demonstration and Integration Trial (Phases I-III); and
3. That subject to confirmation of co-financing allocations from the Federal and Provincial governments described in this report and to the satisfaction of the General Manager, Transit, or designate, Council authorize the direct purchase of:
 - a) up to ten battery-electric buses in total to be provided by New Flyer Industries and NOVA Bus at a base bus cost, after Provincial recovery, of less than \$600,000 each (inclusive of HST) as compared to an average conventional diesel bus costing \$610,000 (inclusive of HST).

- b) up to four overhead electric vehicle charging stations (including civil works) to be provided by ABB Group and Siemens Canada Ltd. at net zero cost to the City of Brampton (to be fully funded by Federal and Provincial Governments); and
4. That a budget amendment be approved to capital project 097730.005 – Mt. Pleasant Mobility Hub in the amount of \$2,250,000 with funding of the amendment being an external recovery from the Provincial Government; and
 5. That a budget amendment be approved to capital project 174690.002 – Bus Purchases (Replacement) in the amount of \$2,950,000 with funding of the amendment being an external recovery from the Provincial Government of \$3,750,000, offset by a return of External Tax Based Debt financing of \$800,000; and
 6. That a budget amendment be approved and a new capital project be established in the amount of \$4,320,000 for the purchase of Electric Overhead Chargers with funding of \$250,000 from External Tax Based Debt, an external recovery from the Federal Government of \$2,035,000 and \$2,035,000 from the Provincial Government; and
 7. That Council endorse Brampton Transit’s continued participation in Pan-Ontario Electric Bus Demonstration & Integration Trial, including any legal agreements as required; and
 8. That the General Manager, Transit, or designate, be authorized to execute the associated agreements, in a form acceptable to the City Solicitor, required to procure the buses and charging stations required for Phase I of the Pan-Ontario Electric Bus Demonstration & Integration Trial in partnership with the Canadian Urban Transit Research and Innovation Consortium; and
 9. That staff report to Council with a further update following conclusion of Phase I.

Carried

- * 6.2.5. Report from V. Wong, Senior Manager, Realty Services, Community Services, dated January 5, 2017, re: **By-law amendment to reflect change of purchaser name as it relates to the sale of a non-exclusive permanent private easement to the adjacent landowner in connection with the development of the lands pursuant to SP14-047.000 – Ward 2.**

- CW071-2017
1. That the report from V. Wong, Senior Manager, Realty Services, Community Services, dated January 5, 2017, to the Committee of Council Meeting of March 1, 2017, re: **By-law amendment to reflect change of purchaser name as it relates to the sale of a non-exclusive permanent private easement to the adjacent landowner in connection with the development of the lands pursuant to SP14-047.000 – Ward 2** be received; and,
 2. That a by-law be passed to reflect a change in name pertaining to the purchase of a non-exclusive sanitary sewer easement over a portion of City owned land known as Aurora Parkette, by deleting reference to Ahmadiyya Movement In Islam (Ontario) Inc. and replacing the deleted name with Ahmadiyya Muslim Jama'At Canada Inc.

Carried

- * 6.2.6. Report from V. Wong, Senior Manager, Realty Services, Community Services, dated January 5, 2017, re: **Amendment to By-law 87-2016 and By-law 88-2016, by Deleting and Replacing Appendix A – Ward 7.**

- CW072-2017
1. That the report from V. Wong, Senior Manager, Realty Services, Community Services, dated January 5, 2017, to the Committee of Council Meeting of March 1, 2017, re: **Amendment to By-law 87-2016 and By-law 88-2016, by Deleting and Replacing Appendix A – Ward 7** be received; and,
 2. That a by-law be passed to delete and replace Appendix A, attached to By-law 87-2016 and By-law 88-2016, describing the City-owned properties currently encumbered by Regional Municipality of Peel water and sanitary sewer infrastructure, with the new attached Appendix A.

Carried

- *6.2.7. Report from V. Wong, Senior Manager, Realty Services, Community Services, dated January 3, 2017, re: **Quarterly Report, Real Estate Transactions Executed by Delegated Authority – Q4 2016.**

- CW073-2017
- That the report from V. Wong, Senior Manager, Realty Services, Community Services, dated January 3, 2017, to the Committee of Council Meeting of March 1, 2017, re: **Quarterly Report, Real Estate Transactions Executed by Delegated Authority – Q4 2016** be received.

Carried

- 6.2.8. Report from R. Wilson, Lottery Licensing Clerk, City Clerk's Office, dated January 17, 2017, re: **Opportunities and implications to amend the Lottery Licensing By-law to waive the mandatory \$45 per event bingo licence fee for non-profit seniors groups conducting bingo games at City facilities (RM 42/2016).**

Committee discussion took place with respect to the following:

- Concerns from staff in waiving the mandatory \$45 per event bingo licence fee for seniors' bingo groups
 - non-profit charities may also request to have the fees waived
- Information from staff regarding:
 - the licensing of bingo games, as required under the *Criminal Code of Canada* and Provincial Order-in-Council
 - the establishment of the bingo licence fee, which was previously approved by Council
- Indication that:
 - Brampton has the lowest per event bingo licence fee in the Province
 - playing bingo is a pastime for seniors and proceeds from bingo games are used to benefit the seniors' groups
 - staff may assist the Knightsbridge Seniors Club in amending its bingo program to realize profits
 - the Knightsbridge Seniors Club and Brampton Senior Citizens Council are currently in compliance with the City's Lottery Licensing By-law
- The City's responsibility to ensure lottery gaming in Brampton is conducted in compliance with applicable laws
- Questions regarding the financial implications of waiving bingo licence fees
- Questions as to whether Members of Council can sponsor bingo games for seniors' groups

The following motion was considered.

- CW074-2017
1. That the report from R. Wilson, Lottery Licensing Clerk, City Clerk's Office, dated January 17, 2017, to the Committee of Council Meeting of March 1, 2017, re: **Opportunities and implications to amend the Lottery Licensing By-law to waive the mandatory \$45 per event bingo licence fee for non-profit seniors groups conducting bingo games at City facilities (RM 42/2016)** be received; and,
 2. That a by-law be passed to amend Lottery Licensing By-law 121-2012, to exempt from the payment of the required charitable bingo lottery licensing fee of \$45 per bingo event, the following two non-profit seniors' groups:

1. Knightsbridge Seniors Club licensed by the City to conduct seniors' bingo at Knightsbridge Seniors Centre; and
2. Brampton Senior Citizens Council licensed by the City to conduct seniors' bingo at Flower City Seniors Centre.

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

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Miles	Dhillon	
Fortini	Gibson	
Bowman		
Medeiros		
Palleschi		
Sprovieri		
Whillans		
Moore		

Carried
8 Yeas
2 Nays
0 Absent

6.3. Other/New Business – nil

6.4. Correspondence – nil

6.5. Councillors Question Period – nil

7. Corporate Services Section
(Regional Councillor Miles, Chair)

7.1. Staff Presentations – nil

7.2. Reports

- * 7.2.1. Report from D. Sutton, Treasurer, Corporate Services, dated February 3, 2017, re: **Lakeside Garden Gallery – Deferral of Development Charges associated with construction of a shade structure on 10753 Heart Lake Road – Ward 2.**

- CW075-2017
1. That the report from D. Sutton, Treasurer, Corporate Services, dated February 3, 2017, to the Committee of Council Meeting of March 1, 2017, re: **Lakeside Garden Gallery – Deferral of Development Charges associated with construction of a shade structure on 10753 Heart Lake Road – Ward 2** be received; and,
 2. That the Mayor and City Clerk be authorized to execute a Development Charge Deferral Agreement with Lakeside Garden Gallery, in conjunction with the Region of Peel, as permitted under Section 27 of the *Development Charges Act, 1997* (the “Act”), with content and form satisfactory to the City Treasurer and City Solicitor, to defer the payment of City of Brampton City-Wide Development Charges for the erection of the shade structure at 10753 Heart Lake Road with security in the amount of Ten Thousand DOLLARS (\$10,000) deposited by the Lakeside Garden Gallery in a form satisfactory to the City Treasurer.

Carried

- * 7.2.2. Report from M. Finnegan, Senior Manager, Revenue, Corporate Services, dated January 30, 2017, re: **City Initiated Assessment Appeals Report and By-Law**.

- CW076-2017
1. That the report from M. Finnegan, Senior Manager, Revenue, Corporate Services, dated January 30, 2017, to the Committee of Council Meeting of March 1, 2017, re: **City Initiated Assessment Appeals Report and By-Law** be received; and,
 2. That a by-law be passed to authorize certain complaints to the Assessment Review Board.

Carried

7.3. Other New/Business

- 7.3.1. Discussion at the request of Regional Councillor Medeiros, re: **Performance Management System – My GPS**.

Committee discussion took place with respect to the following:

- Concern regarding the pay-for-performance increases up to 6%, in consideration of the rate of inflation, and a suggestion that this program be reviewed for possible updates
- Request for information regarding:
 - the number of increases provided for each performance rating and the overall cost to the City

- pay-for-performance/salary band comparisons in other similar municipalities
- Indication from staff that pay-for-performance increases are not automatic and are based on employee performance
- Clarification that non-union employees no longer receive a cost of living adjustment (COLA)

The following motion was introduced:

That staff be requested to report to Committee on the City's current pay-for-performance program for non-union staff, including:

1. comparisons with other comparable municipalities and Peel Region municipalities, and
2. total program costs.

Committee discussion regarding the above-noted motion included:

- The need to consider recent changes in the Corporation to make Brampton future-ready, and the City's broader strategy to attract and retain the best staff
- The need to be transparent and accountable to the public
- Importance of staff evaluations and a request for information on the pay-for-performance criteria for each performance rating

The following motion was considered.

- CW077-2017 That staff be requested to report to Committee on the City's current pay-for-performance program for non-union staff, including:
1. comparisons with other comparable municipalities and Peel Region municipalities, and
 2. total program costs.

Carried

- 7.3.2. Discussion at the request of Regional Councillor Miles, re: **Council Office Reception on the 6th Floor, City Hall.**

Committee discussion took place with respect to the following:

- Role and duties of the Council Office Receptionist
- The need for a reception area on the 6th floor

The following motion was considered.

- CW078-2017 That the matter of a Council Office Reception on the 6th Floor, City Hall be **referred** to a future Member Services Committee Meeting for discussion.

Carried

7.4. **Correspondence – nil**

7.5. **Councillors Question Period – nil**

8. **Economic Development Section**
(City Councillor Bowman, Chair)

8.1. **Staff Presentations**

8.1.1. Presentation by M. McCollum, Senior Manager, Strategic Development, Office of the Chief Administrative Officer, re: **University Work Plan Update**.

Report 8.2.5 was brought forward and dealt with at this time.

M. McCollum, Senior Manager, Strategic Development, and B. Seguin, Advisor, Economic Development, Office of the Chief Administrative Officer, provided an update on the University Work Plan, noting that work is ongoing with the Province, businesses, universities and stakeholders. Ms. McCollum and Mr. Seguin also provided information regarding:

- the David Johnston Research and Technology Park, University of Waterloo
- the February 15, 2017 meeting of the University Blue Ribbon Panel, at which the panel agreed its mandate had been fulfilled
- next steps in the work plan

Committee discussion took place with respect to the following:

- Information on how the Town and Gown Association of Ontario (TGAO) and the Association of University Research Parks, may assist in preparing Brampton to be a host municipality for a university
- The need to plan for and seek opportunities to fund affordable housing and to address the existing homelessness in downtown
- Suggestion that staff invite The Honourable William G. Davis to continue to be engaged with staff on the university work plan
 - Opinions that a formal invitation to Mr. Davis is not required
 - Suggestion that, if this invitation is formally extended to Mr. Davis, it also be extended to Jaipaul Massey-Singh, as former Vice-Chair of the University Blue Ribbon Panel
- Indication that some Panel members may have individual preferences for a university partner
- Suggestion that Mr. Davis be engaged in the work plan in a ceremonial capacity
- Indication from staff that the University Blue Ribbon Panel members were agreeable to staff consulting with them on the university work plan, on an informal basis, as required

Minutes 10.4-15
Committee of Council

- Importance that staff lead the work plan and remain focused on working with the universities
- The need to ensure communication between Brampton and the Province regarding a new university facility is focused and clear

A motion was introduced to approve the recommendations in the staff report, and to add a third clause, as follows:

3. That staff be requested to contact The Honourable William G. Davis, to invite him to be engaged in the ongoing university work program, as staff sees fit, to assist in areas that Mr. Davis can assist staff.

An amendment to add Jaipaul Massey-Singh to clause 3 of the motion above was introduced and subsequently withdrawn:

Further Committee discussion included:

- Clarification regarding Mr. Davis' potential role in the university work plan
- Indication that Mr. Davis' political clout and educational background are an asset to Brampton
- Council's direction that staff lead the university work plan
- Concerns with formalizing a relationship with individual Panel members
- Request that staff prepare a complete briefing report regarding the work of the University Blue Ribbon Panel, including confidential information, for consideration at the next Council Meeting
- Clarification from staff that discussions between Panel members and potential university partners were kept confidential at the request of the universities

An amendment to clause 3 of the motion above was introduced to replace "The Honourable William G. Davis" with "all former University Blue Ribbon Panel members".

A recorded vote was requested, and the amendment to clause 3 was voted on and carried as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Sprovieri	Bowman	
Dhillon	Palleschi	
Medeiros	Whillans	
Fortini	Moore	
Miles	Gibson	
Jeffrey		

Carried
6 Yeas
5 Nays
0 Absent

The motion, as amended, was split and voted on as follows:

- CW079-2017
1. That the report from M. McCollum, Senior Manager, Strategic Development, Office of the Chief Administrative Officer, to the Committee of Council Meeting of March 1, 2017, re: **Future Role of the Blue Ribbon Panel** be received; and,
 2. That since the mandate of the Blue Ribbon Panel has been achieved, the Panel be dissolved and members of the Blue Ribbon Panel be formally thanked for their contribution to the initiative of bringing a new University facility to Brampton.

Carried

- CW080-2017
- That staff be requested to contact all former University Blue Ribbon Panel members to invite them to be engaged in the ongoing university work program, as staff sees fit, to assist in areas that they can assist staff.

A recorded vote was requested and the motion, as amended, was voted on and carried as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Jeffrey	Bowman	
Miles	Palleschi	
Fortini	Whillans	
Medeiros	Moore	
Dhillon	Gibson	
Sprovieri		

Carried
6 Yeas
5 Nays
0 Absent

The following motion was considered.

- CW081-2017
- That the presentation by M. McCollum, Senior Manager, Strategic Development, and B. Seguin, Advisor, Economic Development, Office of the Chief Administrative Officer, to the Committee of Council Meeting of March 1, 2017, re: **University Work Plan Update** be received.

Carried

- 8.1.2. Presentation by K. Wetheral, Events Specialist and 2017 Farmers' Market Manager, Economic Development and Culture, dated February 1, 2017, re: **City of Brampton 2017 Market Program**.

Report Item 8.2.1 was brought forward and dealt with at this time.

K. Wetheral, Events Specialist and 2017 Farmers' Market Manager, Economic Development and Culture, provided a presentation on the 2017 Market Program, including details with respect to the following:

- History of Brampton's Market
- 2017 Downtown Brampton Farmers' Market program
- Artist Alley Enhancements
- Mount Pleasant Village Market
- New Harvest Market
- Christmas Market

Committee Members expressed their satisfaction with the 2017 Market Program, and discussion took place with respect to the following:

- Changes to the Mount Pleasant Market and the opportunity for Mount Pleasant businesses to participate
- Indication from staff that:
 - the Farmers' Market is revenue-neutral
 - the Mount Pleasant Market has not negatively impacted the Downtown Farmers' Market
 - too many market locations may negatively impact the Downtown Farmers' Market
- Level of participation of downtown businesses during the Farmers' Market
- Indication that staff is interested in assuming the Christmas Market program
- The need to introduce cultural elements/programs in northeast Brampton, and a request that staff consider opportunities to fulfill this need, including the possible introduction of a market program

The following motion was considered.

- CW082-2017
1. That the presentation by K. Wetheral, Events Specialist and 2017 Farmers' Market Manager, Economic Development and Culture, to the Committee of Council Meeting of March 1, 2017, re: **City of Brampton 2017 Market Program** be received; and,
 2. That the report from B. Darling, Director, Economic Development and Culture, dated February 1, 2017, to the Committee of Council Meeting of March 1, 2017, re: **City of Brampton 2017 Market Program (RM 20/2016)** be received; and,

3. That the current five-year strategy of the Festivals and Special Events Office be revised to transform the Mount Pleasant Market from a traditional Farmers' Market to a curated Community market and to extend the Downtown Market to run an additional four (4) weeks as the Harvest Market.

Carried

8.2. Reports

- 8.2.1. Report from B. Darling, Director, Economic Development and Culture, dated February 1, 2017, re: **City of Brampton 2017 Market Program (RM 20/2016)**.

Dealt with under Item 8.1.2 – Recommendation CW082-2017

- 8.2.2. Report from B. Darling, Director, Economic Development and Culture, dated February 1, 2017, re: **2016 Citizen Awards**.

Committee thanked staff for their efforts and the following motion was considered.

- CW083-2017
1. That the report from B. Darling, Director, Economic Development and Culture, dated February 1, 2017, to the Committee of Council Meeting of March 1, 2017, re: **2016 Citizen Awards** be received; and,
 2. That the list of award recipients as recommended by the 2016 Citizens Awards Selection Committee, as shown in Appendix A “2016 Citizens Awards Recipients” be approved; and
 3. That the Director, Economic Development and Culture, be authorized to execute on behalf of the City, all agreements, contracts and related documentation as may be required to deliver the Citizen Awards program outlined in this report, and that such agreements, contracts and related documentation shall be with a content satisfactory to the Senior Manager, Cultural Services and in a form satisfactory to the City Solicitor; and
 4. That staff be authorized to review this program, in consultation with Members of Council, stakeholder departments and community partners in order to prepare a report on future programming directions and recommendations for 2017 and beyond.

Carried

- * 8.2.3. Report from K. Stahl, Senior Manager, Cultural Services, Economic Development and Culture, dated February 3, 2017, re: **Year-Round Market Feasibility Study – Project Update**.

CW084-2017 That the report from K. Stahl, Senior Manager, Cultural Services, Economic Development and Culture, dated February 3, 2017, to the Committee of Council Meeting of March 1, 2017, re: **Year-Round Market Feasibility Study – Project Update** be received.

Carried

- 8.2.4. Report from B. Darling, Director, Economic Development and Culture, dated February 16, 2017, re: **Post-Mission Information Report – United Arab Emirates Health Sector Mission – RM 59/2016** (File CE.x).

The following motion was considered.

CW085-2017 That the report from B. Darling, Director, Economic Development and Culture, dated February 16, 2017, to the Committee of Council Meeting of March 1, 2017, re: **Post-Mission Information Report – United Arab Emirates Health Sector Mission – RM 59/2016** (File CE.x) be received.

Carried

- 8.2.5. Report from M. McCollum, Senior Manager, Strategic Development, Office of the Chief Administrative Officer, re: **Future Role of the Blue Ribbon Panel**.

Dealt with under Item 8.1.1 – Recommendation CW079-2017 and CW080-2017

8.3. Other/New Business – nil

- 8.3.1. Report from B. Darling, Director, Economic Development and Culture, dated February 24, 2017, re: **Request for the City's support and financial assistance for the 100th Anniversary of the Battle of Vimy Ridge Commemorative Service and Parade – April 9, 2017**.

The following motion was considered.

CW086-2017 1. That the report from B. Darling, Director, Economic Development and Culture, dated February 24, 2017, to the Committee of Council Meeting of March 1, 2017, re: **Request for the City's support and financial assistance for the 100th Anniversary of the Battle of Vimy Ridge Commemorative Service and Parade – April 9, 2017**; and,

2. That the in-kind services of \$11,720.04 be approved and is understood to be forgone revenue for those operating departments providing services to the 100th Anniversary of the Battle of Vimy Ridge Commemorative Service and Parade – April 9, 2017.

Carried

8.4. Correspondence – nil

8.5. Councillors Question Period – nil

9. Public Works and Engineering Section
(City Councillor Whillans, Chair)

9.1. Staff Presentations – nil

9.2. Reports

- 9.2.1. Report from L. Farrell, Senior Manager, Environment, Public Works and Engineering, dated January 11, 2017, re: **Request for Budget Amendment – Clean Water and Wastewater Fund – Citywide.**

The following motion was considered.

- CW087-2017
1. That the report from L. Farrell, Senior Manager, Environment, Public Works and Engineering, dated January 11, 2017, to the Committee of Council Meeting of March 1, 2017, re: **Request for Budget Amendment – Clean Water and Wastewater Fund – Citywide** be received; and,
 2. That a budget amendment be approved and a new capital project be established in the amount of \$10,742,384 under the Federal Clean Water and Wastewater Program with funding of \$2,685,596 transferred from the General Rate Stabilization Reserve, an external recovery from the Federal Government of \$5,371,192 and \$2,685,596 from the Provincial Government.

Carried

- 9.2.2. Report from J. Edwin, Manager, Development Construction, Public Works and Engineering, dated January 23, 2017, re: **Initiation of Subdivision Assumption – Starserra Homes (Humber River) Limited – Registered Plan 43M-1771 – North of Cottrelle Boulevard, West of The Gore Road – Ward 8.**

The following motion was considered.

- CW088-2017
1. That the report from J. Edwin, Manager, Development Construction, Public Works and Engineering, dated January 23, 2017, to the Committee of Council Meeting of March 1, 2017, re: **Initiation of Subdivision Assumption – Starserra Homes (Humber River) Limited – Registered Plan 43M-1771 – North of Cottrelle Boulevard, West of The Gore Road – Ward 8** be received; and,
 2. That the City initiate the Subdivision Assumption of Starserra Homes (Humber River) Limited, Reg. Plan 43M-1771; and
 3. That a report be forwarded to City Council recommending the Subdivision Assumption of Starserra Homes (Humber River) Limited, Registered Plan 43M-1771, once all departments have provided their clearance for assumption.

Carried

- 9.2.3. Report from T. Kocialek, Manager, Engineering, Capital Works, Public Works and Engineering, dated January 23, 2017, re: **Request to Begin Procurement – Purchasing By-law Section 4.0 – Road Resurfacing within the City of Brampton – All Wards.**

Committee discussion on this matter included:

- Information from staff regarding the quality of asphalt used by contractors (e.g. utilization of recycled asphalt), and quality controls performed by staff
- Performance bonds and warranty period for road resurfacing projects
- Indication from staff that, as part of the road resurfacing project, efforts are made to correct all deficiencies on the street (e.g. grading issues, damaged curbs, etc.)
- Criteria and considerations for selecting roads for resurfacing
- Clarification that the streets listed in the 2017 Road Resurfacing Program as “provisional”, will be resurfaced subject to available funding in the program budget
- Concern regarding the condition of Bartley Bull Parkway as a result of a Region of Peel watermain project, and an indication from staff that this road will be resurfaced approximately one year following completion of the project
- Questions regarding the future widening of Sandalwood Parkway and Williams Parkway to six lanes
- Indication that staff are exploring alternative options to road widenings (e.g. intersection improvements) and are re-examining all six-lane road projects

- Suggestion that bike lanes be considered during the re-examination of road widenings
- Concerns regarding a sinkhole on Goldcrest Road
- Questions regarding sub-contracting by contractors

The following motion was considered.

- CW089-2017
1. That the report from T. Kocialek, Manager, Engineering, Capital Works, Public Works and Engineering, dated January 23, 2017, to the Committee of Council Meeting of March 1, 2017, re: **Request to Begin Procurement – Purchasing By-law Section 4.0 – Road Resurfacing within the City of Brampton – All Wards** be received; and,
 2. That \$63,000 (pre-tax) be funded from Capital Project # 153820-001 – 2015 Road Resurfacing Program; and
 3. That \$368,000 (pre-tax) be funded from Capital Project # 163820-001 – 2016 Road Resurfacing Program; and
 4. That \$62,000 (pre-tax) be funded from Brampton Transit Capital Project # 174771; and
 5. That \$450,000 (pre-tax) be funded from Capital Project # 173820-002 – 2017 Road Resurfacing (Recoverable) for the Region of Peel Water Main Looping, with the funding source from external recoveries – Region of Peel; and
 6. That the Purchasing Agent be authorized to commence the procurement for Road Resurfacing within the City of Brampton.

Carried

- * 9.2.4. Report from D. Madill, Supervisor, Capital Planning and Research, Public Works and Engineering, dated January 18, 2017, re: **Request for Budget Amendment – Capital Project #175860 – Neighbourhood Parks – Argo (Wanless) Ltd. – Registered Plan M-1968 – Ward 6** (File C03W16.002).

- CW090-2017
1. That the report from D. Madill, Supervisor, Capital Planning and Research, Public Works and Engineering, dated January 18, 2017, to the Committee of Council Meeting of March 1, 2017, re: **Request for Budget Amendment – Capital Project #175860 – Neighbourhood Parks – Argo (Wanless) Ltd. – Registered Plan M-1968 – Ward 6** (File C03W16.002) be received; and,

2. That approval be given to transfer \$315,000.00 from Reserve Fund #134 – Recreation Development Charges, plus \$35,000.00 from Reserve Fund #78 – 10% Operating Development Charge Contribution, to new Capital Project #175860-002 (Neighbourhood Parks), to allow staff to compensate Argo Developments a total of \$349,331.59 for completing the development of the neighbourhood park on the City's behalf, as summarized in Schedule D of the Subdivision Agreement for application C03W16.002, Registered Plan M-1968.

Carried

- 9.2.5. Report from B. Sanyal, Senior Project Engineer – Bridges, Capital Works, Public Works and Engineering, dated January 26, 2017, re: **Council Authorization to authorize the Purchasing Agent to commence procurement for Bridges.**

The following motion was considered.

- CW091-2017
1. That the report from B. Sanyal, Senior Project Engineer – Bridges, Capital Works, Public Works and Engineering, dated January 26, 2017, to the Committee of Council Meeting of March 1, 2017, re: **Council Authorization to authorize the Purchasing Agent to commence procurement for Bridges** be received; and,
 2. That the Purchasing Agent be authorized to commence the procurement for the Rehabilitation of the recommended Road and Park Bridges.

Carried

- * 9.2.6. Report from C. Cakmak, Senior Project Engineer, Capital Works, Public Works and Engineering, dated February 1, 2017, re: **Request to Begin Procurement – Purchasing By-law Section 4.0 and Budget Amendment – Countryside Drive Road Widening from Goreway Drive to The Gore Road – Ward 10.**

- CW092-2017
1. That the report from C. Cakmak, Senior Project Engineer, Capital Works, Public Works and Engineering, dated February 1, 2017, to the Committee of Council Meeting of March 1, 2017, re: **Request to Begin Procurement – Purchasing By-law Section 4.0 and Budget Amendment – Countryside Drive Road Widening from Goreway Drive to The Gore Road – Ward 10** be received; and,

2. That a budget amendment be approved and a new capital project be established in the amount of \$19,335,000 (including 1.76% tax) for the Countryside Drive Road Widening from Goreway Drive to The Gore Road, with funding of \$967,000 transferred from Reserve #4 – Asset Repair and Replacement and funding of \$18,368,000 transferred from the Development Charge Reserves; and
3. That the Purchasing Agent be authorized to commence the procurement for the Countryside Drive reconstruction and widening from Goreway Drive to The Gore Road; and
4. That the Purchasing Agent be authorized to commence the procurement for the hiring of a consultant to provide contract administration, material testing and inspection services for the construction of Countryside Drive from Goreway Drive to The Gore Road.

Carried

- 9.2.7. Report from A. Memon, Traffic Operations Technologist, Public Works and Engineering, dated December 21, 2016, re: **The Alternate Process for Consideration of All-way Stop Signs – Wards 9 and 10** (File I.AC [TRAF]).

The following motion was considered.

- CW093-2017
1. That the report from A. Memon, Traffic Operations Technologist, Public Works and Engineering, dated December 21, 2016, to the Committee of Council Meeting of March 1, 2017, re: **The Alternate Process for Consideration of All-way Stop Signs – Wards 9 and 10** (File I.AC [TRAF]) be received; and,
 2. That a by-law be passed to amend Traffic By-law 93-93, as amended, to implement all-way stop control at the following intersections:
 - Bliss Street and Gardenbrooke Trail (Ward 10);
 - Braydon Boulevard and Merlin Drive/Pali Drive (Ward 10);
 - Moira Creek Drive and Abitibi Lake Drive/Tomabrook Crescent (Ward 9)

Carried

- 9.2.8. Report from A. Bhatia, Traffic Operations Technologist, Public Works and Engineering, dated January 11, 2017, re: **All-way Stop Review – Maitland Street and Mansion Street – Ward 7** (File I.AC [TRAF]).

The following motion was considered.

- CW094-2017
1. That the report from A. Bhatia, Traffic Operations Technologist, Public Works and Engineering, dated January 11, 2017, to the Committee of Council Meeting of March 1, 2017, re: **All-way Stop Review – Maitland Street and Mansion Street – Ward 7** (File I.AC [TRAF]) be received; and,
 2. That a by-law be passed to amend Traffic By-law 93-93, as amended, to install an all-way stop at the intersection of Maitland Street and Mansion Street.

Carried

9.3. Other/New Business

* 9.3.1. **Minutes – Brampton School Traffic Safety Council – February 2, 2017**

- CW095-2017
- That the **Minutes of the Brampton School Traffic Safety Council Meeting of February 2, 2017**, to the Committee of Council Meeting of March 1, 2017, Recommendations SC011-2017 to SC026-2017, be approved as printed and circulated.

Carried

The recommendations were approved as follows.

- SC011-2017
- That the agenda for the Brampton School Traffic Safety Council Meeting of February 2, 2017, be approved, as amended, to add the following items:
- 9.3. Correspondence from Marcy Marcina, Student Transportation of Peel Region, re: **Request to Review the Intersection of Williams Parkway and Glenridge Road due to Transportation Changes – St. Jean Brebeuf Catholic School, 63 Glenforest Road – Ward 8.**
 - 9.4. Correspondence from Marcy Marcina, Student Transportation of Peel Region, re: **Request to Review Walking Route from Tappet Drive to Degrey Drive – Walnut Grove Public School, 10 Pinestaff Road – Ward 8.**
 - 9.5. Correspondence from Marcy Marcina, Student Transportation of Peel Region, re: **Request to Review Walking Route from Relton Circle to Misty Morning Drive – Fairlawn Public School, 40 Fairlawn Boulevard – Ward 10.**

16.7 **Fernforest Public School – 275 Fernforest Drive - Ward 9**
Thursday, December 8, 2016 – 8:10 a.m. and 2:50 p.m.
Parking on School Property.

- SC012-2017 That the Bicycle Parking Pilot Project be deleted from all future agendas as the program has ended.
- SC013-2017
1. That the correspondence from Mark Cassar, Principal, to the Brampton School Traffic Safety Council Meeting of February 2, 2017, re: **Request for Crossing Guard at the Intersection of Olivia Marie Road and Financial Drive – St. Alphonsa Catholic School, 60 Olivia Marie Road – Ward 4**, be received; and,
 2. That a site inspection be undertaken.
- SC014-2017
1. That the correspondence from Norma Dwyer, Vice-Principal, to the Brampton School Traffic Council Meeting of February 2, 2017, re: **Request for Crossing Guard and Review of Traffic Congestion, Student Safety and Parking Issues at the Intersection of Ross Drive and Countryside Drive – Ross Drive Public School, 40 Ross Drive – Ward 9**, be received; and,
 2. That a site inspection be undertaken.
- SC015-2017
1. That correspondence from Marcy Marcina, Student Transportation of Peel Region, to the Brampton School Traffic Safety Council meeting of January 12, 2017, re: **Request to Review the Intersection of Williams Parkway and Glenridge Road due to Transportation Changes – St. Jean Brebeuf Catholic School, 63 Glenforest Road – Ward 8**, be received; and,
 2. That a site inspection be undertaken.
- SC016-2017
1. That the correspondence from Marcy Marcina, Student Transportation of Peel Region, to the Brampton School Traffic Safety Council meeting of January 12, 2017, re: **Request to Review Walking Route from Tappet Drive to Degrey Drive – Walnut Grove Public School, 10 Pinestaff Road – Ward 8**, be received; and,
 2. That a site inspection be undertaken.

- SC017-2017
1. That the correspondence from Marcy Marcina, Student Transportation of Peel Region, to the Brampton School Traffic Safety Council meeting of January 12, 2017, re: **Request to Review Walking Route from Relton Circle to Misty Morning Drive – Fairlawn Public School, 40 Fairlawn Boulevard – Ward 10** be received; and,
 2. That a site inspection be undertaken.
- SC018-2017
1. That the update by Earl Evans, Deputy Clerk, to the Brampton School Traffic Safety Council Meeting of February 2, 2017, re: **Rotation of Committee Chair and Vice-Chair**, be received; and,
 2. That Patrick Doran be elected to the position of Chair of the Brampton School Traffic Safety Council Committee for the term ending November 30, 2018, or until a successor is named; and,
 3. That Vishal Arora be elected to the position of Vice-Chair of the Brampton School Traffic Safety Council for the term ending November 30, 2018, or until a successor is named.
- SC019-2017
1. That the site inspection report dated December 13, 2016, to the Brampton School Traffic Safety Council Meeting of February 2, 2017, re: **St. Rita Catholic School, 30 Summer Valley Drive – Ward 2**, be received; and,
 2. That Parking Enforcement be requested to observe the area during arrival and dismissal periods and take the appropriate action for drivers that disobey signage at the entrance and exit of school; and,
 3. That School Administration consider closing the parking lot where cars are doubled parked, and use the Kiss and Ride lane only at arrival and dismissal times; and
 4. That cones be placed in the bus lane entrance during drop-off and pick-up times; and,
 5. That the School Principal continue to reinforce traffic safety rules to students, especially around driver awareness and proper use of the Kiss and Ride area; and,

6. That the School Principal send information to parents regarding the safety of students in and around school property, emphasizing the requirement to cross safely at the signalized intersection rather than jaywalk into live traffic; and,
7. That a crossing guard is not warranted at the school.

- SC020-2017
1. That the site inspection report dated January 25, 2017, to the Brampton School Traffic Safety Council Meeting of February 2, 2017, re: **Stanley Mills Public School, 286 Sunny Meadow Boulevard, Ward 9**, be received; and,
 2. That the Manager of Traffic Services arrange for the implementation of painted crosswalks with enhanced markings on all three sides at the intersection of Sunny Meadow Boulevard and Chapparral Drive; and,
 3. That the School Principal encourage students to walk to school, in recognition of the School Travel Planning Program; and,
 4. That the Manager of Parking Enforcement monitor the area for illegally parked vehicles; and,
 5. That a Crossing Guard is not required at Sunny Meadow Boulevard and Chapparral Drive, as one is located on the other side of the school.

- SC021-2017
1. That the site inspection report dated January 19, 2017, to the Brampton School Traffic Safety Council Meeting of February 2, 2017, re: **St. Joachim Catholic School, 435 Rutherford Road – Ward 1**, be received; and,
 2. That the City be requested to repair the slab next to the bus loading and unloading zone on the south side of Rutherford Road; and,
 3. That the Peel Regional Police be requested to visit the school during arrival and dismissal times and remind parents/students not to cross the road at mid-block; and,
 4. That the Manager of Parking Enforcement monitor the area for parking infractions during arrival/dismissal times; and,
 5. That the Region of Peel Health nurse assigned to the school be contacted to participate in the school travel planning and or/walking to school initiatives; and,

6. That the School Administration communicate with parents/guardians to utilize the crossing guard located at Winterfold Drive and Rutherford Road, and to obey the left turn restrictions; and,
7. That the Peel District School Board review the property to determine if there is a possibility of expanding the Kiss and Ride or relocating it to the west driveway with entry and exit at the lights.

SC022-2017

1. That the site inspection report dated January 19, 2017, to the Brampton School Traffic Safety Council Meeting of February 2, 2017, re: **Site Inspection Report – Beryl Ford Public School – Ward 10**, be received; and,
2. That Peel District School Board install signage and/or pavement markings to clearly mark Bus Drop-off, Kiss and Ride and Drive-through lanes; and,
3. That the Manager of Enforcement arrange for Parking Enforcement to visit the school for violations; and,
4. That the School Principal continue to send educational information to parents relating to driver awareness and pedestrian safety rules, emphasizing the requirement to cross safely at the crossing guard and/or crosswalk locations in the area; and,
5. That an additional crossing guard is not required at the intersection of Ironshield Drive and Franktown Drive or Idaho Road.

SC023-2017

1. That the site inspection report dated December 14, 2017, to the Brampton School Traffic Safety Council meeting of February 2, 2017, re: **Earnscliffe Public School/Bramalea Secondary School, 50 Earnscliffe Drive/510 Balmoral Drive – Intersection of Balmoral Drive and Edenborough Drive – Ward 8**, be received; and,
2. That the Peel Regional Police be requested to monitor vehicles in this area between 8:00 a.m. to 9:00 a.m., and 2:00 p.m. to 4:00 p.m. when students are utilizing the area; and,
3. That the Manager of Traffic Services arrange for the portable speed board to be placed on Balmoral Drive in the vicinity of Edenborough Drive.

- SC024-2017
1. That the site inspection report dated January 26, 2017, to the Brampton School Traffic Safety Council meeting of February 2, 2017, re: **St. Andre Bessette Catholic School, 22 Riverstone Drive – Ward 8**, be received; and,
 2. That the Manager of Traffic Services arrange for the implementation of corner restrictions on Ballyshire Drive and Lindyfalls Drive; and,
 3. That the Manager of Enforcement and By-law Services arrange for an officer to monitor the area to ensure the traffic restriction signs are obeyed; and,
 4. That the School Principal remind the staff to use the proper entrance and exit at the school.
- SC025-2017
1. That the site inspection report dated December 8, 2016 to the Brampton School Traffic Safety Council meeting of February 2, 2017, re: **Fernforest Public School, 275 Fernforest Drive – Ward 9**, be received; and,
 2. That the Peel District School Board, Planning Section review the property with the possibility of moving the Kiss and Ride area to the parking lot and or explore different options for the Kiss and Ride; and,
 3. That the School Principal consider the following:
 - Additional staff members/volunteers to assist the students using the walkway across Kiss and Ride.
 - Assigning two teachers to direct the parents/students to use the walkway that is provided to enter the parking lot; and,
 4. That the School Principal remind parents/drivers to follow proper procedures when exiting the parking lot, possibly through a communication/newsletter.
- SC026-2017
- That the Brampton School Traffic Safety Council do now adjourn to meet again on Thursday, March 2, 2017 at 9:30 a.m., or at the call of the Chair.
- 9.3.2. Report from I. Hans, Project Engineer, Public Works and Engineering, dated January 18, 2017, re: **Local Improvement Project and Budget Amendment for Construction of a Noise Attenuation Wall adjacent to 14 and 16 Madrid Crescent, Southwest Corner of Bramalea Road and North Park Drive – Ward 7.**

Concerns were raised regarding the cost of the noise attenuation walls for the two properties outlined in the subject report.

The following motion was considered.

- CW096-2017 That the report from I. Hans, Project Engineer, Public Works and Engineering, dated January 18, 2017, to the Committee of Council Meeting of March 1, 2017, re: **Local Improvement Project and Budget Amendment for Construction of a Noise Attenuation Wall adjacent to 14 and 16 Madrid Crescent, Southwest Corner of Bramalea Road and North Park Drive – Ward 7** be referred to the March 8, 2017 Council Meeting for consideration.

Carried

9.4. Correspondence

- 9.4.1. Correspondence from C. Law, Legislative Specialist, Region of Peel, dated February 3, 2017, re: **Amendments to Traffic By-law 15-2013 Resulting from Capital Projects and Recent Development Activities Across the Region of Peel – All Wards.**

The following motion was considered.

- CW097-2017 That the correspondence from C. Law, Legislative Specialist, Region of Peel, dated February 3, 2017, to the Committee of Council Meeting of March 1, 2017, re: **Amendments to Traffic By-law 15-2013 Resulting from Capital Projects and Recent Development Activities Across the Region of Peel – All Wards** be received.

Carried

9.5. Councillors Question Period – nil

10. Referred Matters List – nil

10.1. Referred Matters List – Committee of Council

The following motion was considered.

- CW098-2017 That the **Referred Matters List – Committee of Council** to the Committee of Council Meeting of March 1, 2017, be received.

Carried

11. Government Relations Matters

- 11.1. Briefing Report from the Office of the Chief Administrative Officer, re:
Government Relations Matters.

The following motion was considered.

- CW099-2017 That the Briefing Report from the Office of the Chief Administrative Officer, to the Committee of Council Meeting of February 15, 2017, re:
Government Relations Matters be received.

Carried

12. Public Question Period – nil

13. Closed Session

- 13.1. Report from M. McCollum, Senior Manager, Strategic Development, Office of the Chief Administrative Officer, dated February 23, 2017 – a proposed or pending acquisition or disposition of land by the municipality or local board – property matter

Deleted under Approval of Agenda – Recommendation CW065-2017

- 13.2 Report by Al Meneses, Commissioner, Community Services, re: Update on Negotiations – a proposed or pending acquisition or disposition of land by the municipality or local board
- 13.3. An ongoing investigation respecting the municipality, a local board or a municipally-controlled corporation by the Ombudsman appointed under the Ombudsman Act or Ombudsman referred to in the *Municipal Act, 2001* – Ombudsman investigation

The following motion was considered.

- CW100-2017 That Committee proceed into Closed Session to discuss matters pertaining to the following:

- 13.2 Report by Al Meneses, Commissioner, Community Services, re: Update on Negotiations – a proposed or pending acquisition or disposition of land by the municipality or local board

- 13.3. An ongoing investigation respecting the municipality, a local board or a municipally-controlled corporation by the Ombudsman appointed under the Ombudsman Act or Ombudsman referred to in the *Municipal Act, 2001* – Ombudsman investigation

Carried

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

- Item 13.2 – Committee considered this matter and direction was given in Closed Session
- Item 13.3 – Committee considered this matter and no direction was given

14. Adjournment

The following motion was considered.

CW101-2017 That the Committee of Council do now adjourn to meet again on Wednesday, April 5, 2017 at 9:30 a.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair
Community Services Section

Regional Councillor G. Miles, Chair
Corporate Services Section

City Councillor J. Bowman, Chair
Economic Development and Culture Section

City Councillor D. Whillans, Chair
Public Works and Engineering Section

Date: 2017-01-17

Subject: **COUNCIL TRANSMITTAL REPORT - CITY OF BRAMPTON INITIATED OFFICIAL PLAN AMENDMENT - Hurontario-Main Corridor Secondary Plan - Lands generally fronting Hurontario-Main Street from Charolais Boulevard to south of Ray Lawson Boulevard, Wards 3 & 4**

Contact: Malik Majeed, Policy Planner, Planning & Development Services
 (905) 874-2076, malik.majeed@brampton.ca

Recommendations:

1. THAT the report from Malik Majeed, Policy Planner, Planning and Development Services, dated January 17, 2017 to the City Council meeting of February 22, 2017 entitled **Council Transmittal Report – City of Brampton Initiated Official Plan Amendment – Hurontario-Main Corridor Secondary Plan – Wards 3 & 4 (File: P26 S50)** be received;
2. THAT a by-law be passed to adopt the Official Plan Amendment to implement the Hurontario-Main Corridor Secondary Plan, appended as Appendix C; and;
3. THAT it is hereby determined that in adopting the attached Official Plan Amendment, Council has had regard to all matters of Provincial interest and that Council has established that the Official Plan Amendment is consistent with the Provincial Policy Statement as set out in Section 2 and 3(5) respectively of the Planning Act, R.S.O. 1990, c.P.13, as amended.

Overview:

- This report presents, for Council adoption, the City initiated Official Plan Amendment (OPA) to establish the Hurontario-Main Corridor Secondary Plan.
- The OPA represents good planning, is in the public interest and is consistent with the Brampton Official Plan, the Region of Peel Official Plan and Provincial policy.
- In May 2014, a draft OPA to implement a new secondary plan for the Hurontario-Main Corridor Secondary Plan (Area 55) was presented at a public meeting.
- A Recommendation Report was presented to the Planning & Infrastructure Service Committee meeting of December 5, 2016 including proposed revisions to the OPA resulting from the public consultation.
- This report also addresses RioCan's comments dated December 5, 2016 (Appendix A), and a January 2017 meeting including City staff, RioCan and Metrolinx regarding opportunities for integrating future redevelopment of Shoppers World Brampton with the Hurontario LRT terminus.

11.1-2

Background:

A statutory public meeting was held on May 5, 2014 to present the City's draft OPA for the Hurontario-Main Corridor Secondary Plan (Area 55) for public review. Based on input received from agencies, stakeholders and the public, revisions were made to the draft OPA that were presented as part of a Recommendation Report to the City's Planning and Infrastructure Services Committee on December 5, 2016.

Current Situation:

Shoppers World Brampton Correspondence and Meeting on January 5, 2017

In response to the Recommendation Report, a letter dated December 5, 2016 was received from Fogler Rubinoff LLP representing RioCan, the owners of Shoppers World Brampton located in the northwest quadrant of the Hurontario/Steeles intersection, which generally expressed support for the proposed Secondary Plan, but also raised the following issues (see Appendix A):

- i) Hurontario-Steeles Gateway Mobility Hub Study
RioCan was concerned that the City's Hurontario-Steeles Gateway Mobility Hub study will have to await the current Official Plan review that could take many years to complete. With the Hurontario LRT (HuLRT) terminating at Steeles Avenue, RioCan sought detailed guidance from Metrolinx and the City as to the proposed integration and property impacts of the Brampton Gateway LRT stop with Shoppers World Brampton.
- ii) Tertiary Plan (master plan)
Section 5.11.1 of the draft OPA states that, where lands are to be developed in multiple phases, the City may require the submission of a tertiary plan that is in accordance with the recommendations of the Hurontario-Main Street Corridor Master Plan. RioCan had expressed concern with this policy on the basis that the Hurontario-Main Street Corridor Master Plan is not a *Planning Act* initiative and that it may need to be revisited given the decision by Council to terminate the HuLRT at Steeles Avenue.
- iii) Pre-zoning
RioCan had expected that the pre-zoning for the Secondary Plan area would be undertaken either concurrently or immediately upon approval of the Secondary Plan and is concerned that the pre-zoning could be delayed considering that the Hurontario-Steeles Gateway Mobility Hub Study will have to await the completion of the Official Plan review.

The purpose of this report is to respond to the above-noted issues and present the City-initiated OPA for the Hurontario-Main Corridor Secondary Plan for approval.

City staff met with RioCan and Metrolinx on January 5, 2017 to discuss opportunities for integration of the Brampton Gateway HuLRT terminus at Steeles Avenue with future redevelopment within Shoppers World Brampton. At the meeting, all parties recognized the importance of this integration to support transit-oriented development within the Shoppers World and the broader Hurontario-Steeles Mobility

11.1-3

Hub (i.e. the area generally within an 800 metre radius of the Hurontario Street/Steeles Avenue intersection, including the Shoppers World site).

As such, with respect to above-noted issues i) and ii), Rio-Can stated that they will continue to work with the City to complete a tertiary plan (master plan) for the Shoppers World Brampton site, which will be undertaken concurrently with the City's Hurontario-Steeles Mobility Hub Master Plan Study.

Undertaking tertiary plans where appropriate represents good planning. Section 5.5.13 of the Official Plan states that a tertiary plan may be required, where appropriate, that will generally indicate development concepts, such as the spatial relationship of structures, street orientation, architectural themes and landscaping.

The general purpose of the Mobility Hub study is to integrate existing and future transit services, ensure multi-modal access to the transit terminal area, and optimize development potential in the area in accordance with directions provided in the Metrolinx Mobility Hub Guidelines (2011).

The Mobility Hub study needs to be undertaken as soon as possible to provide guidelines for private development and investment in the Mobility Hub and does not have to await the completion of the current Official Plan Review. The Mobility Hub Study will be coordinated with the proposed EA study for the 'LRT Extension (Kennedy Road and McLaughlin Road Alternative Routes) – Gateway Terminal to Brampton GO Station' that is expected to commence before the end of 2017.

Staff has drafted terms of reference (TOR) for the Mobility Hub Study and is consulting with Metrolinx.

Staff will continue to process development applications based on the policies and designations of the Secondary Plan and the recommendations of the Mobility Hub Study. The Tertiary plan for Shoppers World will provide further guidance in this regard.

Pre-Zoning

As for RioCan's concern with respect to pre-zoning, staff had stated in the Recommendation Report that the zoning amendment is not being advanced at this time in order to seek clarification from the Province and to better understand the proposed changes to the Growth Plan with respect to updated zoning for mobility hubs and major transit station areas that are associated with priority transit corridors. As the proposed Growth Plan is expected to be finalized by the Province in 2017, staff will have a better understanding of Provincial policy with respect to updated zoning about that time.

As the Hurontario-Steeles Mobility Hub Study will inform the pre-zoning, staff is of the view that the pre-zoning can be undertaken following the completion of the Hurontario-Steeles Mobility Hub Study. As noted previously herein, work on the Mobility Hub Study has commenced and does not have to await the completion of the Official Plan Review.

11.1-4

Written Submissions

Staff notes that written submissions from the public and agencies with respect to the Hurontario-Main Corridor Secondary Plan have been appropriately addressed in the revised OPA. The revisions include changes to the Secondary Plan boundary and consequent deletion of some land use designations, as well as other land use and policy changes with respect to the undertaking of the Hurontario-Steeles Mobility Hub Master Plan, redevelopment of existing developed sites, drive-through facilities etc., as detailed in the Recommendation Report to Planning and Infrastructure Services Committee in December 2016. Copies of written submissions are included in Appendix B. The written submissions are available in the Policy Planning Division and can be provided upon request.

Corporate Implications:

Financial Implications:

No direct financial impact has been identified that is attributable to the approval of the OPA. Implementation of the Hurontario-Main Corridor Secondary Plan is expected to result in long term economic benefit to the City and the Region.

Strategic Plan:

The planning proposals in this report address the following goals with respect to the Smart Growth priority in the Strategic Plan:

- Build complete communities to accommodate growth for people and jobs; and,
- Preserve and protect the natural and heritage environments with balanced, responsible planning.

Conclusion:

Staff has revised the OPA for the Hurontario-Main Corridor Secondary Plan to appropriately address issues resulting from the December 5, 2016 Planning and Infrastructure Services Committee meeting. Staff is of the view that the OPA represents good planning and is in the public interest. As such, staff recommends that Council authorize the adoption of the OPA attached hereto as Appendix C.

Approved by:

Pam Cooper, RPP, MCIP
Interim Manager, Land Use Policy
Planning & Development Services

David Waters, RPP, MCIP, PLE
Interim Director, Planning Policy
Planning & Development Services

Approved by:

Heather MacDonald, RPP, MCIP, CHRL
Interim Commissioner,
Planning & Development Services

11.1-5

Attachments:

Appendix A – Correspondence from Shoppers World Brampton

Appendix B – Written Submissions (Available upon request from Planning & Development Services)

Appendix C – Official Plan Amendment

Report authored by: Malik Majeed, Policy Planner, Planning & Development Services
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December 5, 2016

Reply To: Joel D. Farber
Direct Dial: 416.365.3707
E-mail: jfarber@foglers.com
Our File No. 091630

VIA EMAIL

Planning and Infrastructure Services Committee
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Attention: City Clerk

Dear Sir:

**Re: Recommendation Report City of Brampton Initiated Official Plan Amendment
Huronario-Main Street Corridor Secondary Plan Lands generally fronting
Huronario-Main Street from south of Harold Street to south of Ray Lawson
Boulevard, Wards 3 & 4 File P26 S55**

We are the solicitors for 1388688 Ontario Limited ("RioCan"), owner of Shoppers World Brampton. RioCan has been an active participant in the planning process for the proposed Secondary Plan, as well as OPA 43 and the Metrolinx Hurontario/Main Street Corridor Master Plan.

All of these planning initiatives recognize the importance of Shoppers World Brampton as a Gateway Mobility Hub within the Hurontario LRT corridor, with its link to the adjacent Regional Transit Terminal. The potential for Shoppers World Brampton to accommodate significant intensification has been consistently recognized in all of the various planning initiatives.

We are pleased to provide these additional written comments to Planning Committee. RioCan confirms its general support for the proposed Secondary Plan, including the key intensification policies proposed for the Regional Commercial land use designation applicable to Shoppers World Brampton. RioCan notes that many of its concerns have been appropriately addressed by staff and incorporated by way of proposed amendments to the draft secondary plan.

However, RioCan wishes to express some ongoing concerns as follows:

1. RioCan remains concerned with the proposed requirement to provide a tertiary plan in the context of any future development application for the site;
2. Any tertiary plan is required to show conformity with the Metrolinx Hurontario/Main Street Corridor Master Plan, however the Metrolinx study was not a *Planning Act* initiative and may need to be revisited given the 2015 decision of Council to have the LRT end at Steeles Avenue;
3. Further uncertainty is now being introduced into the process with the requirement that the Gateway Mobility Hub study to be undertaken by the City in accordance with 3.2.5.1.5 of the Official Plan be required to await the current Official Plan review process, which has only just commenced and could take many years to conclude;
4. With the proposed northerly end of the LRT at Steeles Avenue, RioCan seeks detailed guidance from Metrolinx and the City as to the proposed integration and property impacts of the Steeles Avenue LRT stop with Shoppers World Brampton; and
5. RioCan has always anticipated that the zoning exercise for the secondary plan area would be pursued either concurrently or immediately upon approval of the Secondary Plan. It would now appear that substantial delays to the zoning exercise are being contemplated with the requirement to await the Official Plan review before completion of the Gateway Mobility Hub study.

Thank you for your consideration of this communication.

Yours truly,

FOGLER, RUBINOFF LLP

"Joel D. Farber"

Joel D. Farber*

*Services provided through a professional corporation

cc. client
Malik Majeed

JDF/sz

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Appendix B – Written Submissions

(Available Upon Request from Planning & Development Services)

Appendix C – Official Plan Amendment



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2017

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 for Chapter 55 – Hurontario-Main Corridor Secondary Plan Area 55 is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 22nd day of February 2017.

Approved as to form.
2017/02/01
<u>Matthew Rea</u>

Linda Jeffrey, Mayor

Approved as to content.
2017/01/18
David Waters

Peter Fay, City Clerk

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AMENDMENT NUMBER OP2006 - _____

to the Official Plan of the
City of Brampton Planning Area

1.0 PURPOSE

To establish, in accordance with Section 5.4 of the 2006 Official Plan, a new secondary plan known as the “Huronario-Main Corridor Secondary Plan” identified as Secondary Plan Number 55 on Schedule “G” of the 2006 Official Plan and to amend the existing land use schedules and policies of Secondary Plan Areas 16 (Brampton South), 17 (Brampton East), and 24 (Fletcher’s Creek South) as they apply to the Hurontario-Main Corridor Secondary Plan Area.

The land use designations and policies contained in this amendment are intended to implement the planning and urban design recommendations of the Hurontario/Main Street Corridor Master Plan (October 2010) and the Sustainable City Structure and other relevant policies of the City’s Official Plan in accordance with the following vision:

- Provision of reliable, frequent, comfortable and convenient rapid transit service with easy access throughout the corridor, with effective connections to other links in the inter-regional transit network;
- Creating a complete street, with attractive “places” along the corridor featuring expanded mobility, vibrant economic activity, and livable, Mixed-Use neighbourhoods, integrated with the transportation infrastructure; and,
- Recognizing and reinforcing the Regional Urban System and the planned urban structure of the City and, accordingly, encouraging Mixed-Use, compact, intensified Transit Oriented Development directed along the Hurontario/Main Street corridor, customized to suit the varying and distinct nature of each existing community and sensitive to the presence of adjacent stable neighbourhoods and local natural heritage and recreational open space systems.

The introduction of higher order transit (including Light Rail Transit) on Hurontario Street represents an important city-building initiative that will further the vision for the Corridor.

2.0 LOCATION

The subject lands comprise an area of about 127 hectares (313 acres) generally fronting both sides of Hurontario/Main Street from Charolais Boulevard to south of Ray Lawson Boulevard and are generally described as being Part of Lots 13, 14 and 15 Concession 1 WHS, Part of Lots 13, 14 and 15 Concession 1 EHS, Part of Lot 1 Concession 1 WHS and Part of Lot 1 Concession 1 EHS.

The lands subject to this amendment are specifically identified on Schedule “B” to this amendment.

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3.0 AMENDMENT AND POLICIES RELATIVE THERETO

- 3.1 The document known as the Official Plan of the City of Brampton is hereby amended:
- (1) By revising on Schedule “B1’ CITY ROAD RIGHT-OF-WAY WIDTHS, the right-of-way of Hurontario Street and Main Street South from 36 metres (120 feet) to 50-55 metres (164-180 feet) as shown on Schedule “A” to this amendment;
 - (2) Bby revising Schedule ‘G’ SECONDARY PLAN AREAS to identify the boundaries of a new “Hurontario-Main Corridor Secondary Plan (Area 55)”, identified as the lands subject to this amendment on Schedule “B” to this amendment, and to identify the revised boundaries of Secondary Plan Areas 16, 17 and 24;
 - (3) By revising the boundaries of the Brampton South Secondary Plan (Area 16) as shown on Plate 7 of the document known as the Consolidated Official Plan, by deleting the area north of Steeles Avenue West on the west side of Main Street South as identified on Schedule “C” to this amendment;
 - (4) By revising the boundaries of the Brampton East Secondary Plan (Area 17) as shown on Plate 8 of the document known as the Consolidated Official Plan, by deleting the area north of Steeles Avenue East on the east side of Main Street South as identified on Schedule “D” to this amendment;
 - (5) By revising the boundaries of the Fletcher’s Creek South Secondary Plan (Area 24) as shown on Plate 43 of the document known as the Consolidated Official Plan, by deleting the area on the south side of Steeles Avenue and on the east and west sides of Hurontario Street as identified on Schedule “E” to this amendment;
 - (6) By revising the boundaries of the Area Requiring Noise Analysis in the Fletcher’s Creek South Secondary Plan (Area 24) as shown on Plate 44 of the document known as the Consolidated Official Plan, by deleting the area south of Steeles Avenue on the east and west sides of Hurontario Street identified on Schedule “F” to this amendment;
 - (7) By deleting Section 1.1 of Section 1.0 General Description, in Sub-Section B.2.4 Brampton South Planning District of the document known as the Consolidated Official Plan as it applies to the Brampton South Secondary Plan;

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- (8) By deleting Sections 4.3 of Section 4.0 Commercial Uses in Sub-Section B.2.4 Brampton South Planning District of the document known as the Consolidated Official Plan as it applies to the Brampton South Secondary Plan;
- (9) By renumbering Section 1.2 as Section 1.1, renumbering Sections 4.4 to 4.5 as Section 4.3 to 4.4 and renumbering Subsections 4.4.1 through 4.4.7 as Subsections 4.3.1 through 4.3.7 within Sub-Section B2.4 Brampton South Planning District of the document known as the Consolidated Official Plan as it applies to the Brampton South Secondary Plan;
- (10) By adding the following at the end of Section 1.1 of Subsection B.2.5 in Chapter B1 of Section B, Part C of the document known as the Consolidated Official Plan as it applies to the Brampton East Secondary Plan:
- “Notwithstanding the general policies in Section 1.1, the lands that front Main Street South and are within Secondary Plan Area 55, shall be developed in accordance with the principles and policies of the Hurontario-Main Corridor Secondary Plan.”
- (11) By deleting the words “new Provincial Courthouse” in Section 5.1 and by deleting Section 5.2 of Subsection B2.5 in Chapter B1 of Section B, Part C of the document known as the Consolidated Official Plan as it applies to the Brampton East Secondary Plan;
- (12) By inserting in Section 2.0 Location in Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan, the words “except for the lands that are part of Secondary Plan Area 55” after the words “Concession, 1 W.H.S.” and inserting “381” in place of “462”;
- (13) By deleting Sections 5.4.1 to 5.4.3 in Section 5.0 Residential Policies in Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (14) By replacing Section 5.4.4 of Section 5.0 Residential Policies in Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan with the following:
- “The residential high density designations on the south side of Steeles Avenue West may be developed at maximum net residential densities of 160.6 units per hectare (65.0 units per acre) provided that proponents of development projects submit for the approval of the City, development concepts illustrating how such projects will incorporate

11.1-15

superior architectural design and elements resulting in an attractive urban built form.”

- (15) By deleting Section 5.4.5 of Section 5.0 Residential Policies in Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (16) By deleting Section 5.17 in Section 5.0 Residential Policies of Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (17) By deleting Section 6.0 Hurontario Corridor Mixed-Use of Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (18) By deleting Section 7.1, including Section 7.1.1, in Section 7.0 Commercial Policies of Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (19) By deleting the words “District or” before the word “Neighbourhood” in the first and last sentences of Section 7.2.1 in Section 7.0 Commercial Policies of Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (20) By deleting Section 7.3.1 in Section 7.0 Commercial Policies of Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (21) By deleting Sections 7.7 and 7.8 in Section 7.0 Commercial Policies of Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (22) By deleting Section 8.0 Highway Number 10 Policies of Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (23) By deleting Section 9.2 in Section 9.0 Institutional Policies of Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (24) By deleting Section 10.2 Open Space – Cemeteries of Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;

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- (25) By deleting Section 11.1.1 (b) and the first sentence in Section 11.1.2 of Section 11.1 Roads in Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (26) By renumbering Sections 5.4.4, 5.4.6 and 5.4.7 as Sections 5.4.1 5.4.2 and 5.4.3 respectively in Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (27) By renumbering, in Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan, Sections 7.2 through 7.6 as Sections 7.1 through 7.5 and all of the policies and references within them in a precise and consistent manner;
- (28) By renumbering Sections 9.3 through 9.6 as Sections 9.2 through 9.5 in Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (29) By renumbering Section 10.3 as Section 10.2 in Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (30) By renumbering Section 11.1.1(c) to 11.1.1(f) as Sections 11.1.1(b) to 11.1.1(e) in Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (31) By renumbering Sections 9.0 through 13.0 as Sections 8.0 through 12.0 and renumbering all subsections in a precise and consistent manner in Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (32) By adding thereto under Part II: SECONDARY PLANS, “Area 55 Hurontario-Main Corridor” and the following:

“Chapter 55 of Part II of the Official Plan, as it applies to Secondary Plan Area 55 shall constitute the Hurontario-Main Corridor Secondary Plan”;
- (33) By adding to Part II Chapter 55 thereof as Schedule, “SP55(a)” and,
- (34) By adding the following text to Part II – Secondary Plans, as Chapter 55.

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**CITY OF BRAMPTON OFFICIAL PLAN
PART II
CHAPTER 55
HURONTARIO-MAIN CORRIDOR SECONDARY PLAN
SECONDARY PLAN AREA 55**

11.1-18

1.0 PURPOSE

The purpose of this Chapter together with Schedule SP55(a) is to establish, in accordance with Section 5.4 of the Official Plan of the City of Brampton, a detailed land use and policy framework for the lands generally fronting both sides of Hurontario/Main Street from Charolais Boulevard to south of Ray Lawson Boulevard in support of higher order transit.

This amendment:

- i) Sets out the long-term planning vision for the area;
- ii) Defines the planned function for the above-noted section of the Hurontario/Main Corridor; and,
- iii) Provides land use, transportation and urban design policies to support the principles and objectives needed to transform this section of the Corridor from the present auto-oriented, single uses to a Mixed-Use, compact, vibrant, transit-oriented development, customized to suit the varying and distinct nature of each existing community and sensitive to the presence of adjacent stable neighbourhoods and local natural heritage and recreational open space systems.

This secondary plan covers the Brampton Gateway Character Area as defined in the Hurontario/Main Street Corridor Master Plan (October 2010) and shown on Appendix "A" to this amendment.

The Brampton Gateway Character Area includes several sites currently developed for single-storey, auto-oriented uses that have the potential to redevelop for Mixed-Use, compact and vibrant transit-oriented development. These lands are located within the Etobicoke Creek watershed and Fletcher's Creek watershed, which fall under the jurisdiction of the Toronto and Region Conservation Authority and Credit Valley Conservation, respectively.

In partnership with the Toronto and Region Conservation Authority, Brampton is transforming the Elgin Woods Park in the Etobicoke Creek valley corridor, on the west side of Hurontario Street and south of Elgin Drive, into a community forest. The Elgin Woods Park will serve as a recreational destination and a naturalized area and contribute to a robust and diversified community forest within the Secondary Plan Area.

2.0 LOCATION

The subject lands comprise an area of about 127 hectares (313 acres) generally fronting both sides of Hurontario/Main Street from Charolais Boulevard to south of Ray Lawson Boulevard and are generally described as being Part of Lots 13, 14 and 15 Concession 1 WHS, Part of Lots 13, 14

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and 15 Concession 1 EHS, Part of Lot 1 Concession 1 WHS and Part of Lot 1 Concession 1 EHS.

The lands subject to this amendment are specifically identified on Schedule “B” to this amendment.

3.0 EFFECT OF THIS CHAPTER AND ITS RELATIONSHIP TO THE OFFICIAL PLAN

Secondary Plan Number 55 has the effect of replacing portions of the Brampton South Secondary Plan (Area 16), Brampton East Industrial Secondary Plan (Area 17) and the Fletcher’s Creek South Secondary Plan (Area 24) as amended.

Lands subject to Secondary Plan Number 55 outlined on Schedule “B” shall be developed in accordance with the policies of this Chapter (Chapter 55 of Part II) and Schedule SP55(a) attached hereto, and also in accordance with all other relevant policies and schedules of the City of Brampton Official Plan.

Accordingly, this Secondary Plan Number 55 shall not be interpreted as a free standing Official Plan document. The policies herein are designed to supplement those of the Official Plan, not to replace or repeat them. An accurate understanding of all the policies pertaining to Secondary Plan Area 55 can only be achieved by reading the overall Official Plan together with Chapter 55.

4.0 PRINCIPLES, GOALS & OBJECTIVES

4.1 PLANNING PRINCIPLES

In addition to the planning framework and principles included in Part I – The General Plan of the Official Plan the following general principles, planning vision, goals and objectives constitute the basis for the formulation of the Hurontario-Main Secondary Plan:

- i) The planning principles of this Chapter are based on the principles of sustainable development and support a transit-oriented approach to land use planning.
- ii) The Hurontario-Main Corridor Secondary Plan supports the urban growth policies of the Growth Plan for the Greater Golden Horseshoe, the Metrolinx Regional Transportation Plan and the Sustainable City Structure and other relevant policies of the City’s Official Plan. The Hurontario-Main Corridor is planned to be a compact, connected and sustainable district that will be supported by higher order transit (including Light Rail).

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- iii) The Hurontario-Main Corridor Secondary Plan will continue to celebrate and support the preservation of the stable neighbourhoods and open space network adjacent to the Secondary Plan Area.
- iv) The land use policies in this Chapter are designed to maximize the redevelopment potential of the Secondary Plan Area by contributing to the critical mass of people and jobs required to take advantage of Light Rail transit along this Corridor.

The Planning Vision for the Hurontario-Main Corridor Secondary Plan is to:

- a) Create a complete street, with attractive “places” along the corridor featuring expanded mobility, vibrant economic activity, and livable, Mixed-Use neighbourhoods, integrated with the higher order transit system;
- b) Recognize and reinforce the Regional Urban System and the planned Sustainable City Structure of Brampton and, accordingly, encourage Mixed-Use, compact, intensified transit oriented development along the corridor, customized to suit the varying and distinct nature of each existing community and sensitive to the presence of adjacent stable neighbourhoods and the local natural heritage system; and,
- c) Take advantage of reliable, frequent, comfortable and convenient public transit with easy access throughout the corridor, with effective connections to other links in the inter-regional transit network.

The vision for the Brampton Gateway Character Area (see Appendix A) is to transform existing single-use, under-utilized properties into a vibrant Mixed-Use transit-oriented development. Within the Hurontario-Main Mobility Hub this transformation will address the principles of seamless mobility, placemaking and successful implementation. Retail uses will be encouraged to remain in the area to help the area continue as a major shopping node for the City, but with more of a focus on pedestrians and transit. However, new building forms will be encouraged to develop in order to support the vision of this Character Area. A transit terminal that connects the Hurontario/Main Street transit service to various other lines including the Züm BRT system and other transit services has been established in close proximity to the Hurontario Street and Steeles Avenue West intersection which is designated as a Gateway Mobility Hub in the Metrolinx Regional Transportation Plan and the Official Plan. A secondary transit-oriented district based predominantly on office and

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institutional uses is proposed by this Secondary Plan for the area in the vicinity of Sir Lou Drive and Ray Lawson Boulevard.

Together with Section 3.0 (Sustainable City Concept) of the Official Plan, the goals and objectives described below, which are founded on the above-noted vision, provide the policy framework for the planning and development of the Hurontario-Main Corridor Secondary Plan Area. These goals and objectives will be implemented in accordance with the policies of the Interpretation and Implementation sections of this Chapter.

4.2 GOALS AND OBJECTIVES

The goals and objectives of the Hurontario-Main Corridor Secondary Plan are to:

- 4.2.1 Promote higher density Mixed-Use development along the Corridor that will contribute to the ridership for a Light Rail transit system as well as active transportation;
- 4.2.2 Maximize higher order employment opportunities within the Hurontario-Main Corridor by attracting office and institutional uses;
- 4.2.3 Establish a public realm including a pedestrian-scaled, pedestrian-oriented, vibrant streetscape and a built form that is attractive and has a superior standard of design and architecture;
- 4.2.4 Develop an effective and efficient transportation network and transit system, including Light Rail, to service the Hurontario-Main Corridor Secondary Plan with connections to Downtown Brampton, other areas of the City and adjacent municipalities;
- 4.2.5 Encourage the development of a traffic network that supports active transportation such as pedestrian and cycling opportunities, travel choices, transit access and service throughout the Secondary Plan Area and adjacent communities;
- 4.2.6 Enhance the overall traffic capacity of the transportation system by improving transit and the efficiency of the existing road network in conjunction with the construction of new road and pedestrian links and improvements to the existing road network within the Secondary Plan Area;
- 4.2.7 Establish a gateway streetscape along the Hurontario/Main Corridor that will enhance Brampton's urban identity and image on a GTA-wide basis;

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4.2.8 Develop excellence in community design based on the application of the following principles:

- i) An attractive and ordered built form as well as human scale walkable communities through the use of appropriate building heights, massing, frontage, streetscapes, landscapes, pathways, urban tree canopy, gateways and architectural treatments;
- ii) The creation of a pedestrian-friendly corridor where people can live, work, play and shop;
- iii) The creation of attractive destinations of activity along the corridor through place-making;
- iv) The achievement of excellence in civic design in both the public and private realm;
- v) An effective transition from the higher density built form along the corridor to the lower densities of adjacent neighbourhoods;
- vi) Integration of new connections within the Hurontario-Main Corridor Secondary Plan Area with the road pattern and pedestrian and cycling network in adjacent areas;
- vii) A balanced transportation system, including roads, public transit, pathways, and transportation demand management measures that provides efficient transportation links;
- viii) An interconnected network of recreational open spaces; and,
- ix) Abundant public access and visibility to the open spaces of the Hurontario-Main Corridor Secondary Plan Area.

4.2.9 Continue to apply appropriate environmental protection and management principles throughout the development approval process;

4.2.10 Implement the Pathways Master Plan, especially as it relates to key linkages to the Etobicoke Creek Valley;

5.0 LAND USE

5.1 GENERAL

The Hurontario/Main Street Corridor Master Plan (October 2010) generally identified the Hurontario/Main Street Corridor, including lands within 500 metres on both sides of Hurontario Street, as an appropriate location for intensification. Significant portions of the Corridor have the potential to evolve into a higher density urban corridor, which will contain the critical mass of activities and people necessary to create a pedestrian-friendly place where people can live, work, play and shop. The Hurontario/Main Street Corridor Master Plan provides planning and urban design recommendations to implement a land use and policy framework intended to transform portions of the Hurontario/Main Corridor from generally auto-oriented, single uses to a vibrant, Mixed-Use, compact, transit-oriented development, customized to suit the varying and distinct nature of each existing community and sensitive to the presence of adjacent neighbourhoods, local natural heritage and recreational open spaces.

Notwithstanding the policies in this Chapter to intensify development within the Hurontario-Main Corridor Secondary Plan Area, the Central Area of the City continues to remain the primary focus for a full range of free-standing and Mixed-Use, transit oriented development.

Proposals for new drive-through facilities within the Secondary Plan Area are required to demonstrate as part of a zoning amendment or site plan approval, that the location, design and function of the proposed drive through facility will not interfere with the intended function and form of the Character Area and will achieve the intent of the Plan, including, but not limited to, policies regarding the following:

- i) Minimum building height;
- ii) Minimal building setbacks;
- iii) Continuity of the planned built form;
- iv) Continuity and character of the streetscape;
- v) No driveways or parking areas between the building and the street;
- vi) Active facades that address principal street frontages, and,
- vii) The provision for pedestrian movement into and through the site.

The planning application including a concept plan will address, among other matters, the nature of surrounding uses, the specific location of the site within the Character Area, and opportunities for the integration of the drive-through facility with other uses within the development.

11.1-24

New automobile sales and service uses, which include gas bars and other similar vehicle service uses, shall not be permitted within the Hurontario-Main Corridor Secondary Plan Area.

5.1.1 Density

Higher densities will be designated in key locations along the Corridor, in proximity to the transit stops near the intersection of Hurontario Street with Steeles Avenue, Sir Lou Drive and County Court Boulevard. This will allow the greatest number of people to conveniently walk between their homes, shopping, work and other destinations and increases the likelihood that people will use higher order transit, which, in turn, will improve the efficiency and frequency of the transit system. Accordingly, the densities permitted under the various designations in the following sections recognize the varying characteristics along the Corridor.

Within the Hurontario-Main Corridor Secondary Plan, density will generally be measured using Floor Space Index (FSI). This Chapter sets out maximum densities. While a specific minimum density will not be required throughout the Corridor, the level of development in key locations fronting the street shall be determined by policies that address built form. Minimum development densities will be established by a combination of minimum building heights and minimum continuous street frontage.

Proposals for a density and/or building height greater than the maximum permitted shall require justification for the increase as part of a zoning amendment; however, an official plan amendment will not be required.

Notwithstanding the higher densities, building heights and performance standards required within Section 5, development within existing developed sites shall also be subject to Section 5.12.1 (iv) of this Chapter.

5.1.2 Building Height

The minimum building height shall generally be 3 storeys for all new buildings within the Secondary Plan Area subject to Section 5.12.1 (iv) of this Chapter.

The minimum ground floor height should generally be 4 metres for all new buildings that are required to have a retail, commercial or institutional, or convertible frontage at grade, as shown on Appendix B. Convertible frontage at grade shall mean residential frontage that is permitted to transition to commercial or institutional frontage in the future.

11.1-25

All parking structures that front onto a public street should generally have a minimum ground floor height of 4 metres and have retail uses fronting the street.

The podium of a building provides a sense of enclosure, continuity and articulation at the pedestrian scale. An additional height restriction for podiums will be required in order to create a more suitable human-scale streetscape along Hurontario/Main Street and Steeles Avenue. Where building setbacks are required above the podium, as shown on Appendix D, the minimum podium height should generally be 14 m (4 storeys) and maximum podium height should be 21 m (6 storeys).

5.1.3 Noise and Vibration

- i) Proponents of development within Secondary Plan Area 55 shall address noise and vibration impacts in accordance with Section 4.6.15.1 of the Official Plan.

5.2 RESIDENTIAL

5.2.1 General

The residential designations shown on Schedule 'SP 55(a)' are categories in which the predominant use of land is for high and medium density residential dwellings including apartment buildings and townhouses.

5.2.2 High Density One

The land designated High Density One fronting Steeles Avenue West on the west side of the Shoppers World site includes the existing Kaneff apartment complex that is located in proximity to the key Steeles Avenue-Hurontario Street node. Notwithstanding Section 3.2.6.2 of the Official Plan the following policies shall apply within lands designated High Density One:

- i) Densities should not exceed 4.0 FSI;
- ii) Building height should not exceed 78.0 metres (25 storeys);

5.2.3 High Density Two

The lands designated High Density Two generally in the vicinity of Ray Lawson Boulevard and Hurontario Street include existing high-rise buildings that are located away from the Steeles Avenue-Hurontario Street node.

Notwithstanding Section 3.2.6.2 of the Official Plan the following policies shall apply in areas designated High Density Two:

- i) Densities should not exceed 3.0 FSI;
- ii) Building height should not exceed 63.0 metres (20 storeys);

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5.2.4 Medium Density

The Medium Density designation applies to lands with existing townhouses as well as to the undeveloped lands on the south side of the proposed extension of Malta Avenue to Steeles Avenue, as shown on Schedule SP55(a). The Medium Density designation on these lands will permit uses including townhouses and stacked townhouses that provide an appropriate transition between the intensification planned within the corridor and existing low density residential areas on the south side of these lands.

Notwithstanding Section 3.2.6.2 of the Official Plan the following policies shall apply in areas designated Medium Density:

- i) Densities should not exceed 2.0 FSI;
- ii) Building height should not exceed 15.0 metres (4 storeys).

5.2.5 Affordable Housing

Development applications shall demonstrate how the affordable housing initiatives of the City of Brampton and the Region of Peel are being addressed.

5.3 MIXED-USE

The Mixed-Use designations on both sides of the Hurontario-Main Corridor together with the Regional Commercial designation that applies to the Shoppers World site permit a mix of uses and the higher densities that support Light Rail transit and active transportation along the Corridor. Policies with respect to this designation also address the built form and streetscape required to create a vibrant, attractive Corridor where people can live, work, play and shop.

5.3.1 General

- i) Permitted uses shall include a full range of major office, office, commercial, institutional, cultural, and entertainment uses, medium and high density residential dwellings, live/work units related community facilities and infrastructure.
- ii) Permitted uses shall be primarily located in medium and high density residential, office and institutional buildings. Both Mixed-Use and single use buildings shall be permitted.
- iii) High density residential dwellings in accordance with Section 4.2 of the Official Plan shall be encouraged.
- iv) The co-location of community facilities will be encouraged.
- v) Permitted Uses at Ground Level

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Lands adjacent to the transit stop at the Steeles Avenue/Hurontario Street intersection and within the Gateway Mobility Hub represent areas of higher densities and greater pedestrian activity and shall require retail uses to develop with street frontage at ground level as shown on Appendix B. Lands south of Steeles Avenue West fronting Hurontario Street shall require retail, commercial, office or institutional uses to develop with street frontage at ground level as shown on Appendix B. A convertible frontage, which permits residential uses at ground level that may transition to retail, commercial, office or institutional uses in the future, shall be permitted generally along Ray Lawson Boulevard, Sir Lou Drive, County Court Boulevard and Main Street South, north of Bartley Bull Parkway, as shown on Appendix B.

vi) Required Street Wall along Frontage

The primary building facades along a street represent a street wall. In order to provide an attractive and animated pedestrian environment, a minimum continuous street wall of 95% for most of the frontage on either side of Hurontario Street and Steeles Avenue will generally be in accordance with Appendix C. A minimum continuous street wall of 70% along Ray Lawson Boulevard, Sir Lou Drive, County Court Boulevard and Main Street South, north of Bartley Bull Parkway, will generally be in accordance with Appendix C.

vii) Building Setback

Minimal building setbacks are vital to establishing a consistent street wall that invites pedestrian activity.

a) Buildings will generally be developed within the maximum setback permitted in locations identified on Appendix D.

viii) Setback above Podium

a) In addition to the above-noted setback requirement, buildings above the podium will generally be set back a minimum of 2.5 metres, in locations identified on Appendix D.

5.3.2 Mixed-Use One

The Mixed-Use One designation applies to lands within the southwest quadrant of Steeles Avenue West and Hurontario Street and represents an area that will have the highest densities in order to support the Gateway Mobility Hub at Steeles Avenue West and Hurontario Street.

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Policies

5.3.2.1 Notwithstanding Section 3.2.6.2 of the Official Plan, lands designated Mixed-Use One on Schedule SP55(a) shall be permitted to develop to a maximum density of 4.0 FSI and a maximum building height of 78.0 metres (25 storeys);

5.3.2.2 Notwithstanding Section 5.3 of this Chapter, the following site specific principles and policies shall continue to apply for the existing District Commercial site known municipally as 85 Steeles Avenue West located on the south side of Steeles Avenue west of Hurontario Street:

- (i) The total Gross Leasable Area for the retailing of goods and services shall not exceed 11,765 square metres (126,642 square feet);
- (ii) The principal use shall be a supermarket with a maximum of 5,850 square metres (63,000 square feet) of Gross Leasable Area devoted to the sale of food; and,
- (iii) A high standard of urban design and site planning will be implemented on this site through the following measures:
 - (a) The submission of comprehensive urban design guidelines to the satisfaction of City staff, to address streetscape treatment, landscape designs, architectural concepts and the identified urban design principles;
 - (b) Sensitive site planning design which reflects the urban design guidelines and, among other features, incorporates the following:
 - A suitable landscape buffer along the southerly edge of the subject property, to enhance compatibility with existing residential uses to the south;
 - Appropriate building design and landscape/buffer treatment along the east edge of the site, to minimize the visual impact of any loading/service areas at the rear of the proposed buildings; and,
 - Careful siting, façade and landscape treatment of the building in relation to the Steeles Avenue

11.1-29

frontage, to establish an attractive street presence.

- (c) That the existing District Commercial site located on the south side of Steeles Avenue, west of Hurontario Street shall be developed in accordance with the following general design principles, and shall address the proximity of the site to two major streets (Steeles Avenue and Hurontario Street) and the intersection of those streets:

Steeles Avenue West Streetscape

Buildings in proximity to Steeles Avenue West shall create visual interest and be of high-quality in materials and architectural design, and shall be consistent with the “Steeles/Hurontario Gateway Design”. Building siting, uses, architectural design and massing shall address the street and support a pedestrian environment along Steeles Avenue.

Loading, refuse collection and service areas shall be completely screened from view from Steeles Avenue West.

Hurontario Street Streetscape

Elements of the building exposed to Hurontario Street shall be of high quality and create visual interest through careful attention to design and materials that is consistent with the “Steeles/Hurontario Gateway Design”.

Loading, refuse collection and service areas shall be completely screened from view from Hurontario Street.

Southerly Residential Interface

The site shall be designed to take into consideration the residential uses to the south. Landscaping shall be used to provide screening and reduce the visual impact of large expanses hard-surfaced areas. The façade shall be designed to provide visual interest and utilize elements that visually break down the overall mass of the building.

11.1-30

General Landscaping

Landscaping (including walls) shall be used to screen loading and service areas from views from public streets.

As a unifying element, landscaping along Steeles Avenue West should incorporate some of the details/design and use of materials from the Gateway Design for the intersection of Steeles Avenue West and Hurontario Street.

5.3.3 Mixed-Use Two

The Mixed-Use Two designation represents lands that will have the next highest densities and applies to the lands, which are presently characterized mainly by single story retail, office and institutional uses, generally on the northeast and southeast corners of Hurontario Street and Steeles Avenue East and lands on the north and south sides of Sir Lou Drive, County Court Boulevard and Ray Lawson Boulevard as shown on Schedule SP55(a). Lands south of Steeles Avenue that are designated Mixed-Use Two shall be developed predominantly for office and institutional uses.

Notwithstanding Section 3.2.6.2 of the Official Plan, lands designated Mixed-Use 2 on Schedule SP55(a) shall be permitted to develop to a maximum density of 3.0 FSI and a maximum building height of 63.0 metres (20 storeys).

5.3.4 Mixed-Use Three

Notwithstanding Section 3.2.6.2 of the Official Plan, lands designated Mixed-Use Three shall be permitted to develop to a maximum density of 2.5 FSI and a maximum building height of 33.0 metres (10 storeys).

5.4 REGIONAL COMMERCIAL

The planning vision for the lands designated Regional Commercial at the northwest quadrant of Steeles Avenue West and Main Street is to redevelop Shoppers World Brampton into a more vibrant, Mixed-Use, transit-oriented destination. Retail uses will be encouraged to remain in the area to help create a major shopping node that will be pedestrian and transit focused. However, new, higher density building forms will be encouraged to develop in order to support the above-noted vision. A transit terminal that connects the Hurontario/Main Street transit service to various other lines including the Züm BRT system and other transit services has been developed in close proximity to the Hurontario/Main Street and Steeles Avenue intersection. A pedestrian-scaled

11.1-31

neighbourhood will be encouraged to develop around this Gateway Mobility Hub.

Notwithstanding Section 3.2.6.2 of the Official Plan, the lands designated Regional Commercial shall permit uses consistent with the Mixed-Use designation identified in Section 5.3 and be developed to a maximum density of 4.0 FSI and a maximum building height of 78.0 metres (25 storeys) generally within the southern half of the Shoppers World site. A maximum density of 3.0 FSI and a maximum building height of 78.0 metres (25 storeys) shall be permitted generally for the northern portion of the Shoppers World Brampton site north of Bartley Bull Parkway that is designated Regional Commercial.

5.5 INSTITUTIONAL

The Institutional designation in the southeast quadrant of Hurontario Street and County Court Boulevard that includes the A. Granville and William Osler Courthouse together with the Mixed-Use designations fronting Hurontario Street and the transit stops designated in the general area represent an opportunity for place-making and the development of a secondary transit node.

The Senior Public School designation on the south side of Sir Lou Drive west of Hurontario Street recognizes the existing school on this site.

The Fire Station designation on the west of Hurontario Street south of Steeles Avenue recognizes the existing fire station on this site.

5.6 RECREATIONAL OPEN SPACE SYSTEMS

Lands within the broad Open Space designation including parks, squares and plazas shall be connected and integrated as part of the overall public realm through a system of trails, pedestrian walkways and bicycle paths. Connection between the natural environment and the green spaces that are part of the built environment will continue to be established through the urban tree canopy that is located on public and private lands. A diverse urban tree canopy will be established in conjunction with new development that will be environmentally sustainable and support a healthy functioning natural heritage system.

5.6.1.1 Neighbourhood Park

A park hierarchy has been established in the Official Plan based on the distribution and demand of the community including City Parks, Community Parks and Neighbourhood Parks. Neighbourhood Parks provide a central common green space within neighbourhoods and serve as key recreational and social gathering space for residents. The Hurontario-Main Corridor Secondary Plan Area includes an existing Neighbourhood Park at the

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southern edge of the Secondary Plan Area. Residents within the Hurontario-Main Corridor Secondary Plan Area will also be served by the existing Courthouse Park on the east side of the A. Granville and William Osler Courthouse as well as a future Neighbourhood Park designated about 200 metres southwest of Steeles Avenue and Hurontario Street.

Policies

- i) Lands designated Neighbourhood Park within the southwest quadrant of Steeles Avenue West and Hurontario Street shall be developed in the general location indicated on Schedule SP55(a) in accordance with the Neighbourhood Park policies of Part I, Section 4.7.3 and other relevant policies of the Official Plan. Provided that the general intent of this Chapter is not compromised, adjustments may be made to the size and location of the Neighbourhood Park, through the development approval process, to accommodate design or park dedication matters, without further amendment to this Chapter.
- ii) Detailed site design shall encourage safe pedestrian and cyclist linkages between the various components of the park hierarchy and the natural heritage elements of the open space system such as the Etobiocke Creek and Fletcher's Creek valleylands within the Hurontario-Main Secondary Plan Area and the adjacent Secondary Plan Areas.
- iii) As part of the next stages of the development approval process, the City shall require the gratuitous conveyance of a seven metre wide public pathway within the southernmost portions of the lands known municipally as 209 Steeles Avenue West, 177 Steeles Avenue West, 157 Steeles Avenue West and 137 Steeles Avenue West in order to provide pedestrian/cyclist linkages to the existing and planned pathways network.
- iv) The street pattern will ensure significant frontage of the Neighbourhood Park on adjacent streets to promote views and reinforce its focal nature. Streetscapes will be designed to reinforce the adjacent streets as primary streets within the neighbourhood and to establish a consistent relationship between open space and built form.
- v) Entry/access points to the Neighbourhood Park will provide easy access and incorporate a civic design theme.
- vi) Neighbourhood Parks will generally be 0.8 to 1.2 hectares (2 to 3 acres) in size.

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5.6.1.2 Squares, Plazas and Other Urban Recreational Spaces

Squares and plazas that are attractive have a positive influence on the image, appeal and economic development of an area. The design and interface of these spaces with surrounding streets and land uses as well as their programming is crucial to attract and delight a variety of users and to ensure that they are safe and comfortable.

Squares and plazas are more formal spaces than parks in that they are typically associated with a building and/or include a greater number of built amenities such as street furniture and public artwork. Squares and plazas are typically suited for higher density neighbourhoods because of their simplicity in design and the adjacent uses they promote. When successfully designed, squares and plazas have the potential to serve as a focus for attracting residents and visitors and for concentrating civic uses, retail and other amenities. They function best when framed by animated uses such as restaurants, bars and cafés. In such instances, they can function as year-round gathering places. Successfully designed squares and plazas can reinforce the prominence of certain civic/commercial locations and instil a sense of pride in communities by enhancing the public realm.

- i) A series of multifunctional open spaces including squares and plazas will be created, where appropriate, as part of new development along the Corridor. Together with the open space parklands and the natural heritage system, this will create a cohesive transitional mixture of urban and open space along this part of the Corridor.
- ii) The design of squares and plazas shall include clear sight lines to surrounding areas and uses. The design will incorporate adequate pedestrian-scaled lighting and provide active building fronts, including entries and windows, to create “eyes” on the space, enhancing a sense of safety and discouraging inappropriate behaviour.
- iii) Squares and plazas will serve the broad interests of people of all ages and will provide opportunities for active and passive forms of leisure and recreation.
- iv) Squares and plazas will enable easy ingress and egress and avoid creating entrapment spots that are not highly visible or well-used. Where appropriate, these spaces will use legible signs and orienting devices such as landmarks and pathways.
- v) These spaces will also include barrier-free design to ensure accessibility to the broadest user group.

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- vi) Squares and plazas will include a variety of activities and a mix of surrounding uses to facilitate constant public use and/or surveillance of the space in all hours and seasons. Opportunities for programming during different times of the day and different seasons should be considered.
- vii) All edges of a square or plaza will be publicly accessible, preferably from a public street, or alternatively, from a publicly accessible use, such as retail, located at grade within a building.
- viii) Squares and plazas will emphasize quality of design over scale in high density areas. Generally, the greater the density of surrounding uses, the higher shall be the quality of the open space.
- ix) Squares and plazas shall create a vibrant visual impression for people passing by and shall support pedestrian, cycling and other forms of active transportation uses.
- x) The design of squares and plazas shall conserve heritage resources and incorporate environmentally sustainable design practices including: linking natural systems, use of porous hard surfaces, incorporating stormwater management facilities, landscaping with indigenous species and minimizing irrigation needs.

5.6.1.3 Cemeteries

The Cheyne Cemetery, located on the east side Hurontario Street south of Ray Lawson Boulevard, is designated as a Heritage Cemetery in the Official Plan. The Cemetery policies of Part I, Section 4.9 and other relevant policies of the Official Plan shall apply.

5.7 SPECIAL POLICY AREAS

5.7.1 Special Policy Area 1

- i) Lands designated as Special Policy Area 1 on Schedule SP55(a) at the southeast corner of Steeles Avenue East and Hurontario Street will be developed generally in accordance with Sections 5.1 and 5.3.1 of this Chapter. Notwithstanding the Mixed-Use policies of Section 5.3.1, lands designated Special Policy Area 1 will be subject to the following:
 - a) Street townhouses integrated into a more comprehensive, higher density Mixed-Use development, live-work townhouses and a wide-range of tenure are permitted in addition to the permitted uses identified within Section 5.3.1;

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- b) A maximum density of 3.0 FSI and a maximum building height of 63.0 metres (20 storeys) are permitted;
- c) Buildings fronting Hurontario Street and Steeles Avenue are strongly encouraged to provide commercial frontage at ground level facing the street, but are not limited thereto in the context of developing a Mixed-Use corridor; and,
- d) Buildings are encouraged to generally be built at the street line and provide a continuous building frontage of at least 75% fronting Hurontario Street and Steeles Avenue East, subject to the provisions of the implementing zoning by-law.

5.7.2 Special Policy Area 2

The Area shown as Special Policy Area Number 2 on Schedule SP55(a) applies to lands west of Hurontario Street and on the south side of Steeles Avenue West and known municipally as 209 Steeles Avenue West.

Notwithstanding Section 5.0, the following policies shall apply within lands designated High Density as part of Special Policy Area 2:

- a) The permitted density shall be a maximum of 420 units per hectare and a minimum of 290 units per hectare.
- b) Residential uses shall be permitted in the following built forms as defined by the implementing zoning by-law:
 - i) An apartment building;
 - ii) Stacked townhouses; and,
 - iii) Back-to-back stacked townhouses.
- c) The following non-residential uses shall also be permitted as an accessory use to the primary residential use as defined in the implementing zoning by-law:
 - i) Retail;
 - ii) Office;
 - iii) Service Commercial; and,
 - iv) Institutional.
- d) The following principles shall be incorporated into the design of the lands:
 - i) The ground floor of an apartment building with direct frontage on Steeles Avenue shall have a minimum floor to floor height of 4.5 metres to accommodate non-residential uses;

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- ii) Building facades are to have a high degree of architectural articulation;
- iii) Building entrances are to generally be oriented towards a street;
- iv) Buildings are to generally be located in proximity to public and private roads with minimal setbacks;
- v) Buildings are to be constructed of upscale materials (e.g.: stone, brick and vision glass);
- vi) Superior landscaping and streetscape treatment is to be provided along Steeles Avenue West and Malta Avenue (e.g.: use of stone, decorative metal fencing, street furniture and street and pedestrian lighting);
- vii) Amenity areas are to be provided in conjunction with the development of the lands to service the recreational needs of residents;
- viii) Where new buildings are to abut existing low-rise residential buildings located to the west and south, the buildings are to be generally limited and/or designed in a manner so as to be sensitive to the low-rise development.

Notwithstanding Section 5.0, the following policies shall apply within lands designated Medium Density as part of Special Policy Area 2:

- a) The permitted density shall be a maximum of 190 units per hectare and a minimum of 100 units per hectare.
- b) Residential uses shall be permitted in the following built forms as defined by the implementing zoning by-law:
 - i) Stacked townhouses;
 - ii) Back-to-back stacked townhouses; and,
 - iii) Back-to-back townhouses;
- c) The following principles shall be incorporated into the design of the lands:
 - i) Building facades are to have a high degree of architectural articulation;
 - ii) Buildings are to generally be located in proximity to public and private roads with minimal setbacks;
 - iii) Buildings are to be constructed of upscale materials (e.g.: stone, brick and vision glass);
 - iv) Superior landscaping and streetscape treatment is to be provided along Malta Avenue (e.g.: use of stone,

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decorative metal fencing, street furniture and street and pedestrian lighting);

- v) Amenity areas are to be provided in conjunction with the development of the lands to service the recreational needs of residents;
- vi) Where new buildings are to abut existing low-rise residential buildings located to the west and south, the buildings are to be generally limited and/or designed in a manner so as to be sensitive to the low-rise development.

It is the intent of this Plan to ensure that the Natural Heritage System and the Recreational Open Space System are accessible (visually and functionally) within the community. In this respect, pedestrian/cyclist linkages are to be provided to the existing pathways network. Specifically, a 7.0 metre wide public pathway is to be created along the southerly property line.

5.8 STORMWATER MANAGEMENT

5.8.1 A Storm Water Management Plan (SWMP) shall be prepared for any development in the Secondary Plan Area and shall be subject to approval by the Conservation Authority and the City prior to development approval. The SWMP shall address, among other matters, recommendations from the City of Brampton Stormwater Management Retrofit & Enhancement Study and shall be in accordance with TRCA's SWM criteria.

5.8.2 The goal of the SWM plan will be to provide Enhanced Water Quality Protection (Level 1) as per guidelines in MOE's Stormwater Management Planning and Design Manual, 2003.

5.8.3 In considering options for stormwater management, the following principles shall apply:

- i) Stormwater runoff must be managed to protect and maintain surface and groundwater quality and quantity, the ecological health and diversity of natural areas and fish and wildlife habitat, and the integrity of municipal infrastructure;
- ii) Stormwater management facilities will be sited and designed to maintain environmental and ecological integrity, and to provide a net benefit to the environment, to the extent practical.

5.8.4 Stormwater will be managed for erosion control and to address water balance requirements for groundwater (site water balance) and natural features (feature-based water balance). and,

5.8.5 Stormwater management facilities shall be designed in compliance with MOE Guidelines and the City's Stormwater Management Design Guidelines. The final location of all stormwater management facilities shall be subject to the approval of the City of Brampton in consultation with the relevant conservation authority.

5.9 TRANSPORTATION

5.9.1 General

The comprehensive analysis undertaken as part of the Hurontario/Main Street Corridor Master Plan based on transportation, natural environment, social and economic factors, supports the implementation of Light Rail transit (LRT) on Hurontario/Main Street from Port Credit in Mississauga to Downtown Brampton.

The introduction of LRT along the Hurontario/Main Street Corridor is expected to create significant development potential. As such, the planning vision for the Corridor is to create a balanced transportation system including pedestrians, cyclists, transit users and motorists as part of a sustainable community.

The general intent of this Chapter is to promote the development and maintenance of an efficient transportation system in accordance with Part 1 Section 4.4 of the Official Plan that will:

- i) Accommodate to the greatest extent practical the long term transportation demands within the Hurontario-Main Secondary Plan Area;
- ii) Promote the use of public transit in conjunction with land use policies that will provide the support and ridership for a higher order transit system;
- iii) Enhance the overall traffic capacity of the transportation system by improving transit and the efficiency of the existing road network in conjunction with the construction of new connections;
- iv) Encourage the development of a traffic circulation system that will enhance personal mobility, travel choices and transit access and service throughout the Secondary Plan Area and beyond.

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5.9.2 Public Transit

The major public transit facilities within the Secondary Plan Area includes planning for a higher order transit corridor along Hurontario/Main Street along with associated transit stops at the general locations shown on Appendix F, a BRT corridor along Steeles Avenue West, a Mobility Hub-Gateway designation around the intersection of Hurontario/Main Street and Steeles Avenue West and a Major Transit Station Area designation around the intersection of Hurontario/Main Street and Ray Lawson Boulevard.

- i) The transit network elements delineated on Appendix F are intended to develop and function in accordance with the transportation policies of Part I, Section 4.5 of the Official Plan;
- ii) New development shall be designed to support, complement and integrate transit and other transportation infrastructure;
- iii) Ultimate development within the Secondary Plan Area is based on the following improvements to the public transit system:
 - a) The development of higher order transit along Hurontario/Main Street and Steeles Avenue as an important component of an integrated region-wide transit network;
 - b) Dedicated Light Rail transit lanes when warranted are to be accommodated within the existing right-of-way of Hurontario/Main Street, where appropriate;

5.9.3 Roads

Urban higher order transit systems rely heavily on pedestrian access for their economic viability and ridership. As the area along the Corridor evolves from a more suburban car-oriented landscape to an intensified urban environment, it is vital that new pedestrian connections are established that allow people direct access to transit stops and the retail areas as conveniently as possible.

5.9.3.1 Policies

- i) The Collector Roads designated on Schedule SP55(a) are intended to develop and function in accordance with the guidelines and classifications outlined in Part I, Section 4.5.2 of the Official Plan.
- ii) The new connections shown on Appendix E will generally be new Collector Roads that serve as vehicular access points for development along the Corridor. This helps to decrease the

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number of driveways directly accessing Hurontario/Main Street. In some locations, however, other than the Malta Avenue extension to Steeles Avenue and the Lancashire Lane extension to Malta Avenue, public streets are not possible or desirable. In these cases public walkways or publicly-accessible private pathways will be considered. In all cases these walkways and pathways must be safe, attractive and accessible 24 hours a day.

- iii) Sidewalks shall be incorporated into the design of all streets, parking facilities and public spaces and shall be designed to connect building entrances in accordance with the Urban Form section of this Chapter.
- iv) As part of the site plan process, shared site access will be required as appropriate in order to reduce the number of driveways fronting the Corridor.
- v) Appropriate road widenings necessary to achieve the right-of-way requirement shall be conveyed to the local road authority having jurisdiction as a condition of development approval. Additional right-of-way dedications may be required at main intersections for the construction of LRT stops, turning lanes, bus bays, utilities and corner parkettes in accordance with the policies of the Official Plan.
- vi) The land acquired as a condition of development approval for road widenings and new road links shall be included in the calculation of permissible gross floor area.
- vii) Various transportation facilities and new road links proposed and designated in this Plan may be subject to the Environmental Assessment Act and accordingly, they shall be regarded as subject to the necessary Environmental Assessment approvals.
- viii) Vehicular access onto Steeles Avenue West shall comply with the Region's Controlled Access By-Law 62-2013, as may be amended from time to time, and the Region's Road Characterization Study.

5.9.4 Pedestrian Orientation

Facilitating a network of lively, safe, enjoyable and convenient streets that link key destinations such as transit stops, homes, jobs, schools, shopping, natural heritage system and open space parks and other desirable destinations within the Hurontario/Main Street Corridor is an important aspect of transit-oriented development. Pedestrian connections throughout the Hurontario/Main Street Corridor shall be maintained and improved where needed. Well connected communities have many

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benefits, including facilitation of healthier lifestyles, increased social interaction and decreased pollution through active transportation modes such as walking and cycling.

Streets must be viewed as part of a larger network of a linked system. Each individual street within this network shall be designed with the pedestrian in mind, shifting the balance away from an auto-dominated urban form.

5.9.4.1 Policies

- i) New development and redevelopment shall support a pedestrian-scaled network of connected local streets and sidewalks linking neighbourhoods, parks, transit stops, services and other desirable destinations.
- ii) New development and redevelopment shall accommodate pedestrians on all streets along a network of connected sidewalks.
- iii) Wherever possible, streets shall provide landscaped buffers, trees and appropriate pedestrian amenities for pedestrian safety and convenience.
- iv) Winter maintenance of pedestrian linkages along streets shall be undertaken to encourage active use of all streets throughout the winter months.
- v) Wherever possible, connections through blocks shall be developed and direct walkway routes provided to natural areas and parks, businesses, transit stops, schools, community facilities and other desirable destinations.
- vi) New development shall promote pedestrian connections. Gated developments, cul-de-sacs and other approaches to development, which reduce connectivity, shall not be permitted.

5.9.5 Cycling

Cycling and other forms of active transportation allow people to reach destinations that are too far to walk, but not so distant that they need to use automobiles or other modes of motorized travel. A higher density corridor with active retail and other destinations must be accessible by bicycle. Making the Hurontario-Main Corridor bicycle-friendly will encourage a more active lifestyle for residents and workers and contribute to the improvement of the economic and environmental health of the area. Bicycle routes, both along the Corridor and to and from the Corridor, are important. Providing for the transport of bicycles on higher order transit vehicles is encouraged where physically possible and bicycle parking at transit stops should be provided in order that it makes the

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higher order transit system attractive to people within a larger catchment area.

5.9.5.1 Policies

- i) It is recognized that the provision of cycling infrastructure along Hurontario/Main Street is constrained by the right-of-way width. Where sufficient right-of-way width is available along Hurontario/Main Street, consideration shall be given to providing bicycle lanes and on-street bicycle parking in a manner that pedestrian safety and comfort is not adversely affected;
- ii) Bicycle parking shall be provided by all residential, commercial, institutional, employment, recreational and civic buildings. Residential buildings shall offer secure bike parking at a rate of at least 1 bicycle parking space for every two units and employment uses shall offer secure bike parking at a rate of at least 1 bicycle parking space for every 500 square metres of gross commercial floor space. In addition these buildings are encouraged to provide showers and change facilities;
- iii) Bicycle parking areas shall be well lit and designed to ensure safety;
- iv) On-street bicycle parking is encouraged at appropriate locations and may be used to meet the above-noted bicycle parking standards; and,
- v) Bicycle parking shall not be located directly adjacent to areas of high-pedestrian traffic including in close proximity to street corners, transit stops, bus loading zones, goods delivery zones, taxi zones, emergency vehicle zones, hotel loading zones, near fire hydrants, near driveways, access lanes or intersections. On-street bicycle parking is encouraged at appropriate locations.

5.9.6 Parking

- i) Live/work buildings shall not be required to provide additional parking for the “work” component;
- ii) Parking structures, underground parking and side-street parking will be encouraged. Surface parking is discouraged but, if provided, shall be located behind or beside buildings, where the side edge of the building does not front a street. There will be no parking between a building and Hurontario/Main Street or at intersections;

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- iii) Parking structures are discouraged from fronting Hurontario/Main Street and all major cross streets. However, if fronting Hurontario/Main Street or a major cross street, parking structures shall comply with the policies in this Chapter with respect to “Permitted uses at ground level facing the street”, “Minimum floor height” and “Continuous frontage”;
- iv) Shared parking facilities and shared vehicle access points will be encouraged. As a condition of development approval, landowners shall enter into agreements which among other matters shall determine ultimate access and shared parking arrangements;
- v) City-owned parking facilities, where provided, may be used to meet parking standards for commercial and other non-residential development, subject to the City’s specific parking policies;
- vi) Parking standards along the corridor shall be reviewed periodically in conjunction with the implementation of higher order transit along the Hurontario/Main Corridor and the expected reduction in parking requirements;
- vii) Reduced parking requirements will be phased in over time through zoning by-law amendments as the higher order transit system is implemented and the Corridor intensifies;
- viii) Should a development propose to exceed parking standards of the zoning by-law, a parking study will be required to support the increase; and,
- ix) Transportation Demand Management measures such as unbundled parking, shared parking, priority parking for car-sharing and reduction of parking requirement for employer supported transit passes will be encouraged”;

5.10 ARCHEOLOGICAL ASSESSMENT

Appropriate archaeological assessment(s) shall be undertaken on all lands subject to development/redevelopment within the Hurontario/Main Corridor Secondary Plan Area in order to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources that may be found.

5.11 URBAN FORM

5.11.1 Design

The following design policies set out the requirements and expectations for the development of lands within the Secondary Plan Area in order to create

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a sustainable, attractive, safe and pedestrian-oriented environment. These policies shall be addressed in conjunction with the design guidelines provided in the Hurontario/Main Street Corridor Master Plan (October 2010), the Streetscape and Urban Design Strategy included in the Hurontario-Main LRT (HMLRT) Transit Project Assessment (September 2014) and the Metrolinx Mobility Hub Guidelines.

- i) All development within the Secondary Plan Area shall be in accordance with the Urban Design section of the Official Plan and the City's Development Design Guidelines in order to ensure a superior physical and natural environment. The City's Sustainable Community Development Guidelines shall be consulted for the City's built form, community structure and environmental sustainability requirements;
- ii) Principles of sustainability shall be addressed including but not limited to providing pedestrian orientation, human scale streetscape, mix of uses, transit supportive densities and designs, accessibility, enhanced public realm, protection of natural and cultural heritage and recreational open space, increasing and contributing to a robust and diversified urban forest canopy on private and public lands, and water and energy conservation. Green Development and Low Impact Development (LID) principles will be encouraged;
- iii) Designated as a Main Street Primary Corridor in the Official Plan, the Hurontario/Main Street Corridor will receive the highest level of design treatment followed by the Primary Corridor designation on Steeles Avenue;
- iv) Development shall be based on an interconnected system of public streets and pedestrian routes that facilitate continuous and direct movement throughout the Secondary Plan Area in accordance with Appendix "E" and the guidelines for Green Connectors provided in the Hurontario/Main Street Corridor Master Plan;
- v) Streets and buildings shall be designed and developed to ensure attractive streetscapes, walkable and human-scale communities and to promote social interaction, transit usage and safety;
- vi) The layout of the streets, configuration of lots and siting of buildings shall ensure that:
 - a. There are a variety of frontage and setback arrangements adjacent to primary public streets in accordance with Appendices B, C and D of this Plan;

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- b. Streets and natural heritage and recreational open spaces have an appropriate degree of continuity and enclosure, and opportunities are provided for the creation of significant views;
 - c. Service and parking facilities are integrated into the design of buildings to minimize disruption to the safety and attractiveness of the adjacent public realm;
 - d. Roofs are articulated and roof-top mechanical equipment are appropriately integrated into the building massing;
 - e. Pedestrian ease of access and enjoyment of public streets and other outdoor spaces are encouraged; and,
 - f. The safety and security for all persons within public places and service areas are promoted through the design and siting of buildings, entrances, walkways, amenity and parking areas to provide visibility and opportunities for informal surveillance. Crime Protection through Environmental Design (CPTED) principles shall be applied to all public spaces.
- viii) Development shall reinforce the importance of public and institutional buildings in the community and enhance their role through design, location and orientation.

5.11.2 Place-Making

The intent of this Chapter is to transform the Hurontario-Main Corridor into a vibrant and active pedestrian-friendly urban environment. Creating special, unique and memorable places along the Corridor is an essential part of creating such an environment. All development in the Hurontario/Main Street Corridor including private and public development shall contribute to place-making by building areas with a strong sense of identity and character that are attractive, safe and welcoming. Superior and well integrated urban design creates places that engage people and offer a rich experience and a sense of belonging.

Promoting, conserving and building upon a unique identity as well as encouraging public art and culture provides an opportunity to create a sense of place by conveying distinctiveness, developing community pride and enhancing public space by animation and diversity.

- i) Development within the Secondary Plan Area shall meaningfully contribute to the character and quality of the different Character Areas (Appendix A) in order to foster community spirit and build

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civic pride and identity, through design and integration of the built form and public realm as part of a participatory design process;

- ii) Growth is intended to support transit, facilitate 'place-making' and to enhance the Corridor;
- iii) Growth shall facilitate place-making by providing public art and cultural venues that provide a sense of identity. Multi-functional public oriented/accessible spaces including public and private squares and plazas will be created in accordance with the recommendations of the Hurontario/Main Street Corridor Master Plan (2010). Together with the City's parks, this will contribute to a cohesive transitional mixture of urban and open space along the corridor;
- iv) Areas identified for place-making shall be designed and landscaped to function as a significant part of the public realm and be oriented to pedestrian use; and,
- v) Public art shall animate civic spaces and reflect the culture and diversity of the local residents and community;

5.11.3 Visual Prominence

Sites that are visually prominent have an impact on the image and character of the Hurontario/Main Street Corridor. Design of these sites shall create memorable landmarks, orient pedestrians and strengthen civic pride. In particular, public realm and built form design shall be coordinated at these locations. Sites that are visually prominent include gateways, view corridors, view termini, landmark buildings and frontages.

5.11.3.1 Policies

- i) Important view corridors shall be protected through the creation of an enclosed built form throughout the view corridor. Buildings located within the view corridor and up to the view terminus shall not obstruct the public view of the terminus;
- ii) Landmark frontages shall assist in wayfinding and contribute to a sense of place and reinforce the immediate context and Character Area in which they are located. Landmark frontages shall be identified, protected and reinforced by existing and/or new/potential landmarks so as to enhance visual and physical connectivity; and,
- iii) Development shall be designed to preserve views of natural heritage areas, parks and cultural facilities.

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5.11.4 Gateways

Gateways shall be recognized through design features along the Hurontario/Main Street Corridor. They shall have distinctive architecture and urban design, such as vertical elements at or near the intersection, unique lighting, signage and paving. They shall have distinctive landscapes and/or public art, such as unique or enhanced tree planting or freestanding sculptures. However, landscaping or art shall not create a barrier to pedestrian movement, nor serve to separate active uses from pedestrian areas.

At all gateway locations, the sense of entrance, arrival and movement shall be reinforced by the surrounding built form and site planning.

- i) Schedule SP55(a) identifies the following Primary Gateways:
 - a) Hurontario Street and Steeles Avenue.
- ii) Development within the Primary Gateway Areas shall reflect a superior façade treatment and site design and shall employ street edge building design within the Primary Gateway at the intersection of Steeles Avenue and Hurontario/Main Street.
- iii) Schedule SP55(a) identifies Secondary Gateways at significant intersections and locations within the Hurontario-Main Corridor Secondary Plan. Secondary Gateways will incorporate a high grade of streetscape treatment.
- iv) Secondary Gateways are located at the intersections of:
 - a) Hurontario Street at Ray Lawson Boulevard/County Court Boulevard; and,
 - b) Hurontario Street at Sir Lou Drive/County Court Boulevard.
- v) Gateway intersections shall be coordinated with the City's Gateway Beautification Program.
- vi) Depending on the availability of funding through City Development Charges, capital infrastructure funding and other sources, developers shall contribute financially towards gateway features that are to be provided within the Hurontario/Main Street Corridor. The design and financial obligations will be determined through the site plan approval process, as appropriate.

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5.11.5 Streets and Streetscapes

- i) Streets and streetscapes shall be designed and landscaped to function as a significant part of the public realm and be oriented to pedestrian use.
- ii) Sidewalks located at major intersections along the Corridor shall be wider to cope with higher pedestrian activity associated with major transit stops and intensified development. All remaining sidewalks widths will vary depending on their location with respect to current or proposed uses, frontage designations and proximity to existing and future transit nodes, which will determine future pedestrian flows.
- iii) Sidewalks shall:
 - a) Be wide and hardscaped when fronting commercial uses;
 - b) Include landscaping and walkways when fronting residential uses;
 - c) Link and enhance existing pedestrian paths and trails, while creating new ones wherever possible;
 - d) Provide for cycling routes;
 - e) Be sized in relation to the amount of anticipated pedestrian traffic. Generally a minimum 2 meter width will be maintained clear of obstructions such as street furniture, posts, or street plantings. In areas of higher pedestrian traffic the minimum width may increase to 4 metres. In areas intended to accommodate retail spill-over (e.g. restaurant tables or grocery stall), an area of the public boulevard must be designed and allocated for this purpose and can vary in width from 1 metre to as much as 5 or 6 metres. Areas surrounding transit stops shall include 2 metres of width in addition to the standard sidewalk width employed in the area; and,
 - f) Additional Right-of-Way (ROW) may be required for dedication as part of interim and future planning and development application process to accommodate components of the Street and Streetscape in consideration of higher order transit along the corridor.
- iv) Hurontario/Main Street shall be planned for an enhanced level of bicycle priority, as continuous as possible along the corridor.
- v) Pedestrian crossings shall be designed to meet City standards, located at all signalized intersections and correspond with sidewalk width;

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- vi) Street furniture and landscaping within the right-of-way shall retain the superior character of the Corridor;
- vii) Superior street furniture shall be strategically located to allow pedestrians to use the street comfortably, responding to the different uses, frontage designations and proximity to existing and future transit nodes along the Corridor. The highest standard of street furniture shall be located at the major intersections along the Corridor. Street furniture in these areas shall help achieve the aim of creating gathering areas along the frontages of the intersection;
- viii) Landscaping shall support pedestrian movement and connect with existing and planned parks and open spaces associated with new transit-oriented developments; and,
- ix) The character of a park-like promenade, with an extensive and connected tree canopy, integrated with the canopy of adjacent areas, shall be encouraged.

5.11.6 Transition Areas

- i) As illustrated on Schedule SP55(a), Height Transition Areas have been designated adjacent to stable lower density residential areas. The purpose of these transition areas is to ensure that new development is appropriately scaled and blended into existing neighbourhoods, by introducing a height transition plane that will apply to development within the Corridor. Additional Height Transition Areas may be identified by the City to allow for heritage, environmental or urban design considerations.
- ii) Within the Height Transition Areas generally identified on Schedule SP55(a), the maximum building height shall be limited by a plane that extends from the centre of street, rear lot line and/or side lot line, as appropriate, at a 45 degree angle up towards the building, as in the examples illustrated in Appendix 'G'.
- iii) Notwithstanding the Height Transition Area designation, any new building within the Secondary Plan Area shall generally be a minimum of 3 storeys in height.
- iv) A step back along a 45 degree angular plane will also be required for new and renovated buildings that are adjacent to a property with significant heritage resources that are listed, designated, or identified through a Heritage Impact Statement as may be required by the City.

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5.12 GROWTH MANAGEMENT

To ensure conformity with the Provincial Growth Plan and the City's Growth Management objectives, Secondary Plan Area 55 is planned to accommodate an ultimate yield in the order of 45,100 residents and 12,400 jobs (454 people plus jobs combined per hectare or 184 people plus jobs combined per acre). Implementing zoning by-laws shall include provisions that support the achievement of these targets.

5.12.1 Phased Development

Where lands are proposed to be developed in multiple phases, the applicant shall be required to submit a tertiary plan prior to the approval of the development application to demonstrate how the ultimate density, built form requirements and overall objectives for the site can be achieved in accordance with the recommendations of the Hurontario/Main Street Corridor Master Plan.

- i) For phased development, a tertiary plan showing the proposed phase 1 buildings and potential building envelopes for future phases shall be submitted with all new development proposals. The tertiary plan shall show blocks and streets, building envelopes, vehicular and pedestrian access routes, parking locations, open spaces and landscaping features and how the development meets the built form requirements of this Secondary Plan. Development on the Hurontario/Main Street frontage will generally be the first phase of development in order to create a safe, pedestrian-friendly environment as soon as possible.
- ii) The tertiary plan shall show the proposed phase 1 and future phase pedestrian and vehicular network, indicating how this network creates a safe pedestrian-friendly streetscape along Hurontario/Main Street and other major cross streets.
- iii) All requirements of this Secondary Plan must be taken into consideration for both the initial phase of development and for all subsequent phases of development.
- iv) In recognition of the need to stage the transition of existing developed sites from the existing low rise built form to the more intense form of development envisioned over the long term by the Official Plan including this Chapter, interim development consisting of expansions and renovations to existing buildings and the construction of new buildings that are consistent with the existing scale and built form shall be permitted.
- v) Additional policies related to Growth Management may be adopted by Council including further amendments to this Chapter and proponents may be required to enter into phasing agreements

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satisfactory to the City and other agencies to achieve a cost effective and functional sequence of transit oriented development.

5.13 COST SHARING

The City may require that developers enter into cost sharing agreements to ensure that the lands required for community purposes are available at the appropriate time.

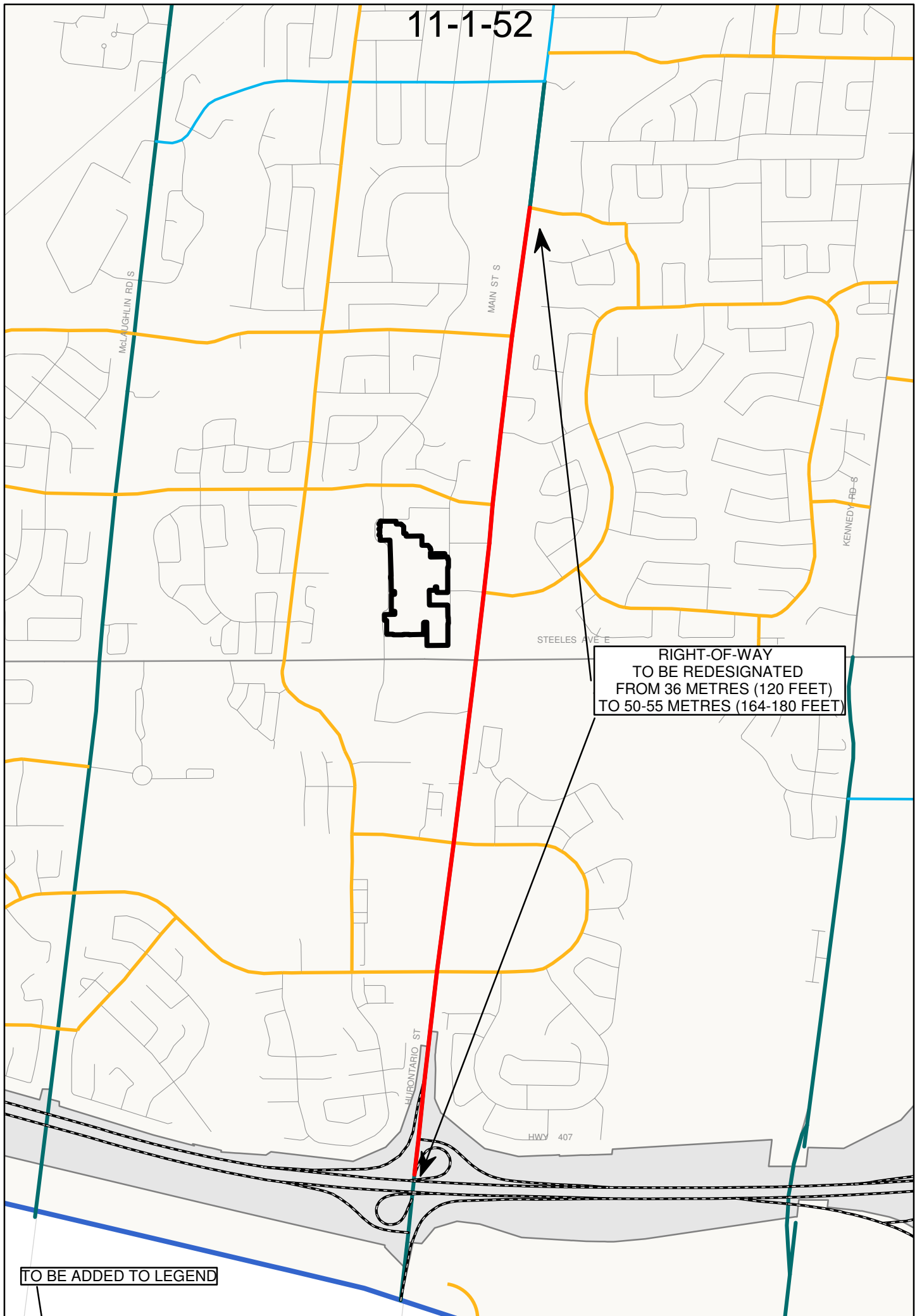
5.14 BONUSING

Height and density bonusing in accordance with Section 37 of the *Planning Act* and Section 5.12 of the Official Plan may be granted to developers for providing public benefits that may not be required already as part of this Plan or as part of the site plan process, such as affordable housing, public space and art, structured and below grade parking, or transit facilities, provided that the overall benefit exceeds the costs associated with permitting taller or higher density buildings.

5.15 SUSTAINABLE DEVELOPMENT













Consistent with sustainable development principles, the City may require a Sustainability Score and Sustainability Summary as part of a development application in order to address the City's Sustainable Community Development Guidelines.

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TO BE ADDED TO LEGEND

EXTRACT FROM SCHEDULE B1, CITY ROADS RIGHT-OF-WAY WIDTHS

- | | | |
|--|--|---|
|  50-55 METRES (164-180 FEET) |  26-30 METRES (86-100 FEET) |  PROVINCIAL HIGHWAY |
|  40-45 METRES (130-150 FEET) |  23-26 METRES (76-86 FEET) |  PROPOSED PROVINCIAL HIGHWAY |
|  40-100 METRES (131-328 FEET) |  CORRIDOR PROTECTION AREA |  MINOR ROAD |
|  36 METRES (120 FEET) |  APPEALED TO THE OMB |  PROPOSED MINOR ROAD |



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16 - BRAMPTON SOUTH
SECONDARY PLAN

17 - BRAMPTON EAST
SECONDARY PLAN

55
HURONTARIO-MAIN
CORRIDOR
SECONDARY PLAN

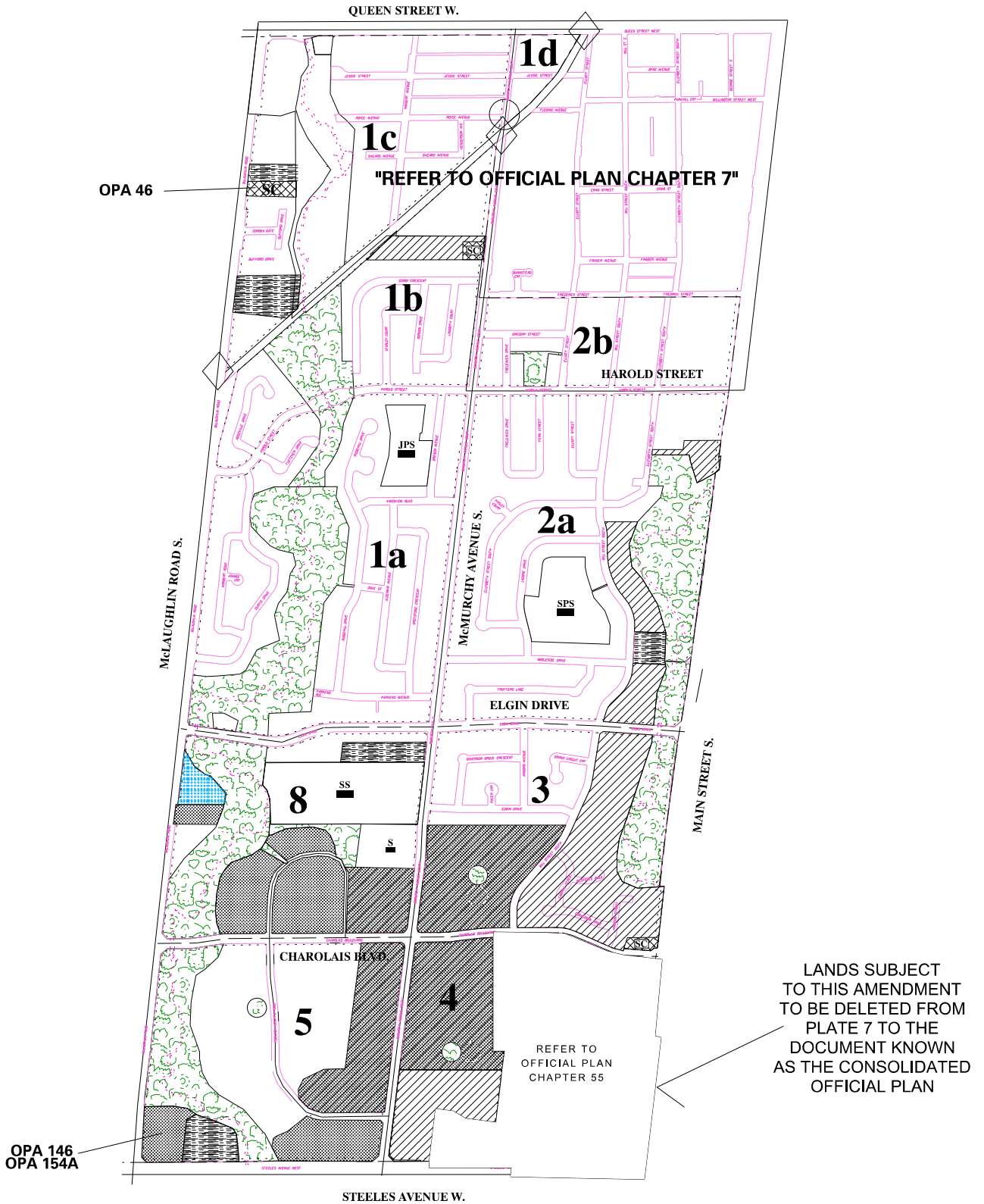
SECONDARY PLAN AREA
BOUNDARY TO BE ADDED
AND LABELLED
HURONTARIO-MAIN CORRIDOR
SECONDARY PLAN AREA 55

24 - FLETCHERS CREEK SOUTH
SECONDARY PLAN

LANDS SUBJECT TO
THIS AMENDMENT

EXTRACT FROM SCHEDULE G, SECONDARY PLAN AREAS





LEGEND

Residential Low Density	Convenience Commercial	Intersection Improvement
Residential Medium Density	District Commercial	Grade Separation
Residential High Density	Park And Open Space	Major Arterial Road
Residential-Institutional	Secondary School	Minor Arterial Road
Service Commercial	Senior Public School	Collector Road
Regional Commercial	Junior Public School	Planning District Boundary
Neighbourhood Commercial	Separate School	Neighbourhood Boundary & Number
Highway Commercial	Institutional	Industrial

EXTRACT FROM PLATE 7 TO THE DOCUMENT KNOWN AS THE CONSOLIDATED OFFICIAL PLAN AS IT RELATES TO THE BRAMPTON SOUTH SECONDARY PLAN AREA 16



11.1-55

QUEEN STREET EAST

Refer to Official Plan Chapter 36

Refer to Official Plan Chapter 7

1b

OP93-266

2

3

4

Refer to Official Plan Chapter 54

5





















MAIN STREET SOUTH

KENNEDY ROAD SOUTH

STEELES AVENUE EAST

LANDS SUBJECT TO THIS AMENDMENT TO BE DELETED FROM PLATE 8 TO THE DOCUMENT KNOWN AS THE CONSOLIDATED OFFICIAL PLAN

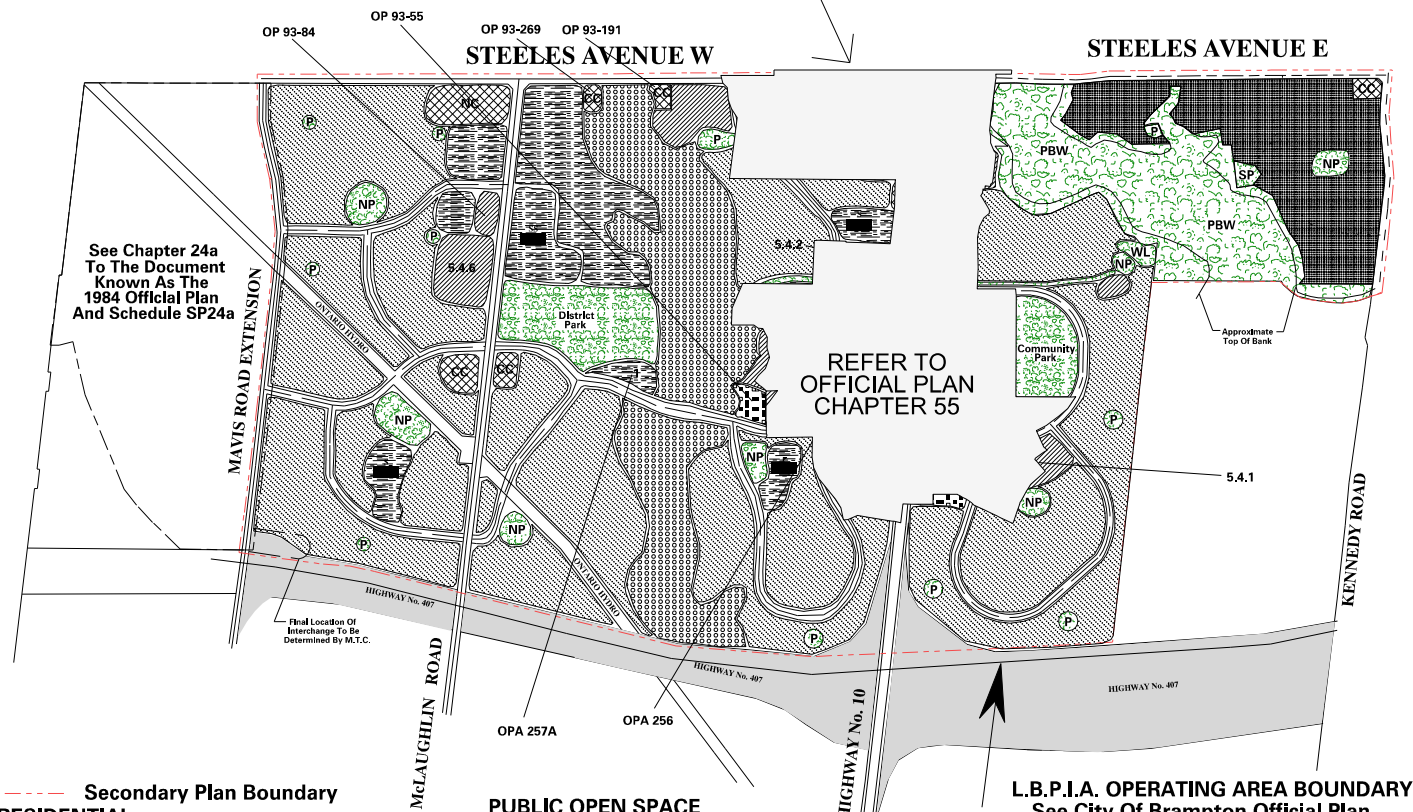
REFER TO OFFICIAL PLAN CHAPTER 55

 RESIDENTIAL LOW DENSITY	 INDUSTRIAL	 MAJOR ARTERIAL ROAD
 RESIDENTIAL MEDIUM DENSITY	 INSTITUTIONAL	 MINOR ARTERIAL ROAD
 RESIDENTIAL HIGH DENSITY	 SENIOR PUBLIC SCHOOL	 COLLECTOR ROAD
 NEIGHBOURHOOD COMMERCIAL	 JUNIOR PUBLIC SCHOOL	 GRADE SEPARATION
 CONVENIENCE COMMERCIAL	 SEPARATE SCHOOL	
 HIGHWAY COMMERCIAL	 PARKS AND OPEN SPACE	
 DISTRICT COMMERCIAL	 PLANNING DISTRICT BOUNDARY	
 SERVICE COMMERCIAL	 NEIGHBOURHOOD BOUNDARY & NUMBER	

EXTRACT FROM PLATE 8 TO THE DOCUMENT KNOWN AS THE CONSOLIDATED OFFICIAL PLAN AS IT RELATES TO THE BRAMPTON EAST SECONDARY PLAN AREA 17



LANDS SUBJECT TO THIS AMENDMENT TO BE DELETED FROM PLATE 43 TO THE DOCUMENT KNOWN AS THE CONSOLIDATED OFFICIAL PLAN



See Chapter 24a To The Document Known As The 1984 Official Plan And Schedule SP24a

REFER TO OFFICIAL PLAN CHAPTER 55

STEELES AVENUE E

STEELES AVENUE W

L.B.P.I.A. OPERATING AREA BOUNDARY See City Of Brampton Official Plan Aircraft Noise Policies, Section 4.4

Secondary Plan Boundary

RESIDENTIAL

- Low Density
- Low And Medium Density
- Medium Density
- Medium-High Density
- High Density

COMMERCIAL

- Highway Commercial
- Convenience Commercial
- Neighbourhood Commercial
- District Commercial
- Specialty Office - Service Commercial
- Convenience Commercial & Specialty Office - Service Commercial
- Specialty Office - Service Commercial Special Policy Area 1

PUBLIC OPEN SPACE

- Public Open Space
- District Park
- Community Park
- Neighbourhood Park
- Parkette
- Specialized Park
- Parkway Belt West
- Woodlot
- Cemetery
- Hazard Land

INSTITUTIONAL

- Institutional
- Secondary School
- Senior Public School
- Public School
- Separate School
- Secondary School - Separate School
- Special Policy Area 1

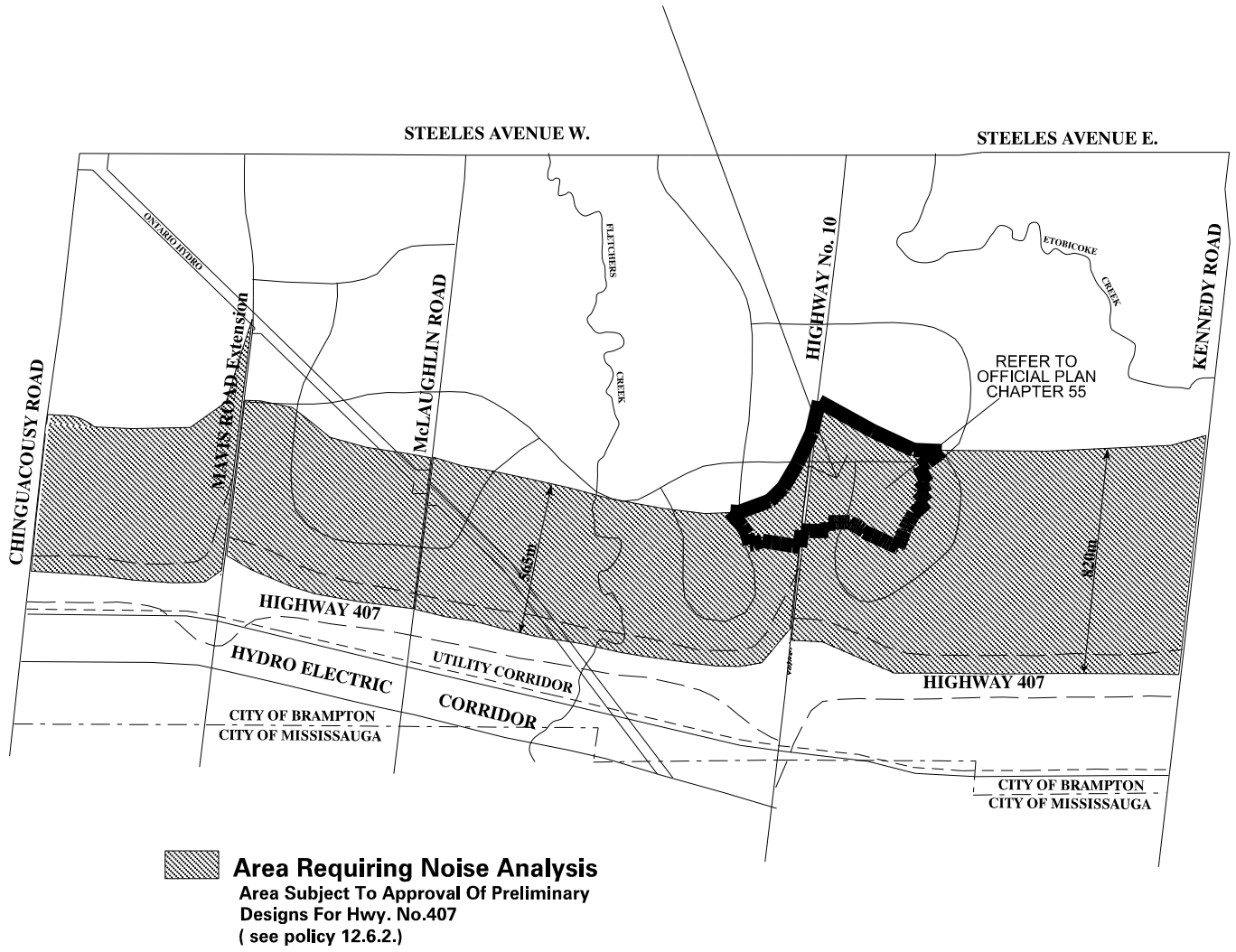
ROADS

- Freeway
- Provincial Highway
- Arterial Road
- Major Arterial Road
- Minor Arterial Road
- Collector Road
- Minor Collector Road

EXTRACT FROM PLATE 43 TO THE DOCUMENT KNOWN AS THE CONSOLIDATED OFFICIAL PLAN AS IT RELATES TO THE FLETCHERS CREEK SOUTH SECONDARY PLAN AREA 24

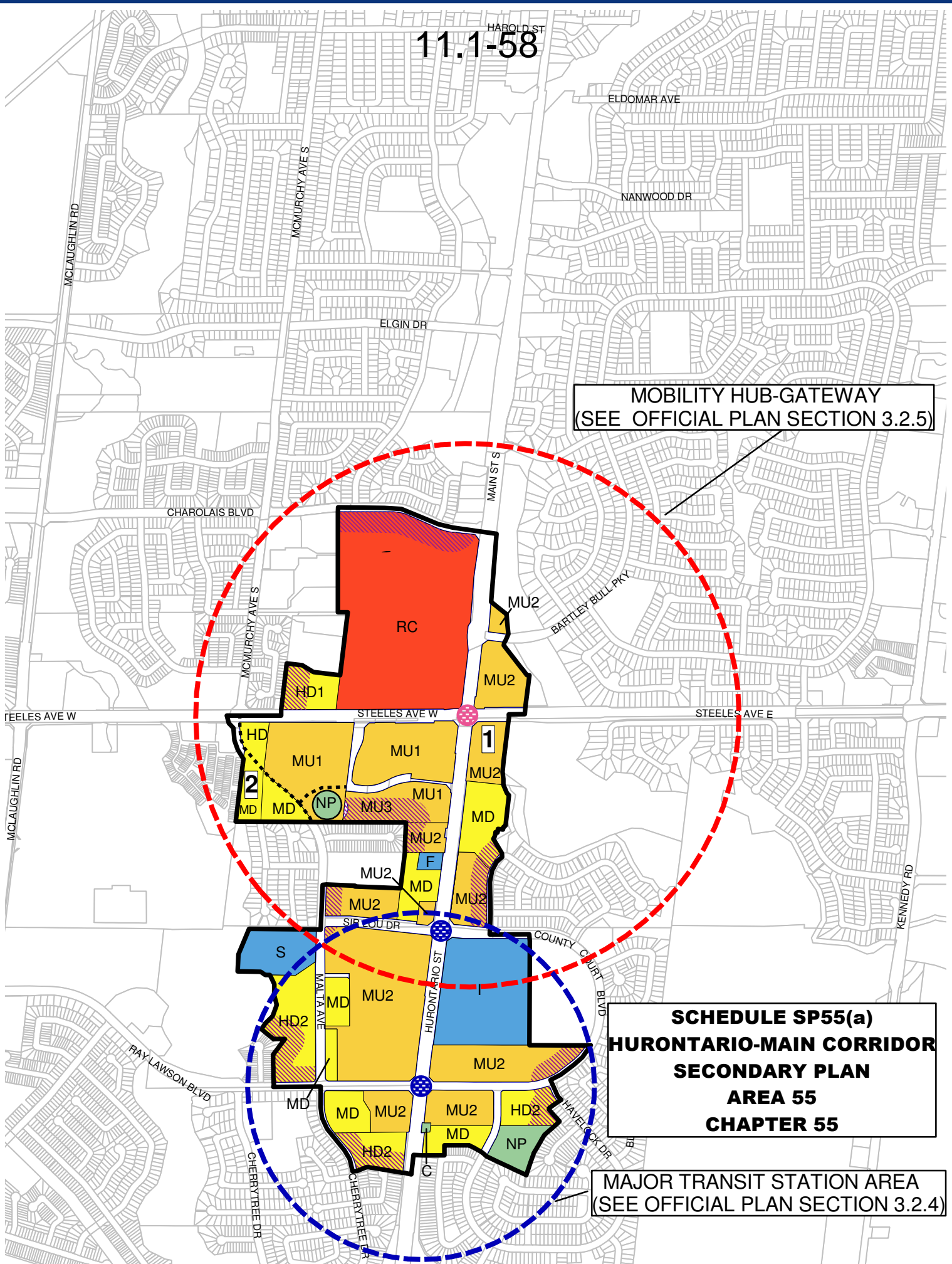


LANDS SUBJECT TO THIS AMENDMENT
TO BE DELETED FROM PLATE 44 TO THE
DOCUMENT KNOWN AS THE
CONSOLIDATED OFFICIAL PLAN



EXTRACT FROM PLATE 44 TO THE DOCUMENT KNOWN AS
THE CONSOLIDATED OFFICIAL PLAN AS IT RELATES
TO THE FLETCHERS CREEK SOUTH SECONDARY PLAN





MOBILITY HUB-GATEWAY
(SEE OFFICIAL PLAN SECTION 3.2.5)

SCHEDULE SP55(a)
HURONTARIO-MAIN CORRIDOR
SECONDARY PLAN
AREA 55
CHAPTER 55

MAJOR TRANSIT STATION AREA
(SEE OFFICIAL PLAN SECTION 3.2.4)

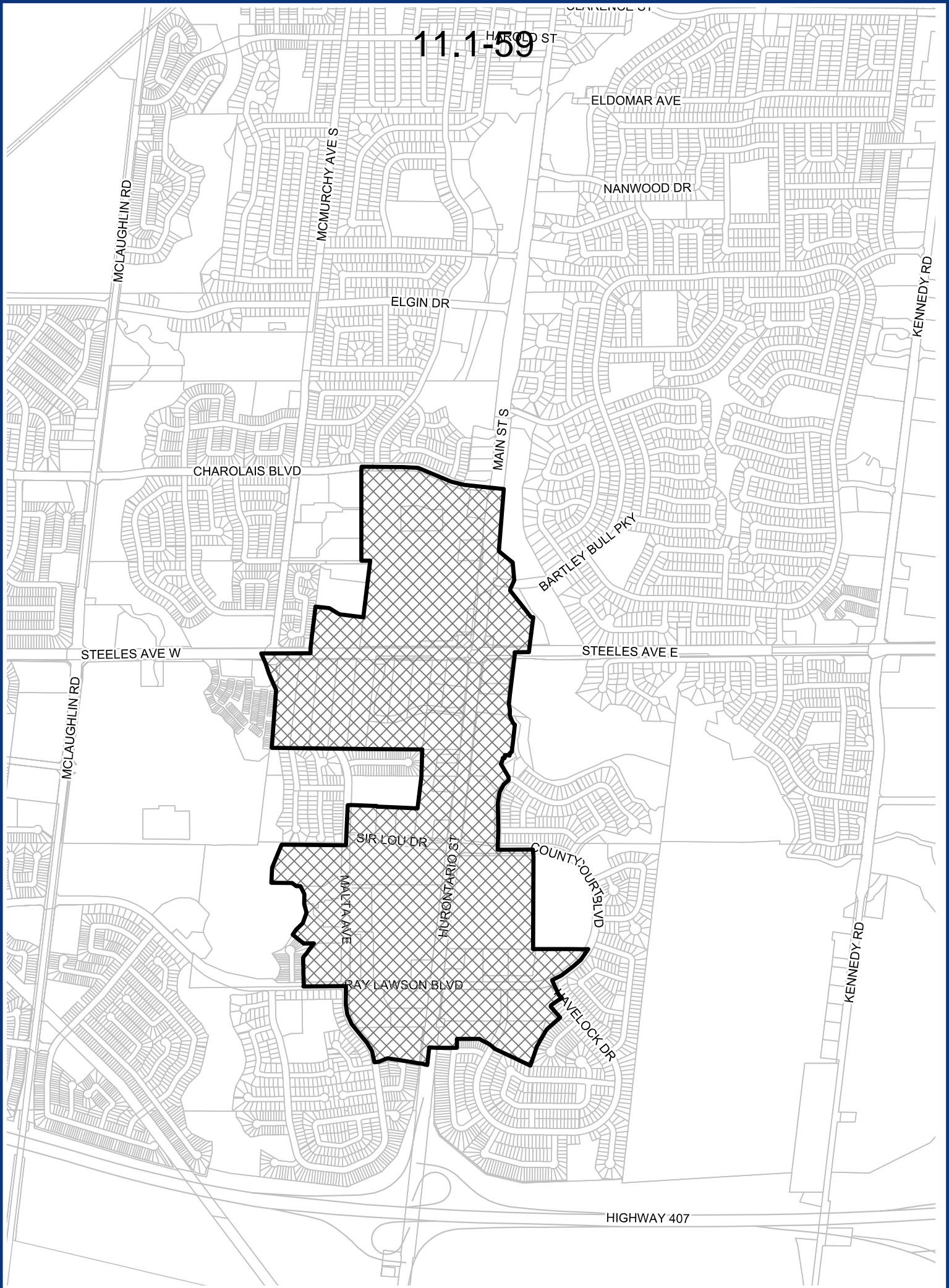
RESIDENTIAL		MIXED USE		INSTITUTIONAL		OPEN SPACE	
MD	MEDIUM DENSITY	MU1	MIXED USE ONE	S	SENIOR PUBLIC SCHOOL	NP	NEIGHBOURHOOD PARK
HD	HIGH DENSITY	MU2	MIXED USE TWO	F	FIRE STATION	C	CEMETERY
HD1	HIGH DENSITY ONE	MU3	MIXED USE THREE	I	INSTITUTIONAL	1-2	SPECIAL POLICY AREAS
HD2	HIGH DENSITY TWO						LANDS SUBJECT TO THIS AMENDMENT
COMMERCIAL		ROADS		GATEWAYS			
RC	REGIONAL COMMERCIAL		COLLECTOR ROAD		PRIMARY GATEWAY		
					SECONDARY GATEWAY		

BRAMPTON
Flower City
brampton.ca
PLANNING, DESIGN & DEVELOPMENT

Date: 2016/12/22

SCHEDULE G TO OFFICIAL PLAN
AMENDMENT NUMBER OP2006
HURONTARIO-MAIN CORRIDOR SECONDARY PLAN
CHAPTER 55

11.1-59



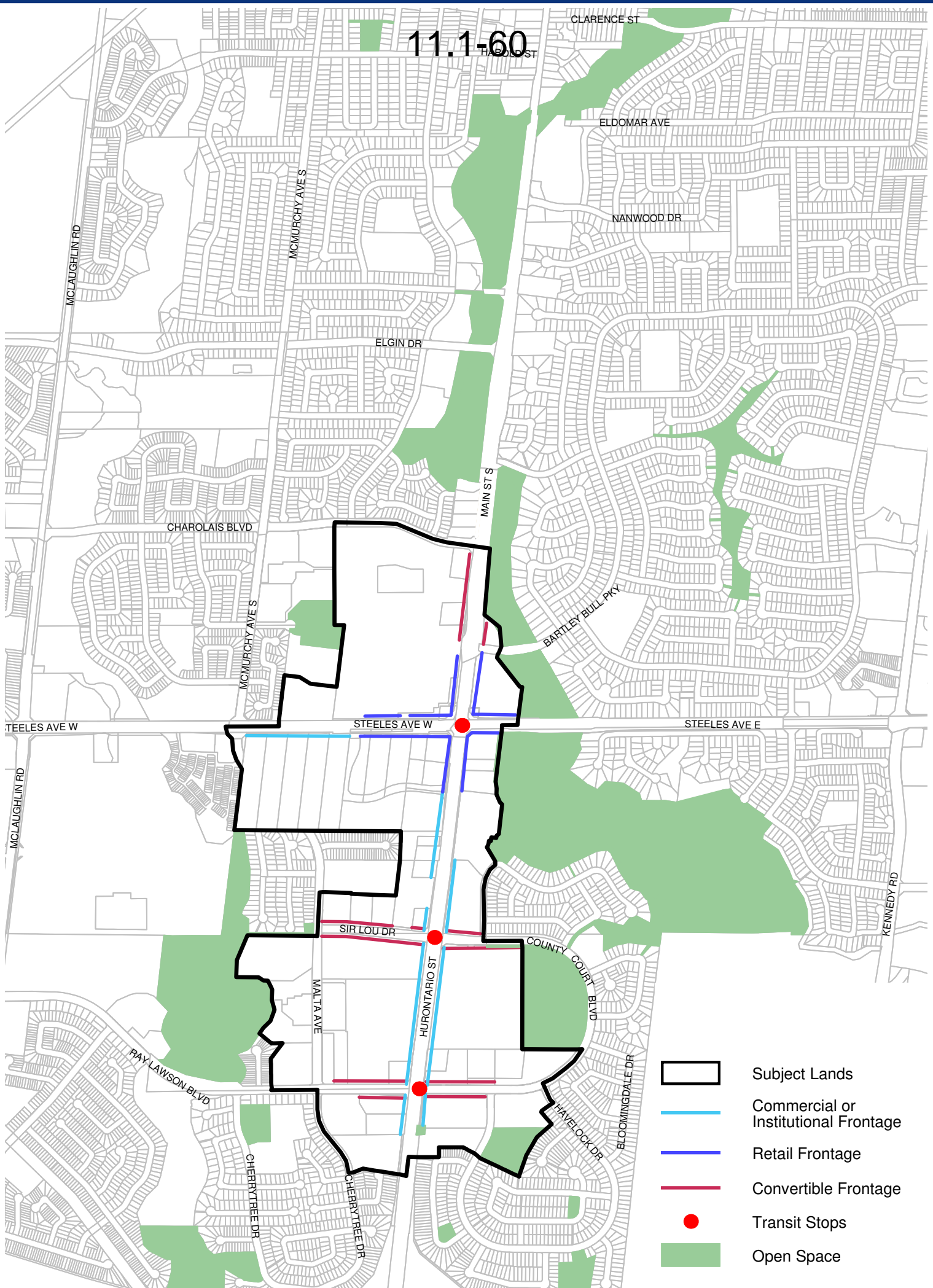
CHARACTER AREA



Brampton Gateway Character Area



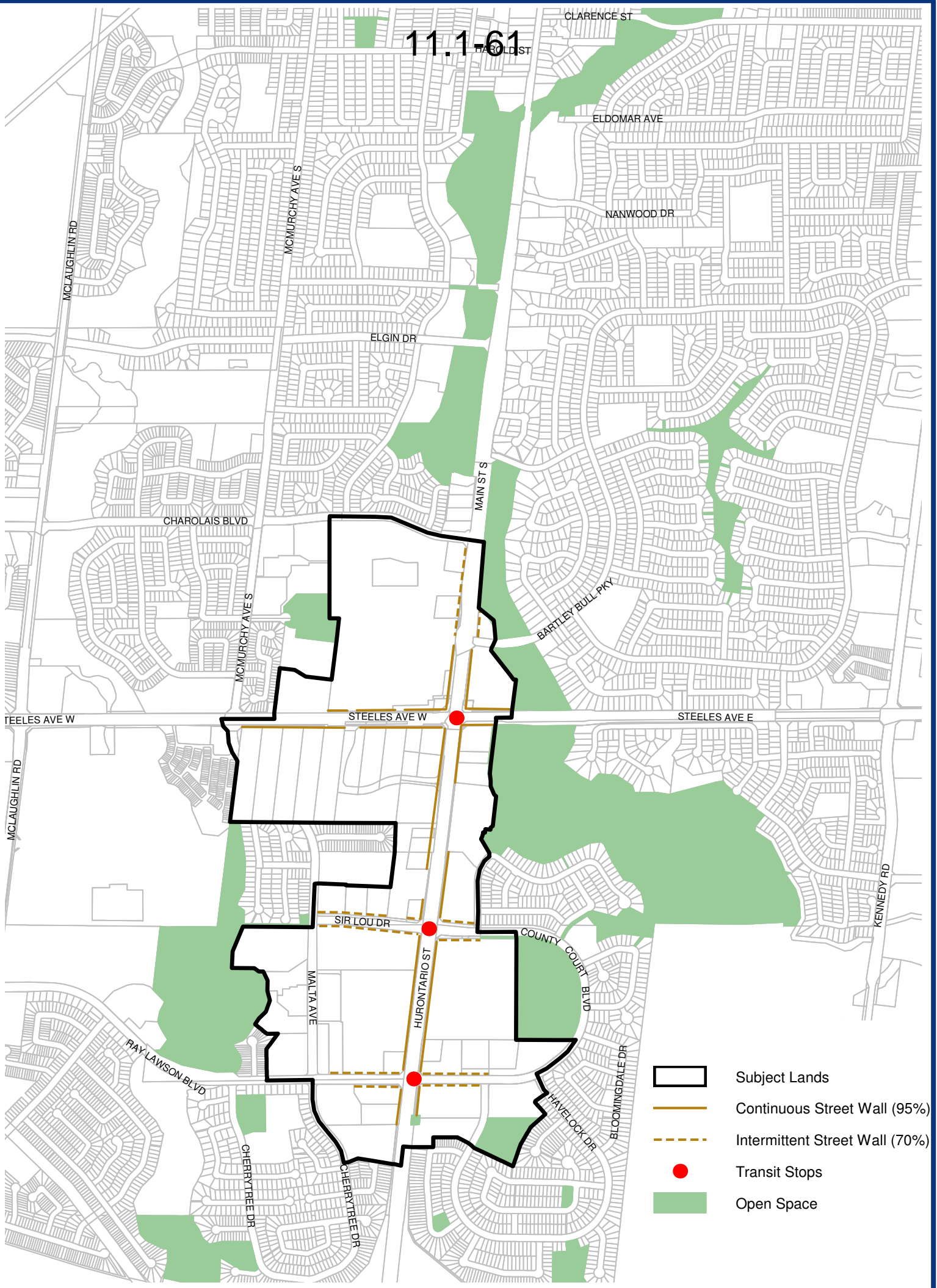
11.1-60



PERMITTED USE AT GROUND LEVEL FACING THE STREET



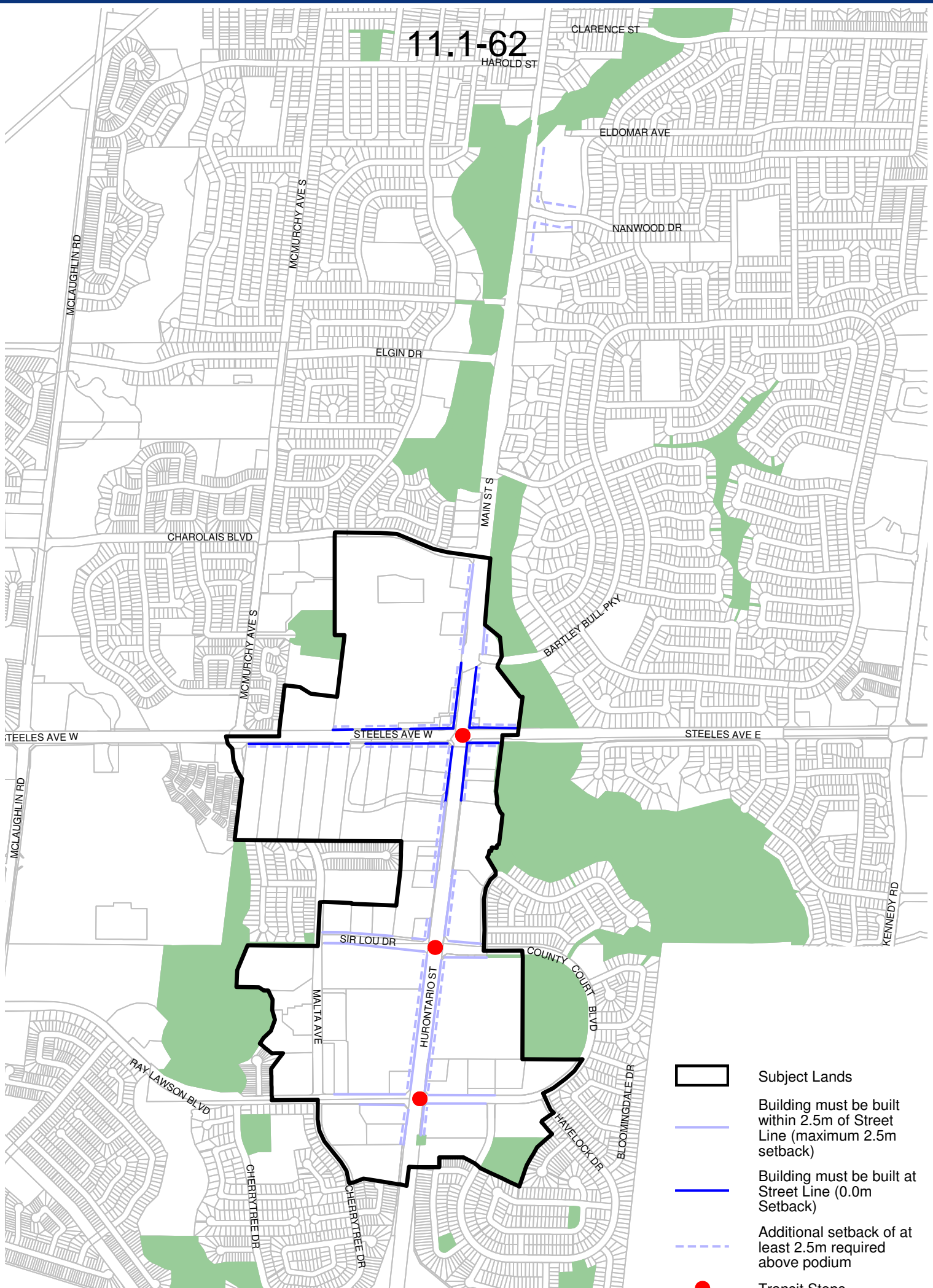
11.1-61









STREET WALLS ALONG FRONTAGE



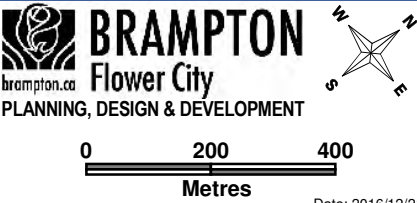
11.1-62



-  Subject Lands
-  Building must be built within 2.5m of Street Line (maximum 2.5m setback)
-  Building must be built at Street Line (0.0m Setback)
-  Additional setback of at least 2.5m required above podium
-  Transit Stops
-  Open Space

SETBACKS

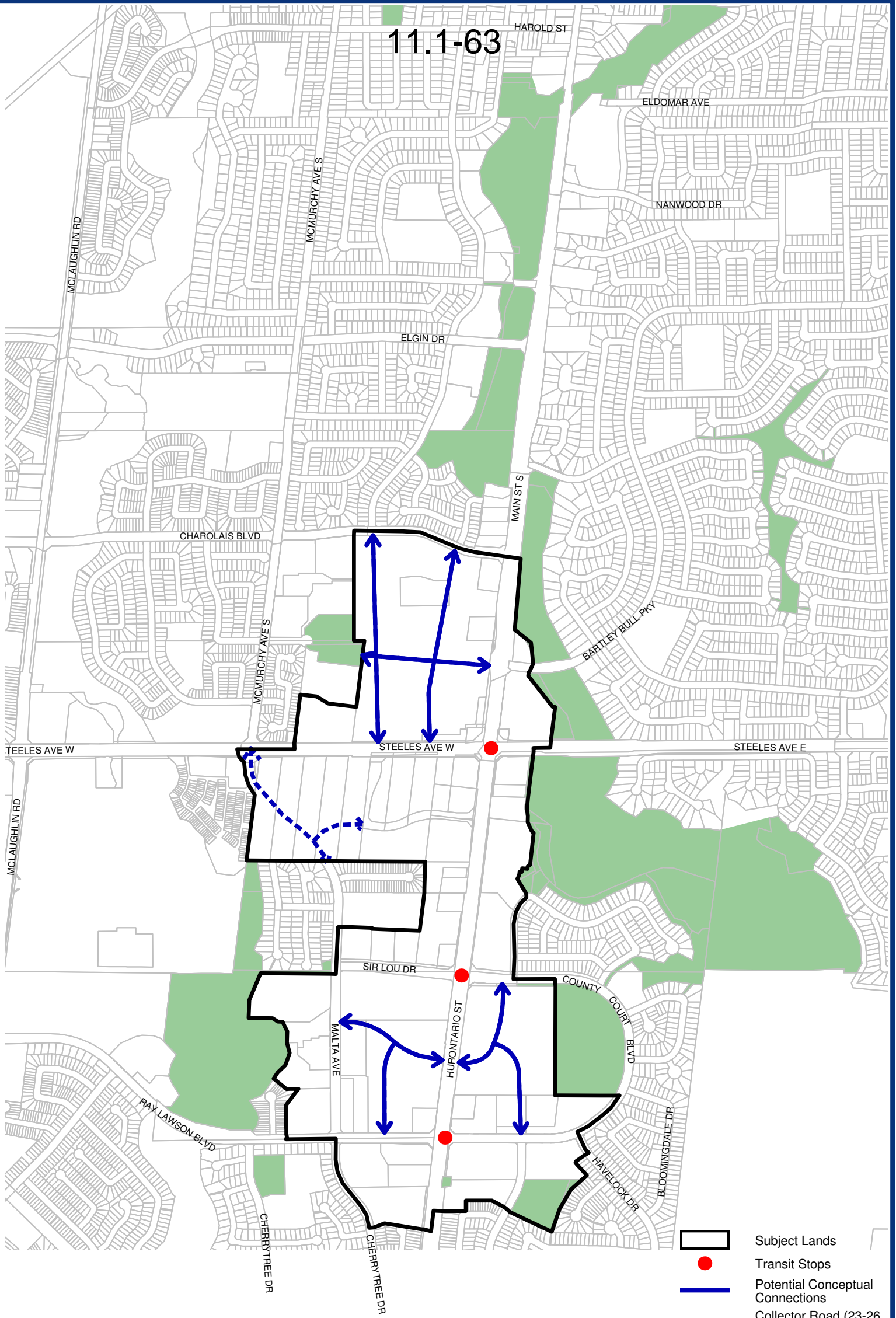
BRAMPTON
Flower City
PLANNING, DESIGN & DEVELOPMENT








Date: 2016/12/21

**APPENDIX D TO OFFICIAL PLAN
AMENDMENT NUMBER OP2006
HURONTARIO-MAIN CORRIDOR SECONDARY PLAN
CHAPTER 55**

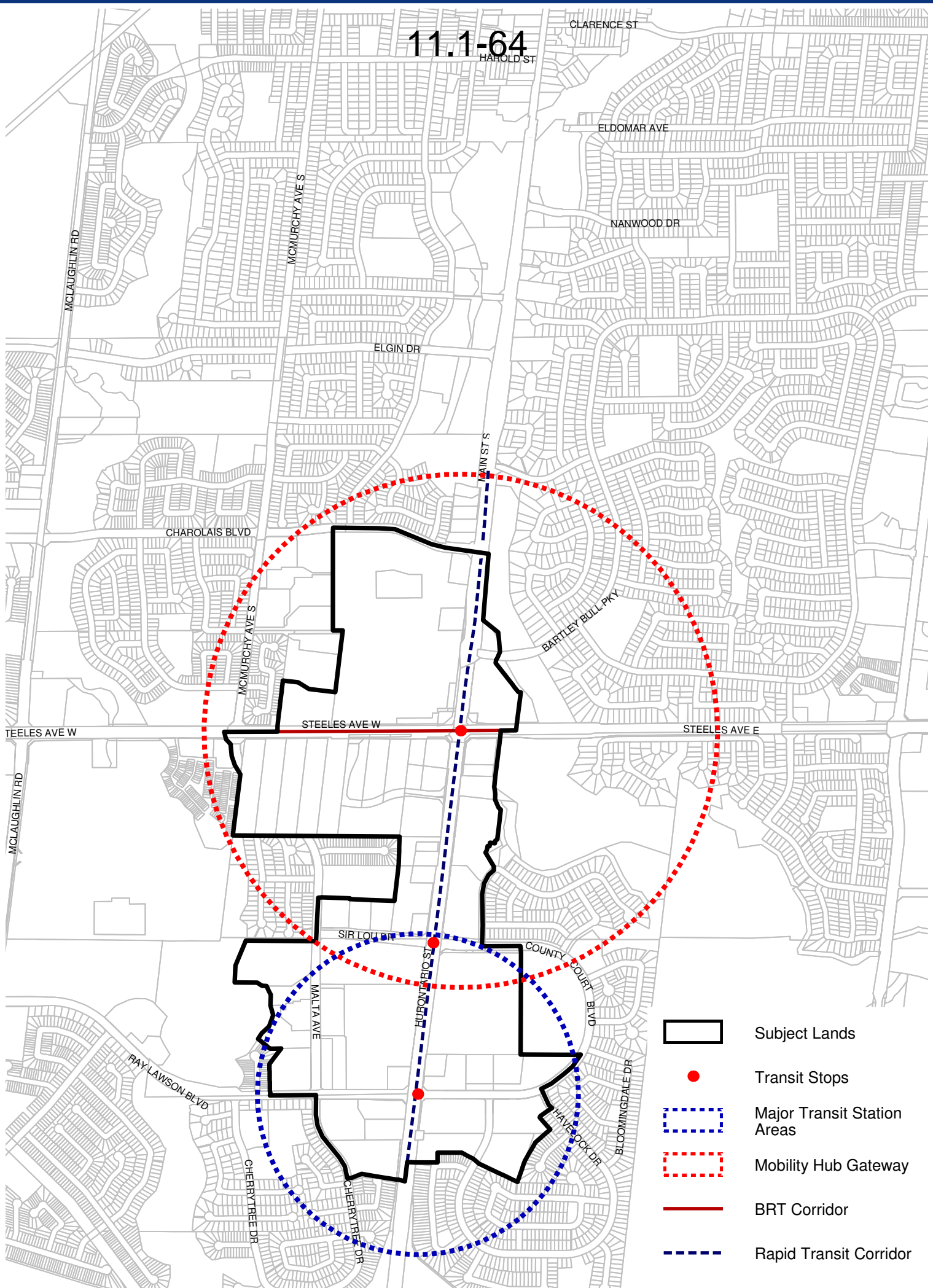
11.1-63









-  Subject Lands
-  Transit Stops
-  Potential Conceptual Connections
-  Collector Road (23-26 Metres)
-  Open Space

FUTURE ROAD CONNECTIONS



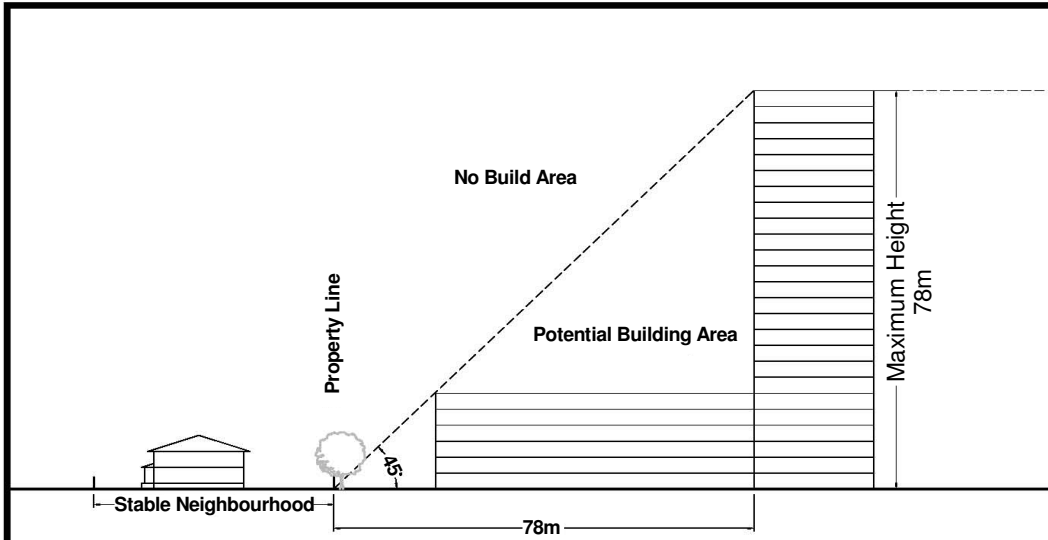


-  Subject Lands
-  Transit Stops
-  Major Transit Station Areas
-  Mobility Hub Gateway
-  BRT Corridor
-  Rapid Transit Corridor

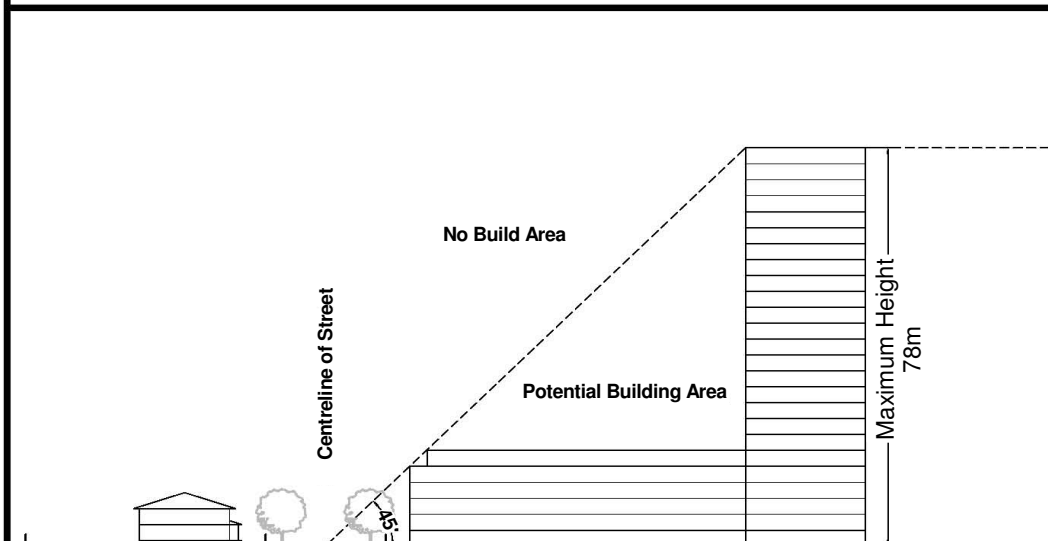
MAJOR PUBLIC TRANSIT FACILITIES



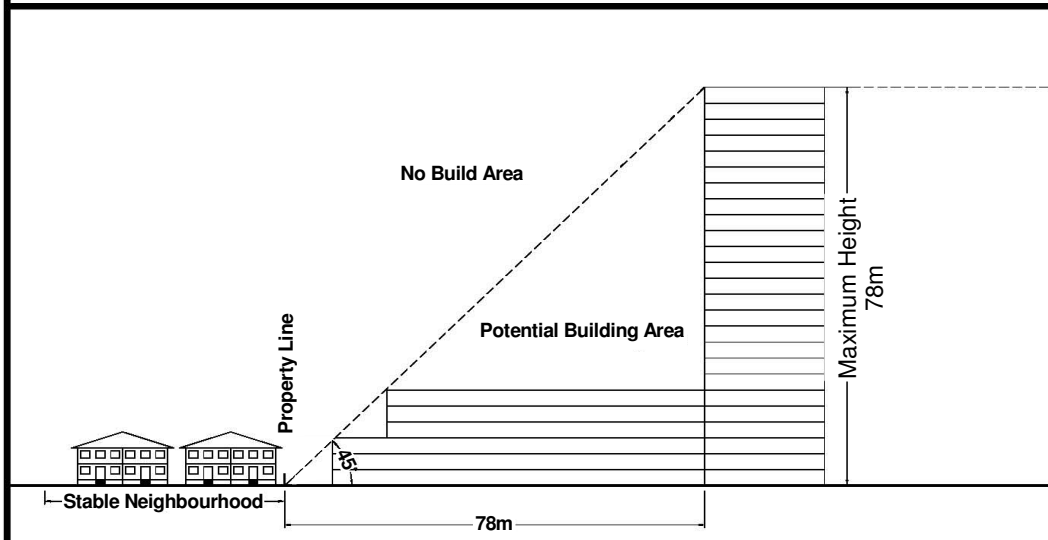
11.1-65



MEASURED FROM REAR LOT LINE



MEASURED FROM CENTRE OF STREET



MEASURED FROM SIDE LOT LINE

HEIGHT TRANSITION - ABUTTING STABLE NEIGHBOURHOODS

Date: 2017-01-18

Subject: **Local Improvement Project and Budget Amendment for Construction of a Noise Attenuation Wall adjacent to 14 and 16 Madrid Crescent, Southwest Corner of Bramalea Road and North Park Drive - Ward #7 (File 17-NWLA-101)**

Contact: Inderjit Hans, Project Engineer, Public Works & Engineering Services, 905-874-5587

Recommendations:

1. That the report from Inderjit Hans, Project Engineer, Capital Works, Public Works and Engineering, dated February 2, 2017, to the Committee Meeting of March 1, 2017, re: **Local Improvement Project and Budget Amendment for Construction of a Noise Attenuation Wall adjacent to 14 and 16 Madrid Crescent, Southwest Corner of Bramalea Road and North Park Drive – Ward #7 (File 17-NWLS-101)**, be received;
2. That Council approve a one-time deviation from the requirement of three (3) benefitting properties in accordance with the City's Noise Attenuation Wall Policy to allow the construction of a noise attenuation wall for two (2) benefitting properties, 14 and 16 Madrid Crescent;
3. That a By-law be passed to authorize the construction of a noise attenuation wall at a cost of \$136,000 (including 10% contingency) on City right-of-way at the southwest corner of Bramalea Road and North Park Drive to benefit 14 and 16 Madrid Crescent;
4. That a budget amendment be approved for Noise Walls Capital Project #144300 in the amount of \$136,000 (including 10% contingency) to cover the cost for the construction of the noise attenuation wall; with funding of \$97,000 transferred from Development Charge Reserves and \$39,000 from the 601044 Cost Recovery-Other Account.; and
5. That a By-law be passed to establish a Committee of Revision, comprised of the current members of the Brampton Committee of Adjustment, to hear benefitting property owners' objections on the Local Improvement Roll.

11.2-2

Overview:

- In October 2011, the City received a successful informal petition from the property owners adjacent to Bramalea Road from North Park Drive to Markham Street for the construction of a noise attenuation wall. Due to the cost share burden to the property owners, a formal petition was unsuccessful.
- Two owners located at 14 and 16 Madrid Crescent that were part of the original petition have requested for special consideration to deviate from the City's Noise Attenuation Wall Policy requirement of three (3) benefitting properties to qualify for construction of a noise attenuation wall adjacent to their property as a Local Improvement project.
- The cost share is in accordance with the latest revision of the City's Noise Attenuation Wall Policy and will be 50/50. However, irregular lot widths will decrease the property owners share.
- The cost for the construction of the noise attenuation wall is estimated to be \$136,000 (including 10% contingency), of which the total recoverable amount from the two properties is estimated to be \$39,000, which is to be recovered as a special charge Local Improvement Tax Levy. A budget amendment is required to fund the project.
- A By-law establishing a Committee of Revision to hear objections against the proposed Local Improvement Roll is required and it is recommended that the current Brampton Committee of Adjustment function as the Committee of Revision.

Background:

In October 2011, the City received a successful informal petition from the property owners adjacent to Bramalea Road from North Park Drive to Markham Street for the construction of a noise attenuation wall under the Local Improvement Regulation. Subsequently, the City confirmed the noise levels and the cost of construction and presented the findings to the property owners. Due to the cost share burden to the property owners, a formal petition was unsuccessful and the City did not proceed any further. Recently, two property owners located at 14 and 16 Madrid Crescent have requested for special consideration to deviate from the City's Noise Attenuation Wall Policy requirement of three (3) benefitting properties to qualify for construction of a noise attenuation wall adjacent to their property as a Local Improvement project. The two properties are bounded by the intersection of Bramalea Road and North Park Drive and a multi-storey medical building to the south (Attachment – 1).

Current Situation:

The City's Noise Attenuation Wall Policy requires that there must be a minimum of three (3) benefitting properties in order for any petition to be considered for a Local Improvement project, which is consistent with the Region's policy. In this situation,

11.2-3

the property owners of 14 and 16 Madrid Crescent have requested a one-time deviation from this policy to allow the owners to cost share the construction of the noise attenuation wall with the City. On January 23, 2017, the City received signed formal petitions from the two property owners. The cost share is in accordance with the latest revision of the City's Noise Attenuation Wall Policy and will be 50/50, with the property owners paying 50% of the cost and the City paying the remainder. Due to the lot configuration of the two properties, the City's cost share portion will be greater than 50%. Both property owners must be in agreement with the cost share and construction of the noise attenuation wall for this project to move forward.

The cost for the construction of the noise attenuation wall is estimated to be \$120,816, of which the total recoverable amount from the two properties is estimated to be \$39,000 (33%). The total budget amendment required, including a 10% contingency, for this project is \$136,000. If the actual cost of construction is different from the estimated cost, property owners' share will change accordingly.

Subject to Council approval for this one-time deviation and undertaking the construction of the noise attenuation wall as a local improvement project, staff will proceed with tendering the construction. It is anticipated that the construction of the noise attenuation wall will commence in 2017.

A By-law establishing a Committee of Revision to hear objections against the proposed Local Improvement Roll is required in accordance with Ontario Reg. 586/06. It is recommended that the current Brampton Committee of Adjustment function as the Committee of Revision to hear any objections, as necessary.

Corporate Implications:

The approval of this request by the property owners will deviate from the City's current Noise Attenuation Wall Policy by allowing construction of a noise attenuation wall for two (2) benefitting property owners, where three (3) benefitting property owners is required. There is a concern that this request may set a precedence to allow exceptions for similar requests in the future.

Financial Implications:

A budget amendment will be required for Capital Project # 144300 – Noise Walls, in the amount of \$136,000. Funding for this initiative will require a transfer from the Development Charge Reserve in the amount of \$136,000, and will recover \$39,000 to the 601044 Cost Recovery-Other Account. There is sufficient funding in the Development Charge Reserve to fund this initiative.

The table below indicates the original budget, expenditures and/or commitments to date, and balance available:

11.2-4

Project #	Prog #	Budget	Budget Amendment	Revised Budget	Expenditures and/or Commitments to Date**	Balance Available	Estimated Initiative Amount*	Budget Balance Remaining
144300	001	234,500	136,000	370,500	105,171	265,329	136,000	129,329

*Estimated Initiative Amount includes the pre-tax amount plus the 1.76% HST Impact.

**Status as per PeopleSoft.

Strategic Plan:

This report achieves the Strategic Plan priorities through Move and Connect by investing in new infrastructure and maintaining a state of good repair.

Conclusion:

The property owners at 14 and 16 Madrid Crescent have requested that the City deviate from the City's Noise Attenuation Wall Policy and allow for construction of a noise attenuation wall adjacent to their property. With Council approval of this one-time deviation, staff will move forward with tendering the construction of the noise attenuation wall. It is recommended that Council approve a budget amendment of \$136,000 (including 10% contingency) to cover the cost for the construction of the noise attenuation wall of which the benefitting property owner's total share of the cost is \$39,000, which is to be recovered as a special charge Local Improvement Tax Levy.

Approved by:

Approved by:

Inderjit Hans, P.Eng.,
 Project Engineer
 Capital Works
 Public Works &
 Engineering

Jayne Holmes, P.Eng.,
 Director, Capital Works
 Public Works &
 Engineering

Attachments:

Key Plan

11.2-5

BRAMALEA RD

PROPOSED NOISE WALL

NORTH PARK DR

MADRID CRESCENT



RECEIVED
CLERK'S DEPT.

FEB 17 2017

February 9, 2017

REG. NO.:
FILE NO.: _____

Honourable Kathleen Wynne
Premier of Ontario
Legislative Building
Queen's Park
Toronto, Ontario
M7A 1A1

RE: Election of the Chair of The Regional Municipality of Peel

Dear Premier:

We are writing to advise you that on Thursday, January 26, 2017, Peel Regional Council passed a motion to request the repeal of Bill 70 Schedule 15, which amends the Municipal Act, 2001 to communicate the head of Council must be elected commencing with the 2018 Municipal Election.

The amendment to the Act states, "On the day the new council of a regional municipality is organized following the regular election in 2018, the head of council of a regional municipality shall be elected by general vote in accordance with the *Municipal Elections Act, 1996*."

Upon further discussion at the last Regional Council meeting, held on January 26, 2017, Peel Council voted 22 in favour and 1 opposed to ask the Province to take immediate action on this matter and repeal the sections of the recently passed legislation relating to the election at large of the Regional Chair for Peel.

The right to self-determination is a fundamental tenet of democracy, and the collective will of Peel Regional Council is that you respect this fact and afford us this right as democratically elected officials. This perspective has been long held by Peel Regional Council and recently validated by the governing process undertaken last year. Therefore, Members of Regional Council respectfully request the repeal of the Province's decision to make the position of Regional Chair one elected by the citizens of the region, rather than one that is appointed by Council.

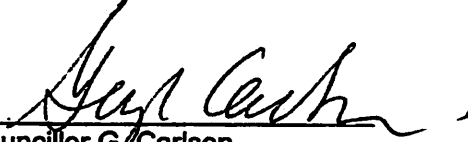
Your swift attention to this matter is appreciated.

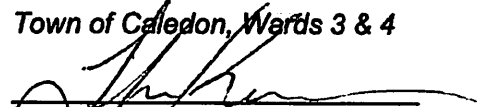
Best regards,


Region of Peel Council

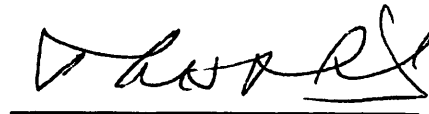
The Regional Municipality of Peel

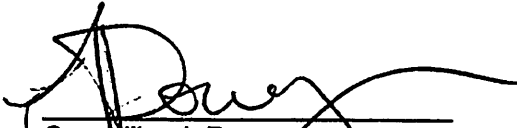
Signatures of Peel Regional Council Members:



Councillor G. Carlson
City of Mississauga, Ward 11

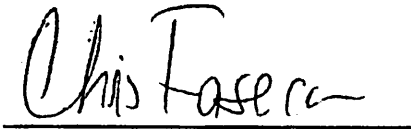
Town of Caledon, Wards 3 & 4

Councillor J. Kovac
City of Mississauga, Ward 4



Mayor B. Crombie
City of Mississauga

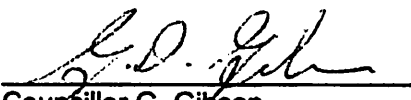

Councillor M. Mahoney
City of Mississauga, Ward 8



Councillor J. Downey
Town of Caledon, Ward 2

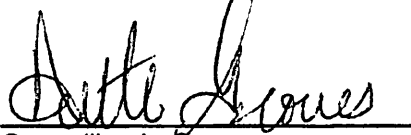

Councillor S. McFadden
City of Mississauga, Ward 10

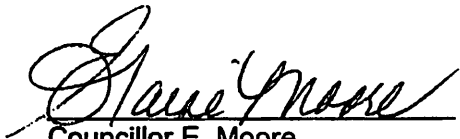

Councillor C. Fonseca
City of Mississauga, Ward 3



Councillor M. Medeiros
City of Brampton, Wards 3 & 4

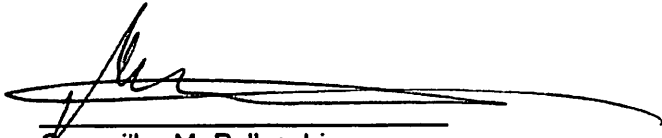

Councillor G. Gibson
City of Brampton, Wards 1 & 5



Councillor G. Miles
City of Brampton, Wards 7 & 8

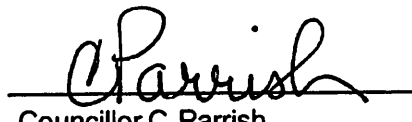

Councillor A. Groves
Town of Caledon, Ward 5



Councillor E. Moore
City of Brampton, Wards 1 & 5



Councillor N. Iannicca
City of Mississauga, Ward 7



Councillor M. Palleschi
City of Brampton, Wards 2 & 6


Councillor J. Innis
Town of Caledon, Wards 3 & 4
The Regional Municipality of Peel

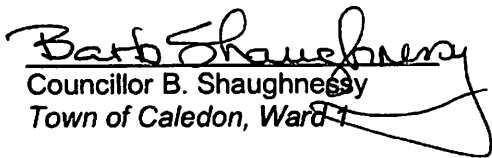

Councillor C. Parrish
City of Mississauga, Ward 5



Councillor K. Ras
City of Mississauga, Ward 2



Councillor R. Starr
City of Mississauga, Ward 6


Councillor P. Saito
City of Mississauga, Ward 9


Mayor A. Thompson
Town of Caledon


Councillor B. Shaughnessy
Town of Caledon, Ward 1


Councillor J. Tovey
City of Mississauga, Ward 1


Councillor J. Sprovieri
City of Mississauga, Wards 9 & 10

- cc:
- Honourable Bill Mauro, Minister of Municipal Affairs
 - Dipika Damerla, MPP, Mississauga East - Cooksville
 - Bob Delaney, MPP, Mississauga - Streetsville
 - Vic Dhillion, MPP, Brampton West
 - Sylvia Jones, MPP, Dufferin-Caledon
 - Harinder Malhi, MPP, Brampton – Springdale
 - Amrit Mangat, MPP, Mississauga – Brampton South
 - Jagmeet Singh, MPP, Bramelea-Gore-Malton
 - Charles Sousa, MPP, Mississauga South
 - Harinder S. Takhar, MPP, Mississauga - Erindale
 - Debi Wilcox, Regional Clerk, Durham Region
 - Graham Milne, Deputy Clerk, Halton Region
 - Ralph Walton, Regional Clerk, Niagara Region
 - Kris (Kristine) Fletcher, Regional Clerk, Waterloo Region
 - Dennis Kelly, Regional Clerk, York Region
 - Peter Fay, City Clerk, City of Brampton
 - Crystal Greer, City Clerk, City of Mississauga
 - Carey deGorter, City Clerk, Town of Caledon

The Regional Municipality of Peel

Resolution

Moved By: Councillor Crombie	Date: January 26, 2017
Seconded By: Councillor Saito	Item Number 12.1

Whereas Bill 70 Schedule 15, requires general election of the Regional Chair commencing with the 2018 Municipal Election;

And whereas, Bill 70 Schedule 15, was introduced on First Reading on November 16, 2016, and received Royal Assent and came into force on December 8, 2016 without adequate consultation of the interests of the Region and its area municipalities, or adequate consideration of their stated preferences that the Regional Chair continue to be appointed by Regional Council;

Therefore be it resolved, that a letter protesting the enactment of the requirement and requesting its repeal be circulated by the Regional Clerk for signature by Members of Council and sent to the Premier of Ontario;

And further, that a copy of the letter be sent to the Minister of Municipal Affairs, Peel-area MPPs, the Clerks of other Regional Municipalities affected by the requirement and the local municipalities within the Region of Peel.

CARRIED	√	LOST	REFERRED
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Chair

Proposed Changes/Amendments – Council Agenda – March 9, 2017

The following items, listed on the Closed Session agenda for distribution prior to the meeting, were distributed under separate cover to Members of Council and senior staff:

- 21.3. Report from J. Zingaro, Deputy Solicitor, Corporate Services, re: **OMB Proceeding – Ward 7** – Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board
- 21.4. Report from John Zingaro, Deputy Solicitor, Corporate Services, re: **Court Order – Ward 1** – 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

The following items, listed on the agenda for distribution prior to the meeting, are attached:

- 8.2. Report from M. Majeed, Policy Planner, Planning and Development Services, re: **Supplementary Information – City of Brampton Initiated Official Plan Amendment – Hurontario-Main Corridor Secondary Plan – Lands generally fronting Hurontario-Main Street from Charolais Boulevard to South of Ray Lawson Boulevard – Wards 3 and 4** (File P26 S50).
- 10.5. **Minutes – Planning and Development Committee – March 6, 2017**
- 11.3. Staff Presentation from Alex Milojevic, Director, Transit, re: **Pan-Ontario Electric Bus Demonstration & Integration Trial**

The following items, listed on the agenda for distribution prior to the meeting, were distributed to the Mayor and Members of Council and published on March 6, 2017:

- 8.1. Report from H. Schlange, Chief Administrative Officer, re: **City Response to the Office of the Ontario Ombudsman Investigation into the City of Brampton's Procurement Practices titled "Procuring Progress"**.
- 9.2. Correspondence and Report from Paul Dubé, Ombudsman of Ontario, dated March 1, 2017, titled **"Procuring Progress" – Investigation into the City of Brampton's procurement practices, focusing on the administration of its purchasing by-laws, policies and procedures regarding non-competitive procurements**

Additional Business and Changes related to the Published Agenda (*no vote required*):

Re: Items 8.1 and 9.2 (Ombudsman Report):

- Presentation from the CAO attached

Re: Item 18 (Government Relations Matters):

- 18.1. Briefing Report from the Office of the CAO attached

Date: 2017-02-27

Subject: **Supplementary Council Transmittal Report - City of Brampton Initiated Official Plan Amendment - Hurontario-Main Corridor Secondary Plan - Lands generally fronting Hurontario-Main Street from Charolais Boulevard to south of Ray Lawson Boulevard, Wards 3 & 4 (P26 S55)**

Contact: Malik Majeed, Policy Planner, Planning & Development Services, (905) 874-2076, malik.majeed@brampton.ca

Recommendations:

1. THAT the report from Malik Majeed, Policy Planner, Planning and Development Services, dated February 24, 2017 to the City Council meeting of March 8, 2017 entitled **Supplementary Council Transmittal Report – City of Brampton Initiated Official Plan Amendment – Hurontario-Main Corridor Secondary Plan – Wards 3 & 4 (File: P26 S55)** be received;
2. THAT the Mixed-Use One designation be returned to the portion of 209 Steeles Avenue West that is located on the north side of the future Malta Avenue extension;
3. THAT a by-law be passed to adopt the Official Plan Amendment to implement the Hurontario-Main Corridor Secondary Plan, appended as Appendix A; and,
4. THAT it is hereby determined that in adopting the attached Official Plan Amendment, Council has had regard to all matters of Provincial interest and that Council has established that the Official Plan Amendment is consistent with the Provincial Policy Statement as set out in Section 2 and 3(5) respectively of the Planning Act, R.S.O. 1990, c.P.13, as amended.

Overview:

- **Delegating with respect to Item 8.4 on the City Council meeting agenda for February 22, 2017, KLM Planning expressed concern that the permissions in the Secondary Plan with respect to a portion of their client’s lands at 209 Steeles Avenue West is less than the maximum building height and maximum density that was proposed at the statutory public meeting on the draft OPA, held in May 2014.**
- **City Council deferred Item 8.4 to the Council meeting of March 8, 2017 and directed staff to review the concerns of the delegation.**
- **In reviewing the written submissions of KLM Planning, staff is of the opinion that there is justification to return the northern portion of 209 Steeles Avenue West as Mixed-Use One, which permits a maximum building height of 78 metres**

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(25 storeys) and maximum density of 4.0 F.S.I.

- **For the applicant to take advantage of the higher densities and heights permitted by the Mixed-Use One designation, a rezoning application will have to be submitted, which will be subject to public consultation in accordance with the *Planning Act*.**

Background:

The draft City initiated Official Plan Amendment (OPA) to establish the Hurontario-Main Corridor Secondary Plan presented at the public meeting in May 2014, designated the northern portion of the lands known municipally as 209 Steeles Avenue West as Mixed-Use One and included policies that permitted a maximum building height of 78 metres (25 storeys) and maximum density of 4.0 F.S.I. The subject lands are located on the south side of Steeles Avenue West and west of Hurontario Street.

In May 2014, KLM Planning submitted written comments on behalf of Queensgate Development (now i2 Developments Inc.) that were generally supportive of the policy direction of the Secondary Plan with respect to their client's lands at 209 Steeles Avenue West.

In June 2016, the OMB approved a site specific OPA and zoning by-law with respect to the application by i2 Developments Inc. to permit the development of 189 residential units within a 12 storey apartment building, including commercial uses at street level fronting Steeles Avenue West, and 272 stacked townhouse units south of the apartment building, within lands known municipally as 209 Steeles Avenue West.

As the above-noted proposal is generally consistent with the principles of transit-oriented development identified in the draft Hurontario-Main Corridor Secondary Plan, City staff included the above-noted OMB approved OPA as part of Special Policy Area 2 in the draft Hurontario-Main Corridor Secondary Plan that was presented for Council adoption on February 22, 2017.

Current Situation:

The purpose of this report is to respond to the issues raised at the February 22 Council meeting by the delegation regarding 209 Steeles Avenue West and to present the City-initiated OPA for the Hurontario-Main Corridor Secondary Plan for approval.

209 Steeles Avenue West

On February 22, 2017, City Council deferred consideration of Item 8.4 with respect to the Hurontario-Main Corridor Secondary Plan to the meeting of March 8, 2017 in order for staff to address the concern raised by KLM Planning that the density and building height proposed in the Secondary Plan with respect to the portion of 209 Steeles Avenue West that is on the north side of the future Malta Avenue extension, is less than what was proposed at the Public Meeting in May 2014.

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In discussion with staff following the Council meeting, KLM Planning stated that their written submission of May 2014 on behalf of Queensgate Developments (now i2 Developments Inc.) was generally supportive of the general policy direction of the draft OPA and density and heights assigned to their lands as part of the Mixed-Use One designation, which permits a maximum building height of 78 metres (25 storeys) and maximum density of 4.0 F.S.I..

Furthermore, KLM Planning stated that the site specific amendment to the existing Fletchers Creek South Secondary Plan that was approved by the OMB included density requirements that were consistent with the existing Fletchers Creek South Secondary Plan, and that their client anticipated that the density and height policies of the Mixed-Use One designation would ultimately be applied to their lands north of the future Malta Avenue extension in the final version of the Hurontario-Main Corridor Secondary Plan.

In reviewing the written submissions of KLM Planning, staff is of the opinion that there is justification to return the land use designation from High Density to Mixed-Use One. For the applicant to take advantage of the higher densities and heights permitted by the Mixed-Use One designation, a rezoning application will have to be submitted, which will be subject to public consultation in accordance with the *Planning Act*.

Letter from Wood Bull LLP

At the City Council meeting on February 22, 2017, a letter from Wood Bull LLP was tabled with respect to item 8.4 on the agenda, on behalf of Newmark Developments, owners of the property known municipally as 157 Steeles Avenue West. The City staff letter responding to Wood Bull LLP is attached as Appendix B. Staff is not recommending any revisions to the OPA as suggested by the written submission of Wood Bull.

Corporate Implications:

Financial Implications:

Corporate implications, including financial implications, have been addressed in the Council Transmittal Report dated January 17, 2017 that was included as item 8.4 of the City Council meeting agenda for February 22, 2017.

Strategic Plan:

The above-noted Council Transmittal Report identifies the Strategic Plan goals that are addressed by the Hurontario-Main Corridor Secondary Plan.

Conclusion:

In reviewing the written submissions of KLM Planning, staff is recommending that the Mixed-Use One designation be returned to the portion of 209 Steeles Avenue West that is on the north side of the future Malta Avenue extension.

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Staff is of the view that the OPA, including the above-noted revision, represents good planning and is in the public interest. As such, staff recommends that Council authorize the adoption of the OPA attached as Appendix A to this report.

Approved by:

Pam Cooper, RPP, MCIP
Interim Manager, Land Use Policy
Planning & Development Services

David Waters, RPP, MCIP, PLE
Interim Director, Planning Policy
Planning & Development Services

Approved by:

Heather MacDonald, RPP, MCIP, CHRL
Interim Commissioner,
Planning & Development Services

Attachments:

Appendix A – Official Plan Amendment

Appendix B – Response Letter to Wood Bull LLP

Report authored by: Malik Majeed, Policy Planner, Planning & Development Services
(905) 874-2076, malik.majeed@brampton.ca

Appendix A – Official Plan Amendment



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2017

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 for Chapter 55 – Hurontario-Main Corridor Secondary Plan Area 55 is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 8th day of March 2017.

Approved as to
form.

2017/02/01

Matthew Rea

Linda Jeffrey, Mayor

Approved as to
content.

2017/03/01

David Waters

Peter Fay, City Clerk

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AMENDMENT NUMBER OP2006 - _____

to the Official Plan of the

City of Brampton Planning Area

1.0 PURPOSE

To establish, in accordance with Section 5.4 of the 2006 Official Plan, a new secondary plan known as the “Huronario-Main Corridor Secondary Plan” identified as Secondary Plan Number 55 on Schedule “G” of the 2006 Official Plan and to amend the existing land use schedules and policies of Secondary Plan Areas 16 (Brampton South), 17 (Brampton East), and 24 (Fletcher’s Creek South) as they apply to the Hurontario-Main Corridor Secondary Plan Area.

The land use designations and policies contained in this amendment are intended to implement the planning and urban design recommendations of the Hurontario/Main Street Corridor Master Plan (October 2010) and the Sustainable City Structure and other relevant policies of the City’s Official Plan in accordance with the following vision:

- Provision of reliable, frequent, comfortable and convenient rapid transit service with easy access throughout the corridor, with effective connections to other links in the inter-regional transit network;
- Creating a complete street, with attractive “places” along the corridor featuring expanded mobility, vibrant economic activity, and livable, Mixed-Use neighbourhoods, integrated with the transportation infrastructure; and,
- Recognizing and reinforcing the Regional Urban System and the planned urban structure of the City and, accordingly, encouraging Mixed-Use, compact, intensified Transit Oriented Development directed along the Hurontario/Main Street corridor, customized to suit the varying and distinct nature of each existing community and sensitive to the presence of adjacent stable neighbourhoods and local natural heritage and recreational open space systems.

The introduction of higher order transit (including Light Rail Transit) on Hurontario Street represents an important city-building initiative that will further the vision for the Corridor.

2.0 LOCATION

The subject lands comprise an area of about 127 hectares (313 acres) generally fronting both sides of Hurontario/Main Street from Charolais Boulevard to south of Ray Lawson Boulevard and are generally described as being Part of Lots 13, 14 and 15 Concession 1 WHS, Part of Lots 13, 14 and 15 Concession 1 EHS, Part of Lot 1 Concession 1 WHS and Part of Lot 1 Concession 1 EHS.

The lands subject to this amendment are specifically identified on Schedule “B” to this amendment.

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3.0 AMENDMENT AND POLICIES RELATIVE THERETO

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

- (1) By revising on Schedule “B1’ CITY ROAD RIGHT-OF-WAY WIDTHS, the right-of-way of Hurontario Street and Main Street South from 36 metres (120 feet) to 50-55 metres (164-180 feet) as shown on Schedule “A” to this amendment;
- (2) By revising Schedule ‘G’ SECONDARY PLAN AREAS to identify the boundaries of a new “Hurontario-Main Corridor Secondary Plan (Area 55)”, identified as the lands subject to this amendment on Schedule “B” to this amendment, and to identify the revised boundaries of Secondary Plan Areas 16, 17 and 24;
- (3) By revising the boundaries of the Brampton South Secondary Plan (Area 16) as shown on Plate 7 of the document known as the Consolidated Official Plan, by deleting the area north of Steeles Avenue West on the west side of Main Street South as identified on Schedule “C” to this amendment;
- (4) By revising the boundaries of the Brampton East Secondary Plan (Area 17) as shown on Plate 8 of the document known as the Consolidated Official Plan, by deleting the area north of Steeles Avenue East on the east side of Main Street South as identified on Schedule “D” to this amendment;
- (5) By revising the boundaries of the Fletcher’s Creek South Secondary Plan (Area 24) as shown on Plate 43 of the document known as the Consolidated Official Plan, by deleting the area on the south side of Steeles Avenue and on the east and west sides of Hurontario Street as identified on Schedule “E” to this amendment;
- (6) By revising the boundaries of the Area Requiring Noise Analysis in the Fletcher’s Creek South Secondary Plan (Area 24) as shown on Plate 44 of the document known as the Consolidated Official Plan, by deleting the area south of Steeles Avenue on the east and west sides of Hurontario Street identified on Schedule “F” to this amendment;
- (7) By deleting Section 1.1 of Section 1.0 General Description, in Sub-Section B.2.4 Brampton South Planning District of the document known as the Consolidated Official Plan as it applies to the Brampton South Secondary Plan;

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- (8) By deleting Sections 4.3 of Section 4.0 Commercial Uses in Sub-Section B.2.4 Brampton South Planning District of the document known as the Consolidated Official Plan as it applies to the Brampton South Secondary Plan;
- (9) By renumbering Section 1.2 as Section 1.1, renumbering Sections 4.4 to 4.5 as Section 4.3 to 4.4 and renumbering Subsections 4.4.1 through 4.4.7 as Subsections 4.3.1 through 4.3.7 within Sub-Section B2.4 Brampton South Planning District of the document known as the Consolidated Official Plan as it applies to the Brampton South Secondary Plan;
- (10) By adding the following at the end of Section 1.1 of Subsection B.2.5 in Chapter B1 of Section B, Part C of the document known as the Consolidated Official Plan as it applies to the Brampton East Secondary Plan:
- “Notwithstanding the general policies in Section 1.1, the lands that front Main Street South and are within Secondary Plan Area 55, shall be developed in accordance with the principles and policies of the Hurontario-Main Corridor Secondary Plan.”
- (11) By deleting the words “new Provincial Courthouse” in Section 5.1 and by deleting Section 5.2 of Subsection B2.5 in Chapter B1 of Section B, Part C of the document known as the Consolidated Official Plan as it applies to the Brampton East Secondary Plan;
- (12) By inserting in Section 2.0 Location in Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan, the words “except for the lands that are part of Secondary Plan Area 55” after the words “Concession, 1 W.H.S.” and inserting “381” in place of “462”;
- (13) By deleting Sections 5.4.1 to 5.4.3 in Section 5.0 Residential Policies in Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (14) By replacing Section 5.4.4 of Section 5.0 Residential Policies in Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan with the following:
- “The residential high density designations on the south side of Steeles Avenue West may be developed at maximum net residential densities of 160.6 units per hectare (65.0 units per acre) provided that proponents of development projects submit for the approval of the City, development concepts illustrating how such projects will incorporate

8.2-11

superior architectural design and elements resulting in an attractive urban built form.”

- (15) By deleting Section 5.4.5 of Section 5.0 Residential Policies in Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (16) By deleting Section 5.17 in Section 5.0 Residential Policies of Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (17) By deleting Section 6.0 Hurontario Corridor Mixed-Use of Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (18) By deleting Section 7.1, including Section 7.1.1, in Section 7.0 Commercial Policies of Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (19) By deleting the words “District or” before the word “Neighbourhood” in the first and last sentences of Section 7.2.1 in Section 7.0 Commercial Policies of Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (20) By deleting Section 7.3.1 in Section 7.0 Commercial Policies of Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (21) By deleting Sections 7.7 and 7.8 in Section 7.0 Commercial Policies of Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (22) By deleting Section 8.0 Highway Number 10 Policies of Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (23) By deleting Section 9.2 in Section 9.0 Institutional Policies of Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (24) By deleting Section 10.2 Open Space – Cemeteries of Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;

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- (25) By deleting Section 11.1.1 (b) and the first sentence in Section 11.1.2 of Section 11.1 Roads in Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (26) By renumbering Sections 5.4.4, 5.4.6 and 5.4.7 as Sections 5.4.1 5.4.2 and 5.4.3 respectively in Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (27) By renumbering, in Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan, Sections 7.2 through 7.6 as Sections 7.1 through 7.5 and all of the policies and references within them in a precise and consistent manner;
- (28) By renumbering Sections 9.3 through 9.6 as Sections 9.2 through 9.5 in Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (29) By renumbering Section 10.3 as Section 10.2 in Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (30) By renumbering Section 11.1.1(c) to 11.1.1(f) as Sections 11.1.1(b) to 11.1.1(e) in Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (31) By renumbering Sections 9.0 through 13.0 as Sections 8.0 through 12.0 and renumbering all subsections in a precise and consistent manner in Chapter A21 of the document known as the Consolidated Official Plan as it applies to the Fletchers Creek South Secondary Plan;
- (32) By adding thereto under Part II: SECONDARY PLANS, “Area 55 Hurontario-Main Corridor” and the following:

“Chapter 55 of Part II of the Official Plan, as it applies to Secondary Plan Area 55 shall constitute the Hurontario-Main Corridor Secondary Plan”;
- (33) By adding to Part II Chapter 55 thereof as Schedule, “SP55(a)” and,
- (34) By adding the following text to Part II – Secondary Plans, as Chapter 55.

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**CITY OF BRAMPTON OFFICIAL PLAN
PART II
CHAPTER 55
HURONTARIO-MAIN CORRIDOR SECONDARY PLAN
SECONDARY PLAN AREA 55**

8.2-14

1.0 PURPOSE

The purpose of this Chapter together with Schedule SP55(a) is to establish, in accordance with Section 5.4 of the Official Plan of the City of Brampton, a detailed land use and policy framework for the lands generally fronting both sides of Hurontario/Main Street from Charolais Boulevard to south of Ray Lawson Boulevard in support of higher order transit.

This amendment:

- i) Sets out the long-term planning vision for the area;
- ii) Defines the planned function for the above-noted section of the Hurontario/Main Corridor; and,
- iii) Provides land use, transportation and urban design policies to support the principles and objectives needed to transform this section of the Corridor from the present auto-oriented, single uses to a Mixed-Use, compact, vibrant, transit-oriented development, customized to suit the varying and distinct nature of each existing community and sensitive to the presence of adjacent stable neighbourhoods and local natural heritage and recreational open space systems.

This secondary plan covers the Brampton Gateway Character Area as defined in the Hurontario/Main Street Corridor Master Plan (October 2010) and shown on Appendix “A” to this amendment.

The Brampton Gateway Character Area includes several sites currently developed for single-storey, auto-oriented uses that have the potential to redevelop for Mixed-Use, compact and vibrant transit-oriented development. These lands are located within the Etobicoke Creek watershed and Fletcher’s Creek watershed, which fall under the jurisdiction of the Toronto and Region Conservation Authority and Credit Valley Conservation, respectively.

In partnership with the Toronto and Region Conservation Authority, Brampton is transforming the Elgin Woods Park in the Etobicoke Creek valley corridor, on the west side of Hurontario Street and south of Elgin Drive, into a community forest. The Elgin Woods Park will serve as a recreational destination and a naturalized area and contribute to a robust and diversified community forest within the Secondary Plan Area.

2.0 LOCATION

The subject lands comprise an area of about 127 hectares (313 acres) generally fronting both sides of Hurontario/Main Street from Charolais Boulevard to south of Ray Lawson Boulevard and are generally described as being Part of Lots 13, 14 and 15 Concession 1 WHS, Part of Lots 13, 14

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and 15 Concession 1 EHS, Part of Lot 1 Concession 1 WHS and Part of Lot 1 Concession 1 EHS.

The lands subject to this amendment are specifically identified on Schedule “B” to this amendment.

3.0 EFFECT OF THIS CHAPTER AND ITS RELATIONSHIP TO THE OFFICIAL PLAN

Secondary Plan Number 55 has the effect of replacing portions of the Brampton South Secondary Plan (Area 16), Brampton East Industrial Secondary Plan (Area 17) and the Fletcher’s Creek South Secondary Plan (Area 24) as amended.

Lands subject to Secondary Plan Number 55 outlined on Schedule “B” shall be developed in accordance with the policies of this Chapter (Chapter 55 of Part II) and Schedule SP55(a) attached hereto, and also in accordance with all other relevant policies and schedules of the City of Brampton Official Plan.

Accordingly, this Secondary Plan Number 55 shall not be interpreted as a free standing Official Plan document. The policies herein are designed to supplement those of the Official Plan, not to replace or repeat them. An accurate understanding of all the policies pertaining to Secondary Plan Area 55 can only be achieved by reading the overall Official Plan together with Chapter 55.

4.0 PRINCIPLES, GOALS & OBJECTIVES

4.1 PLANNING PRINCIPLES

In addition to the planning framework and principles included in Part I – The General Plan of the Official Plan the following general principles, planning vision, goals and objectives constitute the basis for the formulation of the Hurontario-Main Secondary Plan:

- i) The planning principles of this Chapter are based on the principles of sustainable development and support a transit-oriented approach to land use planning.
- ii) The Hurontario-Main Corridor Secondary Plan supports the urban growth policies of the Growth Plan for the Greater Golden Horseshoe, the Metrolinx Regional Transportation Plan and the Sustainable City Structure and other relevant policies of the City’s Official Plan. The Hurontario-Main Corridor is planned to be a compact, connected and sustainable district that will be supported by higher order transit (including Light Rail).

8.2-16

- iii) The Hurontario-Main Corridor Secondary Plan will continue to celebrate and support the preservation of the stable neighbourhoods and open space network adjacent to the Secondary Plan Area.
- iv) The land use policies in this Chapter are designed to maximize the redevelopment potential of the Secondary Plan Area by contributing to the critical mass of people and jobs required to take advantage of Light Rail transit along this Corridor.

The Planning Vision for the Hurontario-Main Corridor Secondary Plan is to:

- a) Create a complete street, with attractive “places” along the corridor featuring expanded mobility, vibrant economic activity, and livable, Mixed-Use neighbourhoods, integrated with the higher order transit system;
- b) Recognize and reinforce the Regional Urban System and the planned Sustainable City Structure of Brampton and, accordingly, encourage Mixed-Use, compact, intensified transit oriented development along the corridor, customized to suit the varying and distinct nature of each existing community and sensitive to the presence of adjacent stable neighbourhoods and the local natural heritage system; and,
- c) Take advantage of reliable, frequent, comfortable and convenient public transit with easy access throughout the corridor, with effective connections to other links in the inter-regional transit network.

The vision for the Brampton Gateway Character Area (see Appendix A) is to transform existing single-use, under-utilized properties into a vibrant Mixed-Use transit-oriented development. Within the Hurontario-Main Mobility Hub this transformation will address the principles of seamless mobility, placemaking and successful implementation. Retail uses will be encouraged to remain in the area to help the area continue as a major shopping node for the City, but with more of a focus on pedestrians and transit. However, new building forms will be encouraged to develop in order to support the vision of this Character Area. A transit terminal that connects the Hurontario/Main Street transit service to various other lines including the Züm BRT system and other transit services has been established in close proximity to the Hurontario Street and Steeles Avenue West intersection which is designated as a Gateway Mobility Hub in the Metrolinx Regional Transportation Plan and the Official Plan. A secondary transit-oriented district based predominantly on office and

8.2-17

institutional uses is proposed by this Secondary Plan for the area in the vicinity of Sir Lou Drive and Ray Lawson Boulevard.

Together with Section 3.0 (Sustainable City Concept) of the Official Plan, the goals and objectives described below, which are founded on the above-noted vision, provide the policy framework for the planning and development of the Hurontario-Main Corridor Secondary Plan Area. These goals and objectives will be implemented in accordance with the policies of the Interpretation and Implementation sections of this Chapter.

4.2 GOALS AND OBJECTIVES

The goals and objectives of the Hurontario-Main Corridor Secondary Plan are to:

- 4.2.1 Promote higher density Mixed-Use development along the Corridor that will contribute to the ridership for a Light Rail transit system as well as active transportation;
- 4.2.2 Maximize higher order employment opportunities within the Hurontario-Main Corridor by attracting office and institutional uses;
- 4.2.3 Establish a public realm including a pedestrian-scaled, pedestrian-oriented, vibrant streetscape and a built form that is attractive and has a superior standard of design and architecture;
- 4.2.4 Develop an effective and efficient transportation network and transit system, including Light Rail, to service the Hurontario-Main Corridor Secondary Plan with connections to Downtown Brampton, other areas of the City and adjacent municipalities;
- 4.2.5 Encourage the development of a traffic network that supports active transportation such as pedestrian and cycling opportunities, travel choices, transit access and service throughout the Secondary Plan Area and adjacent communities;
- 4.2.6 Enhance the overall traffic capacity of the transportation system by improving transit and the efficiency of the existing road network in conjunction with the construction of new road and pedestrian links and improvements to the existing road network within the Secondary Plan Area;
- 4.2.7 Establish a gateway streetscape along the Hurontario/Main Corridor that will enhance Brampton's urban identity and image on a GTA-wide basis;

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4.2.8 Develop excellence in community design based on the application of the following principles:

- i) An attractive and ordered built form as well as human scale walkable communities through the use of appropriate building heights, massing, frontage, streetscapes, landscapes, pathways, urban tree canopy, gateways and architectural treatments;
- ii) The creation of a pedestrian-friendly corridor where people can live, work, play and shop;
- iii) The creation of attractive destinations of activity along the corridor through place-making;
- iv) The achievement of excellence in civic design in both the public and private realm;
- v) An effective transition from the higher density built form along the corridor to the lower densities of adjacent neighbourhoods;
- vi) Integration of new connections within the Hurontario-Main Corridor Secondary Plan Area with the road pattern and pedestrian and cycling network in adjacent areas;
- vii) A balanced transportation system, including roads, public transit, pathways, and transportation demand management measures that provides efficient transportation links;
- viii) An interconnected network of recreational open spaces; and,
- ix) Abundant public access and visibility to the open spaces of the Hurontario-Main Corridor Secondary Plan Area.

4.2.9 Continue to apply appropriate environmental protection and management principles throughout the development approval process;

4.2.10 Implement the Pathways Master Plan, especially as it relates to key linkages to the Etobicoke Creek Valley;

5.0 LAND USE

5.1 GENERAL

The Hurontario/Main Street Corridor Master Plan (October 2010) generally identified the Hurontario/Main Street Corridor, including lands within 500 metres on both sides of Hurontario Street, as an appropriate location for intensification. Significant portions of the Corridor have the potential to evolve into a higher density urban corridor, which will contain the critical mass of activities and people necessary to create a pedestrian-friendly place where people can live, work, play and shop. The Hurontario/Main Street Corridor Master Plan provides planning and urban design recommendations to implement a land use and policy framework intended to transform portions of the Hurontario/Main Corridor from generally auto-oriented, single uses to a vibrant, Mixed-Use, compact, transit-oriented development, customized to suit the varying and distinct nature of each existing community and sensitive to the presence of adjacent neighbourhoods, local natural heritage and recreational open spaces.

Notwithstanding the policies in this Chapter to intensify development within the Hurontario-Main Corridor Secondary Plan Area, the Central Area of the City continues to remain the primary focus for a full range of free-standing and Mixed-Use, transit oriented development.

Proposals for new drive-through facilities within the Secondary Plan Area are required to demonstrate as part of a zoning amendment or site plan approval, that the location, design and function of the proposed drive through facility will not interfere with the intended function and form of the Character Area and will achieve the intent of the Plan, including, but not limited to, policies regarding the following:

- i) Minimum building height;
- ii) Minimal building setbacks;
- iii) Continuity of the planned built form;
- iv) Continuity and character of the streetscape;
- v) No driveways or parking areas between the building and the street;
- vi) Active facades that address principal street frontages, and,
- vii) The provision for pedestrian movement into and through the site.

The planning application including a concept plan will address, among other matters, the nature of surrounding uses, the specific location of the site within the Character Area, and opportunities for the integration of the drive-through facility with other uses within the development.

8.2-20

New automobile sales and service uses, which include gas bars and other similar vehicle service uses, shall not be permitted within the Hurontario-Main Corridor Secondary Plan Area.

5.1.1 Density

Higher densities will be designated in key locations along the Corridor, in proximity to the transit stops near the intersection of Hurontario Street with Steeles Avenue, Sir Lou Drive and County Court Boulevard. This will allow the greatest number of people to conveniently walk between their homes, shopping, work and other destinations and increases the likelihood that people will use higher order transit, which, in turn, will improve the efficiency and frequency of the transit system. Accordingly, the densities permitted under the various designations in the following sections recognize the varying characteristics along the Corridor.

Within the Hurontario-Main Corridor Secondary Plan, density will generally be measured using Floor Space Index (FSI). This Chapter sets out maximum densities. While a specific minimum density will not be required throughout the Corridor, the level of development in key locations fronting the street shall be determined by policies that address built form. Minimum development densities will be established by a combination of minimum building heights and minimum continuous street frontage.

Proposals for a density and/or building height greater than the maximum permitted shall require justification for the increase as part of a zoning amendment; however, an official plan amendment will not be required.

Notwithstanding the higher densities, building heights and performance standards required within Section 5, development within existing developed sites shall also be subject to Section 5.12.1 (iv) of this Chapter.

5.1.2 Building Height

The minimum building height shall generally be 3 storeys for all new buildings within the Secondary Plan Area subject to Section 5.12.1 (iv) of this Chapter.

The minimum ground floor height should generally be 4 metres for all new buildings that are required to have a retail, commercial or institutional, or convertible frontage at grade, as shown on Appendix B. Convertible frontage at grade shall mean residential frontage that is permitted to transition to commercial or institutional frontage in the future.

8.2-21

All parking structures that front onto a public street should generally have a minimum ground floor height of 4 metres and have retail uses fronting the street.

The podium of a building provides a sense of enclosure, continuity and articulation at the pedestrian scale. An additional height restriction for podiums will be required in order to create a more suitable human-scale streetscape along Hurontario/Main Street and Steeles Avenue. Where building setbacks are required above the podium, as shown on Appendix D, the minimum podium height should generally be 14 m (4 storeys) and maximum podium height should be 21 m (6 storeys).

5.1.3 Noise and Vibration

- i) Proponents of development within Secondary Plan Area 55 shall address noise and vibration impacts in accordance with Section 4.6.15.1 of the Official Plan.

5.2 RESIDENTIAL

5.2.1 General

The residential designations shown on Schedule 'SP 55(a)' are categories in which the predominant use of land is for high and medium density residential dwellings including apartment buildings and townhouses.

5.2.2 High Density One

The land designated High Density One fronting Steeles Avenue West on the west side of the Shoppers World site includes the existing Kaneff apartment complex that is located in proximity to the key Steeles Avenue-Hurontario Street node. Notwithstanding Section 3.2.6.2 of the Official Plan the following policies shall apply within lands designated High Density One:

- i) Densities should not exceed 4.0 FSI;
- ii) Building height should not exceed 78.0 metres (25 storeys);

5.2.3 High Density Two

The lands designated High Density Two generally in the vicinity of Ray Lawson Boulevard and Hurontario Street include existing high-rise buildings that are located away from the Steeles Avenue-Hurontario Street node.

Notwithstanding Section 3.2.6.2 of the Official Plan the following policies shall apply in areas designated High Density Two:

- i) Densities should not exceed 3.0 FSI;
- ii) Building height should not exceed 63.0 metres (20 storeys);

8.2-22

5.2.4 Medium Density

The Medium Density designation applies to lands with existing townhouses as well as to the undeveloped lands on the south side of the proposed extension of Malta Avenue to Steeles Avenue, as shown on Schedule SP55(a). The Medium Density designation on these lands will permit uses including townhouses and stacked townhouses that provide an appropriate transition between the intensification planned within the corridor and existing low density residential areas on the south side of these lands.

Notwithstanding Section 3.2.6.2 of the Official Plan the following policies shall apply in areas designated Medium Density:

- i) Densities should not exceed 2.0 FSI;
- ii) Building height should not exceed 15.0 metres (4 storeys).

5.2.5 Affordable Housing

Development applications shall demonstrate how the affordable housing initiatives of the City of Brampton and the Region of Peel are being addressed.

5.3 MIXED-USE

The Mixed-Use designations on both sides of the Hurontario-Main Corridor together with the Regional Commercial designation that applies to the Shoppers World site permit a mix of uses and the higher densities that support Light Rail transit and active transportation along the Corridor. Policies with respect to this designation also address the built form and streetscape required to create a vibrant, attractive Corridor where people can live, work, play and shop.

5.3.1 General

- i) Permitted uses shall include a full range of major office, office, commercial, institutional, cultural, and entertainment uses, medium and high density residential dwellings, live/work units related community facilities and infrastructure.
- ii) Permitted uses shall be primarily located in medium and high density residential, office and institutional buildings. Both Mixed-Use and single use buildings shall be permitted.
- iii) High density residential dwellings in accordance with Section 4.2 of the Official Plan shall be encouraged.
- iv) The co-location of community facilities will be encouraged.
- v) Permitted Uses at Ground Level

8.2-23

Lands adjacent to the transit stop at the Steeles Avenue/Hurontario Street intersection and within the Gateway Mobility Hub represent areas of higher densities and greater pedestrian activity and shall require retail uses to develop with street frontage at ground level as shown on Appendix B. Lands south of Steeles Avenue West fronting Hurontario Street shall require retail, commercial, office or institutional uses to develop with street frontage at ground level as shown on Appendix B. A convertible frontage, which permits residential uses at ground level that may transition to retail, commercial, office or institutional uses in the future, shall be permitted generally along Ray Lawson Boulevard, Sir Lou Drive, County Court Boulevard and Main Street South, north of Bartley Bull Parkway, as shown on Appendix B.

vi) Required Street Wall along Frontage

The primary building facades along a street represent a street wall. In order to provide an attractive and animated pedestrian environment, a minimum continuous street wall of 95% for most of the frontage on either side of Hurontario Street and Steeles Avenue will generally be in accordance with Appendix C. A minimum continuous street wall of 70% along Ray Lawson Boulevard, Sir Lou Drive, County Court Boulevard and Main Street South, north of Bartley Bull Parkway, will generally be in accordance with Appendix C.

vii) Building Setback

Minimal building setbacks are vital to establishing a consistent street wall that invites pedestrian activity.

- a) Buildings will generally be developed within the maximum setback permitted in locations identified on Appendix D.

viii) Setback above Podium

- a) In addition to the above-noted setback requirement, buildings above the podium will generally be set back a minimum of 2.5 metres, in locations identified on Appendix D.

5.3.2 Mixed-Use One

The Mixed-Use One designation applies to lands within the southwest quadrant of Steeles Avenue West and Hurontario Street and represents an area that will have the highest densities in order to support the Gateway Mobility Hub at Steeles Avenue West and Hurontario Street.

8.2-24

Policies

5.3.2.1 Notwithstanding Section 3.2.6.2 of the Official Plan, lands designated Mixed-Use One on Schedule SP55(a) shall be permitted to develop to a maximum density of 4.0 FSI and a maximum building height of 78.0 metres (25 storeys);

5.3.2.2 Notwithstanding Section 5.3 of this Chapter, the following site specific principles and policies shall continue to apply for the existing District Commercial site known municipally as 85 Steeles Avenue West located on the south side of Steeles Avenue west of Hurontario Street:

- (i) The total Gross Leasable Area for the retailing of goods and services shall not exceed 11,765 square metres (126,642 square feet);
- (ii) The principal use shall be a supermarket with a maximum of 5,850 square metres (63,000 square feet) of Gross Leasable Area devoted to the sale of food; and,
- (iii) A high standard of urban design and site planning will be implemented on this site through the following measures:
 - (a) The submission of comprehensive urban design guidelines to the satisfaction of City staff, to address streetscape treatment, landscape designs, architectural concepts and the identified urban design principles;
 - (b) Sensitive site planning design which reflects the urban design guidelines and, among other features, incorporates the following:
 - A suitable landscape buffer along the southerly edge of the subject property, to enhance compatibility with existing residential uses to the south;
 - Appropriate building design and landscape/buffer treatment along the east edge of the site, to minimize the visual impact of any loading/service areas at the rear of the proposed buildings; and,
 - Careful siting, façade and landscape treatment of the building in relation to the Steeles Avenue

8.2-25

frontage, to establish an attractive street presence.

- (c) That the existing District Commercial site located on the south side of Steeles Avenue, west of Hurontario Street shall be developed in accordance with the following general design principles, and shall address the proximity of the site to two major streets (Steeles Avenue and Hurontario Street) and the intersection of those streets:

Steeles Avenue West Streetscape

Buildings in proximity to Steeles Avenue West shall create visual interest and be of high-quality in materials and architectural design, and shall be consistent with the “Steeles/Hurontario Gateway Design”. Building siting, uses, architectural design and massing shall address the street and support a pedestrian environment along Steeles Avenue.

Loading, refuse collection and service areas shall be completely screened from view from Steeles Avenue West.

Hurontario Street Streetscape

Elements of the building exposed to Hurontario Street shall be of high quality and create visual interest through careful attention to design and materials that is consistent with the “Steeles/Hurontario Gateway Design”.

Loading, refuse collection and service areas shall be completely screened from view from Hurontario Street.

Southerly Residential Interface

The site shall be designed to take into consideration the residential uses to the south. Landscaping shall be used to provide screening and reduce the visual impact of large expanses hard-surfaced areas. The façade shall be designed to provide visual interest and utilize elements that visually break down the overall mass of the building.

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General Landscaping

Landscaping (including walls) shall be used to screen loading and service areas from views from public streets.

As a unifying element, landscaping along Steeles Avenue West should incorporate some of the details/design and use of materials from the Gateway Design for the intersection of Steeles Avenue West and Hurontario Street.

5.3.3 Mixed-Use Two

The Mixed-Use Two designation represents lands that will have the next highest densities and applies to the lands, which are presently characterized mainly by single story retail, office and institutional uses, generally on the northeast and southeast corners of Hurontario Street and Steeles Avenue East and lands on the north and south sides of Sir Lou Drive, County Court Boulevard and Ray Lawson Boulevard as shown on Schedule SP55(a). Lands south of Steeles Avenue that are designated Mixed-Use Two shall be developed predominantly for office and institutional uses.

Notwithstanding Section 3.2.6.2 of the Official Plan, lands designated Mixed-Use 2 on Schedule SP55(a) shall be permitted to develop to a maximum density of 3.0 FSI and a maximum building height of 63.0 metres (20 storeys).

5.3.4 Mixed-Use Three

Notwithstanding Section 3.2.6.2 of the Official Plan, lands designated Mixed-Use Three shall be permitted to develop to a maximum density of 2.5 FSI and a maximum building height of 33.0 metres (10 storeys).

5.4 REGIONAL COMMERCIAL

The planning vision for the lands designated Regional Commercial at the northwest quadrant of Steeles Avenue West and Main Street is to redevelop Shoppers World Brampton into a more vibrant, Mixed-Use, transit-oriented destination. Retail uses will be encouraged to remain in the area to help create a major shopping node that will be pedestrian and transit focused. However, new, higher density building forms will be encouraged to develop in order to support the above-noted vision. A transit terminal that connects the Hurontario/Main Street transit service to various other lines including the Züm BRT system and other transit services has been developed in close proximity to the Hurontario/Main Street and Steeles Avenue intersection. A pedestrian-scaled

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neighbourhood will be encouraged to develop around this Gateway Mobility Hub.

Notwithstanding Section 3.2.6.2 of the Official Plan, the lands designated Regional Commercial shall permit uses consistent with the Mixed-Use designation identified in Section 5.3 and be developed to a maximum density of 4.0 FSI and a maximum building height of 78.0 metres (25 storeys) generally within the southern half of the Shoppers World site. A maximum density of 3.0 FSI and a maximum building height of 78.0 metres (25 storeys) shall be permitted generally for the northern portion of the Shoppers World Brampton site north of Bartley Bull Parkway that is designated Regional Commercial.

5.5 INSTITUTIONAL

The Institutional designation in the southeast quadrant of Hurontario Street and County Court Boulevard that includes the A. Granville and William Osler Courthouse together with the Mixed-Use designations fronting Hurontario Street and the transit stops designated in the general area represent an opportunity for place-making and the development of a secondary transit node.

The Senior Public School designation on the south side of Sir Lou Drive west of Hurontario Street recognizes the existing school on this site.

The Fire Station designation on the west of Hurontario Street south of Steeles Avenue recognizes the existing fire station on this site.

5.6 RECREATIONAL OPEN SPACE SYSTEMS

Lands within the broad Open Space designation including parks, squares and plazas shall be connected and integrated as part of the overall public realm through a system of trails, pedestrian walkways and bicycle paths. Connection between the natural environment and the green spaces that are part of the built environment will continue to be established through the urban tree canopy that is located on public and private lands. A diverse urban tree canopy will be established in conjunction with new development that will be environmentally sustainable and support a healthy functioning natural heritage system.

5.6.1.1 Neighbourhood Park

A park hierarchy has been established in the Official Plan based on the distribution and demand of the community including City Parks, Community Parks and Neighbourhood Parks. Neighbourhood Parks provide a central common green space within neighbourhoods and serve as key recreational and social gathering space for residents. The Hurontario-Main Corridor Secondary Plan Area includes an existing Neighbourhood Park at the

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southern edge of the Secondary Plan Area. Residents within the Hurontario-Main Corridor Secondary Plan Area will also be served by the existing Courthouse Park on the east side of the A. Granville and William Osler Courthouse as well as a future Neighbourhood Park designated about 200 metres southwest of Steeles Avenue and Hurontario Street.

Policies

- i) Lands designated Neighbourhood Park within the southwest quadrant of Steeles Avenue West and Hurontario Street shall be developed in the general location indicated on Schedule SP55(a) in accordance with the Neighbourhood Park policies of Part I, Section 4.7.3 and other relevant policies of the Official Plan. Provided that the general intent of this Chapter is not compromised, adjustments may be made to the size and location of the Neighbourhood Park, through the development approval process, to accommodate design or park dedication matters, without further amendment to this Chapter.
- ii) Detailed site design shall encourage safe pedestrian and cyclist linkages between the various components of the park hierarchy and the natural heritage elements of the open space system such as the Etobiocke Creek and Fletcher's Creek valleylands within the Hurontario-Main Secondary Plan Area and the adjacent Secondary Plan Areas.
- iii) As part of the next stages of the development approval process, the City shall require the gratuitous conveyance of a seven metre wide public pathway within the southernmost portions of the lands known municipally as 209 Steeles Avenue West, 177 Steeles Avenue West, 157 Steeles Avenue West and 137 Steeles Avenue West in order to provide pedestrian/cyclist linkages to the existing and planned pathways network.
- iv) The street pattern will ensure significant frontage of the Neighbourhood Park on adjacent streets to promote views and reinforce its focal nature. Streetscapes will be designed to reinforce the adjacent streets as primary streets within the neighbourhood and to establish a consistent relationship between open space and built form.
- v) Entry/access points to the Neighbourhood Park will provide easy access and incorporate a civic design theme.
- vi) Neighbourhood Parks will generally be 0.8 to 1.2 hectares (2 to 3 acres) in size.

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5.6.1.2 Squares, Plazas and Other Urban Recreational Spaces

Squares and plazas that are attractive have a positive influence on the image, appeal and economic development of an area. The design and interface of these spaces with surrounding streets and land uses as well as their programming is crucial to attract and delight a variety of users and to ensure that they are safe and comfortable.

Squares and plazas are more formal spaces than parks in that they are typically associated with a building and/or include a greater number of built amenities such as street furniture and public artwork. Squares and plazas are typically suited for higher density neighbourhoods because of their simplicity in design and the adjacent uses they promote. When successfully designed, squares and plazas have the potential to serve as a focus for attracting residents and visitors and for concentrating civic uses, retail and other amenities. They function best when framed by animated uses such as restaurants, bars and cafés. In such instances, they can function as year-round gathering places. Successfully designed squares and plazas can reinforce the prominence of certain civic/commercial locations and instil a sense of pride in communities by enhancing the public realm.

- i) A series of multifunctional open spaces including squares and plazas will be created, where appropriate, as part of new development along the Corridor. Together with the open space parklands and the natural heritage system, this will create a cohesive transitional mixture of urban and open space along this part of the Corridor.
- ii) The design of squares and plazas shall include clear sight lines to surrounding areas and uses. The design will incorporate adequate pedestrian-scaled lighting and provide active building fronts, including entries and windows, to create “eyes” on the space, enhancing a sense of safety and discouraging inappropriate behaviour.
- iii) Squares and plazas will serve the broad interests of people of all ages and will provide opportunities for active and passive forms of leisure and recreation.
- iv) Squares and plazas will enable easy ingress and egress and avoid creating entrapment spots that are not highly visible or well-used. Where appropriate, these spaces will use legible signs and orienting devices such as landmarks and pathways.
- v) These spaces will also include barrier-free design to ensure accessibility to the broadest user group.

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- vi) Squares and plazas will include a variety of activities and a mix of surrounding uses to facilitate constant public use and/or surveillance of the space in all hours and seasons. Opportunities for programming during different times of the day and different seasons should be considered.
- vii) All edges of a square or plaza will be publicly accessible, preferably from a public street, or alternatively, from a publicly accessible use, such as retail, located at grade within a building.
- viii) Squares and plazas will emphasize quality of design over scale in high density areas. Generally, the greater the density of surrounding uses, the higher shall be the quality of the open space.
- ix) Squares and plazas shall create a vibrant visual impression for people passing by and shall support pedestrian, cycling and other forms of active transportation uses.
- x) The design of squares and plazas shall conserve heritage resources and incorporate environmentally sustainable design practices including: linking natural systems, use of porous hard surfaces, incorporating stormwater management facilities, landscaping with indigenous species and minimizing irrigation needs.

5.6.1.3 Cemeteries

The Cheyne Cemetery, located on the east side Hurontario Street south of Ray Lawson Boulevard, is designated as a Heritage Cemetery in the Official Plan. The Cemetery policies of Part I, Section 4.9 and other relevant policies of the Official Plan shall apply.

5.7 SPECIAL POLICY AREAS

5.7.1 Special Policy Area 1

- i) Lands designated as Special Policy Area 1 on Schedule SP55(a) at the southeast corner of Steeles Avenue East and Hurontario Street will be developed generally in accordance with Sections 5.1 and 5.3.1 of this Chapter. Notwithstanding the Mixed-Use policies of Section 5.3.1, lands designated Special Policy Area 1 will be subject to the following:
 - a) Street townhouses integrated into a more comprehensive, higher density Mixed-Use development, live-work townhouses and a wide-range of tenure are permitted in addition to the permitted uses identified within Section 5.3.1;

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- b) A maximum density of 3.0 FSI and a maximum building height of 63.0 metres (20 storeys) are permitted;
- c) Buildings fronting Hurontario Street and Steeles Avenue are strongly encouraged to provide commercial frontage at ground level facing the street, but are not limited thereto in the context of developing a Mixed-Use corridor; and,
- d) Buildings are encouraged to generally be built at the street line and provide a continuous building frontage of at least 75% fronting Hurontario Street and Steeles Avenue East, subject to the provisions of the implementing zoning by-law.

5.7.2 Special Policy Area 2

The Area shown as Special Policy Area Number 2 on Schedule SP55(a) applies to lands west of Hurontario Street and on the south side of Steeles Avenue West and known municipally as 209 Steeles Avenue West.

The following policies shall apply within lands designated Mixed Use One as part of Special Policy Area 2:

- a) The permitted density and building height shall be in accordance with Section 5.3.2.1 of this Chapter.
- b) Residential uses shall be permitted in the following built forms as defined by the implementing zoning by-law:
 - i) An apartment building;
 - ii) Stacked townhouses; and,
 - iii) Back-to-back stacked townhouses.
- c) The following non-residential uses shall also be permitted as an accessory use to the primary residential use as defined in the implementing zoning by-law:
 - i) Retail;
 - ii) Office;
 - iii) Service Commercial; and,
 - iv) Institutional.
- d) The following principles shall be incorporated into the design of the lands:
 - i) The ground floor of an apartment building with direct frontage on Steeles Avenue shall have a minimum floor to floor height of 4.5 metres to accommodate non-residential uses;

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- ii) Building facades are to have a high degree of architectural articulation;
- iii) Building entrances are to generally be oriented towards a street;
- iv) Buildings are to generally be located in proximity to public and private roads with minimal setbacks;
- v) Buildings are to be constructed of upscale materials (e.g.: stone, brick and vision glass);
- vi) Superior landscaping and streetscape treatment is to be provided along Steeles Avenue West and Malta Avenue (e.g.: use of stone, decorative metal fencing, street furniture and street and pedestrian lighting);
- vii) Amenity areas are to be provided in conjunction with the development of the lands to service the recreational needs of residents;
- viii) Where new buildings are to abut existing low-rise residential buildings located to the west and south, the buildings are to be generally limited and/or designed in a manner so as to be sensitive to the low-rise development.

Notwithstanding Section 5.0, the following policies shall apply within lands designated Medium Density as part of Special Policy Area 2:

- a) The permitted density shall be a maximum of 190 units per hectare and a minimum of 100 units per hectare.
- b) Residential uses shall be permitted in the following built forms as defined by the implementing zoning by-law:
 - i) Stacked townhouses;
 - ii) Back-to-back stacked townhouses; and,
 - iii) Back-to-back townhouses;
- c) The following principles shall be incorporated into the design of the lands:
 - i) Building facades are to have a high degree of architectural articulation;
 - ii) Buildings are to generally be located in proximity to public and private roads with minimal setbacks;
 - iii) Buildings are to be constructed of upscale materials (e.g.: stone, brick and vision glass);
 - iv) Superior landscaping and streetscape treatment is to be provided along Malta Avenue (e.g.: use of stone,

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decorative metal fencing, street furniture and street and pedestrian lighting);

- v) Amenity areas are to be provided in conjunction with the development of the lands to service the recreational needs of residents;
- vi) Where new buildings are to abut existing low-rise residential buildings located to the west and south, the buildings are to be generally limited and/or designed in a manner so as to be sensitive to the low-rise development.

It is the intent of this Plan to ensure that the Natural Heritage System and the Recreational Open Space System are accessible (visually and functionally) within the community. In this respect, pedestrian/cyclist linkages are to be provided to the existing pathways network. Specifically, a 7.0 metre wide public pathway is to be created along the southerly property line.

5.8 STORMWATER MANAGEMENT

5.8.1 A Storm Water Management Plan (SWMP) shall be prepared for any development in the Secondary Plan Area and shall be subject to approval by the Conservation Authority and the City prior to development approval. The SWMP shall address, among other matters, recommendations from the City of Brampton Stormwater Management Retrofit & Enhancement Study and shall be in accordance with TRCA's SWM criteria.

5.8.2 The goal of the SWM plan will be to provide Enhanced Water Quality Protection (Level 1) as per guidelines in MOE's Stormwater Management Planning and Design Manual, 2003.

5.8.3 In considering options for stormwater management, the following principles shall apply:

- i) Stormwater runoff must be managed to protect and maintain surface and groundwater quality and quantity, the ecological health and diversity of natural areas and fish and wildlife habitat, and the integrity of municipal infrastructure;
- ii) Stormwater management facilities will be sited and designed to maintain environmental and ecological integrity, and to provide a net benefit to the environment, to the extent practical.

5.8.4 Stormwater will be managed for erosion control and to address water balance requirements for groundwater (site water balance) and natural features (feature-based water balance). and,

5.8.5 Stormwater management facilities shall be designed in compliance with MOE Guidelines and the City's Stormwater Management Design Guidelines. The final location of all stormwater management facilities shall be subject to the approval of the City of Brampton in consultation with the relevant conservation authority.

5.9 TRANSPORTATION

5.9.1 General

The comprehensive analysis undertaken as part of the Hurontario/Main Street Corridor Master Plan based on transportation, natural environment, social and economic factors, supports the implementation of Light Rail transit (LRT) on Hurontario/Main Street from Port Credit in Mississauga to Downtown Brampton.

The introduction of LRT along the Hurontario/Main Street Corridor is expected to create significant development potential. As such, the planning vision for the Corridor is to create a balanced transportation system including pedestrians, cyclists, transit users and motorists as part of a sustainable community.

The general intent of this Chapter is to promote the development and maintenance of an efficient transportation system in accordance with Part 1 Section 4.4 of the Official Plan that will:

- i) Accommodate to the greatest extent practical the long term transportation demands within the Hurontario-Main Secondary Plan Area;
- ii) Promote the use of public transit in conjunction with land use policies that will provide the support and ridership for a higher order transit system;
- iii) Enhance the overall traffic capacity of the transportation system by improving transit and the efficiency of the existing road network in conjunction with the construction of new connections;
- iv) Encourage the development of a traffic circulation system that will enhance personal mobility, travel choices and transit access and service throughout the Secondary Plan Area and beyond.

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5.9.2 Public Transit

The major public transit facilities within the Secondary Plan Area includes planning for a higher order transit corridor along Hurontario/Main Street along with associated transit stops at the general locations shown on Appendix F, a BRT corridor along Steeles Avenue West, a Mobility Hub-Gateway designation around the intersection of Hurontario/Main Street and Steeles Avenue West and a Major Transit Station Area designation around the intersection of Hurontario/Main Street and Ray Lawson Boulevard.

- i) The transit network elements delineated on Appendix F are intended to develop and function in accordance with the transportation policies of Part I, Section 4.5 of the Official Plan;
- ii) New development shall be designed to support, complement and integrate transit and other transportation infrastructure;
- iii) Ultimate development within the Secondary Plan Area is based on the following improvements to the public transit system:
 - a) The development of higher order transit along Hurontario/Main Street and Steeles Avenue as an important component of an integrated region-wide transit network;
 - b) Dedicated Light Rail transit lanes when warranted are to be accommodated within the existing right-of-way of Hurontario/Main Street, where appropriate;

5.9.3 Roads

Urban higher order transit systems rely heavily on pedestrian access for their economic viability and ridership. As the area along the Corridor evolves from a more suburban car-oriented landscape to an intensified urban environment, it is vital that new pedestrian connections are established that allow people direct access to transit stops and the retail areas as conveniently as possible.

5.9.3.1 Policies

- i) The Collector Roads designated on Schedule SP55(a) are intended to develop and function in accordance with the guidelines and classifications outlined in Part I, Section 4.5.2 of the Official Plan.
- ii) The new connections shown on Appendix E will generally be new Collector Roads that serve as vehicular access points for development along the Corridor. This helps to decrease the

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number of driveways directly accessing Hurontario/Main Street. In some locations, however, other than the Malta Avenue extension to Steeles Avenue and the Lancashire Lane extension to Malta Avenue, public streets are not possible or desirable. In these cases public walkways or publicly-accessible private pathways will be considered. In all cases these walkways and pathways must be safe, attractive and accessible 24 hours a day.

- iii) Sidewalks shall be incorporated into the design of all streets, parking facilities and public spaces and shall be designed to connect building entrances in accordance with the Urban Form section of this Chapter.
- iv) As part of the site plan process, shared site access will be required as appropriate in order to reduce the number of driveways fronting the Corridor.
- v) Appropriate road widenings necessary to achieve the right-of-way requirement shall be conveyed to the local road authority having jurisdiction as a condition of development approval. Additional right-of-way dedications may be required at main intersections for the construction of LRT stops, turning lanes, bus bays, utilities and corner parkettes in accordance with the policies of the Official Plan.
- vi) The land acquired as a condition of development approval for road widenings and new road links shall be included in the calculation of permissible gross floor area.
- vii) Various transportation facilities and new road links proposed and designated in this Plan may be subject to the Environmental Assessment Act and accordingly, they shall be regarded as subject to the necessary Environmental Assessment approvals.
- viii) Vehicular access onto Steeles Avenue West shall comply with the Region's Controlled Access By-Law 62-2013, as may be amended from time to time, and the Region's Road Characterization Study.

5.9.4 Pedestrian Orientation

Facilitating a network of lively, safe, enjoyable and convenient streets that link key destinations such as transit stops, homes, jobs, schools, shopping, natural heritage system and open space parks and other desirable destinations within the Hurontario/Main Street Corridor is an important aspect of transit-oriented development. Pedestrian connections throughout the Hurontario/Main Street Corridor shall be maintained and improved where needed. Well connected communities have many

8.2-37

benefits, including facilitation of healthier lifestyles, increased social interaction and decreased pollution through active transportation modes such as walking and cycling.

Streets must be viewed as part of a larger network of a linked system. Each individual street within this network shall be designed with the pedestrian in mind, shifting the balance away from an auto-dominated urban form.

5.9.4.1 Policies

- i) New development and redevelopment shall support a pedestrian-scaled network of connected local streets and sidewalks linking neighbourhoods, parks, transit stops, services and other desirable destinations.
- ii) New development and redevelopment shall accommodate pedestrians on all streets along a network of connected sidewalks.
- iii) Wherever possible, streets shall provide landscaped buffers, trees and appropriate pedestrian amenities for pedestrian safety and convenience.
- iv) Winter maintenance of pedestrian linkages along streets shall be undertaken to encourage active use of all streets throughout the winter months.
- v) Wherever possible, connections through blocks shall be developed and direct walkway routes provided to natural areas and parks, businesses, transit stops, schools, community facilities and other desirable destinations.
- vi) New development shall promote pedestrian connections. Gated developments, cul-de-sacs and other approaches to development, which reduce connectivity, shall not be permitted.

5.9.5 Cycling

Cycling and other forms of active transportation allow people to reach destinations that are too far to walk, but not so distant that they need to use automobiles or other modes of motorized travel. A higher density corridor with active retail and other destinations must be accessible by bicycle. Making the Hurontario-Main Corridor bicycle-friendly will encourage a more active lifestyle for residents and workers and contribute to the improvement of the economic and environmental health of the area. Bicycle routes, both along the Corridor and to and from the Corridor, are important. Providing for the transport of bicycles on higher order transit vehicles is encouraged where physically possible and bicycle parking at transit stops should be provided in order that it makes the

8.2-38

higher order transit system attractive to people within a larger catchment area.

5.9.5.1 Policies

- i) It is recognized that the provision of cycling infrastructure along Hurontario/Main Street is constrained by the right-of-way width. Where sufficient right-of-way width is available along Hurontario/Main Street, consideration shall be given to providing bicycle lanes and on-street bicycle parking in a manner that pedestrian safety and comfort is not adversely affected;
- ii) Bicycle parking shall be provided by all residential, commercial, institutional, employment, recreational and civic buildings. Residential buildings shall offer secure bike parking at a rate of at least 1 bicycle parking space for every two units and employment uses shall offer secure bike parking at a rate of at least 1 bicycle parking space for every 500 square metres of gross commercial floor space. In addition these buildings are encouraged to provide showers and change facilities;
- iii) Bicycle parking areas shall be well lit and designed to ensure safety;
- iv) On-street bicycle parking is encouraged at appropriate locations and may be used to meet the above-noted bicycle parking standards; and,
- v) Bicycle parking shall not be located directly adjacent to areas of high-pedestrian traffic including in close proximity to street corners, transit stops, bus loading zones, goods delivery zones, taxi zones, emergency vehicle zones, hotel loading zones, near fire hydrants, near driveways, access lanes or intersections. On-street bicycle parking is encouraged at appropriate locations.

5.9.6 Parking

- i) Live/work buildings shall not be required to provide additional parking for the “work” component;
- ii) Parking structures, underground parking and side-street parking will be encouraged. Surface parking is discouraged but, if provided, shall be located behind or beside buildings, where the side edge of the building does not front a street. There will be no parking between a building and Hurontario/Main Street or at intersections;

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- iii) Parking structures are discouraged from fronting Hurontario/Main Street and all major cross streets. However, if fronting Hurontario/Main Street or a major cross street, parking structures shall comply with the policies in this Chapter with respect to “Permitted uses at ground level facing the street”, “Minimum floor height” and “Continuous frontage”;
- iv) Shared parking facilities and shared vehicle access points will be encouraged. As a condition of development approval, landowners shall enter into agreements which among other matters shall determine ultimate access and shared parking arrangements;
- v) City-owned parking facilities, where provided, may be used to meet parking standards for commercial and other non-residential development, subject to the City’s specific parking policies;
- vi) Parking standards along the corridor shall be reviewed periodically in conjunction with the implementation of higher order transit along the Hurontario/Main Corridor and the expected reduction in parking requirements;
- vii) Reduced parking requirements will be phased in over time through zoning by-law amendments as the higher order transit system is implemented and the Corridor intensifies;
- viii) Should a development propose to exceed parking standards of the zoning by-law, a parking study will be required to support the increase; and,
- ix) Transportation Demand Management measures such as unbundled parking, shared parking, priority parking for car-sharing and reduction of parking requirement for employer supported transit passes will be encouraged”;

5.10 ARCHEOLOGICAL ASSESSMENT

Appropriate archaeological assessment(s) shall be undertaken on all lands subject to development/redevelopment within the Hurontario/Main Corridor Secondary Plan Area in order to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources that may be found.

5.11 URBAN FORM

5.11.1 Design

The following design policies set out the requirements and expectations for the development of lands within the Secondary Plan Area in order to create

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a sustainable, attractive, safe and pedestrian-oriented environment. These policies shall be addressed in conjunction with the design guidelines provided in the Hurontario/Main Street Corridor Master Plan (October 2010), the Streetscape and Urban Design Strategy included in the Hurontario-Main LRT (HMLRT) Transit Project Assessment (September 2014) and the Metrolinx Mobility Hub Guidelines.

- i) All development within the Secondary Plan Area shall be in accordance with the Urban Design section of the Official Plan and the City's Development Design Guidelines in order to ensure a superior physical and natural environment. The City's Sustainable Community Development Guidelines shall be consulted for the City's built form, community structure and environmental sustainability requirements;
- ii) Principles of sustainability shall be addressed including but not limited to providing pedestrian orientation, human scale streetscape, mix of uses, transit supportive densities and designs, accessibility, enhanced public realm, protection of natural and cultural heritage and recreational open space, increasing and contributing to a robust and diversified urban forest canopy on private and public lands, and water and energy conservation. Green Development and Low Impact Development (LID) principles will be encouraged;
- iii) Designated as a Main Street Primary Corridor in the Official Plan, the Hurontario/Main Street Corridor will receive the highest level of design treatment followed by the Primary Corridor designation on Steeles Avenue;
- iv) Development shall be based on an interconnected system of public streets and pedestrian routes that facilitate continuous and direct movement throughout the Secondary Plan Area in accordance with Appendix "E" and the guidelines for Green Connectors provided in the Hurontario/Main Street Corridor Master Plan;
- v) Streets and buildings shall be designed and developed to ensure attractive streetscapes, walkable and human-scale communities and to promote social interaction, transit usage and safety;
- vi) The layout of the streets, configuration of lots and siting of buildings shall ensure that:
 - a. There are a variety of frontage and setback arrangements adjacent to primary public streets in accordance with Appendices B, C and D of this Plan;

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- b. Streets and natural heritage and recreational open spaces have an appropriate degree of continuity and enclosure, and opportunities are provided for the creation of significant views;
 - c. Service and parking facilities are integrated into the design of buildings to minimize disruption to the safety and attractiveness of the adjacent public realm;
 - d. Roofs are articulated and roof-top mechanical equipment are appropriately integrated into the building massing;
 - e. Pedestrian ease of access and enjoyment of public streets and other outdoor spaces are encouraged; and,
 - f. The safety and security for all persons within public places and service areas are promoted through the design and siting of buildings, entrances, walkways, amenity and parking areas to provide visibility and opportunities for informal surveillance. Crime Protection through Environmental Design (CPTED) principles shall be applied to all public spaces.
- viii) Development shall reinforce the importance of public and institutional buildings in the community and enhance their role through design, location and orientation.

5.11.2 Place-Making

The intent of this Chapter is to transform the Hurontario-Main Corridor into a vibrant and active pedestrian-friendly urban environment. Creating special, unique and memorable places along the Corridor is an essential part of creating such an environment. All development in the Hurontario/Main Street Corridor including private and public development shall contribute to place-making by building areas with a strong sense of identity and character that are attractive, safe and welcoming. Superior and well integrated urban design creates places that engage people and offer a rich experience and a sense of belonging.

Promoting, conserving and building upon a unique identity as well as encouraging public art and culture provides an opportunity to create a sense of place by conveying distinctiveness, developing community pride and enhancing public space by animation and diversity.

- i) Development within the Secondary Plan Area shall meaningfully contribute to the character and quality of the different Character Areas (Appendix A) in order to foster community spirit and build

8.2-42

civic pride and identity, through design and integration of the built form and public realm as part of a participatory design process;

- ii) Growth is intended to support transit, facilitate 'place-making' and to enhance the Corridor;
- iii) Growth shall facilitate place-making by providing public art and cultural venues that provide a sense of identity. Multi-functional public oriented/accessible spaces including public and private squares and plazas will be created in accordance with the recommendations of the Hurontario/Main Street Corridor Master Plan (2010). Together with the City's parks, this will contribute to a cohesive transitional mixture of urban and open space along the corridor;
- iv) Areas identified for place-making shall be designed and landscaped to function as a significant part of the public realm and be oriented to pedestrian use; and,
- v) Public art shall animate civic spaces and reflect the culture and diversity of the local residents and community;

5.11.3 Visual Prominence

Sites that are visually prominent have an impact on the image and character of the Hurontario/Main Street Corridor. Design of these sites shall create memorable landmarks, orient pedestrians and strengthen civic pride. In particular, public realm and built form design shall be coordinated at these locations. Sites that are visually prominent include gateways, view corridors, view termini, landmark buildings and frontages.

5.11.3.1 Policies

- i) Important view corridors shall be protected through the creation of an enclosed built form throughout the view corridor. Buildings located within the view corridor and up to the view terminus shall not obstruct the public view of the terminus;
- ii) Landmark frontages shall assist in wayfinding and contribute to a sense of place and reinforce the immediate context and Character Area in which they are located. Landmark frontages shall be identified, protected and reinforced by existing and/or new/potential landmarks so as to enhance visual and physical connectivity; and,
- iii) Development shall be designed to preserve views of natural heritage areas, parks and cultural facilities.

8.2-43

5.11.4 Gateways

Gateways shall be recognized through design features along the Hurontario/Main Street Corridor. They shall have distinctive architecture and urban design, such as vertical elements at or near the intersection, unique lighting, signage and paving. They shall have distinctive landscapes and/or public art, such as unique or enhanced tree planting or freestanding sculptures. However, landscaping or art shall not create a barrier to pedestrian movement, nor serve to separate active uses from pedestrian areas.

At all gateway locations, the sense of entrance, arrival and movement shall be reinforced by the surrounding built form and site planning.

- i) Schedule SP55(a) identifies the following Primary Gateways:
 - a) Hurontario Street and Steeles Avenue.
- ii) Development within the Primary Gateway Areas shall reflect a superior façade treatment and site design and shall employ street edge building design within the Primary Gateway at the intersection of Steeles Avenue and Hurontario/Main Street.
- iii) Schedule SP55(a) identifies Secondary Gateways at significant intersections and locations within the Hurontario-Main Corridor Secondary Plan. Secondary Gateways will incorporate a high grade of streetscape treatment.
- iv) Secondary Gateways are located at the intersections of:
 - a) Hurontario Street at Ray Lawson Boulevard/County Court Boulevard; and,
 - b) Hurontario Street at Sir Lou Drive/County Court Boulevard.
- v) Gateway intersections shall be coordinated with the City's Gateway Beautification Program.
- vi) Depending on the availability of funding through City Development Charges, capital infrastructure funding and other sources, developers shall contribute financially towards gateway features that are to be provided within the Hurontario/Main Street Corridor. The design and financial obligations will be determined through the site plan approval process, as appropriate.

8.2-44

5.11.5 Streets and Streetscapes

- i) Streets and streetscapes shall be designed and landscaped to function as a significant part of the public realm and be oriented to pedestrian use.
- ii) Sidewalks located at major intersections along the Corridor shall be wider to cope with higher pedestrian activity associated with major transit stops and intensified development. All remaining sidewalks widths will vary depending on their location with respect to current or proposed uses, frontage designations and proximity to existing and future transit nodes, which will determine future pedestrian flows.
- iii) Sidewalks shall:
 - a) Be wide and hardscaped when fronting commercial uses;
 - b) Include landscaping and walkways when fronting residential uses;
 - c) Link and enhance existing pedestrian paths and trails, while creating new ones wherever possible;
 - d) Provide for cycling routes;
 - e) Be sized in relation to the amount of anticipated pedestrian traffic. Generally a minimum 2 meter width will be maintained clear of obstructions such as street furniture, posts, or street plantings. In areas of higher pedestrian traffic the minimum width may increase to 4 metres. In areas intended to accommodate retail spill-over (e.g. restaurant tables or grocery stall), an area of the public boulevard must be designed and allocated for this purpose and can vary in width from 1 metre to as much as 5 or 6 metres. Areas surrounding transit stops shall include 2 metres of width in addition to the standard sidewalk width employed in the area; and,
 - f) Additional Right-of-Way (ROW) may be required for dedication as part of interim and future planning and development application process to accommodate components of the Street and Streetscape in consideration of higher order transit along the corridor.
- iv) Hurontario/Main Street shall be planned for an enhanced level of bicycle priority, as continuous as possible along the corridor.
- v) Pedestrian crossings shall be designed to meet City standards, located at all signalized intersections and correspond with sidewalk width;

8.2-45

- vi) Street furniture and landscaping within the right-of-way shall retain the superior character of the Corridor;
- vii) Superior street furniture shall be strategically located to allow pedestrians to use the street comfortably, responding to the different uses, frontage designations and proximity to existing and future transit nodes along the Corridor. The highest standard of street furniture shall be located at the major intersections along the Corridor. Street furniture in these areas shall help achieve the aim of creating gathering areas along the frontages of the intersection;
- viii) Landscaping shall support pedestrian movement and connect with existing and planned parks and open spaces associated with new transit-oriented developments; and,
- ix) The character of a park-like promenade, with an extensive and connected tree canopy, integrated with the canopy of adjacent areas, shall be encouraged.

5.11.6 Transition Areas

- i) As illustrated on Schedule SP55(a), Height Transition Areas have been designated adjacent to stable lower density residential areas. The purpose of these transition areas is to ensure that new development is appropriately scaled and blended into existing neighbourhoods, by introducing a height transition plane that will apply to development within the Corridor. Additional Height Transition Areas may be identified by the City to allow for heritage, environmental or urban design considerations.
- ii) Within the Height Transition Areas generally identified on Schedule SP55(a), the maximum building height shall be limited by a plane that extends from the centre of street, rear lot line and/or side lot line, as appropriate, at a 45 degree angle up towards the building, as in the examples illustrated in Appendix 'G'.
- iii) Notwithstanding the Height Transition Area designation, any new building within the Secondary Plan Area shall generally be a minimum of 3 storeys in height.
- iv) A step back along a 45 degree angular plane will also be required for new and renovated buildings that are adjacent to a property with significant heritage resources that are listed, designated, or identified through a Heritage Impact Statement as may be required by the City.

8.2-46

5.12 GROWTH MANAGEMENT

To ensure conformity with the Provincial Growth Plan and the City's Growth Management objectives, Secondary Plan Area 55 is planned to accommodate an ultimate yield in the order of 45,100 residents and 12,400 jobs (454 people plus jobs combined per hectare or 184 people plus jobs combined per acre). Implementing zoning by-laws shall include provisions that support the achievement of these targets.

5.12.1 Phased Development

Where lands are proposed to be developed in multiple phases, the applicant shall be required to submit a tertiary plan prior to the approval of the development application to demonstrate how the ultimate density, built form requirements and overall objectives for the site can be achieved in accordance with the recommendations of the Hurontario/Main Street Corridor Master Plan.

- i) For phased development, a tertiary plan showing the proposed phase 1 buildings and potential building envelopes for future phases shall be submitted with all new development proposals. The tertiary plan shall show blocks and streets, building envelopes, vehicular and pedestrian access routes, parking locations, open spaces and landscaping features and how the development meets the built form requirements of this Secondary Plan. Development on the Hurontario/Main Street frontage will generally be the first phase of development in order to create a safe, pedestrian-friendly environment as soon as possible.
- ii) The tertiary plan shall show the proposed phase 1 and future phase pedestrian and vehicular network, indicating how this network creates a safe pedestrian-friendly streetscape along Hurontario/Main Street and other major cross streets.
- iii) All requirements of this Secondary Plan must be taken into consideration for both the initial phase of development and for all subsequent phases of development.
- iv) In recognition of the need to stage the transition of existing developed sites from the existing low rise built form to the more intense form of development envisioned over the long term by the Official Plan including this Chapter, interim development consisting of expansions and renovations to existing buildings and the construction of new buildings that are consistent with the existing scale and built form shall be permitted.
- v) Additional policies related to Growth Management may be adopted by Council including further amendments to this Chapter and proponents may be required to enter into phasing agreements

8.2-47

satisfactory to the City and other agencies to achieve a cost effective and functional sequence of transit oriented development.

5.13 COST SHARING

The City may require that developers enter into cost sharing agreements to ensure that the lands required for community purposes are available at the appropriate time.

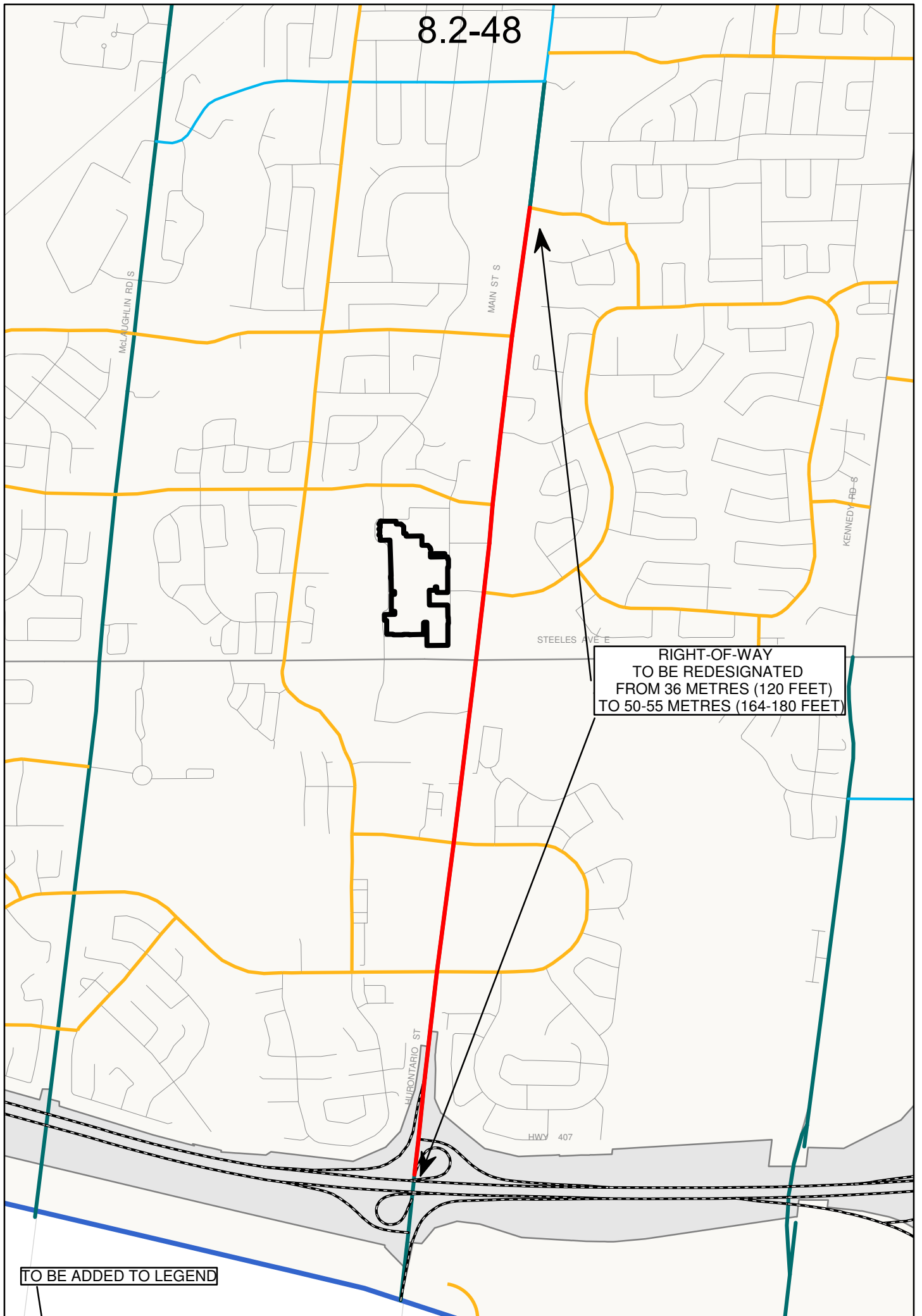
5.14 BONUSING

Height and density bonusing in accordance with Section 37 of the *Planning Act* and Section 5.12 of the Official Plan may be granted to developers for providing public benefits that may not be required already as part of this Plan or as part of the site plan process, such as affordable housing, public space and art, structured and below grade parking, or transit facilities, provided that the overall benefit exceeds the costs associated with permitting taller or higher density buildings.

5.15 SUSTAINABLE DEVELOPMENT

Consistent with sustainable development principles, the City may require a Sustainability Score and Sustainability Summary as part of a development application in order to address the City's Sustainable Community Development Guidelines.













8.2-48



RIGHT-OF-WAY
TO BE REDESIGNATED
FROM 36 METRES (120 FEET)
TO 50-55 METRES (164-180 FEET)

TO BE ADDED TO LEGEND

EXTRACT FROM SCHEDULE B1, CITY ROADS RIGHT-OF-WAY WIDTHS

- | | | | | | |
|---|------------------------------|---|----------------------------|---|-----------------------------|
|  | 50-55 METRES (164-180 FEET) |  | 26-30 METRES (86-100 FEET) |  | PROVINCIAL HIGHWAY |
|  | 40-45 METRES (130-150 FEET) |  | 23-26 METRES (76-86 FEET) |  | PROPOSED PROVINCIAL HIGHWAY |
|  | 40-100 METRES (131-328 FEET) |  | CORRIDOR PROTECTION AREA |  | MINOR ROAD |
|  | 36 METRES (120 FEET) |  | APEALED TO THE OMB |  | PROPOSED MINOR ROAD |



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16 - BRAMPTON SOUTH
SECONDARY PLAN

17 - BRAMPTON EAST
SECONDARY PLAN

55
HURONTARIO-MAIN
CORRIDOR
SECONDARY PLAN

SECONDARY PLAN AREA
BOUNDARY TO BE ADDED
AND LABELLED
HURONTARIO-MAIN CORRIDOR
SECONDARY PLAN AREA 55

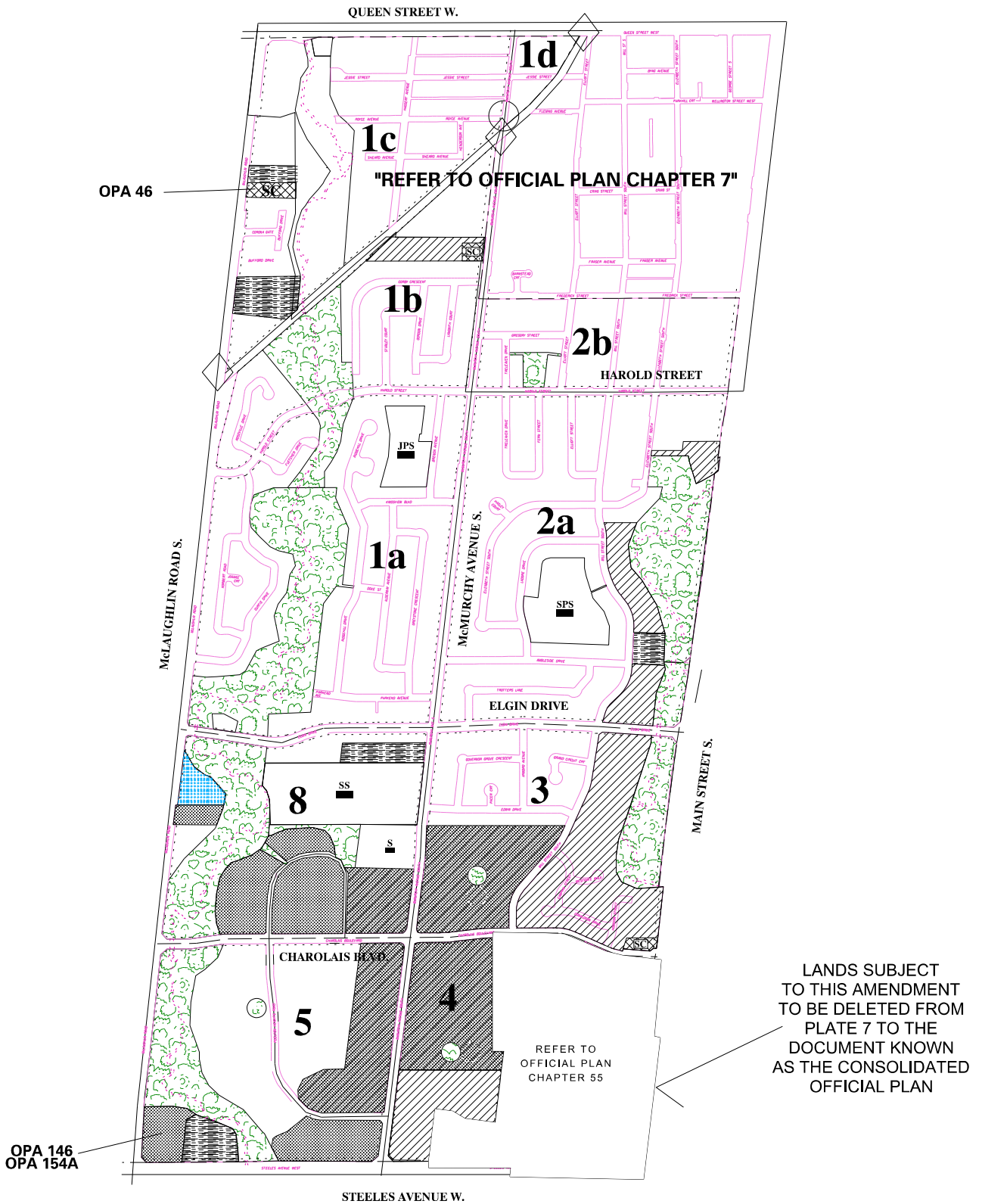
24 - FLETCHERS CREEK SOUTH
SECONDARY PLAN

LANDS SUBJECT TO
THIS AMENDMENT

EXTRACT FROM SCHEDULE G, SECONDARY PLAN AREAS



8.2-50

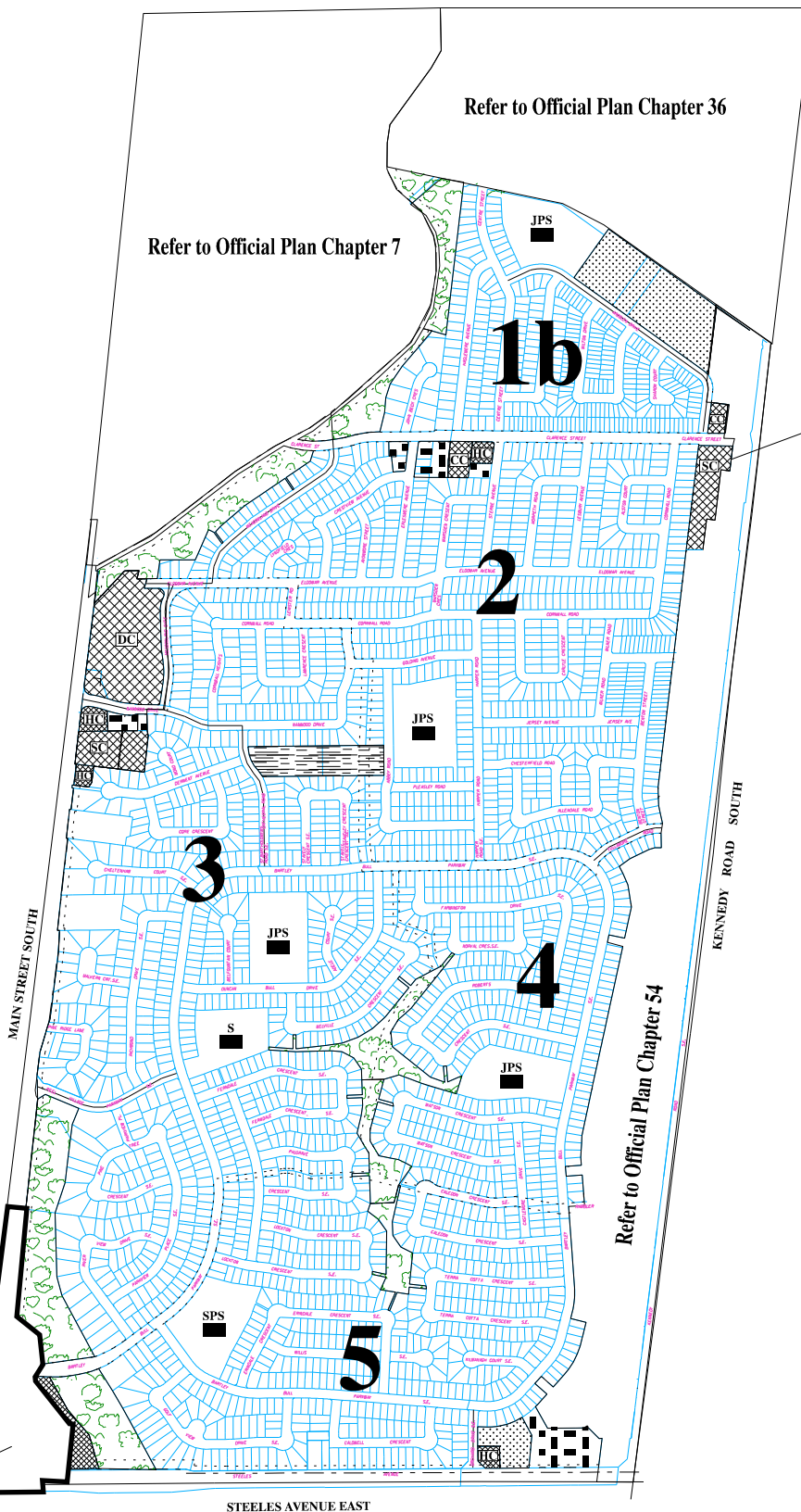


LEGEND

Residential Low Density	Convenience Commercial	Intersection Improvement
Residential Medium Density	District Commercial	Grade Separation
Residential High Density	Park And Open Space	Major Arterial Road
Residential-Institutional	Secondary School	Minor Arterial Road
Service Commercial	Senior Public School	Collector Road
Regional Commercial	Junior Public School	Planning District Boundary
Neighbourhood Commercial	Separate School	Neighbourhood Boundary & Number
Highway Commercial	Institutional	Industrial

EXTRACT FROM PLATE 7 TO THE DOCUMENT KNOWN AS THE CONSOLIDATED OFFICIAL PLAN AS IT RELATES TO THE BRAMPTON SOUTH SECONDARY PLAN AREA 16





LANDS SUBJECT TO THIS AMENDMENT TO BE DELETED FROM PLATE 8 TO THE DOCUMENT KNOWN AS THE CONSOLIDATED OFFICIAL PLAN

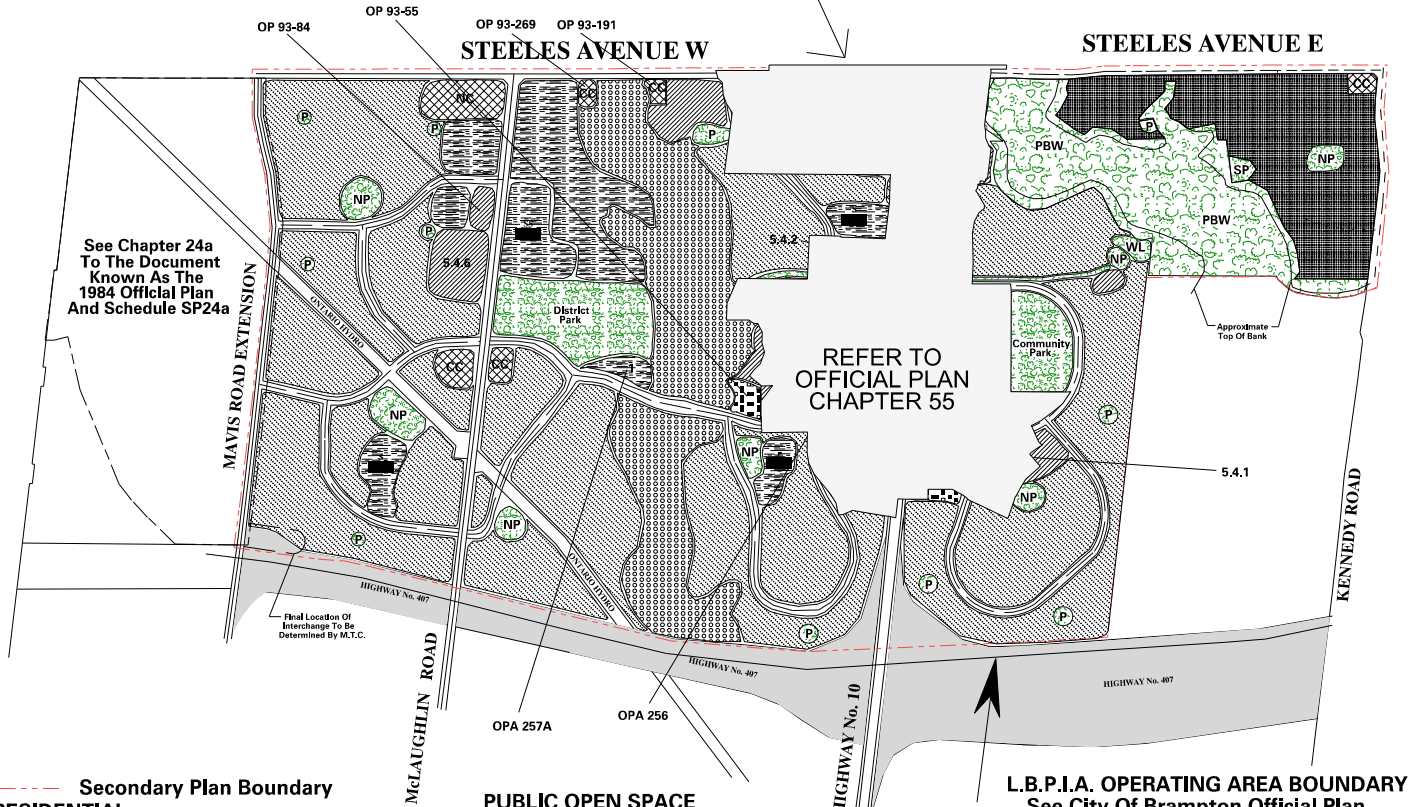
REFER TO OFFICIAL PLAN CHAPTER 55

	RESIDENTIAL LOW DENSITY		INDUSTRIAL		MAJOR ARTERIAL ROAD
	RESIDENTIAL MEDIUM DENSITY		INSTITUTIONAL		MINOR ARTERIAL ROAD
	RESIDENTIAL HIGH DENSITY		SENIOR PUBLIC SCHOOL		COLLECTOR ROAD
	NEIGHBOURHOOD COMMERCIAL		JUNIOR PUBLIC SCHOOL		GRADE SEPARATION
	CONVENIENCE COMMERCIAL		SEPARATE SCHOOL		
	HIGHWAY COMMERCIAL		PARKS AND OPEN SPACE		
	DISTRICT COMMERCIAL		PLANNING DISTRICT BOUNDARY		
	SERVICE COMMERCIAL		NEIGHBOURHOOD BOUNDARY & NUMBER		

EXTRACT FROM PLATE 8 TO THE DOCUMENT KNOWN AS THE CONSOLIDATED OFFICIAL PLAN AS IT RELATES TO THE BRAMPTON EAST SECONDARY PLAN AREA 17



LANDS SUBJECT TO THIS AMENDMENT TO BE DELETED FROM PLATE 43 TO THE DOCUMENT KNOWN AS THE CONSOLIDATED OFFICIAL PLAN



See Chapter 24a To The Document Known As The 1984 Official Plan And Schedule SP24a

REFER TO OFFICIAL PLAN CHAPTER 55

- Secondary Plan Boundary
- RESIDENTIAL**
- Low Density
- Low And Medium Density
- Medium Density
- Medium-High Density
- High Density
- COMMERCIAL**
- Highway Commercial
- Convenience Commercial
- Neighbourhood Commercial
- District Commercial
- Specialty Office - Service Commercial
- Convenience Commercial & Specialty Office - Service Commercial
- Specialty Office - Service Commercial
- Special Policy Area 1

- PUBLIC OPEN SPACE**
- Public Open Space
- District Park
- Community Park
- Neighbourhood Park
- Parkette
- Specialized Park
- Parkway Belt West
- Woodlot
- Cemetery
- Hazard Land
- INSTITUTIONAL**
- Institutional
- Secondary School
- Senior Public School
- Public School
- Separate School
- Secondary School - Separate School
- Special Policy Area 1

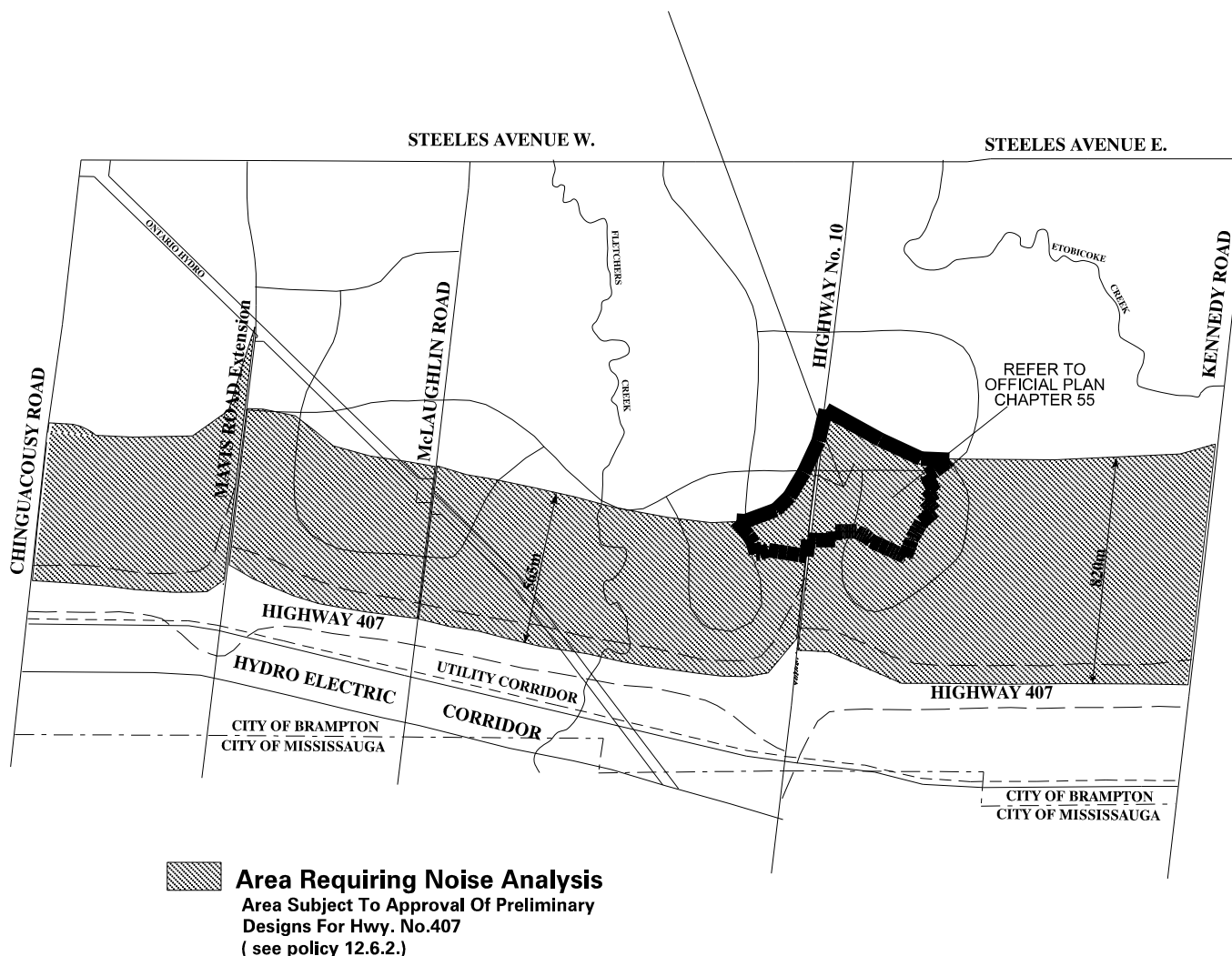
- ROADS**
- Freeway
- Provincial Highway
- Arterial Road
- Major Arterial Road
- Minor Arterial Road
- Collector Road
- Minor Collector Road

L.B.P.I.A. OPERATING AREA BOUNDARY See City Of Brampton Official Plan Aircraft Noise Policies, Section 4.4

EXTRACT FROM PLATE 43 TO THE DOCUMENT KNOWN AS THE CONSOLIDATED OFFICIAL PLAN AS IT RELATES TO THE FLETCHERS CREEK SOUTH SECONDARY PLAN AREA 24



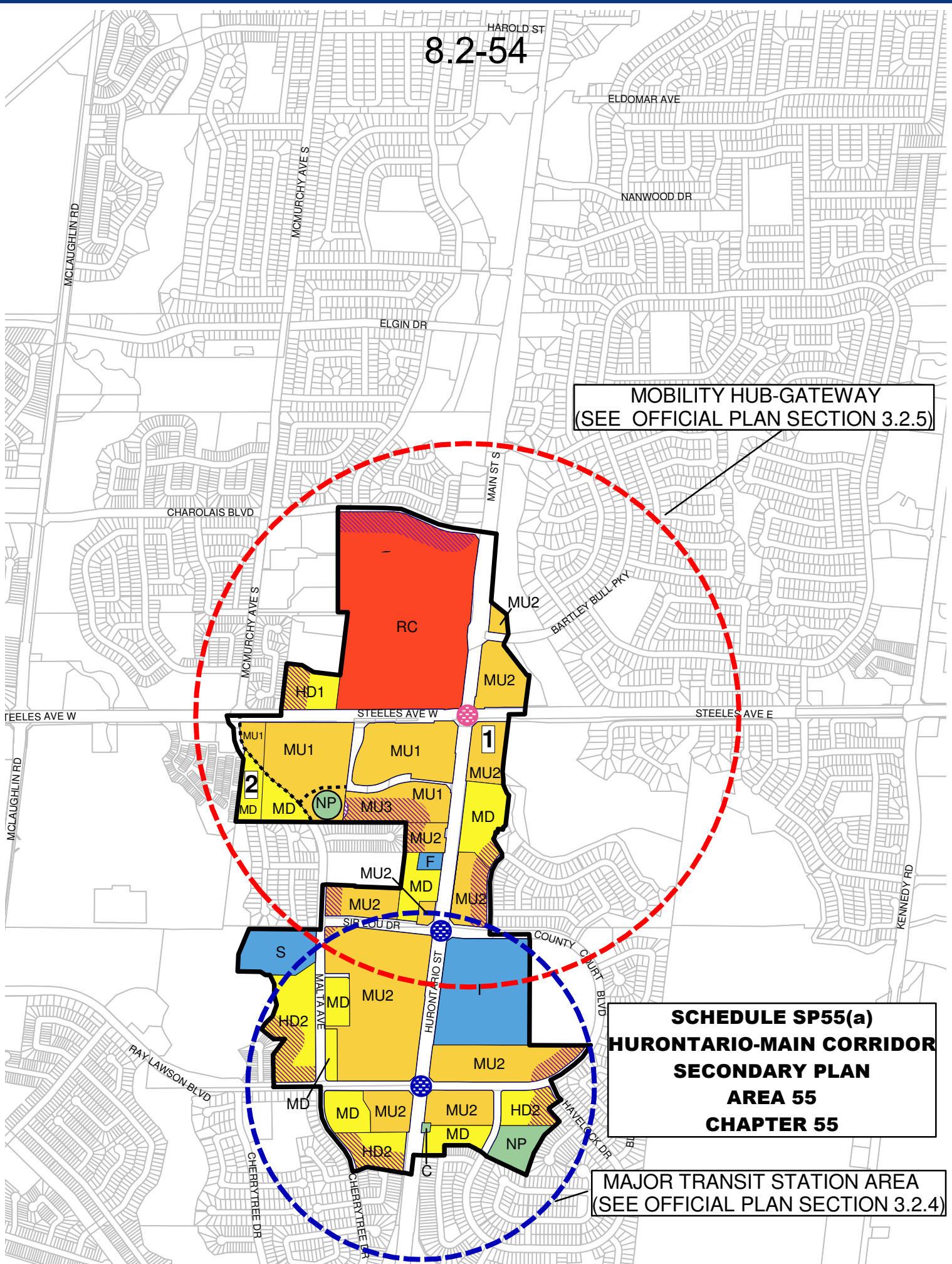
LANDS SUBJECT TO THIS AMENDMENT
TO BE DELETED FROM PLATE 44 TO THE
DOCUMENT KNOWN AS THE
CONSOLIDATED OFFICIAL PLAN



EXTRACT FROM PLATE 44 TO THE DOCUMENT KNOWN AS
THE CONSOLIDATED OFFICIAL PLAN AS IT RELATES
TO THE FLETCHERS CREEK SOUTH SECONDARY PLAN



8.2-54



MOBILITY HUB-GATEWAY
(SEE OFFICIAL PLAN SECTION 3.2.5)

SCHEDULE SP55(a)
HURONTARIO-MAIN CORRIDOR
SECONDARY PLAN
AREA 55
CHAPTER 55

MAJOR TRANSIT STATION AREA
(SEE OFFICIAL PLAN SECTION 3.2.4)

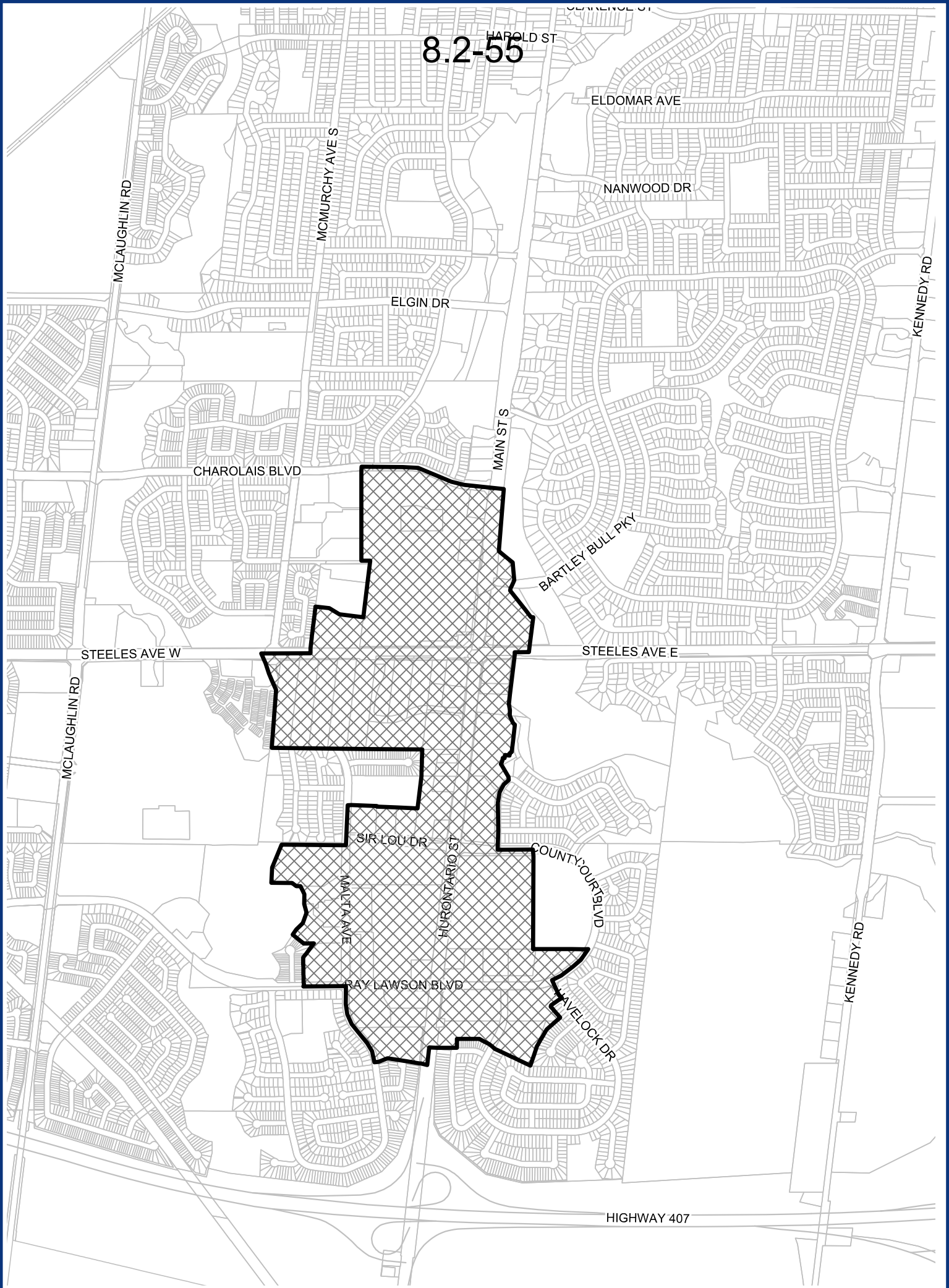
RESIDENTIAL	MIXED USE	INSTITUTIONAL	OPEN SPACE
MD MEDIUM DENSITY	MU1 MIXED USE ONE	S SENIOR PUBLIC SCHOOL	NP NEIGHBOURHOOD PARK
HD1 HIGH DENSITY ONE	MU2 MIXED USE TWO	F FIRE STATION	C CEMETERY
HD2 HIGH DENSITY TWO	MU3 MIXED USE THREE	I INSTITUTIONAL	1-2 SPECIAL POLICY AREAS
COMMERCIAL	ROADS	GATEWAYS	LANDS SUBJECT TO THIS AMENDMENT
RC REGIONAL COMMERCIAL COLLECTOR ROAD	PRIMARY GATEWAY	LANDS SUBJECT TO THIS AMENDMENT
		SECONDARY GATEWAY	HEIGHT TRANSITION AREA

BRAMPTON
Flower City
PLANNING, DESIGN & DEVELOPMENT

Date: 2017/02/28

SCHEDULE G TO OFFICIAL PLAN
AMENDMENT NUMBER OP2006
HURONTARIO-MAIN CORRIDOR SECONDARY PLAN
CHAPTER 55

8.2-55



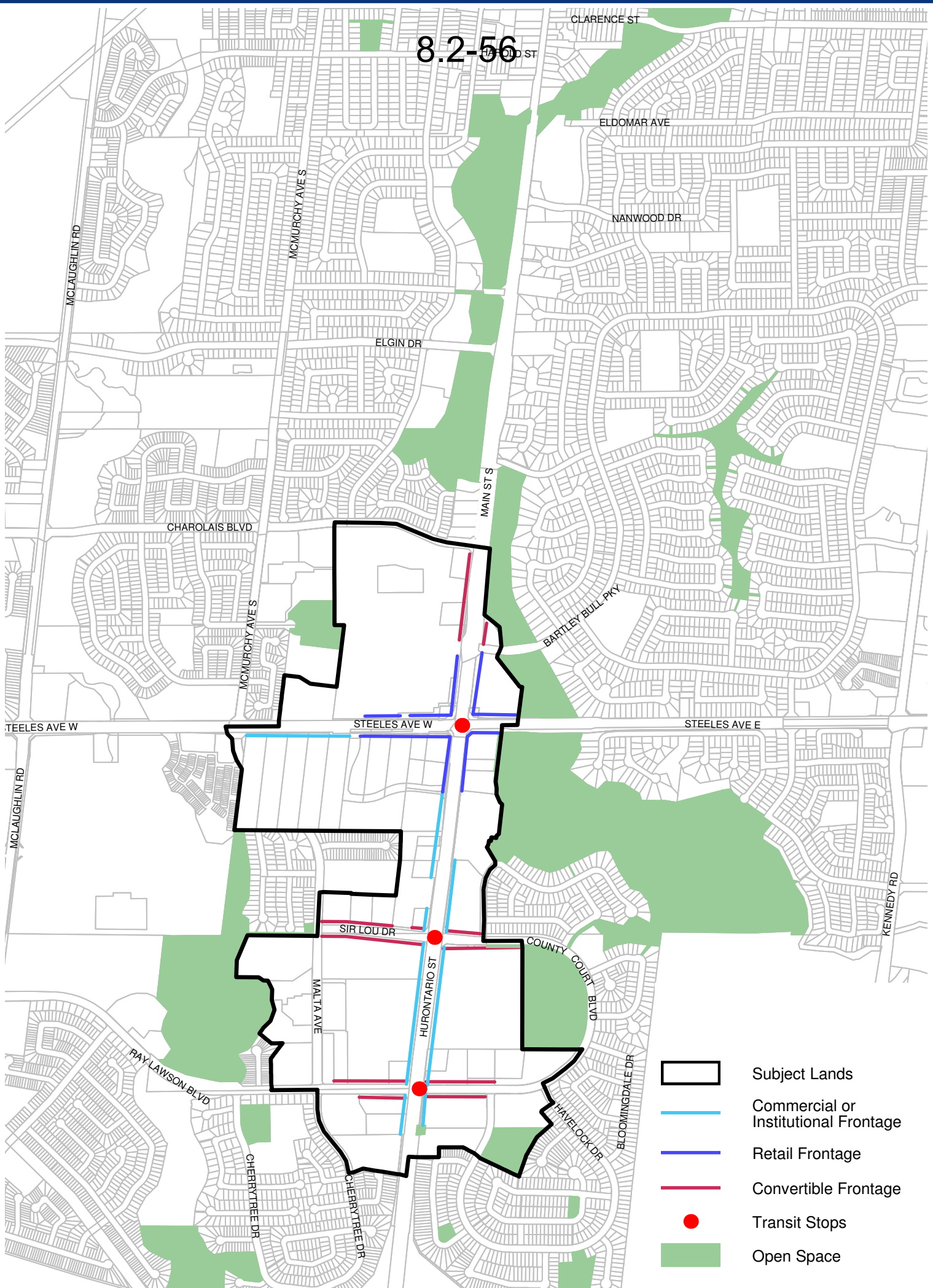
CHARACTER AREA



Brampton Gateway
Character Area

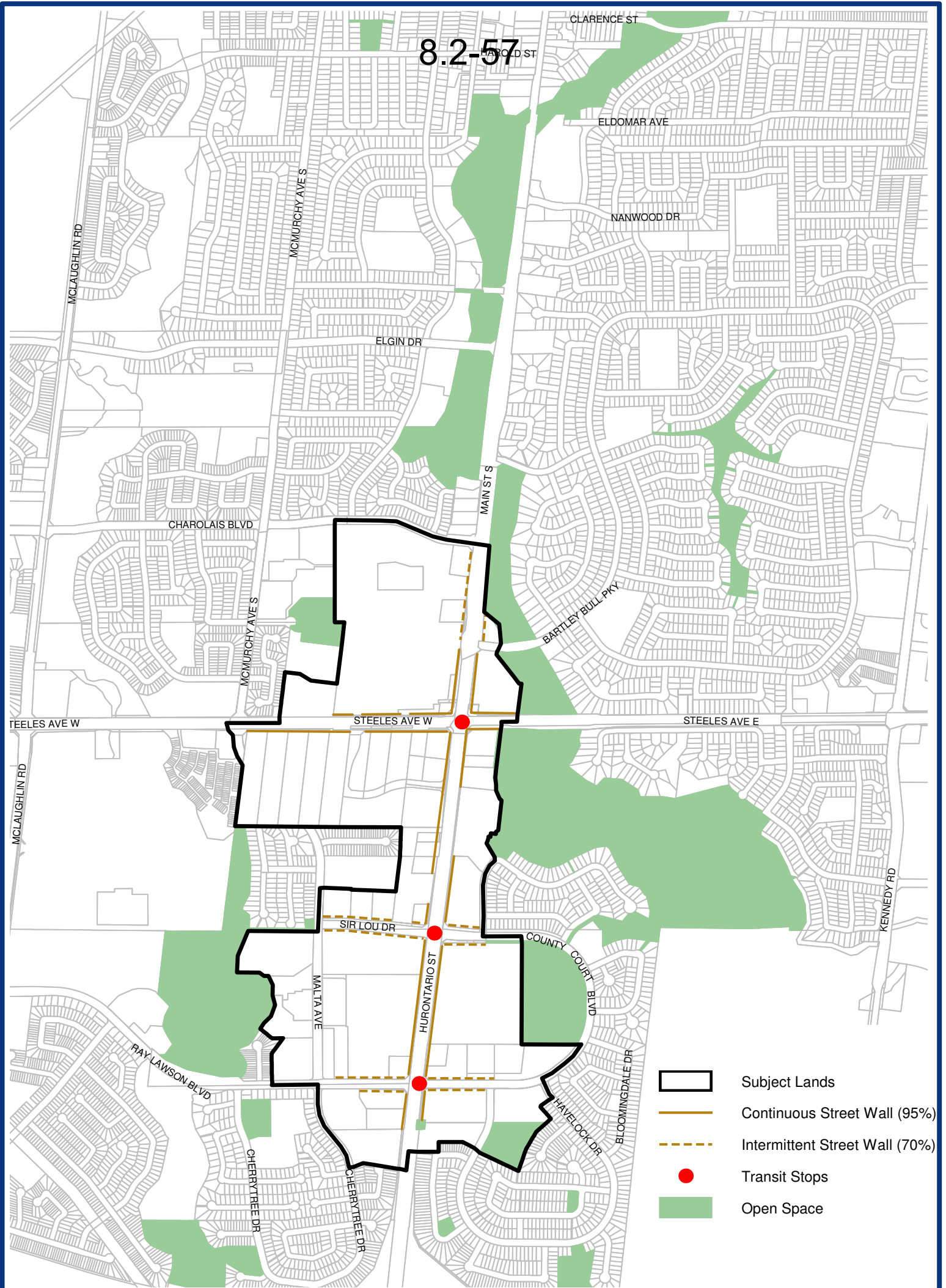


8.2-56



PERMITTED USE AT GROUND LEVEL FACING THE STREET





STREET WALLS ALONG FRONTAGE

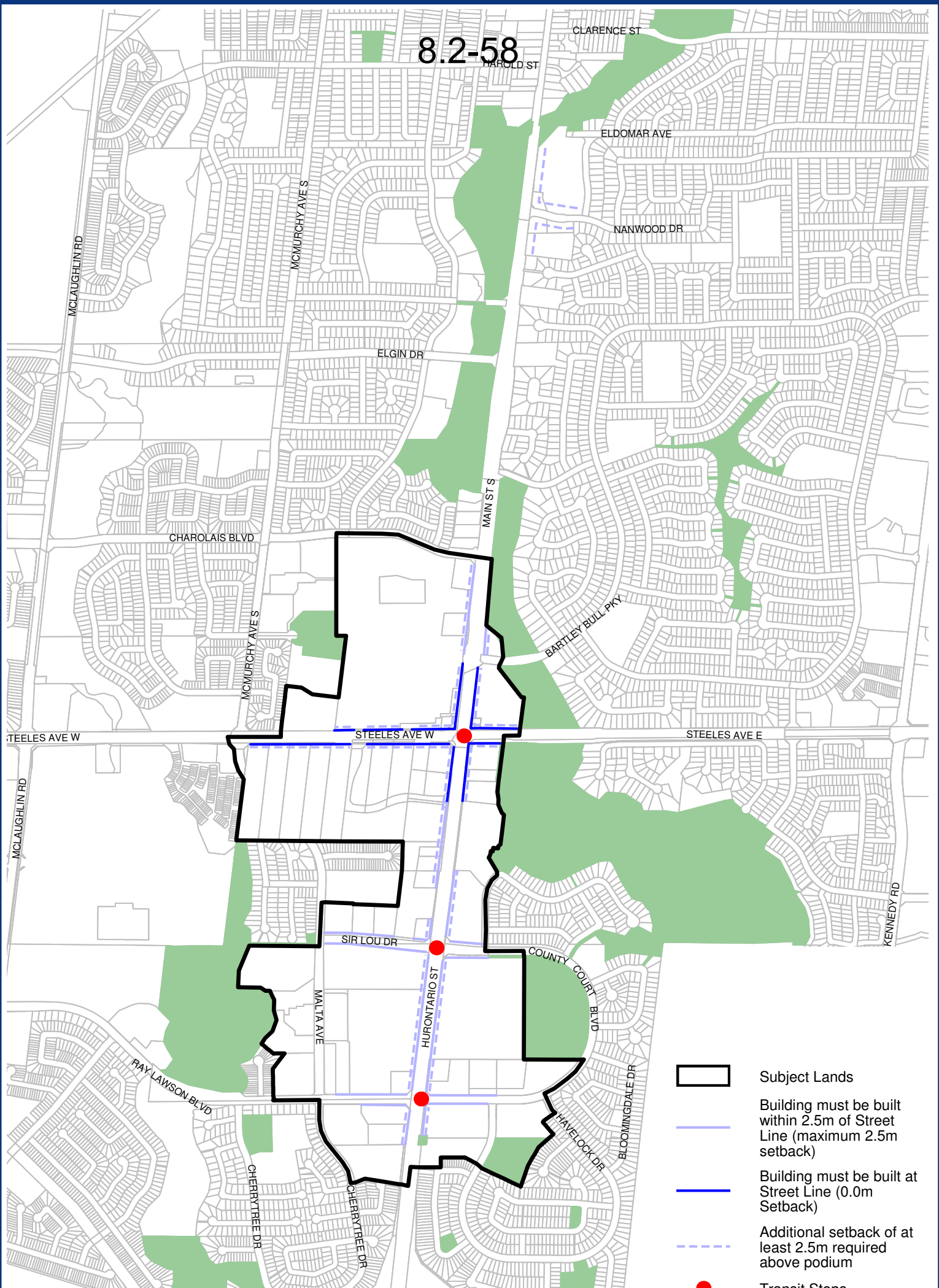
BRAMPTON
Flower City
brampton.ca
PLANNING, DESIGN & DEVELOPMENT







0 200 400
Metres

Date: 2016/12/21

**APPENDIX C TO OFFICIAL PLAN
AMENDMENT NUMBER OP2006
HURONTARIO-MAIN CORRIDOR SECONDARY PLAN
CHAPTER 55**


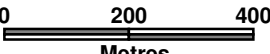
8.2-58



-  Subject Lands
-  Building must be built within 2.5m of Street Line (maximum 2.5m setback)
-  Building must be built at Street Line (0.0m Setback)
-  Additional setback of at least 2.5m required above podium
-  Transit Stops
-  Open Space

SETBACKS

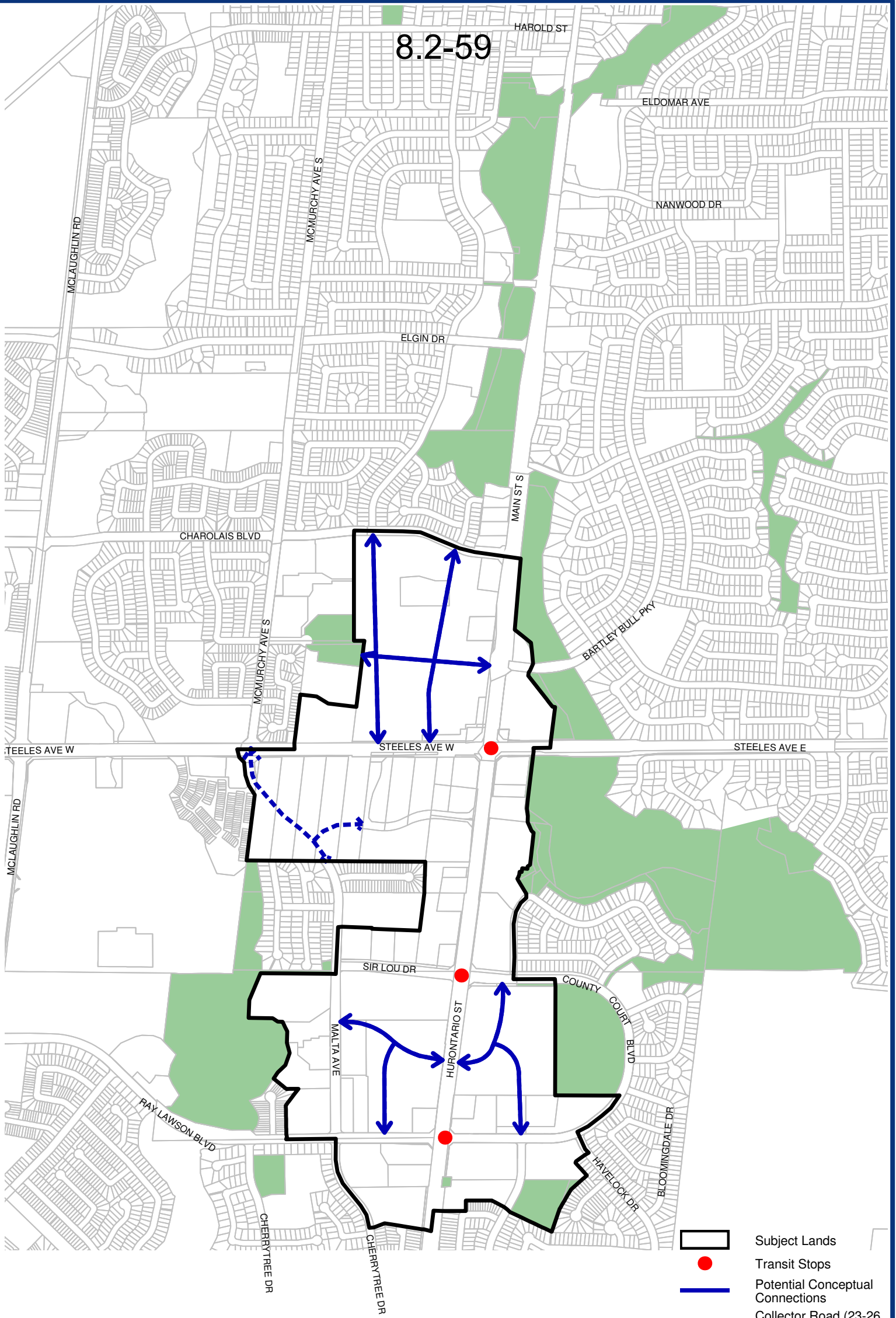
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







Date: 2016/12/21

**APPENDIX D TO OFFICIAL PLAN
AMENDMENT NUMBER OP2006
HURONTARIO-MAIN CORRIDOR SECONDARY PLAN
CHAPTER 55**

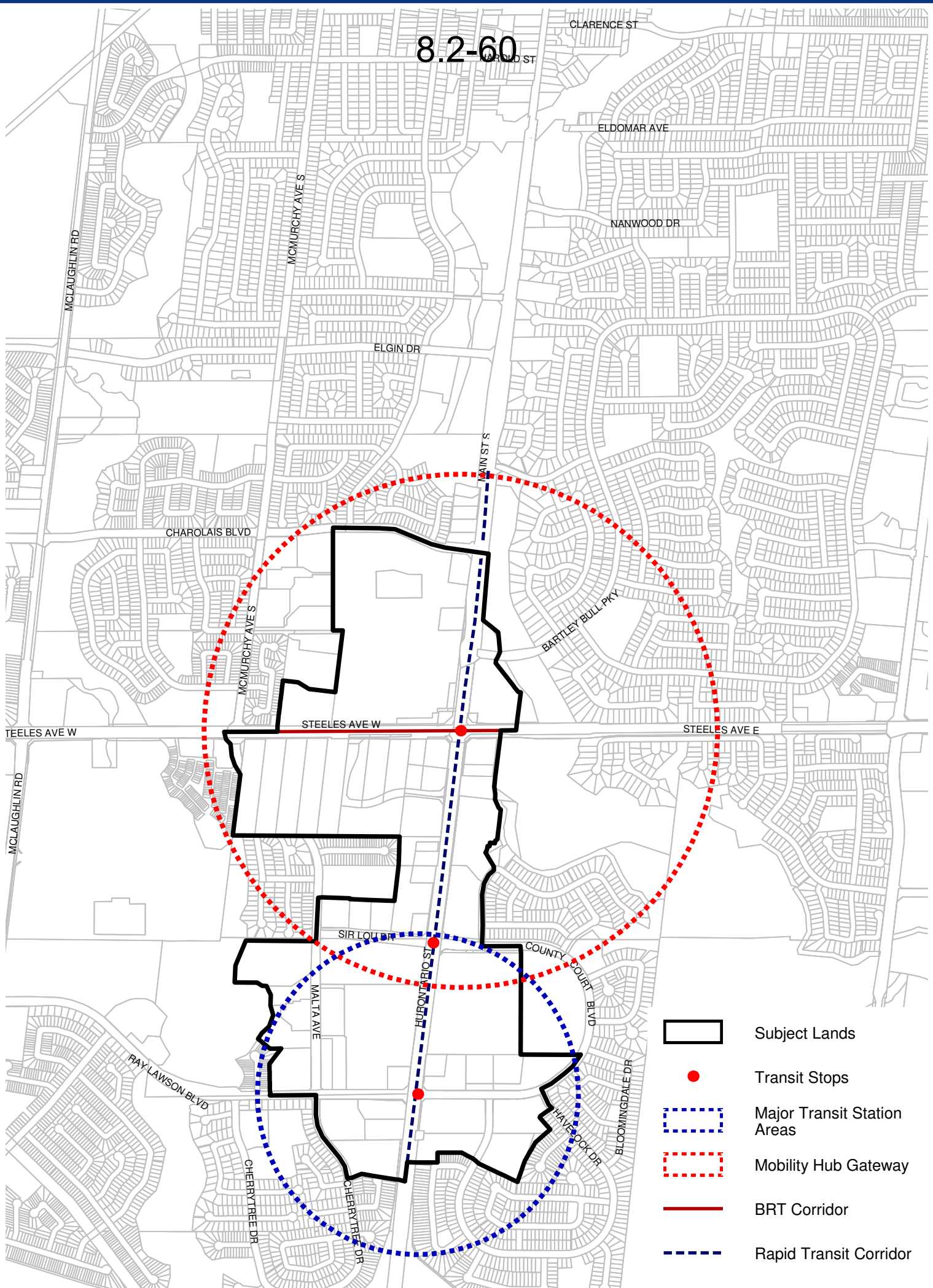
8.2-59









-  Subject Lands
-  Transit Stops
-  Potential Conceptual Connections
-  Collector Road (23-26 Metres)
-  Open Space


FUTURE ROAD CONNECTIONS




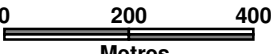


-  Subject Lands
-  Transit Stops
-  Major Transit Station Areas
-  Mobility Hub Gateway
-  BRT Corridor
-  Rapid Transit Corridor

MAJOR PUBLIC TRANSIT FACILITIES

 **BRAMPTON**
Flower City
brampton.ca
PLANNING, DESIGN & DEVELOPMENT

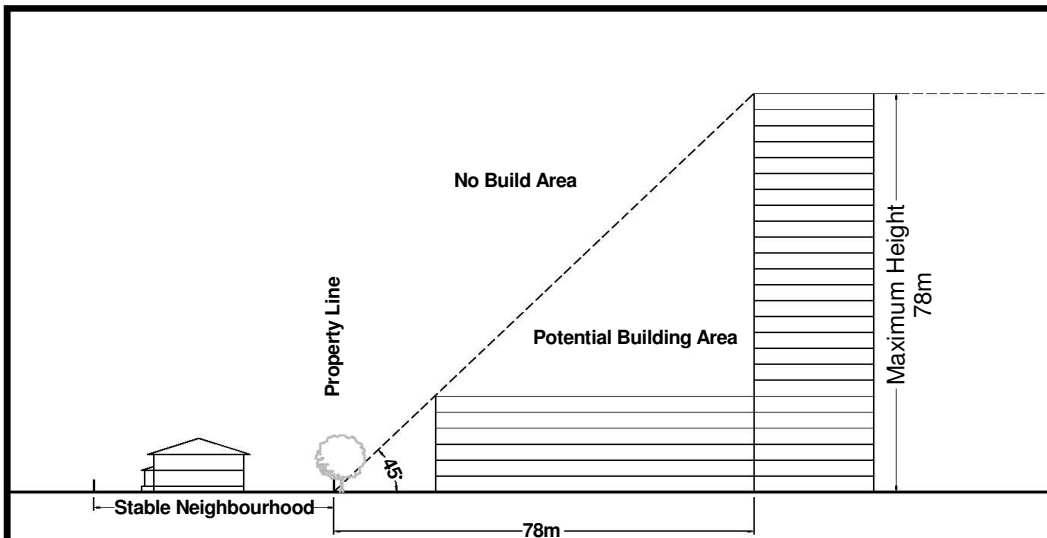




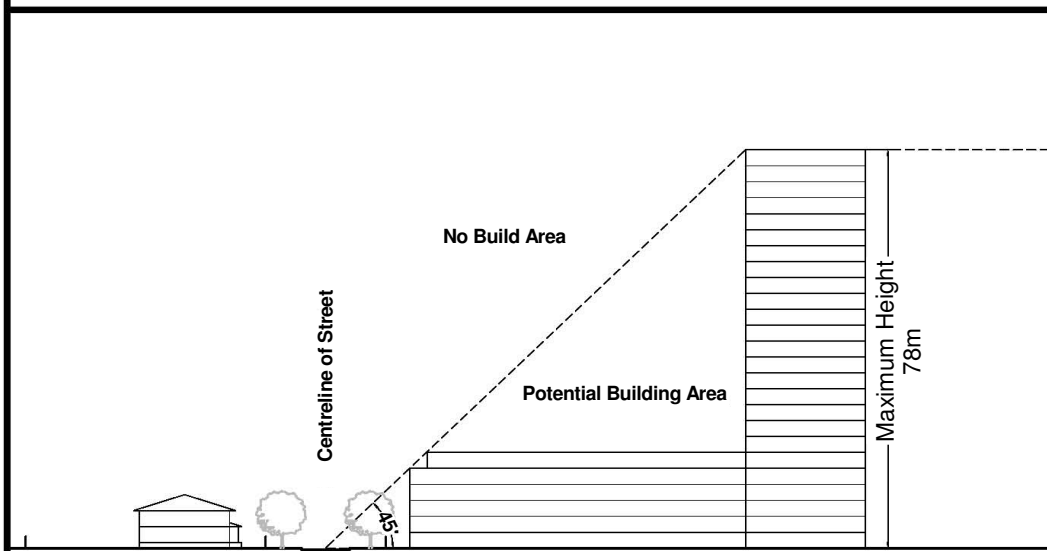
Date: 2016/12/21

**APPENDIX F TO OFFICIAL PLAN
AMENDMENT NUMBER OP2006
HURONTARIO-MAIN CORRIDOR SECONDARY PLAN
CHAPTER 55**

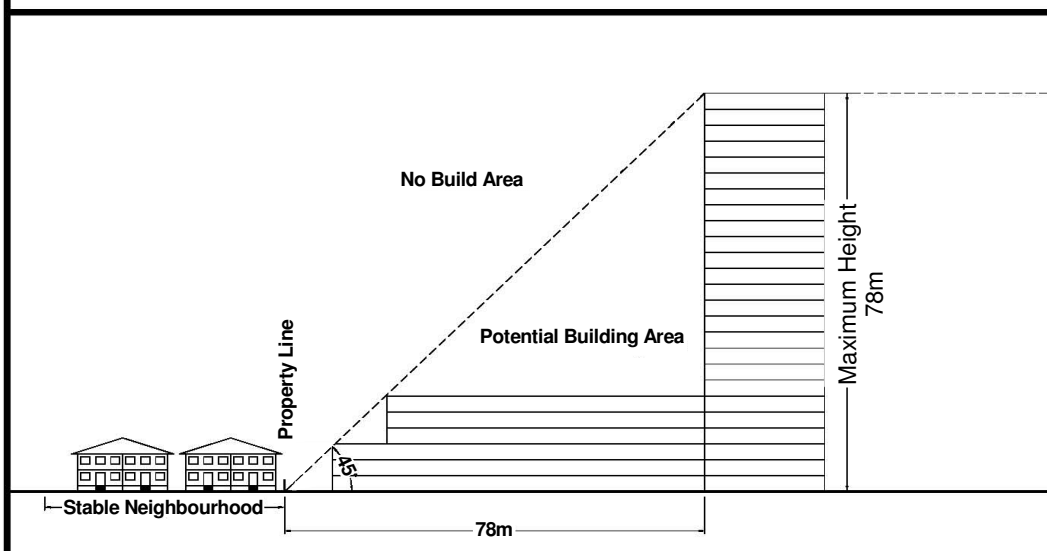
8.2-61



MEASURED FROM REAR LOT LINE



MEASURED FROM CENTRE OF STREET



MEASURED FROM SIDE LOT LINE

HEIGHT TRANSITION - ABUTTING STABLE NEIGHBOURHOODS



8.2-62
Planning & Development Services
Policy Planning

February 28, 2017

Sent via email

Ms. Johanna Shapira
Wood Bull
65 Queen Street West, Suite 1400
Toronto, ON
M5H 2M5

Dear Ms. Shapira

Re: Hurontario-Main Street Corridor Secondary Plan (Area 55)
Newmark Developments Limited (157 Steeles Avenue West)

Further to your letter of February 21, 2017 on Item 8.4 of the February 22, 2017 City Council agenda, Planning and Development offer the following response to the issues and concerns raised in your written submission:

Extension of Lancashire Lane

Schedule SP55(a) identifies a conceptual road corridor for Lancashire Lane. The actual alignment of the collector road and the location of the neighbourhood park will be determined as part of a development application that will have to address integration with planned land uses on adjacent lands. Therefore, we do not see the need to revise Schedule L of the OPA.

Convertible Frontage

The OMB approved OPA for 209 Steeles Avenue requires that the ground floor height of buildings fronting Steeles Avenue shall have a minimum ground floor height of 4.5 metres to accommodate non-residential uses. Given that the appendices to the OPA are not operative parts of the amendment, any change to the frontage requirements to address site specific conditions will not require an amendment. The convertible frontage could be permitted as part of a rezoning application.

Public Pathways

It is not the practice of the City to include public pathways in the calculation of permissible GFA. In the case of 209 Steeles Avenue West, a condition of development approval was implemented that required the applicant to dedicate the walkway block gratuitously to the City.

8.2-63

Sidewalks and Pedestrian Orientation

Your comment does not identify specific policies of concern in the OPA with respect to sidewalks and pedestrian orientation, but notes that the policies should provide flexibility.

The policies of the OPA note that sidewalks will be designed to connect buildings and support a pedestrian-scaled network of connected local streets and sidewalks.

For example, Section 5.9.4.1(i) directs new development and redevelopment to accommodate pedestrians on all streets along a network of connected sidewalks. Section 5.9.4.1 (ii) requires sidewalks located at major intersections along the Corridor to be wider to cope with higher pedestrian activity. Section 5.11.5 (ii) states that all remaining sidewalks widths will vary depending on their location with respect to current or proposed uses, frontage designations and proximity to existing and future transit nodes, which will determine future pedestrian flows.

We consider these policies to be flexible and they have been drafted in such a way as to implement Section 5.11.5 (ii) which represents the planning vision for the Secondary Plan.

Bicycle Parking

The bicycle parking requirement (Section 5.9.5.1 (ii)) is based on research undertaken by staff and is generally consistent with bicycle parking requirements in other Ontario municipalities where such requirements are being applied.

Urban Design Guidelines Elevated to Policy

The comment states that Sections 5.11.1 (i) and 5.11.1 (v) of the OPA appear to elevate the City's Development Design Guidelines to policy, which is inappropriate. Section 5.11.1 (i) states that all development within the Secondary Plan Area shall be in accordance with the Urban Design section of the Official Plan and the City's Development Design Guidelines in order to ensure a superior physical and natural environment. The City's Sustainable Community Development Guidelines (SCDG) are to be consulted for the City's built form, community structure and environmental sustainability requirements;

Section 5.11.1 (v) states that streets and buildings will be designed and developed to ensure attractive streetscapes, walkable and human-scale communities and to promote social interaction, transit usage and safety.

The City is currently implementing the SCDG City-wide. The SCDG provides measurable targets to achieve the objectives of the Sustainable City Concept of the Official Plan. As stated herein, the policies of the OPA have been drafted to to implement transit-oriented development.

Financial Contribution to Gateway Features

You have requested that the policy be reworded to state that developers "may be required" to contribute financially towards Gateway features, as stated in the Fletchers Creek Secondary Plan, rather than "shall be required". As a precedent, a similar policy is found in approved secondary plans such as Bram West which states that developers will contribute financially towards gateway features.

The City initiated OPA will be presented for adoption at the March 6, 2017 City Council meeting. In the meantime, the City would be pleased to discuss your issues and concerns prior to the upcoming Council meeting.

Yours truly,



David Waters, RPP, MCIP, PLE
Director (Interim) Policy Planning Division
City of Brampton Planning & Development

- c. Heather MacDonald
- Malik Majeed
- Peter Fay

Monday, March 6, 2017

Members Present:

- Regional Councillor E. Moore – Wards 1 and 5 (Chair)
- Regional Councillor G. Gibson – Wards 1 and 5 (Vice Chair)
- Regional Councillor M. Palleschi – Wards 2 and 6
- Regional Councillor M. Medeiros – Wards 3 and 4
- Regional Councillor G. Miles – Wards 7 and 8
- Regional Councillor J. Sprovieri – Wards 9 and 10
- City Councillor D. Whillans – Wards 2 and 6
- City Councillor P. Fortini – Wards 7 and 8

Members Absent:

- City Councillor J. Bowman – Wards 3 and 4 (personal)
- City Councillor G. Dhillon – Wards 9 and 10 (other municipal business)

Staff Present:

- H. Schlange, Chief Administrative Officer
- Planning and Development Services:**
 - H. MacDonald, Interim Commissioner
 - A. Parsons, Interim Director, Development Services
 - B. Steiger, Manager, Development Services
- Corporate Services:**
 - J. Zingaro, Deputy City Solicitor
- City Clerk's Office:**
 - E. Evans, Deputy City Clerk
 - S. Danton, Legislative Coordinator

10.5-2
Minutes
Planning & Development Committee

The meeting was called to order at 7:00 p.m. and adjourned at 8:14 p.m.

1. Approval of Agenda

PDC050-2017 That the Agenda for the Planning and Development Committee Meeting of March 6, 2017, be approved as printed and circulated.

Carried

The following was received by the City Clerk's Office after the agenda was printed and related to published items on the Agenda (Committee approval was not required for addition of these items in accordance with Procedure By-law 160-2004, as amended):

Re: 7.2. Report from B. Steiger, Manager, Planning and Development Services, dated February 8, 2017, re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - Bindu and Sherry Gupta - Ward 10** (File C09E10.006)

Item 5. 1. - Delegations from:

- Ken Singh, Brampton resident, including correspondence dated March 6, 2017
- Onorio Rocca, Brampton resident, including correspondence dated March 6, 2017
- Suneet Singh Tuli, Brampton resident, including correspondence dated March 6, 2017
- Barinder Kaur, Brampton resident, including correspondence dated March 1, 2017
- Sherry Gupta, property owner, 9874 The Gore Road
- Colin Chung, Glen Schnarr & Associates Inc.

Item 13.1 - Correspondence from:

- Bindu Gupta, Brampton resident, dated March 2, 2017
- Mohan Singh, Brampton resident, dated March 1, 2017
- Dharmvir Gupta, Brampton resident, dated March 1, 2017
- Petition dated February 26, 2017, containing 41 signatures

2. Declarations of Interest under the Municipal Conflict of Interest Act - nil

10.5-3
Minutes
Planning & Development Committee

3. Consent

- * The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(7.1, 8.1)

(Item 7.2 was removed from consent)

4. Statutory Public Meeting Reports - nil

5. Delegations

- 5.1. Delegations re: Item 7.2 - Report from B. Steiger, Manager, Planning and Development Services, dated February 8, 2017, re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - Bindu and Sherry Gupta - Ward 10** (File C09E10.006):

1. Ken Singh, Brampton resident, including correspondence dated March 6, 2017
2. Onorio Rocca, Brampton resident, including correspondence dated March 6, 2017
3. Suneet Singh Tuli, Brampton resident, including correspondence dated March 6, 2017
4. Barinder Kaur, Brampton resident, including correspondence dated March 1, 2017
5. Sherry Gupta, property owner, 9874 The Gore Road
6. Colin Chung, Glen Schnarr & Associates Inc.

Ken Singh, Brampton resident, expressed his opposition to the proposal and noted his concerns with increased traffic, insufficient parking, increased noise and pollution, and pedestrian safety. Mr. Singh referenced a petition of opposition submitted at a previous meeting regarding the subject proposal and stated that his objections have not changed.

Onorio Rocca, Brampton resident, noted his objection to the proposal and stated that it is incompatible with the surrounding area. Mr. Rocca expressed concern with increased noise and traffic and requested that the vehicular access to the development remain on The Gore Road.

Suneet Singh Tuli, Brampton resident, expressed opposition to the proposal and stated that the proposed commercial uses do not reflect the needs of the community. Mr. Tuli requested that the sustainability studies be resubmitted and that a community review be undertaken.

Barinder Kaur, Brampton resident, supported the proposal and stated that it will ease parking congestion in the surrounding area and the proposed

10.5-4

Minutes

Planning & Development Committee

commercial uses will support the growing community. Ms. Kaur submitted a petition in favour of the application containing 41 signatures. She noted that her name appeared on a previous petition of objection to the application and stated that she did not sign the petition.

Sherry Gupta, subject property owner, noted that many studies have been undertaken to ensure compatibility with the surrounding area. The proposal is a low-intensity, small scale development that will incorporate extended buffers and extensive landscaping.

Colin Chung, Glen Schnarr & Associates Inc., agent to the property owner, provided details on the history of the application and planning process. Mr. Chung noted that the property owners and staff have been cognizant of area residents' concerns and they have been addressed in the comprehensive assessment of the proposal. Numerous expert studies have been submitted and none expressed any issues with the proposal. A reduction in lot coverage, an extended buffer zone, and compatible architectural features will ensure compatibility with the surrounding neighbourhood. The proposal represents good planning and is consistent with provincial and municipal statements and growth plans.

Items 7.2 and 13.1 were brought forward at this time.

Committee consideration of the matter included:

- Existing and proposed zoning amendments
- Surrounding land uses; compatibility with future growth and development
- Built form design elements, proposed landscaping, and buffer features
- Vehicular access and sidewalk connection to surrounding points of interest
- Request to the applicant for consideration of area residents concerns during the site plan process

In response to questions from Committee, staff noted that development applications are reviewed on their own merit to ensure compatibility, Details regarding architectural elements, setbacks, vehicular access, landscaping, sidewalk extensions, and buffers are considered during the site plan process.

The following motion was considered:

- PDC051-2017 1. That the report from B. Steiger, Manager, Planning and Development Services, dated February 8, 2017 to the Planning and Development Services Committee Meeting of March 6, 2017, re: **Application to Amend the Official Plan and Zoning By-law – Glen Schnarr & Associates Inc. – Bindu and Sherry Gupta – Ward 10** (File C09E10.006) be received.

10.5-5

Minutes

Planning & Development Committee

2. That the application be approved in principle and staff be directed to prepare the appropriate amendment to the Official Plan and Zoning By-law.
3. That the Official Plan be amended to change the land-use designation of the subject site from “Estate Residential” to “Residential” on “Schedule A – General Land Use Designations”.
4. That the Bram East Secondary Plan (Area 41) be amended to change the land use designation of the subject site from “Estate Residential” to a special policy area “Service Commercial” designation. Special policies shall generally include, but not be limited to:
 - 4.1 A primary planning principle that the lands shall be developed as a small-scale commercial site and designed to ensure compatibility with and maintain the stability of the adjacent “Estate Residential” neighbourhood.
 - 4.2 Provisions that would permit only commercial/office uses that are generally low intensity in nature. In this regard the policies will set also out that medical office uses (excluding a veterinary use), restaurant and retails uses are not permitted.
 - 4.3 A provision indicating that the implementing zoning by-law amendment will include a limited range of uses, including restrictions on gross floor area for each building and for the site overall;
 - 4.4 General design principles that require a high quality site design that has a residential character. In this regard, the policies shall set out that the building form will be residential in nature and buildings will have a small footprint. Buildings will be oriented towards The Gore Road and away from the residential uses to the west.
 - 4.5 The landscape design shall complement the building design to reinforce a residential character. A large landscape buffer shall be provided adjacent to the abutting residential lot to help provide a transition and screen the commercial use from the adjacent residential lands. Extensive landscaping shall be provided within this buffer. A decorative masonry fence will be provided along the west property line.

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Planning & Development Committee

- 4.6 A provision that indicates that site access to Fitzpatrick Drive will be designed to discourage cut-through traffic along Fitzpatrick Drive.
5. That the Zoning By-law be amended by changing the zoning designation of the subject lands from “Residential Rural Estate Two” to an “Office Commercial - Special Section” zone generally in accordance with the following:
- 5.1 Shall only permit the following uses:
- a) Either a day nursery or an animal hospital
 - b) Office, not including medical, dental and a drugless practitioner
 - c) A personal service shop
- 5.2 Requirements and Restrictions:
- a) Minimum Setback to Fitzpatrick Drive: 9.0 metres
 - b) Minimum Interior Side Yard Setback: 18.0 metres
 - c) Minimum Setback to The Gore Road: 5.0 metres
 - d) Minimum Setback to West Property Line, including an Outdoor Play Area
Associated with a Day Nursery Use: 18.0 metres
 - e) Maximum Gross Floor Area: 1,630 square metres
 - f) Maximum Ground Floor Area
for Any Building: 1,250 square metres
 - g) Minimum Building Separation Distance: 46 metres
 - h) Maximum Building Height: 1 storey, 2 storeys within 50 metres of Fitzpatrick Drive
 - i) Minimum Landscape Width:
 - i) Abutting West Property Line: 6 metres
 - ii) Abutting Front Property Line: 9.0 metres
 - iii) Abutting East Property Line: 4.5 metres
 - iv) Abutting North Property Lined: 3 metres
 - j) A restriction on the ground floor area for a personal service shop
 - k) Maximum gross floor area for a day nursery or animal hospital: 400 square metres
 - l) A day nursery shall only be permitted within 75 metres of the north property line.
 - m) A drive-through is not permitted in conjunction with any permitted use.
6. That prior to the adoption of the Official Plan Amendment and the enactment of the Zoning By-law:
- 6.1 The Traffic Impact Study, prepared by Crozier and Associates shall be approved to the satisfaction of the

10.5-7

Minutes

Planning & Development Committee

Director of Environment and Development
Engineering, in consultation with the Region of Peel.

- 6.2 The Urban Design Brief, prepared by Glen Schnarr & Associates and RR Design, shall be approved to the satisfaction of the Director of Development Services. In this regard the Design Brief shall include, but not be limited to the following development principles:
- a) That the development will have a residential character, in particular with regard to the design of the buildings.
 - b) Require that the westerly landscape strip be densely landscaped with trees to screen the development from the adjacent residential lands.
 - c) That the front yard along Fitzpatrick Drive contain dense landscaping.
 - d) That a decorative masonry wall be provided along the west property line.
- 6.3
- a) A Phase 1 and Phase 2 (if required) Environmental Site Assessment in compliance with the most current regulations shall be approved to the satisfaction of the Chief Building Official;
 - b) That a decommissioning report, if contaminated material has been identified and is to be removed or, alternatively, a copy of the Certificate of Property Use approved by the Ministry of Environment be submitted to the satisfaction of the City of Brampton; and,
 - c) That confirmation of the filing of the Record of Site Condition in the Environmental Site Registry in compliance with the most current regulations be provided to the Chief Building Official.
- 6.4 The Functional Servicing and Stormwater Management Report, prepared by C.F. Crozier & Associates Inc. shall be approved to the satisfaction of the Director of Environment and Development Engineering, in consultation with the Region of Peel.

10.5-8

Minutes

Planning & Development Committee

- 6.5 The Preliminary Environmental Noise Report, prepared by Jade Acoustics shall be approved to the satisfaction of the Director of Environment and Development Engineering.
 - 6.6 The Commercial Market Study, prepared by Urban Metrics Inc., shall be approved to the satisfaction of the Commissioner of Planning and Development Services.
 - 6.7 A portion of the lands located along The Gore Road frontage are to be gratuitously dedicated to the Region of Peel for road widening purposes to their satisfaction.
 - 6.8 The applicant shall agree in writing to the form and content of the implementing Official Plan Amendment and Zoning By-law.
7. That prior to the enactment of the Zoning By-law, the Owner shall enter into a Rezoning Agreement with the City of Brampton ("City of Brampton" or the "City"). This agreement shall generally include, but not be limited to the following clauses:
- 7.1 Prior to the issuance of a building permit, a site development plan, landscaping, grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be in accordance with the approved Urban Design Brief and shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process.
 - 7.2 The Fitzpatrick Drive access will be designed to discourage right-turn exit movements and infiltration into the estate residential area.
 - 7.3 Prior to site plan approval the application shall submit a Tree Inventory and Preservation Plan. Among other matters, this report shall identify any trees on the adjacent lands to the west and make recommendations with regard to their protection.
 - 7.4 The Owner shall agree to implement the approved Urban Design Brief.

10.5-9

Minutes

Planning & Development Committee

- 7.5 Prior to site plan approval the owner shall engage the services of a qualified acoustical consultant to complete a noise study recommending noise control measures satisfactory to the City (and the Region of Peel when requested by the Region). A copy of this report shall be provided to the City's Chief Building Official.
- 7.6 The noise control measures and noise warning recommended by the acoustical report shall be implemented to the satisfaction of the City of Brampton.
- 7.7 Prior to the issuance of any building permits, the applicant shall provide the City's Chief Building Official with a certificate certifying that the builder's plans for building to be constructed on the plan shows all of the noise attenuation works required by the approved acoustical report and the approved plans.
- 7.8 That prior to site plan approval a 5.0 metre aerial easement beyond the Official Plan R.O.W be provided along The Gore Road for the placement of Hydro One Brampton facilities.
- 7.9 That prior to site plan approval the Owner shall grant all necessary easements as may be required to Hydro One Brampton.
- 7.10 Prior to site plan approval, the Owner shall, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies (the "Communication Service Providers") intending to serve the development.
- 7.11 Prior to site plan approval, the Owner shall, in consultation with the applicable utilities and the Communication Services Providers, prepare an overall distribution plan that shows the locations of all utility infrastructure for the development, as well as timing and phasing of installation.
- 7.12 The Owner shall consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.

10.5-10

Minutes

Planning & Development Committee

- 7.13 The Owner shall provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:
- a) An appropriately-sized sidewalk section (concrete pad), as per Canada Post specifications on which to place the Community Mailboxes.
 - b) Any required curb depressions for wheelchair access.
 - c) The Owner shall make satisfactory arrangements with Canada Post to supply and install and maintain a central mail facility (mailroom, lock box assembly) for any office or commercial building(s) with a common indoor area.
- 7.14 The Owner shall pay all applicable Regional, City and educational development charges in accordance with the respective development charges by-laws.
- 7.15 The Owner shall grant easements to the appropriate authorities as may be required for the installation of utilities and municipal services to service the lands.
- 7.16 The Owner shall pay cash-in-lieu of parkland dedication in accordance with the *Planning Act* and City Policy or make other arrangements to the satisfaction of the City for this payment.
8. That the decision of approval for the subject application be considered null and void and a new development application be required, unless a Zoning By-law is passed within 60 months of the Council approval of this decision.
9. That any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submission related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues raised in those submissions: traffic impacts, impacts on character/nature of neighborhood, precedent set by change of use, parking, pedestrian safety and noise.
10. That the following delegations to the Planning and Development Committee Meeting of March 6, 2017, re: Report from B. Steiger, Manager, Planning and Development Services, dated February 8, 2017, re:

10.5-11

Minutes

Planning & Development Committee

Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - Bindu and Sherry Gupta - Ward 10 (File C09E10.006) be received:

1. Ken Singh, Brampton resident, including correspondence dated March 6, 2017
2. Onorio Rocca, Brampton resident, including correspondence dated March 6, 2017
3. Suneet Singh Tuli, Brampton resident, including correspondence dated March 6, 2017
4. Barinder Kaur, Brampton resident, including correspondence dated March 1, 2017
5. Sherry Gupta, property owner, 9874 The Gore Road
6. Colin Chung, Glen Schnarr & Associates Inc.

11. That the following correspondence to the Planning and Development Committee Meeting of March 6, 2017, re: Report from B. Steiger, Manager, Planning and Development Services, dated February 8, 2017, re:

Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - Bindu and Sherry Gupta - Ward 10 (File C09E10.006) be received:

1. Bindu Gupta, Brampton resident, dated March 2, 2017
2. Mohan Singh, Brampton resident, dated March 1, 2017
3. Dharmvir Gupta, Brampton resident, dated March 1, 2017
4. Petition dated February 26, 2017, containing 41 signatures

A recorded voted was requested and the motion carried as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Miles	Jeffrey	Bowman
Medeiros	Fortini	Dhillon
Moore	Sprovieri	
Palleschi		
Whillans		
Gibson		

Carried
6 Yeas
3 Nays
2 Absent

6. **Staff Presentations** - nil

10.5-12
Minutes
Planning & Development Committee

7. Planning

- * 7.1. Report from R. Nargas, Urban Designer, Planning and Development Services, dated February 13, 2017, re: **Budget Amendment - Update and Consolidation of Development Design Guidelines (DDG) - City Wide**

- PDC052-2017 1. That the report from R. Nargas, Urban Designer, Planning and Development Services, dated February 13, 2017, to the Planning and Development Committee Meeting of March 6, 2017, re: **Budget Amendment - Update and Consolidation of Development Design Guidelines (DDG) -City Wide**, be received; and,
2. That a budget amendment be approved for Capital Project #167833.001 – Update and Consolidation of Development Design Guidelines in the amount of \$90,000 with funding transferred from Reserve #4 – Asset Repair and Replacement.

Carried

- 7.2. Report from B. Steiger, Manager, Planning and Development Services, dated February 8, 2017, re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - Bindu and Sherry Gupta - Ward 10** (File C09E10.006)

Dealt with under Item 5.1 – Recommendation PDC051-2017

8. Minutes

- 8.1. **Minutes - Cycling Advisory Committee - February 16, 2017**

- PDC053-2017 That the Cycling Advisory Committee – February 16, 2017, to the Planning and Development Committee Meeting of March 6, 2017, Recommendations CYC007-2017 to CYC013-2017 be approved as printed and circulated.

Carried

The recommendations were approved as follows:

- CYC007-2017 That the Agenda for the Cycling Advisory Committee Meeting of February 16, 2017, be approved, as printed and circulated.

10.5-13

Minutes

Planning & Development Committee

- CYC008-2017 That the presentation by Dayle Laing, Member, to the Cycling Advisory Committee Meeting of February 16, 2017, re: **Cycling Infrastructure Best Practices from the 2016 Ontario Bike Summit** be received.
- CYC009-2016 That the following Committee Members be selected to attend the Ontario Bike Summit scheduled for April 12 -13, 2017.
1. Kevin Montgomery
 2. Pauline Thornham
- CYC010-2017 That the report from Nelson Cadete, Project Manager, Active Transportation, Planning and Development Services, to the Cycling Advisory Committee Meeting of February 16, 2017, re: **Summary of the 2017 Work Plan** be received.
- CYC011-2017
1. That the correspondence from Dayle Laing, Member, to the Cycling Advisory Committee Meeting of February 16, 2017, re: **Etobicoke Creek Trail Signage Audit**, be received; and,
 2. That staff provide information on the Wayfinding and Signage Program to Committee at a future meeting.
- CYC012-2017
1. That the verbal update by Dayle Laing, Member, to the Cycling Advisory Committee Meeting of February 16, 2017, re:
 - **Networking with Brampton GrowGreen**
 - **Committee participation at the Toronto International Bicycle Show: request for volunteers**, be received; and,
 2. That the following Members who represent the Brampton Cycling Advisory Committee at the Grow Green Network Launch Event, establish a Grow Green Network Ad Hoc Sub Committee to report back to the Brampton Cycling Advisory Committee, regarding Grow Green Network actionable items for endorsement:
 1. Alina Grzejszczak
 2. Dayle Laing
 3. Pauline Thornham
- CYC013-2017 That the Cycling Advisory Committee do now adjourn to meet again on Thursday, March 16, 2017, at 7:00 p.m.

9. **Other/New Business** - nil

10. **Referred Matters** - nil

10.5-14
Minutes
Planning & Development Committee

11. **Deferred Matters** - nil

12. **Notice of Motion** - nil

13. **Correspondence**

13.1. Correspondence re: Item 7.2 - Report from B. Steiger, Manager, Planning and Development Services, dated February 8, 2017, re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - Bindu and Sherry Gupta - Ward 10** (File C09E10.006):

1. Bindu Gupta, Brampton resident, dated March 2, 2017
2. Mohan Singh, Brampton resident, dated March 1, 2017
3. Dharmvir Gupta, Brampton resident, dated March 1, 2017
4. Petition dated February 26, 2017, containing 41 signatures

Dealt with under Item 5.1 – Recommendation PDC051-2017

14. **Councillor Question Period** - nil

15. **Public Question Period** – nil

16. **Closed Session** - nil

17. **Adjournment**

PDC054-2017 That the Planning and Development Committee do now adjourn to meet again on Monday, March 27, 2017, at 1:00 p.m.

Carried

Regional Councillor E. Moore, Chair

11.3-1



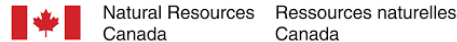
Pan-Ontario Electric Bus Demonstration & Integration Trial

Presentation to Brampton City Council
March 8, 2017

Alex Milojevic, Director, Brampton Transit
Dr. Josipa Petrunic, Executive Director & CEO, CUTRIC



Pan-Ontario Electric Bus – Phase 1 Participants



Newmarket-Tay Power Distribution Ltd.



Predictive Modelling and Quantitative Analysis



Fleet Forward
Advancing Vehicle Fleet Performance

Tyson McWha
Program Technical Leader, FF2020

30 November 2016

Safety, Security and Operational Efficiency

Intelligent Transportation Systems

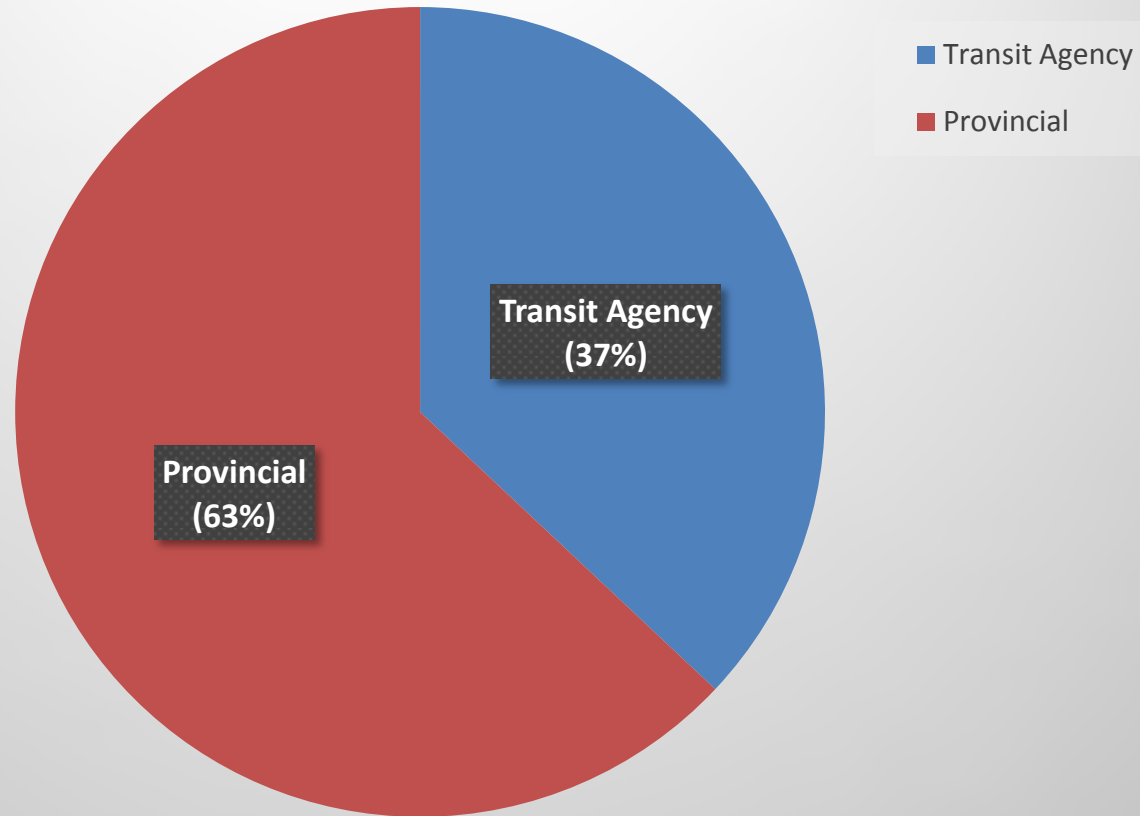
Aerodynamics

NRC-CMRC

The slide features a large "2020" in the background, a white truck and van, and three circular icons representing safety, intelligent transportation systems, and aerodynamics. The NRC-CMRC logo is in the bottom right corner.

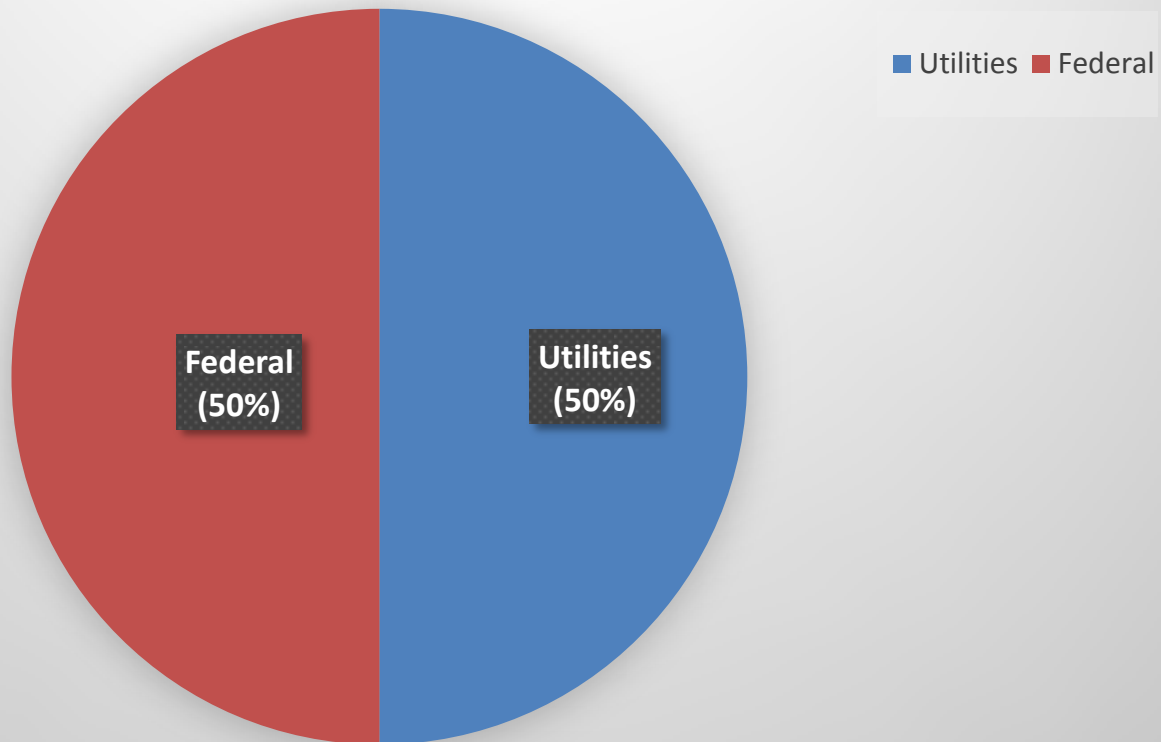
Proposed Co-Financing Strategy | BUS

Investment Ratios: Phase I (2017-2019) Electric Bus
(\$1.2M/unit)

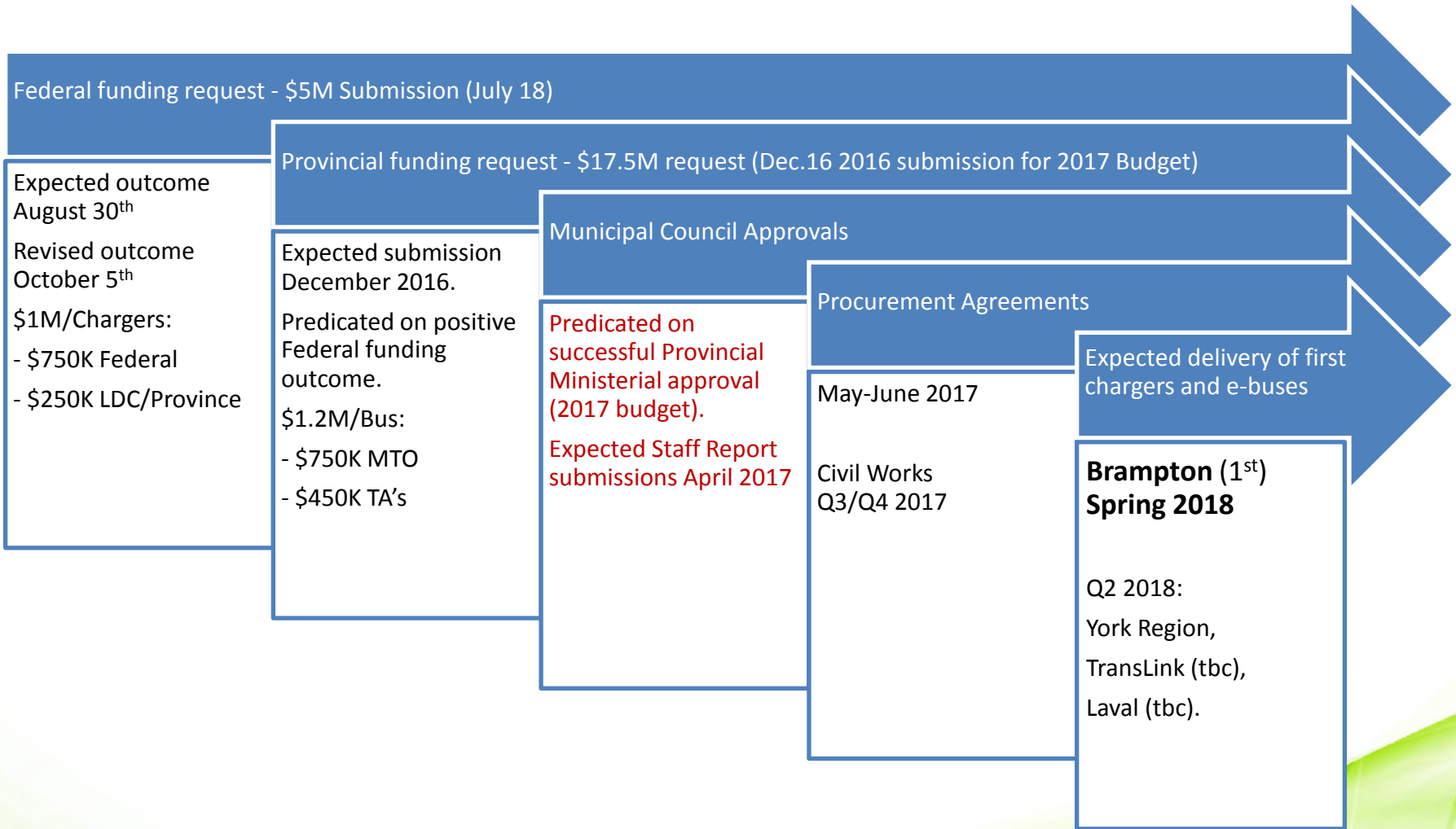


Proposed Co-Financing Strategy | CHARGERS

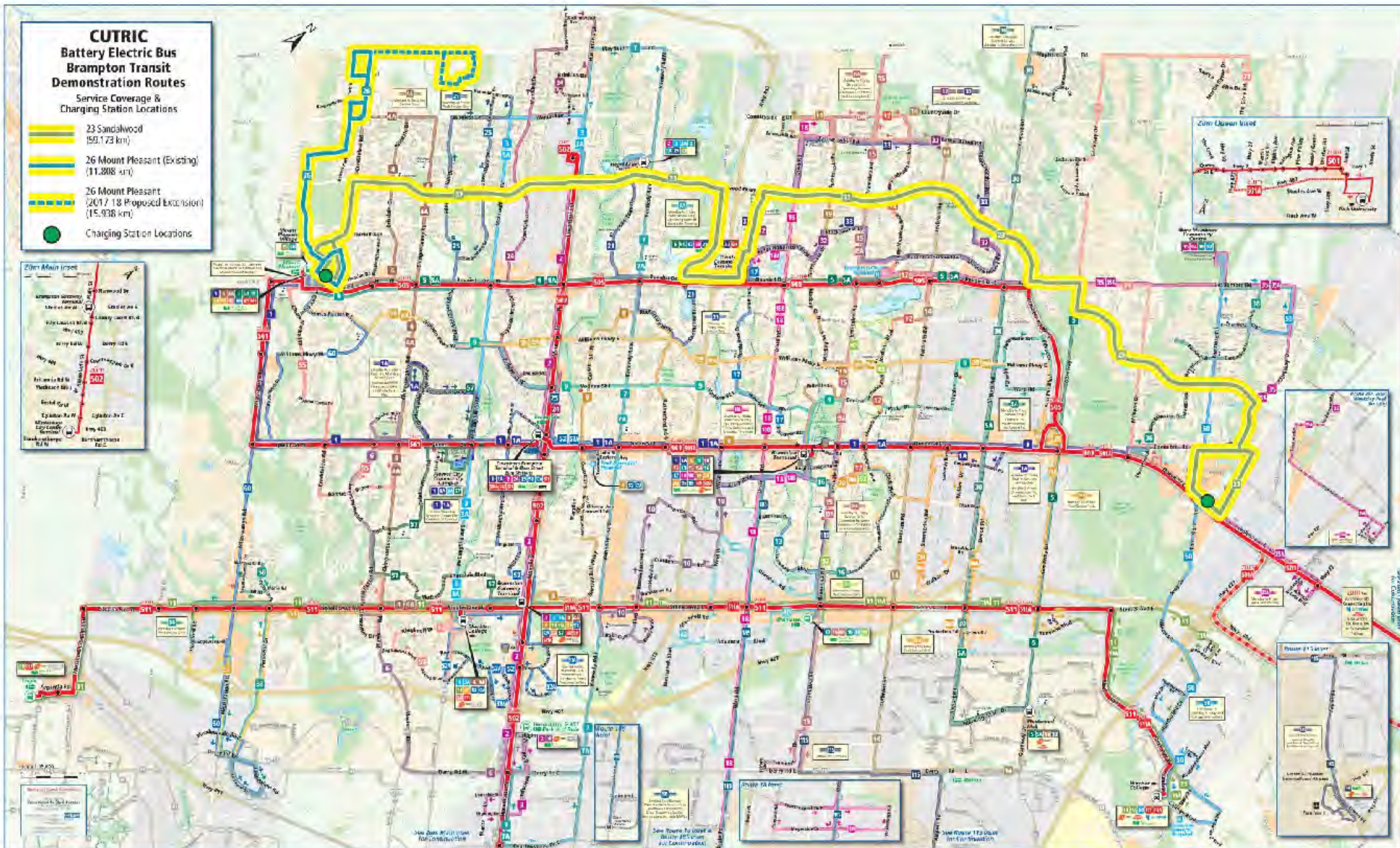
Investment Ratios: Phase I (2017-2019) EVSE
(\$1M/unit)



Phase I – Funding Timelines



Proposed Brampton Transit Demonstration Routes



eBus Opportunity Charging










SIEMENS ABB



EV Charger | Location #1 | MPV Terminal (x2)

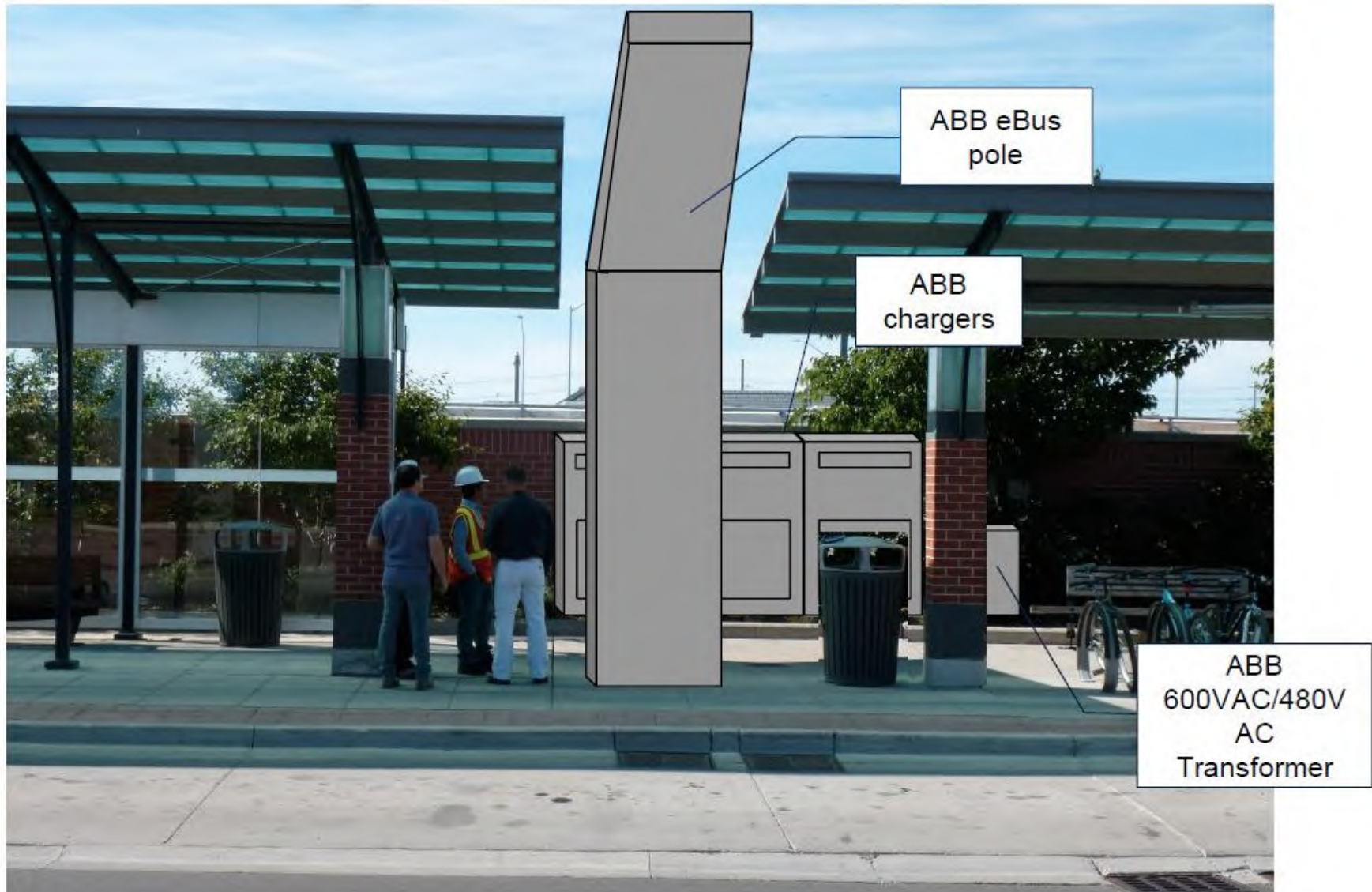
Legend:

-  500KVA Transformer
13.6KV/480VAC
-  ABB eBus Pole
-  600VAC/480VAC
Transformer
-  ABB 150KW charger
-  LV 600VAC
connection
-  HV connection
-  LV DC connection



11.3-10

EV Charger | Location #1 | MPV Terminal (x2)



11.3-11

EV Charger | Location #2 | Queen St @ Hwy.50

Legend:

- 500KVA Transformer
13.6KV/480VAC
- ABB eBus Pole
- 600VAC/480VAC
Transformer
- ABB 150KW charger
- LV 600VAC
connection
- HV connection
- LV DC connection



Next Steps

1. Federal funding – participating in due diligence process.
2. Provincial submission – completed December 16th 2016.
 - Awaiting Ministerial approval of co-financing, meeting with Minister Del Duca in March.
3. Council approvals underway.
4. Completing preparatory procurement templating process:
 - Buses (CUTRIC, Brampton, YRT, New Flyer, Nova Bus)
 - EV Chargers (CUTRIC, Newmarket-Tay Hydro, Brampton, ABB, Siemens)
5. Completing formal procurements:
 - Buses (Brampton, YRT, New Flyer, Nova Bus)
 - EV Chargers (Newmarket-Tay Hydro, Brampton, ABB, Siemens)

11.3-13

Questions?



Date: 2017-03-06

Subject: **City Response to the Office of the Ontario Ombudsman Investigation into the City of Brampton's Procurement Practices titled "Procuring Progress"**

Contact: Harry Schlange, CAO

Recommendations:

1. THAT the report from Harry Schlange, Chief Administrative Officer, dated March 6, 2017, to the Council meeting of March 8, 2017 re: **"City Response to the Office of the Ontario Ombudsman Investigation into the City of Brampton's Procurement Practices titled "Procuring Progress"** be received.

Overview:

- On May 25, 2016, Ontario Ombudsman, Paul Dubé, ("the Ombudsman") gave notice that he intended to pursue an investigation into the City of Brampton's procurement practices.
 - The investigation targeted \$29 million of non-competitive procurements out of a total of \$273 million of the City purchases from October 2013 – November 2014.
 - 30 witnesses were interviewed and 10,500 documents were reviewed.
- The Ombudsman investigation found **no evidence of maladministration** of the City's Purchasing By-laws, policies or procedures.
- The report acknowledges and commends the City for the proactive steps it has taken to strengthen its procurement practices.
- The Ombudsman provided suggested best practices for the City to consider, the majority of which are already being considered, underway or completed.

8.1-2

Background:

At a special meeting on May 4, 2015, City Council passed a resolution to provide direction to the Mayor to “request the Province of Ontario to appoint the Ombudsman of Ontario to initiate an Inquiry as defined under the Public Inquiries Act into the affairs of the Corporation of the City of Brampton, and in particular into potential misconduct in procurement, real estate; planning approvals and any other area.”

In January and February of 2016, the City provided documents to the Office of the Ombudsman of Ontario. On May 25, 2016, Ontario Ombudsman, Paul Dubé, gave notice under s. 18 (1) of the *Ombudsman Act* (the *Act*), of his intention to pursue an investigation into the administration of the City of Brampton’s purchasing by-law(s), policies and procedures regarding non-competitive procurements, including the adequacy of the by-law(s), policies and procedures, and the City’s enforcement of them.

This was the first systemic audit conducted by an Ombudsman of a municipality. The Ombudsman sought the assistance of an expert in the field and selected Mr. Jeff Griffiths, who served as Auditor General for the City of Toronto from 2002-2015, to assist. The investigation focused on \$29 million of non-competitive procurements out of a total of \$273 million of City purchases from October 2013 – November 2014. The Ombudsman interviewed 30 people and reviewed over 10,500 documents.

On February 16, 2017, the Ombudsman submitted his draft report to the City of Brampton. The City provided comments on the report on February 22, 2017 and the Ombudsman subsequently provided his final report in March 2017.

Current Situation:

The Ombudsman Report titled “Procuring Progress”, and the audit conducted **did not reveal any maladministration** of the City’s purchasing by-laws, policies or procedures. Therefore, under the *Ombudsman Act*, a formal report with recommendations is not warranted. However, the Ombudsman has documented his findings in a report with suggestions for the City of Brampton to consider as it moves forward.

For a detailed review of the City’s responses to the Ombudsman’s report please refer to Appendix A.

Transformation

While the investigation was ongoing, the City was undertaking a significant transformation. The majority of the interviews that took place occurred prior to that transformation. As a result, many of the proposed recommendations have either been completed, are underway or are being evaluated.

Purchasing Division

The City has taken numerous proactive steps in recent years to strengthen the procurement practices identified by the Ombudsman’s investigation.

8.1-3

A comprehensive review of the Purchasing By-law was conducted in 2015 and a new By-law came in to effect on March 1, 2016. The new By-law was a proactive step that addressed the approval process for non-compliant procurements and strengthened the procurement process overall.

The recent restructuring in fall 2016 was the first step in efforts to modernize City operations, enabling the City to be more agile and responsive while at the same time continuing to provide the right balance of services while being financially responsible. The new structure was also designed to ensure alignment of accountability and responsibility in the management of the Corporation's procurement.

In September 2016, Service Innovation and Corporate Performance staff commenced a review of procurement across the City. They provided recommendations for improvements to Purchasing in December 2016 that will benefit the vendor community as well as internal departments.

Included in the reorganization was the creation of a new Director of Purchasing position to provide strategic corporate procurement oversight, as well as management of the Purchasing division. Elevating the leadership to a Purchasing Director is also intended to raise the profile of procurement both internally and at City Council. The Director role provides the higher credibility needed to demonstrate that Purchasing is being managed in a responsible manner, ensuring transparency and accountability. This level of expertise is also necessary to ensure the City's procurement practices reflect leading public sector best practices. On December 12, 2016 a new Director of Purchasing joined the City.

On February 15, 2017, the Director of Purchasing presented to Council an outline of plans to modernize procurement at the City. The first step was to amend the Purchasing By-law to reflect the recent organizational role changes and consolidate procurement disclosure reporting under Purchasing. Providing disclosure of all procurement activity through Purchasing creates administrative efficiencies and provides more useful information – more importantly, it enhances the transparency of the City's expenditures for Council and taxpayers.

Work has commenced to develop solutions that address the recommendations and modernize procurement with a focus on process improvements, enhanced training for staff, updating technology, and utilizing business intelligence to achieve value for money. The process improvements include employing progressive and flexible procurement processes that are innovative and outcome-focused, while balancing reasonable risk mitigation, regulatory requirements and the core principles of good public procurement. Purchasing processes are being streamlined and automated to achieve efficiencies in procurement across the Corporation, shifting the focus of the Purchasing division from transactional activities to higher value added activities such as strategic planning and advisory services. Updating technology is a priority by implementing a more user-friendly bidding process for vendors; automating internal workflows to improve procurement cycle times, and utilizing business intelligence to allow better analysis of our expenditures to drive value for money.

8.1-4

In 2017, the Purchasing By-law will undergo a thorough review to ensure alignment with the forthcoming Canada European Trade Agreement legislation. It will address recommendations resulting from the Ombudsman's report on procurement, as well as ongoing efforts to streamline and automate processes to achieve efficiencies, encourage competition and maximize value for money. These initiatives are targeted for finalization in Q4 2017.

Internal Audit Division

The September 2016 reorganization of the City solidified that Internal Audit reports directly to the Audit Committee through to Council with only administrative support from the CAO. This highlights the independence of the Internal Audit division.

On December 5, 2016 a new Director of Internal Audit started work at the City of Brampton. As a result, the nature, practices, staffing, charter, methodology and reporting of the Internal Audit division is undergoing a thorough review and update. An external consultant who is a leader in Internal Audit has been retained to perform a Quality Assessment review of the division which commenced in February 2017. The anticipated output of these two reviews will be a road map to transform the division into a leader and innovator in the field of Internal Audit, providing value-added services, encouraging more collaboration with all departments, and leveraging the Service Innovation and Corporate Performance team. This will be an innovative approach for continuous improvement that will demonstrate that Brampton is a leading municipality in this field.

Service Innovation and Corporate Performance

This division was created to work directly with operating departments to continuously improve their operations and establish relevant corporate metrics. Our current transformation is fostering collaborative and agile relationships and a culture of collaboration where all employees are actively engaged. Currently, when the Internal Audit division identifies an opportunity, the Service Innovation and Corporate Performance team follows up and develops the operational enhancements. Possible duplication in roles has been eliminated through clear delineation of work. This process drives continuous improvement across every facet of the Corporation.

Corporate Implications:

Financial Implications:

There were no incremental costs to the Corporation associated with the investigation. 800 hours of staff time were incurred.

Other Implications:

Many of the Ombudsman's suggestions have already implemented through the transformation of the organization. The other suggestions will be evaluated as part of the City's process of continuous improvement.

8.1-5

Strategic Plan:

This report achieves the Strategic Plan priority of Good Government.

Conclusion:

The Ombudsman Report titled “Procuring Progress”, and the audit conducted **did not reveal any maladministration** of the City’s purchasing by-laws, policies or procedures.

In his report, the Ombudsman commends the City of Brampton on its proactive efforts and initiatives to improve its procurement process. The City is grateful for the Ombudsman’s suggestions including proposed best practices. Many suggestions have already been implemented, and others will be evaluated as the City continues the major transformation to emerge as a leader in the public sector.

Harry Schlange
Chief Administrative Officer

Appendices:

Appendix A: City’s Response to Specific Findings in the Ombudsman’s Report

8.1-6

Appendix A: City's Response to Specific Findings in the Ombudsman's Report

Ombudsman Report:

45 Some of those we interviewed felt the purchasing by-law was not “user-friendly” and that staff outside the purchasing division would benefit from additional training on its policies and procedures. Training on the purchasing by-law is not mandatory, and there is no step-by-step overview of the entire purchasing process to serve as a quick reference guide.

46 When the new by-law was introduced in 2015, the purchasing division offered five training sessions to walk certain employees through the informal and formal procurement processes. However, there are no ongoing training opportunities for staff. One employee we interviewed in the purchasing division suggested that the division hold regularly scheduled by-law training sessions.

*47 This suggestion has merit. **The City of Brampton should consider offering additional training sessions and easy-to-use reference materials to facilitate understanding of and compliance with the purchasing by-law and related policies.** Adequate training and support is vital to ensuring that staff have the knowledge necessary to act in accordance with the purchasing by-law. The city could consider providing this training through a web-based platform.*

City Response:

With respect to paragraphs 45-47, the Ombudsman notes later in his report that:

124 The CAO noted many of my suggestions were “in line with the changes that are being undertaken at the city.” For example, in fall 2016, Brampton’s service innovation and performance management staff commenced a review of procurement and provided recommendations for improvements. Work has begun on developing solutions to address those recommendations and modernize procurement, with a focus on improving processes, enhancing training for staff, updating technology, and utilizing business intelligence to achieve value for money. As well, the purchasing by-law will undergo a thorough review to ensure alignment with pending Canada European Trade Agreement legislation, and the city will take my report into account in this review.

The City confirms that all proactive initiatives are a priority and will be finalized by Q4 2017.

Ombudsman Report:

Procurement process review

58 In early 2015, Brampton initially initiated a review of its procurement processes.

8.1-7

We were told this review was prompted by a corporate reorganization, as well as complaints from various departments about the existing procurement process. In February 2016, Brampton's leadership team put the review on hold pending the completion of our investigation. In September 2016, the city again commenced a review of its procurement practices, and in December 2016, the review resulted in recommendations to improve the city's practices. The city said it is in the process of implementing these recommendations.

Fraud prevention hotline

59 In July 2016, Brampton launched a fraud prevention hotline that allows city employees to report allegations of fraud within the city anonymously. The hotline operates in tandem with the existing Corporate Fraud Prevention Policy. A report to the Audit Committee in December 2016 noted that the city has received and taken action on tips received through the hotline. At present, the hotline is only available to staff and councillors. The city will conduct an in-depth review related to the hotline in 2017.

Documentation improvements

60 Brampton staff told our Office the city is updating and consolidating many of its manuals, policies and procedures, including the existing purchasing manual. We were also told that the city is creating a consolidated online library of standard operating procedures. The goal of the online library is to make it easier for staff to find and access relevant procedures, as well as automatically notify departments when procedures require reviewing or updating.

City Response:

The Ombudsman notes the following:

*61 "Given the importance of timely and accurate procurements, I commend Brampton's proactive initiatives to improve the timeliness and efficiency of its procurement processes. Additional staff, the new e-bidding platform, the fraud hotline, planned improvements to the software for creating and processing purchase orders, and the completion of a comprehensive purchasing manual have the potential to relieve workload pressures in the purchasing division and ensure a timely, accountable, and transparent procurement process. **The City of Brampton should ensure that its initiatives to improve the procurement process remain a priority and that sufficient staff and monetary resources are allocated to each project. Specific timelines for their implementation should be developed and staff should be held accountable for meeting these deadlines.**"*

The City confirms that all proactive initiatives are a priority and will be finalized by Q4 2017.

8.1-8

Ombudsman Report:

64 The organizational independence of the Internal Audit function must be confirmed to the Audit Committee on an annual basis. In addition, every five years the division's independence is assessed by an external, independent assessor. We were told that this assessment last occurred in 2011 and that the division was due for another external assessment in 2016.

City Response:

The External Quality Assessment (EQA) is currently underway with an expected completion date of May 2017.

Ombudsman Report:

71 The existence of a reporting relationship between the Internal Audit division and the CAO raises the possibility of management interference, through the CAO, in the division's functions. Our investigation found one instance where a now-former city official disagreed with the findings of an audit report and asked that it not be submitted to the Audit Committee for consideration. Ultimately, the audit report was brought forward to council as whole, rather than to the audit committee. Although this situation was an exception to Brampton's standard practice, it clearly demonstrated the way in which management, through the CAO, could interfere in what is intended to be an independent audit process.

City Response:

The September 2016 reorganization of the City solidified that Internal Audit reports directly to Council through the Audit Committee with only administrative support from the CAO. This highlights the independence of the Internal Audit division.

Ombudsman Report:

73 While I commend the CAO for recognizing the need for an independent audit process, the CAO should play an important role in reviewing audit reports before they go to the audit committee. For instance, the CAO needs to review all audit reports in order to formulate immediate action plans to address the report's recommendations.

City Response:

The current process does allow the CAO the option to review all audit reports before they go to Council, however, this process is not for filtering purposes. The current Transformation is fostering collaborative and agile relationships. Therefore, when the audit reports provide recommendations, management has already formulated

8.1-9

immediate action plans. The City is working to create a culture of continuous improvement where all employees are actively engaged in improving the Corporation.

Ombudsman Report:

*82 A further audit regarding Brampton's purchasing practices was initially included on the Internal Audit division's 2016 work plan. However, it was indefinitely deferred because of concerns that it would conflict with our Office's investigation. **As appropriate, the city should reschedule this audit in a timely manner.***

City Response:

As part of Internal Audit's continuous improvement efforts, the division will work with the Purchasing division in a consulting capacity as changes to processes and controls are undertaken.

Ombudsman Report:

83 In 2015 and 2016, the Internal Audit division conducted a compliance review of activities related to a former senior city official. The audit examined operating expenses, purchasing, and human resource issues from October 2012 to March 2015. Regarding procurement, it examined one notable procurement where the city did not conduct a competitive process in compliance with the purchasing bylaw. The draft audit report was presented to council during a closed meeting in July 2016. Council provided no direction regarding how the audit findings were to be addressed.

City Response:

As indicated by the Ombudsman in paragraph 79, changes have already been made to address findings in this draft report:

"Changes to the city's Purchasing by-law were made in 2015, requiring council to approve this type of non-compliant procurement before it could proceed. Since then, the by-law has been amended again to require that the Director of Purchasing and department head, and for larger purchases the CAO as well, approve otherwise non-compliant procurements."

Ombudsman Report:

*89 To continue fostering this improved relationship and to allow for informed feedback and decision-making among management, **the Internal Audit division should ensure that its reports and the evidence relied on to support each conclusion are shared with the audited department in a fair and transparent way.** The Internal Audit procedures manual sets out an information-sharing process, but our investigation identified concerns about the amount of information shared with audited departments. **The division may also wish to re-examine***

8.1-10

***the process for sharing evidence with audited departments.** Improving this process will help audited departments understand the rationale for audit findings and recommendations, leading to more fulsome improvements to city processes and procedures.*

City Response:

Starting in 2017, the audit process, reporting and methodology has changed to ensure all findings have sufficient support and are shared in a timely manner with the audited department.

Ombudsman Report:

90 We were also told the division included some findings assessed as “low risk” in a “minor issues memo,” rather than a formal audit report. The Internal Audit procedures manual provides the following rationale for minor issues memos: There may be times during fieldwork of an audit where an observation is identified, but as it carries a low risk it is not included in the draft audit report. The minor issues memo is used to communicate these additional lower risk Report that are not included in the draft audit report, but which the auditor has determined are important to report to the Client. The Report outlined in the minor issues memo do not require Management Action Plans.

*91 The minor issues memo, unlike the audit report, is a private document distributed exclusively to Brampton management. While there may be issues that auditors wish to raise outside the strict confines of a formal audit report, **the city should ensure that minor issues memos are not used to circumvent the accountability and transparency that accompanies the standard reporting process. The Internal Audit division should consider providing the Audit Committee with yearly summaries of the information contained in its minor issues memos.***

City Response:

The Ombudsman notes the following in paragraph 125:

“As of 2017, the city has also stopped using minor issues memos (best practice 8)...”

Ombudsman Report:

94 In rare cases, the Internal Audit division may perform a follow-up audit to confirm that its recommendations have been implemented and that the department’s processes and procedures are operating effectively. However, this type of follow-up audit has not been standard practice.

95 We noted that findings from a 2015 purchasing process audit report repeated some Report from an earlier audit in 2011. When asked about this, internal audit staff told us there was a “huge, huge gap” in “managing the whole action

8.1-11

plan process.” Despite the process contained in the procedures manual, one staff member said there was no formal structure for recording who was responsible for implementing recommendations or how they intended to do so. This meant that during subsequent audits, the auditors were unable to determine who addressed an earlier observation or how; there was no one to ask and no records to consult. The staff member felt this resulted in a twofold problem: First, management has no reason to address a recommendation in an audit report if no one will be following up; second, management can say it has implemented recommendations without doing so, since the Internal Audit division never asks for proof.

96 While the existing follow-up process provides some mechanism for ensuring the implementation of audit recommendations, it has obvious shortcomings. Most concerning, audit staff rely on unverified information provided by others to determine if a recommendation has been carried out. There are no provisions in the Internal Audit procedure manual that require staff to verify the information received from audited departments. Improvements to the city’s procurement practices cannot be fostered by Internal Audit reports unless departments are accountable for implementing recommendations in a timely and fulsome manner.

97 Accordingly, the Internal Audit division should consider creating an effective, objective process for conducting follow-up audits. This would allow auditors to independently verify whether or not a report’s recommendations have been put into practice. The follow-up audit process should have defined responsibilities, timelines, documentation requirements, and assessment procedures. The results should be reported back to the audit committee, and ultimately, to council.

City Response:

The Ombudsman notes the following in paragraph 125:

“As of 2017, ...[the City] adopted a methodology to ensure effective and objective follow-up of audit recommendations (best practice 9).”

Ombudsman Report:

98 Brampton should also consider leveraging the resources and expertise of the service innovation and corporate performance team to implement audit recommendations that would improve the efficiency, effectiveness, and quality of the city’s practices. The service innovation and corporate performance team, formerly known as the management advisory services unit, consults with departments throughout the city to identify business processes in need of improvement. Essentially, the team is a corporate resource intended to benefit the operating departments of the city, but at present, it does not play a formal role in helping operating departments put audit recommendations into practice.

8.1-12

City Response:

The Transformation at the City of Brampton was guided by this thought process. The Service Innovation and Corporate Performance division was created to work directly with operating departments to continuously improve their operations and establish relevant corporate metrics. The City's transformation is fostering agile relationships and a culture of collaboration where all employees are actively engaged in improving all facets of the Corporation. Currently, when the audit division identifies an opportunity, the Service Innovation and Corporate Performance team follows up and develop the operational enhancements.

Ombudsman Report:

*99 A formal relationship between the Internal Audit division and the service innovation and corporate performance team may allow for better information sharing and eliminate some duplication of resources, since both have a mandate to drive or improve corporate performance. **The city should consider establishing such a relationship, as a best practice.***

City Response:

A formal relationship/agreement is not a necessary requirement because the current Transformation is fostering collaborative and agile relationships. Currently, when the audit division identifies an opportunity, the Service Innovation and Corporate Performance team would follow up and develop the operational enhancements. The City is working to create a culture of continuous improvement where all employees are actively engaged in improving the Corporation.

Should the need for a formal agreement be required in the future, the City is amenable to that suggestion.

Ombudsman Report:

103 The committee consists of five members of council and meets on a quarterly basis unless a special meeting is convened. The councillors appointed to the committee do not have any specialized training or expertise in auditing, and there are no specific processes or procedures in place to direct how the audit committee functions.

City Response:

As noted by the Ombudsman in paragraph 109:

“The Audit Committee is responsible for overseeing the work of auditors. The committee's terms of reference set out its responsibilities and the City also has an

8.1-13

Audit Committee overview manual that is shared with the committee. The manual provides information on the roles, objectives and responsibilities of the audit committee, internal and external audits, and how the Internal Audit activity is performed at the city.”

Ombudsman Report:

105 The Audit Committee also plays no role in evaluating the effectiveness of the Internal Audit division. Instead, auditors send an “Audit Effectiveness” survey after the completion of an audit. The Internal Audit procedures manual describes the survey as “a tool used to identify areas where improvements in processes can be made to provide better audit and consulting services to the City of Brampton.”

City Response:

On an annual basis, various tools are presented to the Audit Committee that provides sufficient information for the Audit Committee to evaluate the effectiveness of Internal Audit. Further, as part of the transformation of Internal Audit, additional tools are being evaluated in an effort for continuous improvement.

Ombudsman Report:

107 We identified additional concerns about the relationship between the audit committee and the Internal Audit division. The committee has no direct role in establishing the budget of the division and does not evaluate its effectiveness. Rather, the current budget process provides for all members of council to approve the city’s budget, with the Internal Audit division budget request separated from the CAO office budget for greater transparency. In addition, Internal Audit staff told our Office that the division must obtain the committee’s approval for each of its annual audit work plans, although the audit committee’s terms of reference simply state that the committee “reviews and receives” work plans. This approval practice could be seen as compromising the independence of the Internal Audit division.

City Response:

“The members of the Audit Committee are also members of Council. The current budget process provides for all members of Council to approve the Corporation’s budget. The Internal Audit Division budget request is separated out from the CAO office so that this budget is transparent to all members of Council. As such, this process allows for Internal Audit’s independence.”

The current process does not require approval from the Audit Committee they review and receive the annual audit plan.

8.1-14

Ombudsman Report:

*109 The Audit Committee is responsible for overseeing the work of auditors. The committee's terms of reference set out its responsibilities and the city also has an Audit Committee overview manual that is shared with the committee. The manual provides information on the roles, objectives and responsibilities of the audit committee, internal and external audits, and how the Internal Audit activity is performed at the City. However, **developing operational policies and procedures regarding the committee's functions would help further ensure it has the information necessary to carry out its mandated role.** These policies and procedures could also be posted on Brampton's website to improve the public's understanding of the role of the audit committee.*

City Response:

In February 2015, the Audit Committee Overview Manual was produced and shared with the Audit Committee. The manual "provides information on the roles, objectives and responsibilities of the Audit Committee, Internal Audit, External Audit and how the Internal Audit activity is performed at the City of Brampton". Also included in the manual is the Institute of Internal Auditors (IIA) document entitled 'The Audit Committee: Purpose, Process, Professionalism'.

Ombudsman Report:

114 The City of Toronto is the only municipality required to appoint an Auditor General, although other municipalities – Ottawa, Markham, and Greater Sudbury – have done so voluntarily. With the exception of Toronto, which is an anomaly due to its size, municipalities that appointed an auditor general eliminated their Internal Audit function.

115 Although there are similarities between the Internal Audit division and the function of an auditor general, there are also important differences. Auditors general report directly to council or a committee of council, ensuring their independence from municipal management. In contrast, the Internal Audit division functionally reports to council while administratively reporting to senior administration. In addition, an auditor general's budget is approved directly by council, sometimes as an automatic percentage of the total municipal budget. In contrast, the budget for other divisions, including Internal Audit, goes through a different administrative process.

City Response:

The transformation of the Internal Audit division is currently underway and moving towards a continuous improvement model and away from a strict policing/compliance

8.1-15

model. This leading edge innovative solution for Internal Audit will provide for meaningful collaborations within the City. This model will provide value, transparency and confidence to the residents of Brampton.

While three municipalities have adopted an Auditor General, Brampton has decided that instead of following suit with these three municipalities, the City will commit to pioneering a leading edge model that will assist the City in optimizing openness, accountability and transparency.

Ombudsman's Proposed Best Practice Suggestions:

In paragraph 122 the Ombudsman proposes 15 suggestions. Of the 15 suggestions, 11 have already been proactively addressed through our Transformation and are complete, underway or planned. Suggestion 6 is a viable option that the City will be carefully considering. Suggestions 13 and 14 will be further researched and benchmarked and a report will be brought forward to a future term of Council.

With respect to suggestion 11, the City is confident that no formal relationship is necessary at this time. The City does not feel that a formal relationship/agreement is a necessary requirement because our current Transformation is fostering collaborative and agile relationships. Currently, when the audit division identifies an opportunity, the Service Innovation and Corporate Performance team would follow up and develop the operational enhancements. The City is working to create a culture of continuous improvement where all employees are actively engaged in improving the Corporation.

Suggestion 15 refers to the appointment of a permanent independent Auditor General. It is noted that only three municipalities in Ontario have a permanent Auditor General. The transformation of the Internal Audit division is currently underway and moving towards pioneering an innovative model that will assist the City in optimizing openness, accountability and transparency. This will demonstrate that Brampton is a leading municipality in this field.

J. Paul Dubé, Ombudsman

March 1, 2017

Peter Fay, Clerk
Council for the City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Dear Clerk Fay:

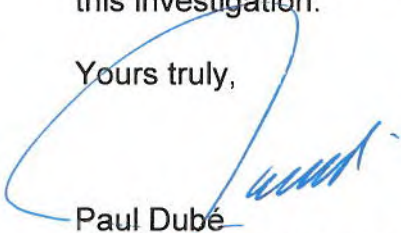
Re: Report – Office of the Ontario Ombudsman

I have completed my investigation into the City of Brampton's procurement practices, focusing on the administration of its purchasing by-laws, policies and procedures regarding non-competitive procurements. Please find my report enclosed.

I ask the city to make my report available to the public and that this be done no later than the next council meeting, which I understand is scheduled for March 8, 2017.

I would like to thank you and city staff for the co-operation we received during this investigation.

Yours truly,



Paul Dubé
Ombudsman of Ontario

Cc: Mayor Linda Jeffrey

Encl: Ombudsman Report – “Procuring Progress”

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483 Bay Street, 10th Floor, South Tower, Toronto, ON M5G 2C9
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www.ombudsman.on.ca



Ombudsman Report

“Procuring Progress”

Investigation into the
City of Brampton’s procurement practices,
focusing on the administration of its
purchasing by-laws, policies and procedures
regarding non-competitive procurements

Paul Dubé
Ombudsman of Ontario

March 2017

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Executive Summary

- 1 Financial accountability and transparency are critical to inspiring public confidence in local government. Although elected members of council govern the affairs of a municipality, a significant amount of procurement and financial management takes place at the staff level, particularly in larger municipalities. Unless adequate and transparent accountability measures exist to demonstrate that municipal administrators have followed a fair process and obtained good value for taxpayer money, distrust can arise.
- 2 This is what happened recently in the City of Brampton, a rapidly growing city of more than half a million people. Concerned about a controversial multi-million-dollar construction project for additional municipal office space, as well as other financial practices, Brampton's council turned to my Office for assistance. Council invited us to investigate potential misconduct in procurement, real estate, planning approvals, and any other area we thought warranted scrutiny. Based on the evidence then available, and given the importance of – and public interest in – municipal procurement practices, I launched an investigation focusing on the City of Brampton's administration of its purchasing by-laws, policies and procedures regarding non-competitive procurements. This is my first investigation of municipal administration since new provincial legislation expanding my Office's oversight to include municipalities took effect in January 2016.
- 3 Although my investigation found evidence of two past procurements of concern, both from 2013, these had already been identified by the city's internal auditors, and the city has amended its purchasing by-law to prevent their recurrence. Other than these historical examples, our investigation found no evidence of maladministration in the city's purchasing by-laws, policies or procedures for non-competitive procurements. After interviewing 30 witnesses and reviewing tens of thousands of relevant documents, we determined that non-competitive procurements in Brampton (representing about \$29 million per year) were generally conducted in accordance with the city's purchasing by-law. We also noted that the city has taken numerous proactive steps in recent years to strengthen its procurement practices, such as amending its purchasing by-law to help ensure that future procurements comply with the by-law's provisions.
- 4 It is important to note that there is a distinction between an Ombudsman's investigation and the important work performed by auditors. While there may be some similarities, an Ombudsman investigation is not a financial or forensic audit. The objective of a financial audit is to conduct a fiscal examination of an organization, according to generally accepted accounting practices, to determine

whether its financial information is fairly presented. It also involves a determination of whether financial processes and controls are sufficient, by reviewing and testing the controls and procedures in place. In some cases, audits are conducted to determine if value for money has been obtained. Compliance audits often involve testing the controls in a system to determine whether or not the rules and regulations for that activity are being followed. Ombudsman investigations, on the other hand, are focused on matters of administration – including whether organizations have the proper policies and procedures in place and whether these are being followed. This includes interviewing witnesses, reviewing documentary evidence and making findings of fact, as well as recommendations for improvement where warranted.

- 5 Under the *Ombudsman Act*, if I investigate a public sector body and conclude that it has engaged in maladministration, such as conduct that is contrary to law, unreasonable, unjust, oppressive, improperly discriminatory or wrong, I can issue a report with recommendations.¹ **My investigation in this case did not reveal any such maladministration.** However, this is a new area of Ombudsman jurisdiction, there is a strong public interest in this matter, and the city has repeatedly requested an investigation. Although I did not find any maladministration, I believe this case presents a good opportunity for Brampton and other municipalities to consider improvements to their procurement practices. Accordingly, I have opted to document our work and findings in this report, and proposed several best practices that I believe will assist the city in optimizing openness, accountability and transparency.

Background

- 6 In November 2014, our Office was contacted on behalf of Mayor Linda Jeffrey to discuss whether we could assist in investigating certain issues in the City of Brampton. This was not possible, as the *Ombudsman Act* had not yet been amended to give our Office authority to investigate complaints about municipalities.
- 7 In April 2015, Brampton’s interim Auditor General issued a report regarding the city’s Southwest Quadrant project.² The Southwest Quadrant project involves a large development with the stated goals of constructing additional office space for city staff and revitalizing Brampton’s downtown core. Among other conclusions, the report found that the project’s procurement process was

¹ *Ombudsman Act*, R.S.O. 1990, c.O.6 - online: <<https://www.ontario.ca/laws/statute/90o06#BK25>>.

² George Rust-D’Eye, “Final report of the (interim) Auditor General on: The City of Brampton’s Southwest Quadrant Renewal Plan,” City of Brampton (27 April 2015), online: <https://www.brampton.ca/EN/City-Hall/Documents/Accountability_Transparency/20150427_AG%20Final%20Report_Consolidation_PF.pdf>

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appropriate and implemented well on behalf of the city. The report also found that city council's limited role in the procurement was appropriate and that the confidentiality protocols followed were normal and essential requirements of the process. At the time our report on our investigation was written, the city was involved in litigation related to the bidding and selection process for the contract.

- 8 On May 4, 2015, Brampton city council held a special meeting to consider the interim Auditor General's report. During this meeting, council resolved to ask the province to appoint the Ombudsman to conduct an investigation under the *Public Inquiries Act, 2009*. The resolution specifically requested that the Ombudsman investigate "potential misconduct in procurement, real estate, planning approvals and any other area." Ontario's Attorney General declined to make this appointment, noting that our Office would have the power to undertake such an investigation once changes to our jurisdiction under the *Public Sector and MPP Accountability and Transparency Act, 2014*³ took effect on January 1, 2016.
- 9 After my predecessor's term ended in September 2015, city officials again requested that our Office investigate planning, procurement, real estate and other transactions within the city.
- 10 Shortly after our Office's expanded mandate took effect on January 1, 2016, Brampton provided us with materials for review. Investigators carefully reviewed the documents and had preliminary discussions with some city staff. The following month, Brampton city council passed a resolution asking our Office to investigate the city's handling of the procurement process related to the Southwest Quadrant project. By that time, a process was underway to appoint a permanent Ombudsman, and the then Acting Ombudsman deferred the request.
- 11 I was briefed on this matter after beginning my term as Ombudsman on April 1, 2016. In May, I launched an investigation into the city's non-competitive procurement practices. Procurement is a vitally important function within municipalities; the public expects that its money will be spent in a prudent and fair manner. Ensuring that municipalities have sound procurement policies, procedures and practices is vital to ensuring the public's confidence. I chose to focus the investigation on Brampton's non-competitive procurement practices because my Office's preliminary review found that two internal reviews conducted by the city identified concerns with these types of procurements. While open tendering processes for competitive procurements are inherently more transparent, whenever a municipality purchases goods or services without going through a competitive process, there is a risk that it will not receive value for money or that the public will not perceive the process as transparent and accountable.

³ *Public Sector and MPP Accountability and Transparency Act, 2014*, S.O. 2014 c. 13.

- 12 Despite Brampton's explicit requests, we did not include the Southwest Quadrant project within the scope of our investigation. The city previously retained an interim auditor general, who conducted a comprehensive review of the project. In addition, the project is the subject of pending litigation.

Investigative Process

- 13 On May 25, 2016, I advised council for the City of Brampton of my intention to investigate its procurement practices, focusing on the administration of its purchasing by-law, policies and procedures regarding non-competitive procurements, which amount to about \$29 million per year. On the same day, I issued a press release inviting the public to contact my Office with information related to the investigation. We received four complaints and submissions in connection with the investigation.
- 14 Six investigators from our Special Ombudsman Response Team, assisted by legal staff and three Ombudsman investigators, conducted more than 30 interviews and reviewed a large amount of documentation, including more than 10,500 electronic documents, provided by the city. The information included relevant by-laws, policies, procedures, training materials, internal audit documents, internal communications, and other documents. Investigators also carried out independent research and reviewed information from external sources.
- 15 We sought the assistance of an expert in the field of municipal procurement and internal audit practices to lend his expertise to this investigation. After assessing several potential advisors, we selected Mr. Jeff Griffiths, who served as Auditor General for the City of Toronto from 2002-2015, to assist us in this regard. Mr. Griffiths provided valuable analysis of the evidence and advice in identifying best practices.
- 16 We received excellent co-operation from Brampton city council and staff.

Brampton's restructuring

- 17 In September 2016, while our investigation was in progress, the city announced a major organizational and leadership restructuring, resulting in the layoff of 25 staff members, primarily at the management level. We were told that this was part of a two-stage transformation. A press release from the city indicated there

would be a “flattening” of the city’s organizational structure.⁴ According to media reports, Mayor Jeffrey said the changes would allow the city to be more responsive and efficient. Brampton’s Chief Administrative Officer (CAO), who commenced his duties in May 2016, reportedly said that the changes were intended to break down silos and eliminate unnecessary duplication of resources.⁵ In November 2016, the City of Brampton announced additional layoffs, which again consisted primarily of management staff.⁶

- 18 Although the reorganization did not hinder our investigation, it did make some steps more challenging and time-consuming, as we worked to ensure we were up to date on all the changes. Many of the city officials we spoke with during our investigation are no longer employed by the city. In addition, the location of the purchasing division within the organizational hierarchy changed. Purchasing was previously part of the finance division; it is now its own separate division within the corporate services department. Other departments were also affected by the reorganization. For instance, the previous management advisory services unit, a business unit of the strategic and enterprise services division reporting to the Chief Operating Officer, was reorganized as the service innovation and corporate performance team, reporting to the CAO.
- 19 For the sake of consistency and clarity, this report refers to the job titles and responsibilities of individuals prior to the restructuring.

Brampton’s Procurement Process

Purchasing by-law (by-law 310-2015) and policies

- 20 Under the *Municipal Act*, each municipality is required to adopt and maintain policies regarding the procurement of goods and services.⁷ In Brampton, purchasing practices are governed by purchasing by-law 310-2015, which was adopted by council on December 9, 2015, and came into effect on March 1,

⁴ “City of Brampton implements significant structural changes; sets foundation to build a ‘future ready’ organization” (6 September 2016), City of Brampton, online: <<http://www.brampton.ca/EN/City-Hall/News/Pages/Media-Release.aspx/291>>.

⁵ “City of Brampton lays off 25 employees in major restructuring,” *CBC News* (6 September 2016), online: <<http://www.cbc.ca/news/canada/toronto/brampton-layoffs-1.3750688>>.

⁶ San Grewal, “Brampton set for another round of sweeping management cuts,” *The Star* (23 November 2016), online: <<https://www.thestar.com/news/gta/2016/11/23/brampton-set-for-another-round-of-sweeping-management-cuts.html>>.

⁷ *Municipal Act, 2001*, S.O. 2001 c. 25, s. 270(1)(3).

2016.⁸ The by-law was further amended in September 2016 and February 2017 to reflect changes in the city's administrative structure.⁹

- 21 In addition to the purchasing by-law, the city has developed numerous purchasing policies and procedures that provide specific guidance on how to apply the by-law's provisions.
- 22 Our investigation found that the city's purchasing by-law is generally similar to the purchasing by-laws of comparably sized municipalities in Ontario.¹⁰ It outlines the processes that the city must follow when carrying out different types of procurements. In general, the applicable procurement method is determined by the dollar value of the purchase, with higher value purchases requiring a more robust and formal competitive process.¹¹

Non-competitive procurements under \$5,000

- 23 Purchases of goods, services, and construction under \$5,000 are exempt from the competitive procurement process and are handled at the department level. Prior to making a purchase, departments must ensure that the goods, services, or construction are not covered by an existing blanket purchase order or contract, and they must conduct sufficient research to ensure they have obtained good value at a competitive price. For purchases of \$1,000 and greater, evidence of the research should be maintained for 36 months. Purchasing cards (i.e. city-issued credit cards) are the preferred payment method for these purchases. Employees may not split transactions to qualify under this exemption.

Exclusions from otherwise competitive processes

- 24 Purchases greater than \$5,000 are subject to various competitive processes, which are summarized in Appendix A of this report. However, in certain instances, the purchasing by-law contains exclusions from the otherwise applicable competitive procurement process.

⁸ City of Brampton, by-law 310-2015, *A By-law to repeal Purchasing By-law 35-2012, as amended, and replace with this updated By-law to provide for the procurement of goods, services and construction* (9 December 2015) [Purchasing By-law], online: <<https://www.brampton.ca/EN/City-Hall/Bylaws/All%20Bylaws/Purchasing.pdf>>.

⁹ Refer to City of Brampton, by-law 172-2016, *A By-law to amend various by-laws to update position authorities implemented through the new organization structure, including Delegation of Authority By-law 191-2011, Financial Signing Authority By-law 116-2016 and Purchasing By-law 310-2015* (14 September 2016) and City of Brampton, by-law 31-2017, *To amend Purchasing By-law 310-2015, as amended* (22 February 2017).

¹⁰ Investigators reviewed the purchasing by-laws of Niagara Region, the City of Hamilton, and the City of Mississauga.

¹¹ *Purchasing By-law*, supra note 8 at s. 11.2.

- 25 Procurements over \$5,000 can be excluded from their respective competitive processes if they meet an exception or exclusion set out in the by-law's Schedule B (exceptions for "Single Source" procurements), Schedule C (exceptions for "Sole Source" procurements), or Schedule D (exclusions from competitive procurement requirements). The exceptions and exclusions encompass a range of situations where the otherwise applicable competitive processes need not be followed, including where:
- An open tendering process would compromise the city's confidentiality;
 - An open tendering process would interfere with the city's "ability to maintain security or order or protect human life or health";
 - There is only one vendor able to meet the requirements of the procurement (e.g. the need to ensure compatibility with an existing product or service); and
 - The procurement is for the services of a licenced professional (e.g. medical doctor, lawyer).
- 26 In order to proceed with a single- or sole-source procurement, departments must provide a valid justification including pertinent facts that give rise to the non-competitive procurement.¹² This justification must be approved by the appropriate approval authorities, which changes depending on the dollar value of the purchase.
- 27 In addition, the by-law exempts "emergency" procurements from the otherwise applicable competitive process. The amended by-law authorizes the Chief Administrative Officer or a department head to conduct an emergency procurement for any dollar value where there is an unforeseeable, serious emergency situation and the goods, services or construction cannot be obtained in time by means of an open competitive procurement method.¹³

Purchasing division's involvement

- 28 Under the purchasing by-law, the City of Brampton's purchasing division is responsible for administering various aspects of the procurement process, particularly those related to competitive procurements.

¹² *Purchasing By-law*, supra note 8 at s. 11.12.2.

¹³ *Purchasing By-law*, supra note 8 at s. 11.11.1.

- 29 The division consists of some 25 staff members, about 10 of whom are purchasing buyers. The division is headed by a Director of Purchasing who reports to the Commissioner of corporate services. Purchasing buyers need to have the requisite experience and be qualified as a Certified Professional Public Buyer (or equivalent), which is a certification from the Universal Public Procurement Certification Council.¹⁴ Some staff members also have other, related professional qualifications.
- 30 Prior to the division's reorganization in September 2016, purchasing was a section within the finance division of the corporate services department.
- 31 The purchasing division's primary responsibilities relate to the competitive procurement process. With respect to non-competitive procurement, staff in the purchasing division ensure that the purchasing by-law is being followed when they address inquiries or requests from departments engaged in the purchasing process.
- 32 For single- or sole-source procurements (under Schedule B or C of the by-law), purchasing staff review the documentation provided by the requisitioning department to ensure that the justification for following a non-competitive process is appropriate. If the rationale is not appropriate, purchasing staff may either request further information or inform the department that it must follow a competitive procurement process.
- 33 Purchasing has no role in reviewing non-competitive procurements under Schedule D of the by-law, which excludes various types of goods and services from a competitive procurement process.¹⁵ For these purchases, the requisitioning department co-ordinates with the accounting department and follows the cheque requisition process to facilitate payment for the goods or services.
- 34 In addition, the by-law provides that the purchasing division must receive the rationale for "emergency" purchases within 60 days of the purchase.¹⁶ Purchasing's role in this review is limited; we were told that purchasing staff will sometimes deem emergency purchases to be non-compliant with the by-law if the reason for the purchase was not a true emergency. However, the amended purchasing by-law and related procedure state that emergency purchases are at

¹⁴ "Universal Public Procurement Certification Council," online: <<http://www.uppcc.org/>>.

¹⁵ Examples of items excluded from a competitive procurement process under Schedule D of the by-law include contracts with a public body or non-profit organization, services provided by certain licensed professionals, entertainment or artistic services, subscriptions to newspapers or magazines, training or educational workshops and real property. *Purchasing By-law*, supra note 8 at Schedule D.

¹⁶ *Purchasing By-law*, supra note 8 at s. 11.11.3.

the “sole discretion of the Chief Administrative Officer or Department Head.”¹⁷ Accordingly, purchasing staff are obligated to issue the purchase order as long as it has been signed by the department head or CAO.

- 35 The by-law requires that the Director of Purchasing approve any procurement that would otherwise not comply with the by-law’s provisions. For procurements under \$100,000, the requisitioning department head must provide approval as well. The approval of the CAO is further required for procurements over \$100,000.¹⁸ Essentially, this is what is known as an “administrative cure,” allowing the city to process payment for a procurement that is otherwise non-compliant with the purchasing by-law and/or the city’s policies and procedures.

Council’s involvement

Where it is known before commencement that a procurement may or will not comply with the by-law, council’s approval is required before the procurement can commence. In some cases, council must first be provided with a legal opinion that includes a risk assessment and addresses the application of relevant trade treaties.¹⁹ The by-law also requires that various procurement-related information be reported to council on a quarterly basis. Each quarter, the Director of Purchasing is required to provide council with a summary of purchasing activities, including certain high-value contracts, non-compliant and emergency procurements, as well as any disposal of surplus goods and equipment.²⁰

Procurement complaints and disputes resolution committee

- 36 The purchasing by-law includes a complaints and disputes resolution process, which is outlined in the city’s Procurement Complaints and Disputes Resolution Policy.²¹ The final stage of complaints and disputes resolution process is for the complaint to proceed to the Procurement Complaints and Disputes Resolution Committee. We were informed that this committee has never met, because there have been no complaints since the policy was put in place in December 2014.

¹⁷ *Purchasing By-law*, supra note 8 at s.11.11.2.

¹⁸ *Purchasing By-law*, supra note 8 at s.3.4.3.

¹⁹ *Purchasing By-law*, supra note 8 at s. 3.4.4.

²⁰ *Purchasing By-law*, supra note 8 at s. 14.

²¹ *Purchasing By-law*, supra note 8 at s. 3.7.

Volume of competitive and non-competitive procurements

- 37 A small proportion of procurements in Brampton are non-competitive. According to materials produced by the city, approximately 90% of procurements conducted between October 2013 and November 2014 followed a competitive process – representing a total value of \$273 million. Approximately 10% – \$29 million – were done on a non-competitive basis. Of the 10% that were conducted non-competitively, 92% came within the exclusions in Schedules B, C, or D of the purchasing by-law, 2% were emergency procurements, and 6% did not follow a competitive process in accordance with the by-law. Some of these were instead approved under the provision of the by-law that allows the city to “administratively cure” procurements that would otherwise not comply with the by-law.
- 38 Those we spoke with at the city did not express concern that 10% of Brampton’s procurements were conducted using a non-competitive process. As one purchasing supervisor said, it is important to put the \$29 million in the context of all city spending. When asked about the 6% of non-competitive procurements (\$1.8 million) that did not follow a competitive process in accordance with the purchasing by-law, a senior city official told our Office that two procurements in 2013 accounted for \$1.2 million of this amount. Both were identified as issues during the city’s internal audit process.

Room for Improvement: Evidence for Best Practices

- 39 Our investigation exhaustively reviewed Brampton’s non-competitive procurement practices, focusing on the administration of its purchasing by-laws, policies and procedures regarding non-competitive procurements. We found evidence of two past procurements where competitive processes were not conducted in compliance with the purchasing by-law, but they had already been identified by the city’s internal audit division. Other than these historical examples, **our Office found no evidence of maladministration in the city’s purchasing by-laws, policies or procedures, in the documents we reviewed, or in any of our interviews with staff.**
- 40 Rather, our investigation determined that non-competitive procurements in Brampton were generally conducted in accordance with the purchasing by-law. Only a small percentage of the city’s procurements were conducted non-competitively, and an even smaller percentage did not follow a competitive process in accordance with the by-law. The city has subsequently taken numerous steps to strengthen its procurement practices to help ensure that future procurements are conducted in a fair, accountable, and transparent manner.

- 41 When our Office asked city staff for examples of problematic procurements, those we interviewed were typically only able to identify the two past examples already addressed by the city. (These two matters, both from 2013, are further detailed in paragraphs 78 and 83 of this report.) In general, they said that the purchasing by-law contains adequate controls and enforcement mechanisms, and that staff comply with the by-law's provisions. A staff member in the purchasing division said she does not think city staff try to circumvent the procurement rules: "I think they know it's not going to get too far." Another senior staff member's view was that "our folks follow the by-law pretty rigorously." Our investigation supports this assessment.
- 42 However, our investigation did enable us to identify ways in which the city's purchasing practices can be improved. Along with a few specific, immediate suggestions, we have proposed several best practices, which are directed at improving the city's purchasing and internal oversight functions.²² I hope these will be carefully reviewed and used to improve Brampton's existing processes. They reflect the principles of openness, accountability, and transparency, which are each necessary to maintain the public's confidence in the city's non-competitive procurement process.

Purchasing division

- 43 Brampton's purchasing division plays a vital role in conducting competitive procurements in accordance with the city's purchasing by-law. The division also has an oversight role for certain non-competitive procurements. Although we did not find any practices within the division that require our Office to make recommendations under the *Ombudsman Act*, we have identified ways in which the division's practices can be improved.

Revised purchasing by-law

- 44 During interviews with our Office, city staff generally did not express concern about the adequacy of the procurement by-law, but some said it provided too little flexibility and unnecessarily prolonged the procurement process. The CAO told us he recognized procurement as an area in need of review and improvement, and part of that process might involve revising the purchasing by-law to provide greater flexibility. I recognize the benefits of greater efficiency in the procurement process, however, as a best practice, **the city should ensure any revision to the purchasing by-law adequately balances the need for controls and enforcement mechanisms with the desire for flexibility.**

²² A full list of the best practices proposed in this report can be found at page 28.

Training on the purchasing by-law and related policies

- 45 Some of those we interviewed felt the purchasing by-law was not “user-friendly” and that staff outside the purchasing division would benefit from additional training on its policies and procedures. Training on the purchasing by-law is not mandatory, and there is no step-by-step overview of the entire purchasing process to serve as a quick reference guide.
- 46 When the new by-law was introduced in 2015, the purchasing division offered five training sessions to walk certain employees through the informal and formal procurement processes. However, there are no ongoing training opportunities for staff. One employee we interviewed in the purchasing division suggested that the division hold regularly scheduled by-law training sessions.
- 47 This suggestion has merit. **The City of Brampton should consider offering additional training sessions and easy-to-use reference materials to facilitate understanding of and compliance with the purchasing by-law and related policies.** Adequate training and support is vital to ensuring that staff have the knowledge necessary to act in accordance with the purchasing by-law. The city could consider providing this training through a web-based platform.

Delay and workload issues

- 48 Although our Office’s investigation was limited to reviewing non-competitive procurements, many of those we spoke with expressed frustration with the length of time involved in the competitive procurement process. Different groups of city staff identified different reasons for this delay.
- 49 Those in the corporate services department, which houses the purchasing division, indicated that a significant reason for delay is that requisitioning departments do not provide accurate bid information to the purchasing division. As a result, purchasing staff must spend time reviewing and correcting errors and inconsistencies. For example, purchasing staff told our Office that departments have submitted documents that use inconsistent terminology (e.g., “vendor” rather than “seller”) or use old purchasing forms rather than the most up-to-date versions. Our investigation found that concerns about the quality of bid information submitted by departments have been raised for at least the past five years.
- 50 The city has undertaken various initiatives to address these concerns. In 2014, the purchasing division added a new step to the procurement process – an initial planning meeting between the requisitioning department and the purchasing agent. The purpose of this meeting is to clarify roles and responsibilities and to

discuss the procurement. The purchasing division has also taken proactive steps to ensure departments know where to find up-to-date purchasing documentation and forms on the internal website portal.

- 51 In contrast, workers in departments that conduct a large volume of procurements said the delay is primarily caused by purchasing staff, who they feel focus too closely on minor issues in procurement documents. Some also said the purchasing division generally takes a long time to complete each step in the procurement process and that a lot of “back and forth” is required. It is possible that some of this backlog is due to the purchasing division’s practice of having one specified individual authorize certain types of purchase orders.

Initiatives to improve the procurement process

- 52 The city has already undertaken several initiatives to improve issues identified in the procurement process.

Additional staff resources

- 53 Although there were different explanations for procurement delay, those we interviewed generally agreed that the purchasing division needs more staff, given the volume of work it is asked to complete. Purchasing division employees told us they have heavy workloads and that staff turnover has occurred as a result of the large volume of projects that each purchasing buyer is assigned.
- 54 The CAO recognized that delayed procurements are an issue and told us that, as a result, Brampton is “not competitive with neighbouring municipalities.” He said he has heard concerns about the workload in the purchasing division and plans to devote additional resources to it.
- 55 The city has already established a new position – a Procurement Business Analyst – to review and update the existing purchasing manuals and to consolidate various policies and procedures into one document. This person’s duties also include reviewing, creating, and updating procurement policies and procedures on an ongoing basis. This initiative remains in progress and there is no fixed timeline for consolidating the purchasing manual.

Automation – electronic bidding, purchase order software

- 56 The purchasing division also plans to implement a fully electronic procurement process in early 2017. The new system will allow potential vendors to bid electronically on the city’s ongoing procurements with a dollar value greater than \$5,000, eliminating some of the present manual processes that slow the

purchasing division down. We were told the goals of the new process are automation and transparency. Staff expressed hope that it will improve workload issues and decrease delay in the purchasing division.

- 57 Staff also told us the city intends to upgrade the internal software used to create and process purchase orders. The existing system, which was implemented in 1999, contains functionalities that are not configured for use, such as the ability to roll over purchase orders from one fiscal year to the next. At present, purchasing staff must conduct this rollover process manually, which is time-consuming. The city is aware of issues related to this software; during an audit of the system, it identified opportunities to increase the division's efficiency by automating activities. Those we interviewed said improvements to this software were being pursued in conjunction with the new electronic bidding system.

Procurement process review

- 58 In early 2015, Brampton initially initiated a review of its procurement processes. We were told this review was prompted by a corporate reorganization, as well as complaints from various departments about the existing procurement process. In February 2016, Brampton's leadership team put the review on hold pending the completion of our investigation. In September 2016, the city again commenced a review of its procurement practices, and in December 2016, the review resulted in recommendations to improve the city's practices. The city said it is in the process of implementing these recommendations.

Fraud prevention hotline

- 59 In July 2016, Brampton launched a fraud prevention hotline that allows city employees to report allegations of fraud within the city anonymously. The hotline operates in tandem with the existing Corporate Fraud Prevention Policy. A report to the audit committee in December 2016 noted that the city has received and taken action on tips received through the hotline.²³ At present, the hotline is only available to staff and councillors. The city will conduct an in-depth review related to the hotline in 2017.

Documentation improvements

- 60 Brampton staff told our Office the city is updating and consolidating many of its manuals, policies and procedures, including the existing purchasing manual. We were also told that the city is creating a consolidated online library of standard

²³ Report to Audit Committee meeting, December 13, 2016, online: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Audit%20Committee/20161213au_Agenda.pdf>.

operating procedures. The goal of the online library is to make it easier for staff to find and access relevant procedures, as well as automatically notify departments when procedures require reviewing or updating.

- 61 Given the importance of timely and accurate procurements, I commend Brampton’s proactive initiatives to improve the timeliness and efficiency of its procurement processes. Additional staff, the new e-bidding platform, the fraud hotline, planned improvements to the software for creating and processing purchase orders, and the completion of a comprehensive purchasing manual have the potential to relieve workload pressures in the purchasing division and ensure a timely, accountable, and transparent procurement process. **The City of Brampton should ensure that its initiatives to improve the procurement process remain a priority and that sufficient staff and monetary resources are allocated to each project. Specific timelines for their implementation should be developed and staff should be held accountable for meeting these deadlines.**

Internal audit division

- 62 Although the purchasing division plays the most direct role in monitoring and administering the procurement process, Brampton’s internal audit division is also responsible for ensuring the accountability and transparency of the city’s purchasing practices.

Function

- 63 The internal audit division is responsible for independently and objectively assessing various processes within Brampton. As noted in the city’s Internal Audit Charter:

Internal Auditing is an independent and objective assurance and consulting activity that is guided by a philosophy of adding value to improve the operations of the City of Brampton. It assists the City in accomplishing its objectives by bringing a systematic and disciplined approach to evaluate and improve the effectiveness of the organization’s governance, risk management and internal control.²⁴

- 64 The organizational independence of the internal audit function must be confirmed to the audit committee on an annual basis.²⁵ In addition, every five years the

²⁴ City of Brampton, June 3, 2015 Internal Audit Charter Update, online:

<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Audit%20Committee/20150603au_E1.pdf>

²⁵ *Ibid* at 2.

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division's independence is assessed by an external, independent assessor. We were told that this assessment last occurred in 2011 and that the division was due for another external assessment in 2016.

- 65 The division's work is also governed by the Internal Audit Procedures Manual, which sets out specific procedures that the division must follow in carrying out its work. The procedures manual further requires that the division's work conform with international standards, guidelines, and procedures.
- 66 Each year, the internal audit division develops an audit work plan, setting out which city processes it intends to review in the coming year. The division's procedures manual states:
- The work plan is developed by taking into consideration a comprehensive risk assessment performed by Internal Audit, last time area/process was audited, and special requests from departments and Council. Several risk factors are considered as part of the risk assessment such as: financial, reputational, operational and technology risks.
- 67 Feedback on the work plan is sought from the CAO and senior management prior to being presented to the audit committee. Audits are ranked in terms of priority and mapped against available resources.
- 68 After conducting an audit, the division writes an audit report that documents the audit's findings and usually makes recommendations to improve the city's practices. The audit reports are reviewed by a committee of council – the audit committee – before being submitted for consideration by council as a whole.

Structure

- 69 The internal audit division is headed by the Director of Internal Audit. The Director communicates to council through the audit committee regarding the results of each audit and the audited department's progress in implementing recommendations.
- 70 Under Brampton's new organizational structure, the internal audit division reports administratively to the CAO and functionally to council for the City of Brampton through the audit committee. This structure is common in municipalities throughout Ontario. The division's procedures manual requires the Director of Internal Audit to provide a copy of all audit reports to the CAO through department heads (known in Brampton as "commissioners"). The commissioners have three weeks to get back to the division with action plans to address each recommendation in the report. The action plan must indicate who will be

responsible for implementing the recommendation and the expected completion date. If management disagrees with the internal audit division's findings, a reason or revision must be provided.

71 The existence of a reporting relationship between the internal audit division and the CAO raises the possibility of management interference, through the CAO, in the division's functions. Our investigation found one instance where a now-former city official disagreed with the findings of an audit report and asked that it not be submitted to the audit committee for consideration. Ultimately, the audit report was brought forward to council as whole, rather than to the audit committee. Although this situation was an exception to Brampton's standard practice, it clearly demonstrated the way in which management, through the CAO, could interfere in what is intended to be an independent audit process.

72 In their interviews with us, some internal audit staff expressed concerns about the division's independence from city management. Brampton's current CAO is aware of this potential conflict and told us:

In my new world, I will not review audit reports before they go to audit committee because otherwise it's not independent...and as CAO, I'm not going to get engaged in a lot of those reports, other than making sure there is full co-operation for the audit...

73 While I commend the CAO for recognizing the need for an independent audit process, the CAO should play an important role in reviewing audit reports before they go to the audit committee. For instance, the CAO needs to review all audit reports in order to formulate immediate action plans to address the report's recommendations.

74 I am encouraged by the CAO's support for an independent internal audit function and suggest the city consider developing mechanisms for reducing or eliminating the possibility of management interference in the internal audit division's work. Specifically, **Brampton should review its policies and procedures to ensure that the reporting relationship between the division and the CAO does not undermine the division's independence.**

Audit reports related to procurement processes

75 Our Office reviewed several audit reports prepared by the city's internal audit division from January 2014 to the present. Three of these reports, which referred to events in 2013, identified weaknesses in Brampton's procurement processes and made recommendations to address these concerns.

Employee purchasing card audit – 2013-2014

- 76 The employee purchasing card audit reviewed the adequacy and effectiveness of internal controls, processes, and compliance with Brampton’s purchasing card policy between January 2013 and February 2014. It was presented to council in April 2015. Due to a disagreement between now-former senior city officials, the report was not tabled with the audit committee prior to being presented to council.
- 77 The report found that, generally, adequate controls were in place regarding purchasing cards. However, the audit identified some problems within the policy, as well non-compliance in monitoring and enforcement. Internal audit staff made seven main recommendations, all of which were accepted by management. Management advised the audit committee that all of the recommendations from the audit had been implemented, primarily through updates to the purchasing card policy and procedures that became effective on June 1, 2015.

Purchasing process audit – 2013-2014

- 78 The purchasing process audit reviewed the adequacy and effectiveness of internal controls, as well as compliance with policies and procedures, within the purchasing process from October 2013 to November 2014. It was presented to the audit committee in September 2015.
- 79 The report found that there were generally adequate controls in place within the purchasing process, although the audit did note one procurement from 2013 where the city did not conduct a competitive process in compliance with the purchasing by-law. Internal audit staff found that the consultant who conducted the procurement on behalf of the city followed the incorrect competitive process and that there was inadequate rationale to support this non-compliance. In accordance with the purchasing by-law in place at the time, the non-compliant procurement was approved by the then department head, Treasurer, and the then City Manager. Changes to the city’s purchasing by-law were made in 2015, requiring council to approve this type of non-compliant procurement before it could proceed. Since then, the by-law has been amended again to require that the Director of Purchasing and department head, and for larger purchases the CAO as well, approve otherwise non-compliant procurements. The city told us that the Director of Purchasing’s role provides the higher credibility needed to give council assurance that purchasing is being managed in a responsible manner and provides greater transparency as all purchasing disclosures will now occur through one division.

- 80 The publicly available report made five recommendations to improve the purchasing division's processes, all of which were accepted and implemented by city management. These recommendations were to:
1. Establish a cross functional team to review the bidding and purchasing process, to identify opportunities for efficiency such as automating activities using PeopleSoft [software for creating and processing purchase orders] or alternative software;
 2. Develop a training program that is ongoing/available to staff, and that the policies and procedures are available on the City portal (Our Brampton) Knowledge Centre;
 3. Enhance the quarterly reporting process, including optimizing PeopleSoft functionality to improve efficiency, ensuring accuracy and consistency;
 4. Review the justification and supporting documentation for the rationale to conduct a procurement through a non-competitive process to ensure it is reasonable; and
 5. Enhance the vendor management process related to vendor performance and vendor master file maintenance.²⁶
- 81 The audit committee considered a different version of the report, containing additional observations and recommendations, in closed session. Some were repeated from a similar purchasing process audit report from 2011.
- 82 A further audit regarding Brampton's purchasing practices was initially included on the internal audit division's 2016 work plan. However, it was indefinitely deferred because of concerns that it would conflict with our Office's investigation. **As appropriate, the city should reschedule this audit in a timely manner.**

Draft audit of former city official – 2012-2016

- 83 In 2015 and 2016, the internal audit division conducted a compliance review of activities related to a former senior city official. The audit examined operating expenses, purchasing, and human resource issues from October 2012 to March 2015. Regarding procurement, it examined one notable procurement where the city did not conduct a competitive process in compliance with the purchasing by-law. The draft audit report was presented to council during a closed meeting in

²⁶ "Purchasing Process Audit Report," City of Brampton (21 August 2015), online: <http://www.brampton.ca/EN/City-Hall/meetings-agendas/Audit%20Committee/20150916au_Full%20Agenda.pdf >.

July 2016. Council provided no direction regarding how the audit findings were to be addressed.

Effectiveness of oversight

- 84 The deficiencies identified in the three procurement-related audit reports parallel the findings and recommendations that our Office would have otherwise made to the city about its procurement practices. However, the role of the Ombudsman is not to duplicate the work of other oversight mechanisms. Accordingly, we have opted not to repeat the findings from these audits, but rather to propose best practices to help the city improve its own internal oversight functions. Enhancing the effectiveness of internal oversight will help ensure the effectiveness, accountability, and transparency of Brampton's procurement practices now and into the future.

Understanding the division's role

- 85 Some city staff members we interviewed expressed conflicting views or confusion about the role, function, and importance of the internal audit division. Given the division's vital role and the importance of strong working relationships between auditors and department staff, **the city should consider developing educational and training materials regarding the role and responsibilities of the internal audit division, as well as the steps in the audit process.**
- 86 In addition, the internal audit division is largely invisible to the public. Despite being one of the city's primary accountability mechanisms, it is not listed on its website under "Accountability & Transparency," and other portions of the site do not provide a description of the division's roles and responsibilities.²⁷ **Brampton should consider adding information about the internal audit division, as well as links to its audit reports, to the "Accountability & Transparency" portion of its website.**

Structure and content of reports

- 87 The internal audit division's procedures manual sets out a detailed process for documenting the factual foundation for audit findings and sharing that information with the audited department. However, city staff expressed frustration to us about the content of the division's reports. This frustration came both from staff members in the departments being audited, and from auditors within the division. We heard complaints that in the past, the division's reports made findings and

²⁷ "Accountability & Transparency," City of Brampton, online: <<http://www.brampton.ca/en/city-hall/pages/accountability-and-transparency.aspx>>.

recommendations without providing sufficient, detailed evidence to support them. Some staff told our Office that supporting documentation was not provided even when requested. For many, this approach undermined the persuasive value of the audit reports and made it impossible for departments to correct any errors or misunderstandings that may have occurred during the audit process. Some complained that in the past, internal audit staff had a “gotcha” attitude that was not conducive to improving the city’s processes and procedures.

- 88 We were told the division is taking steps to address concerns about the content of audit reports, and we repeatedly heard that the working relationship between the division and the rest of the organization has begun to improve. One city employee said the relationship between city departments and the internal audit division had changed from a “gotcha” approach to “we want to help you identify areas of risk and then come up with reasonable ways of addressing it.”
- 89 To continue fostering this improved relationship and to allow for informed feedback and decision-making among management, **the internal audit division should ensure that its reports and the evidence relied on to support each conclusion are shared with the audited department in a fair and transparent way.** The internal audit procedures manual sets out an information-sharing process, but our investigation identified concerns about the amount of information shared with audited departments. **The division may also wish to re-examine the process for sharing evidence with audited departments.** Improving this process will help audited departments understand the rationale for audit findings and recommendations, leading to more fulsome improvements to city processes and procedures.
- 90 We were also told the division included some findings assessed as “low risk” in a “minor issues memo,” rather than a formal audit report. The internal audit procedures manual provides the following rationale for minor issues memos:
- There may be times during fieldwork of an audit where an observation is identified, but as it carries a low risk it is not included in the draft audit report. The minor issues memo is used to communicate these additional lower risk observations that are not included in the draft audit report, but which the auditor has determined are important to report to the Client. The observations outlined in the minor issues memo do not require Management Action Plans.
- 91 The minor issues memo, unlike the audit report, is a private document distributed exclusively to Brampton management. While there may be issues that auditors wish to raise outside the strict confines of a formal audit report, **the city should ensure that minor issues memos are not used to circumvent the accountability and transparency that accompanies the standard reporting**

process. The internal audit division should consider providing the audit committee with yearly summaries of the information contained in its minor issues memos.

Ensuring implementation of recommendations

- 92 Our investigation identified concerns with the process used to assess and track whether the recommendations made by the internal audit division have been successfully implemented.
- 93 The internal audit procedures manual contains a process for following up on audit recommendations. “Management action plans” are created to ensure that the audited department addresses the issues identified in audit reports. Departments are required to provide the internal audit division with a quarterly update on the progress of realizing the agreed-upon recommendations. Auditors review the information provided by the departments and can meet with department heads if further discussion is required. When the auditor is satisfied that the recommendation has been carried out, this information is recorded and the department is no longer asked to provide quarterly updates. The Director of Internal Audit must submit a quarterly report to the CAO and audit committee on “all outstanding recommendations.”
- 94 In rare cases, the internal audit division may perform a follow-up audit to confirm that its recommendations have been implemented and that the department’s processes and procedures are operating effectively. However, this type of follow-up audit has not been standard practice.
- 95 We noted that findings from a 2015 purchasing process audit report repeated some observations from an earlier audit in 2011. When asked about this, internal audit staff told us there was a “huge, huge gap” in “managing the whole action plan process.” Despite the process contained in the procedures manual, one staff member said there was no formal structure for recording who was responsible for implementing recommendations or how they intended to do so. This meant that during subsequent audits, the auditors were unable to determine who addressed an earlier observation or how; there was no one to ask and no records to consult. The staff member felt this resulted in a twofold problem: First, management has no reason to address a recommendation in an audit report if no one will be following up; second, management can say it has implemented recommendations without doing so, since the internal audit division never asks for proof.
- 96 While the existing follow-up process provides some mechanism for ensuring the implementation of audit recommendations, it has obvious shortcomings. Most concerning, audit staff rely on unverified information provided by others to

determine if a recommendation has been carried out. There are no provisions in the internal audit procedure manual that require staff to verify the information received from audited departments. Improvements to the city's procurement practices cannot be fostered by internal audit reports unless departments are accountable for implementing recommendations in a timely and fulsome manner.

- 97 **Accordingly, the internal audit division should consider creating an effective, objective process for conducting follow-up audits.** This would allow auditors to independently verify whether or not a report's recommendations have been put into practice. **The follow-up audit process should have defined responsibilities, timelines, documentation requirements, and assessment procedures. The results should be reported back to the audit committee, and ultimately, to council.**
- 98 **Brampton should also consider leveraging the resources and expertise of the service innovation and corporate performance team to implement audit recommendations that would improve the efficiency, effectiveness, and quality of the city's practices.** The service innovation and corporate performance team, formerly known as the management advisory services unit, consults with departments throughout the city to identify business processes in need of improvement. Essentially, the team is a corporate resource intended to benefit the operating departments of the city, but at present, it does not play a formal role in helping operating departments put audit recommendations into practice.
- 99 A formal relationship between the internal audit division and the service innovation and corporate performance team may allow for better information sharing and eliminate some duplication of resources, since both have a mandate to drive or improve corporate performance. **The city should consider establishing such a relationship, as a best practice.**

Audit committee

- 100 Beyond identifying potential process improvements within the internal audit division, my investigation also determined that aspects of the audit committee process could be strengthened.

Committee function and structure

- 101 Brampton's audit committee oversees the functions of the internal audit division and communicates the division's findings to Brampton city council. As noted on the city's website, the audit committee provides a focal point for improved communication between council, the internal and statutory auditors, and

management. It is also intended to strengthen the city's impartial, objective, and independent review of management practices.²⁸

- 102 The audit committee's terms of reference set out its responsibilities and provide that "the objective of the Audit Committee is to further enhance Council's understanding of financial and control reporting both internally (as provided by the City's Internal audit division) and statutorily (as provided by the City's Auditors)."²⁹
- 103 The committee consists of five members of council and meets on a quarterly basis unless a special meeting is convened. The councillors appointed to the committee do not have any specialized training or expertise in auditing, and there are no specific processes or procedures in place to direct how the audit committee functions.
- 104 In addition to reviewing various audits before they are sent for council's consideration, the audit committee approves the internal audit division's audit work plan, which sets out the audits it intends to conduct over the coming year. However, the committee is not responsible for setting the division's budget or the compensation of its director.
- 105 The audit committee also plays no role in evaluating the effectiveness of the internal audit division. Instead, auditors send an "Audit Effectiveness" survey after the completion of an audit.³⁰ The internal audit procedures manual describes the survey as "a tool used to identify areas where improvements in processes can be made to provide better audit and consulting services to the City of Brampton."

Concerns about committee practices

- 106 Our investigation determined that, in general, the audit committee fulfills its role of acting as a conduit between the internal audit division and council. However, we identified some concerns regarding the committee's composition and structure. These include:

²⁸ "Audit Committee," City of Brampton, online <<http://www.brampton.ca/EN/City-Hall/Council-Committees/Pages/Audit-Committee.aspx>>.

²⁹ "Internal Audit Charter and Audit Committee Terms of Reference," Audit Committee Report (February 11, 2011), City of Brampton, online: <http://www.brampton.ca/en/City-Hall/meetings-agendas/Audit%20SubCommittee%202010/20110309au_E1.pdf>.

³⁰ "Results of the Audit Effectiveness Survey," Audit Committee Report (January 27, 2016), City of Brampton, online: <http://www.brampton.ca/EN/City-Hall/meetings-agendas/Audit%20Committee/20160223au_Agenda.pdf>

- **Skillset of committee members:** There are no specific qualifications required of councillors on the audit committee. Some city staff said that this lack of specialized knowledge means that the committee only acts “like a rubber stamp” on audit reports before they go to council. We were told that the audit committee relies heavily on the internal audit division to explain audit processes and results.
- **Composition:** All of the committee members are also members of council, and some city staff indicated that this can politicize the audit process. Some also felt that this negated the independence and objectivity of the committee members, and that it would be useful to also have qualified, independent members of the public on the committee. The current chair of the audit committee told us he has considered including one or more public members on the committee. This practice has already been adopted by other municipalities in Ontario, including the City of London, the City of Waterloo, and the City of Burlington.³¹

107 We identified additional concerns about the relationship between the audit committee and the internal audit division. The committee has no direct role in establishing the budget of the division and does not evaluate its effectiveness. Rather, the current budget process provides for all members of council to approve the city’s budget, with the internal audit division budget request separated from the CAO office budget for greater transparency. In addition, internal audit staff told our Office that the division must obtain the committee’s approval for each of its annual audit work plans, although the audit committee’s terms of reference simply state that the committee “reviews and receives” work plans. This approval practice could be seen as compromising the independence of the internal audit division.

Rethinking the audit function

108 While the structure and practices of Brampton’s audit committee largely mirror those of other Ontario municipalities, the city’s ongoing reorganization represents a unique opportunity to rethink the structure of the city’s audit function and to enhance its effectiveness, independence, and impartiality.

³¹ “Audit Committee,” City of London, online: <<https://www.london.ca/city-hall/committees/task-forces/Pages/Audit-Committee.aspx>>; “Terms of Reference,” City of Waterloo, online: <http://www.waterloo.ca/en/contentresources/resources/government/audit_committee_terms_reference.pdf>; “Audit Committee,” City of Burlington, online: <<https://www.burlington.ca/en/your-city/audit-committee.asp>>.

Audit committee training and composition

- 109 The audit committee is responsible for overseeing the work of auditors. The committee's terms of reference set out its responsibilities and the city also has an audit committee overview manual that is shared with the committee. The manual provides information on the roles, objectives and responsibilities of the audit committee, internal and external audits, and how the internal audit activity is performed at the city. However, **developing operational policies and procedures regarding the committee's functions would help further ensure it has the information necessary to carry out its mandated role.** These policies and procedures could also be posted on Brampton's website to improve the public's understanding of the role of the audit committee.
- 110 **The city should also consider recruiting and appointing qualified, independent members of the public to serve alongside council members on the audit committee.** This would help ensure that the committee has both the expertise and independence necessary to carry out its oversight function. The audit committee chair told our Office he is considering this possibility, and I urge the city to carefully consider the benefits of making this change. The city may wish to contact other municipalities, including London, Waterloo, and Burlington, that have already adopted this practice. **More generally, the city should consider developing selection criteria for all audit committee members to ensure that, where possible, each person appointed to the committee has some expertise in finance or audit procedures.**

Appointing an auditor general

- 111 **The City of Brampton should consider, as a best practice, appointing a permanent, independent auditor general to provide external oversight of the city, including its procurement practices.**
- 112 Under the *Municipal Act, 2001*, municipalities can appoint an auditor general who:
- [R]eports to council and is responsible for assisting the council in holding itself and its administrators accountable for the quality of stewardship over public funds and for achievement of value for money in municipal operations.³²
- 113 The Act grants an appointed auditor general various powers, privileges, and immunities, such as the right to access information within the municipality and to

³² *Municipal Act, 2001*, supra note 7 at s 223.19(1).

examine individuals under oath. Although auditors general can be employees of the municipality, the Act requires that they perform their responsibilities in an independent manner.³³

- 114 The City of Toronto is the only municipality required to appoint an Auditor General, although other municipalities – Ottawa, Markham, and Greater Sudbury – have done so voluntarily.³⁴ With the exception of Toronto, which is an anomaly due to its size, municipalities that appointed an auditor general eliminated their internal audit function.
- 115 Although there are similarities between the internal audit division and the function of an auditor general, there are also important differences. Auditors general report directly to council or a committee of council, ensuring their independence from municipal management. In contrast, the internal audit division functionally reports to council while administratively reporting to senior administration. In addition, an auditor general's budget is approved directly by council, sometimes as an automatic percentage of the total municipal budget. In contrast, the budget for other divisions, including internal audit, goes through a different administrative process.
- 116 The most fundamental difference, however, is the statutorily prescribed independence of an auditor general. This lends credibility to his or her findings and helps strengthen the public's confidence that the municipality is acting in a transparent and accountable manner. The auditor general's independence also resolves issues inherent to the relationship between city management, the audit committee, and the internal audit division. In Brampton, these issues include setting the division's budget, evaluating its performance, and approving its yearly audit work plan; with an independent auditor general, these potential conflicts would be eliminated.
- 117 The City of Brampton's recent past is filled with controversy, leading some members of the public, as well as members of council, to lose trust in the city. Establishing an independent, permanent auditor general would help re-establish the public's confidence in the city and ensure that the public trusts the city to act fairly, accountably, and transparently.
- 118 I urge the City of Brampton to consider this best practice, as well as the others contained in this report, during its present reorganization and transformation. Ensuring fairness, transparency and accountability in the procurement process is essential for maintaining public confidence. The audit function – whether undertaken by an auditor general or the internal audit division – plays a pivotal

³³ *Ibid* at 223.19(1.1).

³⁴ *City of Toronto Act, 2006*, S.O. 2006 c. 11 schedule A at s. 177(1).

role in achieving these ideals. Wherever possible, the purchasing process and the oversight function should be optimized to promote fairness, openness, and accountability in the municipality.

Conclusion

- 119 My investigation into the City of Brampton’s non-competitive procurement practices has not identified any maladministration that would warrant a formal report and recommendations under section 21 of the *Ombudsman Act*, such as conduct that is contrary to law, unreasonable, unjust, oppressive, improperly discriminatory or wrong; as this report explains, we did not find any such evidence.
- 120 However, I encourage Brampton to consider the best practices I have proposed, which I believe would enhance the transparency and accountability of the city’s procurement practices and encourage increased confidence in its administration.

Proposed Best Practices

- 121 In order to improve the City of Brampton’s procurement practices, I am making one specific suggestion and proposing that it adopt several best practices. Specifically, I am suggesting that the city reschedule its previously planned audit of purchasing processes.
- 122 The best practices I am proposing – and which I hope will also serve as a guide to other municipalities to improve the accountability and transparency of their procurement practices – are as follows:
1. **The City of Brampton should ensure that any revision to its purchasing by-law adequately balances the need for controls and enforcement mechanisms with the desire for flexibility.**
 2. **The City of Brampton should consider offering additional training sessions and reference materials to facilitate staff understanding of and compliance with the purchasing by-law and related policies.**
 3. **The City of Brampton should ensure that its initiatives to improve the procurement process remain a priority and that sufficient staff and monetary resources are allocated to each project. Specific timelines for the implementation of each initiative should be developed and staff should be held accountable for meeting these deadlines.**

4. The City of Brampton should review its policies and procedures to ensure that the reporting relationship between the internal audit division and the CAO does not undermine the division's independence.
5. The City of Brampton should consider developing educational and training materials regarding the role and responsibilities of the internal audit division, as well as steps in the audit process.
6. The City of Brampton should consider adding information about the internal audit division, as well as links to its audit reports, to the "Accountability & Transparency" portion of its website.
7. The City of Brampton's internal audit division should ensure that its reports and the evidence relied on to support each conclusion are shared with the audited department in a fair and transparent way. The city may also wish to re-examine the process used to share information between the internal audit division and the audited department.
8. The City of Brampton should ensure that minor issues memos are not used to circumvent the accountability and transparency that accompanies the standard audit reporting process. The internal audit division should consider providing the audit committee with yearly summaries of the information contained in its minor issues memos.
9. The City of Brampton's internal audit division should consider creating an effective, objective process for conducting follow-up audits to independently verify whether a report's recommendations have been implemented. The follow-up audit process should have defined responsibilities, timelines, documentation requirements, and assessment procedures. The results of this follow-up should be reported back to the audit committee, and ultimately, to council.
10. The City of Brampton should consider leveraging the resources and expertise of its service innovation and corporate performance team to implement audit recommendations that would improve the efficiency, effectiveness and quality of the city's practices.
11. The City of Brampton should consider establishing a formal relationship between the internal audit division and the service & corporate performance team to allow for better information sharing and eliminate some duplication of resources.

- 12. The City of Brampton should consider developing operational policies and procedures regarding the audit committee's functions to ensure the committee has information necessary to carry out its mandated role.**
- 13. The City of Brampton should consider recruiting and appointing qualified, independent members of the public to serve alongside council members on the audit committee.**
- 14. The City of Brampton should consider developing selection criteria for all audit committee members to ensure that, where possible, they have some expertise in finance or audit procedures.**
- 15. The City of Brampton should consider appointing a permanent, independent Auditor General under section 223.19(1) of the *Municipal Act, 2001*.**

Response


- 123 The city was provided with an update on this investigation and an opportunity to review and comment on our suggestions and best practices. The Chief Administrative Officer responded on behalf of the city and council on February 22, 2017, thanking my Office for the time and effort taken in conducting the investigation, and observing that overall the report was accurate and concise. The city's response was considered in preparing this report.
- 124 The CAO noted many of my suggestions were "in line with the changes that are being undertaken at the city." For example, in fall 2016, Brampton's service innovation and performance management staff commenced a review of procurement and provided recommendations for improvements. Work has begun on developing solutions to address those recommendations and modernize procurement, with a focus on improving processes, enhancing training for staff, updating technology, and utilizing business intelligence to achieve value for money. As well, the purchasing by-law will undergo a thorough review to ensure alignment with pending Canada European Trade Agreement legislation, and the city will take my report into account in this review.
- 125 In addition, Brampton has retained an external consultant who is a leader in the internal audit field to perform a quality assessment review of the internal audit division. Noted the CAO:

The anticipated output of these two reviews will be a road map to transform the division into a leader and innovator in the field of Internal

Audit, providing value-added services, encouraging more collaboration with departments, and leveraging the Corporate Performance and Innovation team. We feel that this will be an innovative approach for continuous improvement that other municipalities will want to follow.

As of 2017, the city has also stopped using minor issues memos (best practice 8) and adopted a methodology to ensure effective and objective follow-up of audit recommendations (best practice 9).

- 126 The CAO stressed that the ongoing “transformation” of Brampton’s internal audit division “towards a continuous improvement model and away from a strict policing/compliance model” will highlight the division’s independence, adding: “We feel strongly that this model will provide value, transparency and confidence to the residents of Brampton.”
- 127 I am encouraged by the city’s interest in ensuring the quality of the internal audit function as well as its commitment to consider my suggestions and best practices as it continues to review its procurement practices.



Paul Dubé
Ombudsman of Ontario

Appendix A: City of Brampton purchasing bylaw and policies

Procurement practices by value

Dollar Range of Purchase	Procurement method
<p>Purchases of up to \$5,000.00</p>	<p>Acquisitions within this range (excluding taxes) are exempt from the competitive procurement process.³⁵ Department Heads are authorized to make direct purchases.</p> <p>The Standard Operating Procedure for Direct Purchases up to \$5,000 specifies that departments are required to “conduct sufficient research to ensure they have obtained good value at a competitive price.” When the value of the purchase is \$1,000 or greater, departments should maintain evidence of this research for 36 months for audit purposes.</p>
<p>Purchases of \$5,000.01 to \$49,999.99</p>	<p>Purchases within this range follow a competitive process called “Informal Invitational Procurement.”³⁶ This process requires soliciting bids from at least three vendors who are known to provide the goods, services, or construction. However, the procurement does not need to be publicly advertised.</p> <p>Under the by-law, either the purchasing agent or the requisitioning department may administer the procurement process, but both must approve the acceptance of the bid.</p> <p>Further, where the purchase is for consulting services or a “non-standard result” has occurred,³⁷ the Treasurer must also approve acceptance of the bid.</p>
<p>Purchases of \$50,000.00 to \$99,999.99</p>	<p>Purchases within this range are administered by the purchasing division and are subject to a Formal</p>

³⁵ *Purchasing By-law*, supra note 8 at s. 11.4.

³⁶ *Purchasing By-law*, supra note 8 at s. 11.5.

³⁷ The purchasing by-law defines a “Non-Standard Result” as a result in a procurement in which bids are submitted and any of the following has occurred or is likely to occur: 1) No eligible bids are received; 2) Less than three eligible bids are received; 3) Another procurement process would have resulted in successful completion of the procurement in the determination of the Purchasing Agent based on bid results; or 4) Award of a contract to other than the lowest eligible bid received. *Purchasing By-law*, supra note 8 at s 2.27.

9.2-36

	<p>Invitational Procurement process.³⁸ While these procurements do not need to be publicly advertised, at least three vendors known to provide the required goods, services, or construction are requested to submit written sealed bids.</p> <p>The purchasing agent and a representative from the requisitioning department will open the sealed bids. Bids are evaluated according to the evaluation methodology set out in the procurement document.</p> <p>As with purchases from \$5,000.01 to \$49,999.99, approval is required from both the purchasing agent and the requisitioning department head. In addition, Treasurer approval is required where the purchase is for consulting services or a “non-standard result” has occurred.</p>
<p>Purchases of \$100,000.00 and greater</p>	<p>Procurements (including Requests for Proposals) for goods, services and construction within this range are administered by the purchasing division and must follow a Formal Open Procurement process.³⁹</p> <p>Advertising is required for a minimum of 15 calendar days prior to the specified closing date and time. Bids are submitted sealed and may be opened in public by the bid opening committee. Bids are evaluated in accordance with the evaluation methodology set out in the procurement document. Approvals are required from the purchasing agent, the requisitioning department head(s), and the Treasurer.</p> <p>Under the amended by-law, approval from the Chief Administrative Officer is also required if the bid is for consulting services, a non-standard result has occurred, or the bid exceeds \$1 million.</p> <p>Further, city council’s authorization is required prior to the commencement of a procurement process with an estimated value of \$1,000,000 or greater and for procurements less than \$1,000,000 deemed to be of interest such as procurements that involve significant risk, security concerns or significant community interest.⁴⁰</p>

³⁸ *Purchasing By-law*, supra note 8 at s. 11.6.

³⁹ *Purchasing By-law*, supra note 8 at s. 11.7.

⁴⁰ *Purchasing By-law*, supra note 8 at s. 4.0.

City of Brampton Response to “Procuring Progress”

**Report from the
Office of the Ombudsman**

Brampton City Council

March 8, 2017

Content

- Background
 - Focus of Investigation
 - Outcome of Investigation
 - Summary
-

Background

May 4, 2015	Council passed a resolution to the Ombudsman look into the affairs of the City of Brampton – potential misconduct in procurement, real estate, planning approval and any other areas
Jan 1, 2016	Office of the Ombudsman mandate expanded to undertake such an investigation
Jan/Feb 2016	City provided materials to the Office of the Ombudsman
May 25, 2016	Ombudsman gave notice of his intention to pursue an investigation purchasing by-law, policies and procedures regarding non-competitive procurements
May – Oct 2016	City provided materials and interviews took place
Sept 2016 onwards	Major transformation of the City of Brampton
Mar 2017	Ombudsman’s report completed

Focus of Investigation

- Investigation targeted:
 - \$29 million of non-competitive procurement from a total value of \$273 million purchases
 - October 2013 – November 2014

Focus of Investigation

- Office of the Ombudsman research conducted by:
 - 6 investigators from Special Ombudsman Response Team
 - Legal staff
 - 3 Ombudsman investigators
 - Assistance of Jeff Griffiths, Former Auditor General City of Toronto
- Interviewed over 30 staff
- Reviewed over 10,500 documents
- Approximately 800 hours of City of Brampton staff time incurred

Outcome of Investigation

- Did not reveal any maladministration
 - \$1.8 million of procurement outside of the Purchasing By-law was identified by Internal Audit and the By-law was modified in May 2015 to prevent any such reoccurrence
- Therefore:
 - A formal report with recommendations is not warranted
 - Offered suggestions for Brampton and other municipalities to consider proposed best practices

Summary

- The City has made significant strides towards a cultural and structural shift that is resulting in notable improvements
 - Ombudsman commends the City of Brampton on its proactive efforts and initiatives to improve its procurement process
 - The City of Brampton continues to undergo a major transformation to emerge as a leader in the public sector
 - Many of the suggestions have either been implemented, are in process and the others will be reviewed
-

**Government Relations Matters
Briefing Report**

Wednesday, March 8, 2017

The Regional Municipality of Peel

Thursday, March 9, 2017

Regional Council

9:30 AM

<http://www.peelregion.ca/council/agendas/2017/2017-03-09-rc-agenda.pdf>

Items Related to Human Services

- 7.1 Approach to the Development of the 2018 Budget 2
- 7.5 Process to Enable Council to Retain Legal Counsel and Planning Expertise for the 2
Purpose of the OMB Hearing of Appeals of ROPA 30

Items Related to Health

- 10.2 Repealing By-Law 14-2003 to Regulate the Smoking of Tobacco in Public Places and
Workplaces within the Municipality..... 3

Other Business

- 12.3 Resolution Regarding Hickory Drive Explosion..... 4

Provincial Government

- Ontario Taking Next Step to Go Waste-Free 5

Federal Government

* The 2017 Federal Budget will be delivered on March 22, 2017.

18.1-2

The Regional Municipality of Peel

7.1 Approach to the Development of the 2018 Budget

Report Overview

- Regional staff is proposing that the budget meeting be advanced to the beginning of November, to provide Council with more time to review and consider the 2018 Budget. The first date for budget deliberation would be November 2, 2017.
- The 2019 Budget will have a target delivery date in line with the inauguration of the Regional Council.

Comments from Finance

- An earlier approval date of the Regional net tax levy will help to inform the finalization of the City's budget.

7.5 Process to Enable Council to Retain Legal Counsel and Planning Expertise for the Purpose of the OMB Hearing of Appeals of ROPA 30

Report Overview

- Council in adopting ROPA 30, dealing with the expansion of the Bolton Rural Service Centre boundary, reserved to itself the retention of planning, legal, and other professional services necessary to the defence of its decision at the Ontario Municipal Board.
- The report proposes for Council's consideration ways in which professional services necessary to the defence of ROPA 30 can be put into effect.

Comments from Legal Services and Planning & Development Services

- Brampton typically does not undertake a proposal call to hire a planning consultant or external legal counsel for OMB work given the requirements of the Purchasing by-law.

18.1-3

10.2 Repealing By-Law 14-2003 to Regulate the Smoking of Tobacco in Public Places and Workplaces within the Municipality

Report Overview

- Regional Council enacted By-law 14-2003 to regulate the smoking of tobacco in public places and workplaces within the Region of Peel.
- Since the *Smoke-free Ontario Act* is now well-established and regulates the smoking of tobacco in public places and workplaces, By-law 14-2003 is redundant and can be repealed

Comments from City Clerk

- Since the necessity for the 2003 Regional By-law is negated by the prevailing legislation, it is recommended that Brampton Regional Councillors support this report and staff recommendation.
- Pending Regional Council approval, correspondence from the Region will be sent to Brampton seeking Brampton Council consent to repeal the by-law, and a consenting “repeal” motion can be considered by Committee at that meetings.

Recent Council Decision History on Non-Smoking:

- In 2013, Brampton Council consented to the Region’s by-law prohibiting smoking in proximity to municipal buildings and facilities. Brampton Council’s consent resolution is captured in Recommendation [CW098-2013](#). The [Region’s correspondence from that time is found here](#).
- In 2014, Brampton Council passed a further Resolution [CW177-2014](#) to amend Transit By-law 82-2008 to prohibit smoking at all Brampton transit facilities. The [staff report can be found here](#).

18.1-4

12.3 Resolution Regarding Hickory Drive Explosion

Resolution Overview

- On March 1, 2017, City of Mississauga passed a motion to provide a grant under Section 107 of the *Municipal Act, 2001*, equivalent to the City's portion of the property taxes, to those property owners displaced by the Hickory Drive explosion (June 28).
- The Resolution seeks Region of Peel to provide a grant under Section 107 of the *Municipal Act, 2001*, equivalent to the Region's portion of the property taxes

Comments from Finance:

Relevant Legislation and Process:

- Section 357 of the *Municipal Act, 2001*, allows for a property owner to make a tax appeal application for property razed or damaged by fire, demolition, or otherwise.
 - The City refers the application to MPAC to determine the adjusted assessed value due to the circumstances.
 - At the very least, a vacant land value will remain, taxes will not be cancelled in their entirety.
 - Amount of adjusted assessment is dependent on the extent of damage.
 - MPAC will return the adjusted assessment to the City to calculate tax refund
 - To ensure consistent application, the City will rely on MPAC's determination on value and tax classification.
 - Adjustments will be calculated and presented to Council for approval.
 - Applicants can appeal the adjustment to the Assessment Review Board.

Current Situation

- City staff is not privy to information about whether the properties filed tax appeal applications.
 - If they did, MPAC would have returned the applications with residual land value remaining and therefore not all taxes would be cancelled.
 - This is likely why the Council utilized the provisions under Section 107, *Municipal Act, 2001*, to grant any amounts still owing on the City portion back to the property owner.
 - Councils have the authority to grant aid as they consider appropriate to any person, group, or body should the Council deem it's in the interest of the municipality.
 - The assistance cannot be for any manufacturing business or other commercial/industrial enterprise.
- Brampton taxpayers are responsible for 35% of the Regional levy in 2016. The education portion is not part of the grant motion.
- In the past year, Brampton has processed 23 applications for fire, damage or otherwise.
 - The reduction amounts totaled \$58,000 on an overall tax amount of \$167,000. The City's portion is 45% of the total tax.

18.1-5

Provincial Government

Ontario Taking Next Step to Go Waste-Free

Province Increasing Recycling, Creating Jobs and Fight Climate Change – March 1, 2017

[Link to News Release](#)

- Minister of the Environment & Climate Change announced [Ontario's Strategy for a Waste-Free Ontario: Building the Circular Economy](#), outlining the province's plan to address climate change by reducing landfilled materials that could be reused, recycled, composted and reintegrated into the economy.
- The strategy includes 15 actions to build up the province's circular economy and help reduce gas emissions from landfills.

Region of Peel / City of Brampton

- The Region has been proactively advocating for new processes to help divert waste from landfill and/or reduce greenhouse gas emissions.
- The Region was engaged in the development of the provincial strategy and provided comments ensuring clarity around the provincial direction. The Region's submission to the province was supportive of several initiatives including:
 - Transition of existing waste diversion programs to new full producer responsibility framework
 - Establishing the Resource Productivity and Recovery Authority
 - Issuing of policy statements to provide clear direction on the provincial interest