



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

IN THE MATTER OF the *Planning Act*, R.S.O.
1990, as amended, section 28;

AND IN THE MATTER OF the City of Brampton Community Improvement Plan
Amendment CIP2007-003, adopted by By-law 228-2019 (File JB.a)

DECLARATION

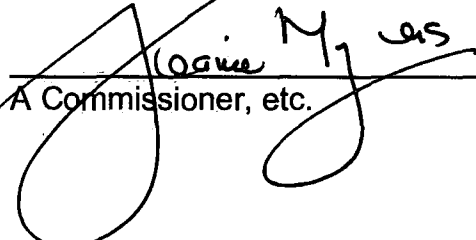
I, Peter Fay, of the City of Brampton, in the Region of Peel, hereby make oath and say as follows:

1. I am the City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 228-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 25th day of September, 2019, to adopt Community Improvement Plan Amendment CIP2007-003.
3. Written notice of Community Improvement Plan Amendment CIP2007-003, adopted by By-law 228-2019; as required by section 28 of the *Planning Act*, was given on the 10th day of October, 2019, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notice of appeal was filed under section 28 of the *Planning Act* on or before the final date for filing objections.
5. In all other respects, the Community Improvement Plan Amendment has been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
6. Community Improvement Plan Amendment CIP2007-003, adopted by By-law 228-2019, is deemed to have come into effect on the 25th day of September, 2019, in accordance with Section 28 of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
7th day of November, 2019)


Peter Fay


A Commissioner, etc.

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires April 8, 2021.

