



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 219-98

*To adopt a Community Improvement Plan  
For the Brampton Central Area Community  
Improvement Project Area.*

**WHEREAS** the Official Plan for the City of Brampton Planning Area contains provisions relating to Community Improvement in the municipality;

**AND WHEREAS** the Council of the Corporation of the City of Brampton, pursuant to section 28(2) of the Planning Act, R.S.O. 1990 c.P. 13 has passed By-law 218-98, on 28 Sept. 1998, designating the Central Area as a Community Improvement Project Area;

**AND WHEREAS**, under section 28(4) of the Planning Act, R.S.O. 1990 c.P. 13, when a by-law has been passed under section 28(2) thereof, the Council may provide for the preparation of a plan suitable for adoption as a Community Improvement Plan for the Community Improvement Project Area;

**AND WHEREAS**, such a plan has been prepared;

**NOW THEREFORE**, the Council of the Corporation of the City of Brampton ENACTS as follows:

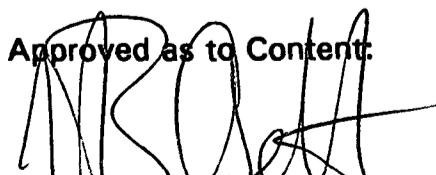
1. The Community Improvement Plan for the Brampton Central Area, prepared by the City's Planning and Building Department as attached as Schedule "A" to this by-law is hereby adopted; and,
2. The Clerk is hereby authorized and directed to make an application to the Minister of Municipal Affairs and Housing for approval of this Community Improvement Plan.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,  
This 28th day of Sept., 1998.

  
Peter Robertson - Mayor

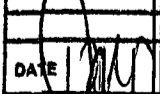
  
Leonard J. Mikulich - City Clerk

Approved as to Content:

  
John B. Corbett, MCIP, RPP

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APPROVED  
AS TO FORM  
LAW DEPT  
BRAMPTON

DATE 

***SCHEDULE "A" to BY-LAW 98-219 .***

***CENTRAL AREA COMMUNITY IMPROVEMENT  
PLAN***

***THE CORPORATION OF THE CITY OF  
BRAMPTON***

***COMMUNITY IMPROVEMENT PLAN***

***for***

***THE CENTRAL AREA***

*Prepared by the Planning and Development Services Division  
Planning and Building Department  
June 10, 1998*

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## **1.0 Introduction:**

The Corporation of the City of Brampton has previously defined a Community Improvement Project Area covering the downtown area of the old Town of Brampton. A Community Improvement Plan for this Project Area was adopted by City Council in June, 1988 and subsequently approved by the Province of Ontario. This Plan facilitated extensive infrastructure and streetscape improvements largely under publicly funded programs. The City has successfully completed the implementation of this plan, which has provided a firm foundation for future private development/redevelopment initiatives.

The purpose of this new Community Improvement Plan is to establish new programs and policies to facilitate new private development/redevelopment projects. In addition, through the final approval of a new Official Plan for the City of Brampton (1997), and the adoption of new secondary plans, the boundaries of the Central Area have been expanded to include the Queen Street Corridor eastward to Bramalea Road. Accordingly, a new Community Improvement Plan is required to cover the entire Central Area as expanded, and identified in the Official Plan and Central Area Secondary Plans.

## **2.0 The Community Improvement Project Area: Brampton Central Area**

The Central Area Community Improvement Plan is intended to apply to lands within two integrated segments; in particular:

- lands within the historic Downtown area of Brampton which are generally centred on Queen Street and Main Street, bounded by the Etobicoke Creek in the east, Fletcher's Creek to the west, Vodden Street to the north and Harold Street to the south; and,
- lands straddling Queen Street/Highway Number 7, from Bramalea Road in the east to the Etobicoke Creek in the west.

A total land area of approximately 1390 acres (561 hectares) are included with the Central Area Community Improvement Plan. Schedules "A" and "B" to this plan outline the limits of the Community Improvement Project Area.

## **3.0 Section 28 of the Ontario Planning Act:**

Section 28 of the Planning Act enables municipalities, where there are provisions in its Official Plan relating to Community Improvement, to designate by by-law, a "Community Improvement Project Area", and subsequently provide for the preparation of a "Community Improvement Plan." For the purposes of carrying out the Community Improvement Plan, a municipality may:

- construct, repair, rehabilitate or improve buildings on lands acquired or held by the municipality;

- make grants or loans to owners of land or buildings to pay for the whole or any cost of rehabilitating such lands or buildings; and,
- sell, lease or otherwise dispose of any land acquired or held by it in the community improvement project area to any person or government authority for use in conformity with the community improvement plan.

provided that the above actions are in conformity with the approved Community Improvement Plan.

This Community Improvement Plan has been prepared in context of section 28 of the Planning Act and its related requirements and provisions.

#### **4.0 City of Brampton Official Plan and Central Area Secondary Plans:**

##### *4.1 City of Brampton Official Plan:*

The new City of Brampton Official Plan provides detailed policy guidance with respect to the Central Area in two key areas:

- establishing the importance of the Central Area in developing an identity and development focus for the municipality through a clear statement of planned function; and;
- policies enabling the establishment of Community Improvement Areas

##### *4.1.1 Planned Function of the Central Area:*

Through the Official Plan, City Council has established a high level of planning priority for the revitalization of the Central Area and has prescribed a planned function for the area as a major location for high order/high density uses and functions. The following policy is extracted from the City Concept and Economic Base sections of the plan to describe the planned function of the Central Area:

##### **“3.2.1 CENTRAL AREA**

*The City of Brampton’s Central Area incorporates, but is much larger than, the historic Downtown core. The Central Area extends along the Queen Street corridor in the centre of the community, generally between McLaughlin Road in the west and Bramalea Road in the east. This corridor also incorporates and links the contemporary shopping-center core of the Bramalea development area with the historic core of Downtown Brampton.*

*A strong and continually revitalizing Central Area is essential to the identity of Brampton as a community. This is important both in conveying a self-image and shared vision for Brampton citizens and in fostering a positive impression among those looking to invest or do business in the City. As one of the key communities within the Greater Toronto Area (GTA), Brampton requires a strong Central Area in order to most effectively interact with, and to differentiate itself from, other GTA communities and centers*

of activity. Fortunately, this task of differentiating Brampton is facilitated by the unique economic development qualities of Downtown Brampton. Within the context of the GTA, few communities besides Brampton have the advantage of an attractive downtown and overall Central Area.

The Central Area includes a number of the corridors, nodes and districts separately identified in the following subsections. These components constitute an extensive, multi-faceted central corridor, with considerable diversity with respect to land use, density, scale, design, land ownership and other existing characteristics, and with respect to the inherent range of opportunities for future accommodation of varying types of central activities and more intensive urban forms. Although the Primary Office Node and Office Nodes of the Central Area are separately identified, they are intended to function collectively and in an increasingly complementary manner as the location for:

- the fullest range of commercial uses, including retail, service commercial, business and professional activities, and the major location for entertainment uses;
- governmental, institutional and community facilities and uses;
- a major concentration of employment in all of these sectors;
- and significant amounts of residential uses.”

#### Central Area

4.2.1.1 The Central Area designation identifies an area which shall collectively serve as the location for:

- a full range and concentration of commercial uses, including office, retail, and service activities, and the major location for entertainment uses;
- governmental, institutional and community facilities and uses; and
- compatible residential uses, both free-standing and in mixed use forms.

Recognizing that the existing character of much of the Central Area is dominated by space extensive retailing, highway commercial and automotive sales, service and repair uses, appropriate transition policies will be required in the Secondary Plans to achieve a gradual but consistent transition towards the intended higher order and mixed uses. Those policies will need to balance the competing objectives of sustaining the interim financial viability of businesses and investments within the Central Area with the ultimate role as a major Brampton location for high order and high density uses.

The integrated nature and connectivity of the Central Area from McLaughlin Road, through the historic centre of Downtown Brampton, to the Queen Street East sector between the Etobicoke Creek and West Drive, with its easterly terminus at the Bramalea Centre, shall be linked by means of special streetscape and urban design measures to be set out in the applicable Secondary Plan policies”.

Having established this significant and important planned function for the Central Area in the City’s new Official Plan, the Community Improvement provisions of the Planning Act can be effectively utilized as an implementation tool.

#### 4.1.2 Community Improvement Policies:

The City of Brampton has a new Official Plan which was adopted by City Council in June of 1993, and approved by the Ministry of Municipal Affairs and Housing on March 6, 1997. In accordance with the provisions of section 28 of the Planning Act, as described above, this new Official Plan contains policies enabling the establishment of Community Improvement Areas and Plans. These policies are contained in section 5.13 as follows:

5.13 Pursuant to Section 28 of the Planning Act the City may designate, by by-law, a Community Improvement Project Area and adopt a Community Improvement Plan for the purpose of providing for the maintenance, rehabilitation and redevelopment of selected areas of the City.

5.13.1 In designating a Community Improvement Project Area, the following shall be taken into consideration:

- (i) the importance of the proposed area to the overall social and economic health and integrity of the City,
- (ii) the degree of intervention or assistance required to stimulate rehabilitation and redevelopment to establish and maintain the health of the proposed area, and,
- (iii) the likelihood that such intervention or assistance will achieve the desired result.

5.13.2 In preparing a Community Improvement Plan, Council may:

- (i) provide guidelines for the expenditure of public funds in the form of grants or loans for community improvement activities including clearance, development or redevelopment;
- (ii) support efforts and provide guidance for the rehabilitation and redevelopment of existing buildings and structures;
- (iii) upgrade the existing level of municipal services for the purpose of stimulating private investment

5.13.4 Where Council is satisfied that a Community Improvement Plan has been carried out, it may, by by-law, dissolve the Community Improvement Project Area.

In addition, specific Community Improvement policies for the Central Area are included in the Economic Base section as follows:

4.2.2.3 Council may from time to time, as it deems appropriate, establish community improvement programs, planning policies, development standards or financial assistance programs to stimulate or support development within portions of the Central Area in recognition of:

- the unique role of the Central Area as the business and entertainment core of Brampton and as an area that benefits all residents and businesses in Brampton;



- *the appropriateness of supporting some of the cost of establishing and maintaining a vital Central Area;*
- *the relative higher costs of development within the Central Area due to factors such as lot size constraints and site rehabilitation requirements; and*
- *existing facilities such as parks, recreation and cultural facilities, public parking facilities and public transit which constitute significant resources capable of supporting additional development.*

*Without limiting the generality of the foregoing, planning programs for the Central Area may, on either a permanent or temporary basis and for the whole or specified portions or categories of the Central Area, include the following:*

- *Allowing increased residential densities through appropriate approval processes than otherwise permitted in other areas of the City to provide a sufficient population base which will increase the vitality of the Central Area on a 24 hour basis and stimulate new retail and service commercial development;*
- *Parking exemptions for either commercial or residential development where occupancy characteristic of municipal parking facilities permit;*
- *Provision of special services or facilities; and*
- *Capital improvements or infrastructure improvements necessary to promote or sustain development.*

#### *4.2 Central Area Secondary Plans:*

As noted previously, the new secondary plans have been adopted for the downtown Brampton and Queen Street Corridor sections of Brampton's Central Area (Official Plan Amendment Number 62 and 63 adopted by Council on April 2, 1997-Ministerial Approval Pending). These documents contain more detailed enabling policies and reflect the specific community improvement/redevelopment needs of the Central Area. These are quoted below to set a context for the Central Area Community Improvement Plan:

*8.6.1 As an incentive to attract private investment, the Brampton Central Area is designated as Community Improvement Area under Section 28 of the Planning Act. The location of the Community Improvement Area is attached hereto as Appendix C. The creation of a Community Improvement Area is intended to provide landowners and businesses the opportunity to improve the competitive position of the Brampton Central Area relative to "greenfield locations" in attracting new retail, service commercial and employment uses and to support private efforts to maintain and rehabilitate existing buildings and structures that is consistent with the urban form policies of the Queen Street Corridor Secondary Plan.*

*8.6.2 Once Council has endorsed the Brampton Central Area as a Community Improvement Project Area, a Community Improvement Plan shall be prepared that indicates the various incentives the municipality may provide. In carrying out the Community Improvement Plan, the municipality may:*

- (i) *construct, repair, rehabilitate or improve buildings or land acquired or held by it in the Community Improvement Area in conformity with the Community Improvement Plan, and sell, lease or otherwise dispose of any such buildings and land;*
- (ii) *sell, lease, or otherwise dispose of any land acquired or held by it in the Community Improvement Area to any person or governmental authority for use in conformity with the Community Improvement Plan;*
- (iii) *provide grants or loans to the registered owners or assessed owners of land and buildings within the Community Improvement Area to pay for in whole or in part the cost of rehabilitating such lands and building in conformity with the Community Improvement Plan; and,*
- (iv) *reduce or waive fees for development applications, which could include grants to offset the City's Development Charge.*

8.6.3

*The policies of this section will be implemented by one or more of the following methods:*

- (i) *the designation of the whole or any part of the Community Improvement Areas delineated on Appendix C as Community Improvement Project Areas for the purpose of the preparation and implementation of Community Improvement Plans pursuant to Section 28 of the Planning Act;*
- (ii) *agreements with government authority or agency for the preparation of studies, plans and programs for the development or improvement of a Community Improvement Project Area;*
- (iii) *discussions and negotiations with owners of properties which are substandard with respect to maintenance and if such discussions and negotiations are unsuccessful, enforcement of the Maintenance and Occupancy By-Law; and,*
- (iv) *encouragement of private initiatives that meet the objectives of a Community Improvement Plan, including infill and redevelopment projects.*

- as a direct consequence of the implementation of the Community Improvement Program over the last decade, the engineering infrastructure is now in place to sustain significant levels of development envisaged for the area.

**TABLE ONE-PROJECT SUMMARY**

**1988 COMMUNITY IMPROVEMENT PROGRAM COMPONENTS**

<b><i>PROJECT</i></b>	<b><i>SUMMARY DESCRIPTION</i></b>	<b><i>COMPLETION DATE</i></b>
<i>New City Hall</i>	➤ 6 storey building with 150,000 square feet of office space and three levels of underground parking for 372 cars	➤ 1991
<i>Queens Square</i>	➤ 3 level underground parking containing 586 spaces	➤ 1997
<i>Nelson Square</i>	➤ 3 level above ground parking structure containing 280 spaces	➤ 1988
<i>Transit Terminal</i>	<ul style="list-style-type: none"> <li>➤ relocation of old terminal on new City Hall site;</li> <li>➤ mixed use office; ancillary retail transit terminal;</li> <li>➤ pedestrian link to GO Transit terminal</li> </ul>	➤ 1988
<i>Roadway Improvements</i>	➤ Nelson Street extension from Main to Queen Street East; Re-alignment of Union/Chapel Streets	➤ 1997 (partial)
<i>Streetscape Construction</i>	➤ decorative sidewalk and streetlighting reconstruction with new landscaping and street furniture	➤ 1989
<i>Park Redevelopment</i>	➤ new walkways, paved assembly areas, lighting, planting, park furniture	➤ 1992
<i>Parking Program</i>	<ul style="list-style-type: none"> <li>➤ 3 hour free parking;</li> <li>➤ ½ price monthly permits</li> <li>➤ free parking for small business</li> </ul>	➤ 1997 (five year pilot project subject to annual review)

**TABLE 2**  
**SUMMARY OF MAJOR CAPITAL PROJECTS**  
**DOWNTOWN BRAMPTON**

<b><i>CAPITAL PROJECT</i></b>	<b><i>TOTAL BUDGET (\$)</i></b>	<b><i>CITY PORTION</i></b>	<b><i>SUBSIDY</i></b>	<b><i>OTHER</i></b>
<i>Land Acquisition</i>	5,920,421	5,920,421		
<i>Parking Lot Development</i>				
• <i>City Hall</i>	4,519,500	4,519,500		
• <i>Queen's Square</i>	7,648,366	2,725,033	4,923,33	
• <i>Nelson Sq.</i>				
<i>Building Construction</i>				
• <i>City Hall</i>	25,996,895	25,965,764		31,131
• <i>Heritage Theatre</i>	449,078	234,217	214,861	
• <i>55 Queen</i>	273,000			273,000
• <i>Four Corner's Library</i>	5,124,100		594,300	4,529,800
<i>Road and Transit</i>				
• <i>Nelson St. Underpass</i>	2,425,000	808,334	1,616,666	
• <i>Union St.</i>	4,800,000	1,600,000	3,200,000	
• <i>George St.</i>	1,197,163	755,822		441,341
• <i>John St.</i>	700,000	700,000		
• <i>Chapel</i>	410,000	410,000		
• <i>Terminal</i>	3,943,862	1,567,887	2,294,975	81,000
<i>Parks and Streetscape</i>				
• <i>Gage Park</i>	1,015,152	448,486	316,666	250,000
• <i>1988/89 Pride</i>	514,824	197,077	200,000	117,747
• <i>1990 Pride</i>	721,700	371,700	350,000	
<b><i>TOTAL</i></b>	<b>\$65,659,060</b>	<b>\$46,224,241</b>	<b>\$13,710,801</b>	<b>\$5,724,019</b>

## 6.0 The Community Improvement Plan:

### 6.1 *Objectives:*

Now that a solid foundation has been established for development in the Downtown Brampton area in terms of infrastructure and amenity improvements, the thrust of the new Community Improvement Plan can be re-oriented to be focussed at stimulating private sector investment. In addition, with the adoption of the new Central Area Secondary Plans encompassing the larger Central Commercial Corridor Area, the Community Improvement Area can be expanded to include Queen Street East to Bramalea Road.

Revitalization efforts will be focussed in this Community Improvement Plan, on *economic incentives*. The Plan will implement a comprehensive package of incentive programs geared to stimulate investment in property and buildings that are vacant, underutilized or require improvement in their business appearance.

City Council recognizes that Brampton has an abundance of “greenfield” opportunities where development costs and constraints are far less than in redevelopment circumstance prevailing within the Central Area. Accordingly, the economic incentives are intended to “level the playing field” to the greatest extent possible by alleviating some of the costs of development in the Central Area. The municipality can assist most effectively in this regard, in the typical “front-end” costs of development. The intent of the program is to compensate proponents who complete projects rather than those who speculate on the granting of development approvals (such as rezoning applications or other means only to enhance land use or density permissions). Accordingly, the emphasis of the Plan will not be on grants and cost or fee rebates issued at the completion of development/ redevelopment or property improvement projects.

### 6.2 *The Programs:*

A comprehensive package of three component programs are to be established as follows:

- Exemptions from Planning Application Fees;
- Façade Improvement Programs; and,
- Financial Incentives for New Developments,

8 6.4 *When Council is satisfied that the Community Improvement Plan has been carried out, Council may by by-law, dissolve the Community Improvement Area.*

## **5.0 Previous Community Improvement Projects:**

The Downtown Brampton portion of the Central Area is subject to a current Community Improvement Plan which has substantially been implemented. This plan was adopted by City Council in June of 1988. This plan was focussed entirely at the construction of major infrastructure and capital projects to:

- provide the hard services necessary to support the levels of growth prescribed for Downtown Brampton in the Official Plan and applicable secondary plan;
- create new facilities and upgrade the overall level of amenity and streetscape character of the area to establish a new identity for the core area.

The major components of the current Community Improvement Program are as follows:

- the construction of a new City Hall;
- the redevelopment of the "Queen's Square" property;
- the redevelopment of "Nelson Square";
- transit terminal expansion and relocation;
- roadway improvements;
- streetscape reconstruction; and,
- park redevelopment.

Table One, below provides a summary description of each project and the approximate completion date (more detailed project summary sheets are provided in Appendix 3). Table 2 outlines the capital costs of undertaking these and associated projects. From these charts it can be seen that:

- the City has been very successful in the implementation of the current Community Improvement Plan through the completion or substantial completion of all of its component projects;
- a substantial amount of public funding has been utilized to upgrade the Downtown (in excess of \$65 million) in accordance with the Community Improvement Plan; and,

## 6.2.1 Exemptions from Planning Application Fees:

### *Intent*

Given that the City is promoting development within the Central Area and is promoting a streamlined approvals process, it is appropriate that development application fees be waived for those who wish to invest.

### *Eligibility Requirements:*

1. Only those property owners within the Central Area Community Improvement Area outlined on Schedules "A" and "B" to this Plan may apply;
2. The subject property shall not be in a position of tax arrears;

### *Program Assistance:*

1. Assistance will be provided in the form of a refund of Application Fees for Applications to Amend the Zoning By-law, Minor Variance, Land Division and Site Plan Approvals that conform to the intent of the Central Area Secondary Plan;
2. Assistance will be provided only to the registered owners or assessed owners of land;
3. This program will commence on the day following the date of approval of this Three (3) years following the commencement date only applications submitted during this period will qualify for this program.
4. Payment of fees will be required at the application stage. Upon final inspection of the completed and occupied project all fees collected will be granted back to the property owner.
5. This program does not apply to any required performance securities (i.e. Letters of Credit)

6.2.2 *Façade and Property Improvement Program (For Redevelopment Projects Only):*

*Intent:*

The City's Planning and Building Department (Urban Design and Zoning Division) has been providing urban/architectural design advice and guidelines to facilitate façade improvement in Downtown Brampton. This has resulted in a number of completed façade improvements which are of high quality and conform to a set of consistent design guidelines. A common criticism of the entire Central Area is the lack of appealing and complementary designed store fronts. This has obstructed leasing opportunities throughout the Central Area. Accordingly, it is the intent of this Plan to promote and expand on the success of the design advisory service offered by the Planning and Building Department by:

- continuing with the façade design service in Downtown Brampton and expand the program to the Queen Street section of the Central Area;
- offering financial assistance in the form of property tax rebates to offset the impact of increased assessment resulting from property improvements.

A. *Façade Design Service:*

*Eligibility:*

1. Any owner or tenant of land within the Community Improvement Area as outlined on Schedules "A" and "B" to this Plan;

*Program Assistance:*

1. The City of Brampton Planning and Building Department will provide to any assessed owner of land within the Community Improvement Area with Urban Design advice and concept drawing to upgrade the façade appearance of any building or structure. No fee will be charged for any part of this service.
2. Urban Design staff will meet with the proponent to discuss the project requirements and offer design recommendations, and may attend the site to undertake building assessments and character analysis.
3. Urban Design staff will produce concept design drawings for the use of the proponent. Staff will also be available to consult with contractors during the construction/renovation process as required.
4. This program will only be available to projects which conform to the urban design guidelines set out in the Central Area Secondary Plans.



6. Urban Design staff will not provide any advice or recommendations on structural aspects of the project. The proponent shall obtain all necessary approvals and secure building permits to the satisfaction of the Chief Building Official.

*B Property Tax Grant Program:*

*Intent:*

This program is intended to assist landowners in implementing façade improvement in accordance with secondary plan design guidelines without bearing all costs associated with increased assessment resulting directly from the project.

*Eligibility:*

1. This program will apply to those lands situated within the Community Improvement Area outlined on Schedules “A” and “B” to this Plan.
2. To qualify, properties within the Central Area must undergo significant renovations which would result in reassessment at a higher rate.
3. This program applies only to registered owners of property which are not in tax arrears.
4. This program applies to only the City of Brampton component of the tax increase resulting from a property improvement.

*Program Assistance:*

1. Upon completion of the façade or property improvement program, an owner of land may apply for a grant which shall not exceed the increase in realty taxes attributable to any increase in assessment which resulted from the completion of the property improvement.
2. The grant will apply for a maximum of 5 years after the initial year the property was assessed at the higher rate.
3. Property owners must pay property taxes *in full* in each year to qualify for the grant.
4. City Council reserves the right to limit the maximum amount of the tax rebates under this program, without prior notice;
5. The following is a list of the eligible improvements for exteriors:
  - (i) façade restoration of brickwork, wood, masonry and metal cladding;

- (ii) replacement or repair of entablature, eaves, parapets and other architectural details;
- (ii) window or door repair or replacement;
- (iv) signage in accordance with City of Brampton sign by-laws;
- (v) painting or cleaning of the façade exterior. Sandblasting of the façade exterior is not an eligible improvement;
- (vi) repair, replacement or addition of awnings, marquees and canopies;
- (vii) exterior lighting;
- (viii) replacement of façade elements originally in place during initial construction of the building;
- (ix) entranceway modifications including provisions to improve accessibility for the handicapped;
- (x) redesigned shop fronts;

5. The following is a list of eligible improvements for interiors:

- (i) fire and safety related work;
- (ii) electrical, plumbing, heating, and ventilation systems; and,
- (iii) improvements for barrier free access.

6. All outstanding Building Code and/or Fire Code deficiencies must be remedied to the satisfaction of the Chief Building Official prior to the approval of an application;

7. Façade improvements must be in conformity with design guidelines established by the Planning and Building Department.

8. This program will commence on the day following the date of approval of this Community Improvement Plan by the approval authority, and the City will continue to accept applications for two (2) years following the commencement date.

### 6 2 3 *Financial Incentives for New Development:*

#### *Intent:*

A major cost associated with new development is the payment of applicable development charges. City, Regional, Educational and Hydro development charges are normally payable at the time of building permit issuance. Frequently, developers cite the development charge as being one 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. Consequently, Council has considered the option of forgiving the City's portion of development charge payments for completed projects within the Central Area. The program objective is to promote development which changes the character of the:

- ***Downtown Brampton*** portion of the Central Area from its current low intensity, service commercial orientation, to more intensive forms of development including office, entertainment, high density residential and mixed use retail/commercial/office and hotel uses;
- ***Queen Street*** portion of the Central Area from its current suburban highway and service commercial function to a more intensive form of development including office; entertainment; high density residential and mixed use retail/commercial/office and hotel uses.

Having established a Community Improvement Area under the *Planning Act*, the following program has been prescribed:

#### *Eligibility Requirements:*

1. This program applies only to those lands situated within the *Community Improvement Area* outlined on Schedules "A" and "B" to this Plan, and more particularly to the "*Central Area Mixed Use*" designation prescribed by the Brampton Central Area Secondary Plans (Official Plan Amendment Numbers 62 & 63) as shown on Schedules "C" and "D" to this Plan.
2. This program only applies to the registered owner of land at the time a building permit is issued by the Chief Building Official.
3. The subject property shall not be in tax arrears.
4. The program shall apply to new construction only or the adaptive reuse of an existing structure where the payment of development charges would normally apply.

5. The program shall only apply to developments which comply to the applicable Central Area Secondary Plan (Official Plan Amendment Numbers 62 and 63) and in particular shall apply on to the following land uses:
  - 5.1 All *office* uses having a minimum building height of 3 storeys;
  - 5.2 All *hotels* having a minimum building height of 3 storeys;
  - 5.3 ***High density residential development*** having a minimum density of 40 units per gross acre;
  - 5.4 ***Entertainment Uses*** (excluding restaurants and amusement arcades with a gross floor area less than 10,000 square feet) that conforms to the following definition:
 

***Entertainment Use:*** means a use which for the purpose of providing entertainment, and includes cinemas, theatres, art galleries, museums, auditoriums and other similar places of amusement but does not include bingo halls, gym clubs or uses the purposes of which is to provide opportunities for physical activities such as bowling alleys, gyms and arenas or banquet hall and catering uses.
  - 5.5 ***Mixed Use Developments:*** having a minimum building height of 3 storeys containing any two or more of the following uses: entertainment; retail; office; residential

*Program Assistance:*

1. The effect of the program is to provide a grant by giving a refund of or an exemption from development charge costs to the owner of land who initiates and completes a development project through to the issuance of a building permit.
2. The program does not apply to development charges payable to other approval authorities including the Region of Peel, the Peel Board of Education, and the Dufferin-Peel Roman Catholic School Board. This program shall on apply to the development charges payable to Brampton Hydro if an exemption is consented to in writing from the hydro authority.
3. Applications for this program will be accepted the day following the approval of this ***Community Improvement Plan*** by the approval authority provided for under the Planning Act. City Council will also consider applications for developments completed in the previous calendar year from the date of the approval of the ***Community Improvement Plan***. This program will be subject to review coincident with the term of the City's Development Charges By-law (which is subject to review every five years). However, Council may, at any time and

without formal notice or amendment to the **Community Improvement Plan**, terminate this program.

4. The applicant shall obtain all necessary development approvals in accordance with City requirements and applicable legislation.
5. The applicant shall make application to the City of Brampton to receive a grant by giving a refund or an exemption from the City's and Brampton Hydro's portion, if applicable, of development charges normally paid at the time of the issuance of a building permit for the project;
6. To administer this program, the City of Brampton shall establish a current budget allocation to fund foregone development charge revenues in the appropriate reserve accounts.
7. All applicable property taxes shall be paid prior to the remittance of any grant for an exemption from development charges enabled under this program.

F/MSOFFICE/WINWORD/RERPORTS/CIPLAN

APPENDIX TO THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN  
DATED JUNE 10, 1998

- A. *Report to the City of Brampton Planning and Building Committee dated June 18, 1998 entitled "Central Area Incentive Program-Prezoning By-law; Central Area Parking Standard and Community Improvement Plan"*
- B. *Notice of the Public Meeting Convened with respect to the proposed Community Improvement Plan.*
- C. *Report of the Public Meeting held on Wednesday August 5<sup>th</sup>, 1998.*