

**Notice of Passing of Community Improvement Plan Amendment
Central Area Community Improvement Plan
Wards 1, 3, 7 and 8**

Date of Decision: September 25, 2019

Date of Notice: October 10, 2019

Last Date to Appeal: October 30, 2019

On the date noted above, the Council of the Corporation of the City of Brampton passed **Community Improvement Plan Amendment CIP2007-003, adopted by By-law 228-2019**, to amend the Community Improvement Plan of the City of Brampton, under Section 28 of the *Planning Act*, R.S.O., c.P.13, as amended.

This Community Improvement Plan amendment is exempt from approval by the Region of Peel and the decision of Council is final if a notice of appeal is not received on or before the last day for filing such notice.

Purpose and Effect of the Community Improvement Plan Amendment:

- Add provisions identifying affordable housing as being one of the objectives for the Community Improvement Plan.
- Add flexibility allowing the City to create potential incentives related to Community Benefits Charges and any portion of Development Charges rather than only the City's portion as well as providing for the deferral of payment of Development Charges/Community Benefits Charges in addition to waivers or reductions.

Location of the Lands Affected:

The Central Area Community Improvement Plan applies to lands generally to the north and south of Queen Street from McLaughlin Road to Bramalea Road, and the historic downtown. The lands encompass two Secondary Plans – the Downtown Brampton Secondary Plan and the Queen Street Corridor Secondary Plan – that constitute the City's Central Area, with the exception of a block of land bounded by the CN railway line, Kennedy Road, Eastern Avenue and Rutherford Road.

Obtaining Additional Information: The complete by-law and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at www.brampton.ca. Further enquiries or questions should be directed to David VanderBerg, Central Area Planner, Planning and Development Services, at 905. 874.2325, or at david.vanderberg@brampton.ca.

Any and all written submissions relating to this amendment that were made to Council, and the Planning and Development Committee, before its decision and any and all oral submissions related to these applications 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 these matters.

The City is currently processing various applications under the *Planning Act* for lands subject to this amendment. Information regarding current applications can be obtained by contacting the Planning and Development Services Department at 905-874-2050.

When and How to File an Appeal: An appeal of the by-law amendment to the Local Planning Appeal Tribunal (LPAT) must be filed with the Clerk of the City of Brampton **no later than October 30, 2019**. An appeal form is available from the LPAT website at www.elto.gov.on.ca/tribunals/lpat/forms..

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Local Planning Appeal Tribunal in the amount of \$300.00, payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

Only individuals, corporations and public bodies may appeal an Official Plan Amendment and/or zoning by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the LPAT, there are reasonable grounds to add the person or public body as a party.

Notice of Appeal may be mailed/hand delivered to:

City of Brampton
Office of the City Clerk
2 Wellington St. W.,
Brampton, ON L6Y 4R2
(905) 874-2116



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 228 - 2019

To Adopt Amendment Number CIP2007- ~~003~~
to the Central Area Community Improvement 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 CIP 2007 - 003 to the Central Area Community Improvement Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

ENACTED and PASSED this 25th day of September, 2019.

Approved as to
form.


2019/08/30


[AGD]

Approved as to
content.

2019/08/27

[AAP]


Patrick Brown, Mayor


Peter Fay, City Clerk

By-law 228-2019

AMENDMENT NUMBER CIP 2007 - 003
to the Central Area Community Improvement Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER CIP 2007 - 003
TO THE COMMUNITY IMPROVEMENT PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment to the Central Area Community Improvement Plan is to:

- Add provisions identifying affordable housing as being one of the objectives for the Community Improvement Plan.
- Add flexibility allowing the City to create potential incentives related to Community Benefits Charges and any portion of Development Charges rather than only the City's portion as well as providing for the deferral of payment of Development Charges / Community Benefits Charges in addition to waivers or reductions.

2.0 Location:

The Central Area Community Improvement Plan applies to lands generally to the north and south of Queen Street from McLaughlin Road to Bramalea Road, and the historic downtown. The lands encompass two Secondary Plans – the Downtown Brampton Secondary Plan and the Queen Street Corridor Secondary Plan – that constitute the City's Central Area, with the exception of a block of land bounded by the CN railway line, Kennedy Road, Eastern Avenue and Rutherford Road.

3.0 Amendments and Policies Relative Thereto:

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

(1) By deleting Section 1.5.2 and replacing it with the following:

"j) Development Charges / Community Benefit Charges Incentive Program

Program designed to provide a grant (or partial grant) or deferral of the Development / Community Benefit Charges paid for developments that meet the eligibility criteria."

(2) By adding to Section 5.2 (b) the words ", including affordable housing," after the word "intensification".

(3) By adding a new Section 5.3.1 (n) stating "As an area that is well served by transit infrastructure and community amenities, encourage the provision of affordable housing".

(4) By adding to Section 5.3.4 (a) the words ", including affordable housing" after the word "developments".

- (5) By adding to the words “the end of the heading for Section 6.3.1 the words “/ Community Benefit Charge Incentive Program” after the word “Program .
- (6) By deleting the first paragraph in Section 6.3.1 (1) and replacing it with the following:

“A major cost associated with new development is the payment of applicable development charges. City, regional, educational and transit development charges are normally payable at the time of building permit issuance. In 2019, a new community benefit charge was introduced, which can cover some of the “soft” costs that had previously been included under development charges as well as parkland costs. Frequently, developers cite such charges as being a significant factor contributing to the poor feasibility of developing in a Central Area location relative to greenfield sites where the costs of development can be less, and returns on investment are potentially lower.”
- (7) By adding in the second paragraph of Section 6.3.1 (1) the words “/ Community Benefit Charge Incentive Program” after the word “Program”.
- (8) By deleting the words “the City’s portion of development charge” in Section 6.3.1.2 (2) and replacing it with the words “development charges and / or community benefit charges”.
- (9) By adding to Section 6.3.1.2. (2.1) the words “, loan, or deferral of the payment of development charges / community benefit charges;” after the word “grant”.
- (10) By adding to Section 6.3.4 (1) the words “for projects providing affordable housing” after the word “particularly” in the last sentence.

Approved as to Content:

Allan Parsons, MCIP, RPP
Director, Development Services