Wednesday, November 02, 2016

1:00 p.m. – Regular Meeting

Council Chambers – 4th Floor – City Hall

Members:  City Councillor J. Bowman – Wards 3 and 4 (Chair)
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 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
  (Vice-Chair, Economic Development and Enterprise Services)
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:

Sonya Pacheco, Legislative Coordinator
Phone (905) 874-2178, TTY (905) 874-2130, cityclerksoffice@brampton.ca

Note: Some meeting information may also be available in alternate formats, upon request
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. **Consent**
   
   * The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at this time. There will be no separate discussion of any of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

   (nil)

4. **Announcements**

5. **Delegations**

6. **Staff Presentations**
   
   6.1. Presentation by P. Aldunate, Central Area Planner, Planning and Development Services, re: **Mapping Tax Density in the Central Area**.
   
   6.2. Presentation by B. Darling, Director, Economic Development, re: **Transformation of the Economic Development Department**.

   Note: The presentation will be distributed prior to the meeting.

7. **Economic Development and Enterprise Services**


8. **Minutes**
9. Other/New Business

10. Referred Matters

   Note: In accordance with the Procedure By-law, the Referred Matters List will be published quarterly on a meeting agenda for Committee’s reference and consideration. A copy of the current Referred Matters List for this Committee is publicly available on the City’s website.

11. Deferred Matters

12. Notices of Motion

13. Correspondence

14. Councillors Question Period

15. Public Question Period

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

16. Closed Session

17. Adjournment

   Next Meeting: November 16, 2016
PROJECT – MAPPING TAX DENSITY

Sponsor: Bob Darling

Project Lead: Paul Aldunate

Finance:
• Martin Finnegan
• Rocco DeSimone

Business Services (GIS & 3D Modelling):
• Alexis Hapers
• Mandeep Gulati

Economic Development:
• Daniel Bishun
PURPOSE:

• Compare the relationship between tax assessment, tax revenues with land-use.

• Examine how this relationship impacts future opportunities in the Central Area for improved property and future revenue growth.

• How this relationship has implications for growth and policy in the Central Area over the next decade.
2015 Assessment and Tax Density
TAX ASSESSMENT AND REVENUE BY LAND-USE

9 GEORGE STREET - ALTERA DEVELOPMENT - .88 Acres

Assessment Per Acre – $87,500,000
Taxes per acres – $440,000

5085 MAYFIELD ROAD – SMARTCENTRES - 22 Acres

Assessment Per Acre – $1,804,081
Taxes per acres – $11,300
TAX ASSESSMENT AND REVENUE BY LAND-USE

24 QUEEN STREET EAST – MARKET SQUARE BUSINESS CENTRE

0.29 acres
Assessment Per Acre: $37,111,753
Taxes per acres: $231,685

20 HEREFORD STREET - 17.53 acres
Assessment Per Acre: $1,620,544
Taxes per acres: $10,506
TAX ASSESSMENT AND REVENUE BY LAND-USE

12-16 Queen Street East – .11 acres
Assessment Per Acre – $14,436,030
Taxes per acres – $85,369

160 Main Street South – Brampton Mall
8.6 acres
Assessment Per Acre – $1,286,024
Taxes per acres – $8,221
FUTURE PROJECTS

1. PROJECT: 145 and 147 Queen Street E – Cumberland Development: 1.22 acres

FORECAST:
Assessment Per Acre: $44,428,893
Taxes per acres: $238,667
FUTURE PROJECTS

2. PROJECT: 45 Railroad Street – Preston Homes/Redwood Properties – 1.77 acres

FORECAST:

Assessment Per Acre: $56,913,524

Taxes per acres: $284,559
FUTURE PROJECTS

3. PROJECT: 215 Queen Street East - Mattamy Concept Rendering – 1.09 acres

FORECAST:
Assessment Per Acre: $36,260,945
Taxes per acres: $308,261
FUTURE PROJECTS

4. PROJECT: 241 Queen Street East – Atlas Health Care - 5.29 acres

FORECAST:

Assessment Per Acre: $7,902,505

Taxes Per Acre: $51,232
FUTURE PROJECTS

5. PROJECT: 247 Queen Street East – Martinway/SHIP – 1.6 acres

FORECAST:

Assessment Per Acre:

$18,290,665

Taxes per acres:

$151,231
Forecasted Assessment and Tax Density based on sample set of Development Applications
KEY IMPLICATIONS

• Five future projects represent approx. $1,700,000 in tax revenues per year and 1,400 jobs in the next 4 years.

• Ten similar projects would represent $17 million in tax revenues per year.

• Other GTA municipalities studying or have implemented incentive programs aimed at attracting development include the City of Mississauga, City of Toronto, City of Hamilton, and Richmond Hill.
KEY IMPLICATIONS

- Key developments and their location have the capacity to provide greater tax revenues.

- Such new investments expand the tax base for future investment in the Central Area.

- To achieve this growth will require improved coordination within the City, a proactive approach and understanding of priorities.

- Sets up for future incentive programs, such as those offered through the existing or expanded Community Improvement Plan (i.e. Tax Increment Financing - TIF)
THANK-YOU

QUESTIONS?
Labour Force – City of Brampton

65.4%¹ = 166K

Brampton’s Labour Force LEAVES Brampton to go to work

¹ Statistics Canada, 2011 National Household Survey
Sector Based Approach

- Advanced Manufacturing
- Food and Beverage Processing
- Health and Life Science
- Innovation & Technology

EXPEDITOR, Economic Development Office
New Economic Development Office

- Advanced Manufacturing
- Health and Life Science
- Food and Beverage Processing
- Innovation & Technology
- Brampton Entrepreneur Centre (BEC)
- Central Area
- Research and Policy
- Marketing
- Administration
- Tourism & Film

EXPEDITOR
Economic Development Goals – Five Years

**Employment**
- **Goal**: 15K New Employment
- **Base**: 8K New Employment

**Office Space**
- **Goal**: 500K–600K Square Feet (Large Office)
- **Base**: 2.5M Square Feet (Large Office)

**Investment**
- **Goal**: $2.0B Total Construction Value in Industrial and Commercial
- **Base**: $1.4B Total Construction Value in Industrial and Commercial

**Live-Work Percentage**
- **Goal**: 40% (2041 Census (EDO GOAL) or Higher)
- **Base**: 34.6% (2011 Census)

Source:
2. Cushman and WakeField Office Strategy – May 2016
3. City of Brampton Building Permit, 2011 – 2015
Economic Development Stories

Amazon Grand Opening

Year-round Indoor Market World Café

Coca-Cola Day – 15 Year Anniversary

Small Business Month Event
Economic Development Office

2 Wellington Street West, 2nd floor
Brampton, ON Canada L6Y 4R2
T: 905.874.2650
F: 905.874.2670
E: edo@brampton.ca
W: www.peoplepoweredeconomy.ca
November 2, 2016

Her Worship Linda Jeffrey
Mayor
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Dear Mayor Jeffrey:

I am pleased to invite you to join our delegation on a business mission to Japan and South Korea, two of Ontario's most important trading partners, from November 28 to December 2, 2016.

The mission will focus on building economic partnerships and seeking new opportunities in key sectors, including innovation, auto, manufacturing, information and communications technologies (ICT) and life sciences. The delegation will visit Tokyo and Nagoya in Japan, and Seoul in South Korea.

The mission will also be an opportunity to showcase Ontario’s value as a key investment destination for global partners, and as a convenient gateway to North American markets. It will allow delegates to develop business relationships with worldwide leaders in their fields, and to learn from their expertise in cutting-edge technologies and innovation-focused business environments.

I hope you are able to join me and other delegates as we work together to strengthen Ontario’s ties with these two countries. For more information on the itinerary and required mission fees, and to register for Ontario’s 2016 mission to Japan and South Korea, please visit https://ontariogovernmentmissions.ca/japankorea/ or contact Japankorea2016@ontario.ca. Mission fees will cover the cost of ground transportation for mission-related activities, all networking and hospitality events, and air transfer between Tokyo, Japan and Seoul, South Korea for those participating in the program in both countries. Delegates will themselves be expected to pay for expenses incurred on the mission including, but not limited to, non-mission related ground transportation and accommodation.

I look forward to having you as part of our delegation. Please accept my best wishes.

Sincerely,

Kathleen Wynne
Premier