



Notice of Intention to Expand the Downtown Brampton Business Improvement Area (BIA)

Brampton City Council approved the following resolution at the City Council meeting of June 26, 2024 respecting the expansion of the Downtown Brampton BIA boundary:

C131-2024

Whereas Section 209 of the Municipal Act, 2001, S.O. 2001, c. 25, provides that the Council of a local municipality may pass a By-law designating an area as a business improvement area;

Whereas the Downtown Brampton BIA boundary has not been modified since 1988;

Whereas proposed land-uses for the downtown Major Transit Station Area (MTSA) were approved by Council as part of Brampton Plan in November 2023 and subsequently adopted by the Region of Peel in May 2024;

Whereas the downtown MTSA is anticipated to grow considerably by 2051 characterized by high-density mixed-use development and higher order transit, which will increase commerce and visibility;

Whereas Council believes a synchronized downtown boundary for the area has its merits, as it provides a sense of identity and unity for the downtown, helping to establish it as a distinct and recognizable part of the City.

Whereas the City of Brampton purchased several properties in the downtown to build infrastructure in support of that long term growth but has generally resulted in less revenues and memberships for the Downtown Brampton BIA;

Whereas increasing the size of the Downtown Brampton BIA boundary to generally mimic the MTSA will lead to more opportunities for memberships and increased revenues to use towards activating and marketing the downtown;

Therefore, be it resolved that in accordance with the Municipal Act, staff give notice of the proposed modified Downtown Brampton BIA boundary, attached as [Appendix A](#), as amended, to include the commercial/residential block to the southeast of Nelson Street West and McMurphy Avenue North, and the plaza block northwest of Nelson Street West and McMurphy Avenue North) to those impacted by the changes.

The *Municipal Act, 2001, S. 2001, Chapter 25* requires that notice of the intention to enact the by-law be served to all property owners within the current boundary and the proposed expansion BIA area that pay commercial property taxes.

This notice is being provided to you in accordance with the provisions of subsection 210(1) of the *Municipal Act 2001* (the Act), because on the last returned assessment role you were assessed for rateable property in a prescribed business property class located:

- in the current improvement area; or
- in the geographic area the proposed by-law would add to the improvement area.

If the by-law is approved the Downtown Brampton BIA boundary shall be expanded and commercial property owners and/or their tenants shall be obligated to pay a special BIA levy.

Duties of Landowner

In accordance with the *Municipal Act, 2001*

Each landowner who receives this notice is required to undertake the following within thirty (30) days after the mailing date resulting in a deadline of May 16, 2025:

- (a) give a copy of the notice to each tenant of the property to which the notice relates who is required to pay all or part of the taxes on the property; and
- (b) give the Clerk of the municipality a list of every tenant described in clause (a) above and the share of the taxes that each tenant is required to pay.

Every person who pays business taxes on a property in either the current or the proposed business improvement area is entitled to object to the proposed expansion.

You are not required to take any further action if you support the proposed BIA expansion.

If you oppose the proposed BIA Expansion, objections must be filed with the Clerk of the City of Brampton, **Attention:** Genevieve Scharback, City Clerk, The Corporation of the City of Brampton, 2 Wellington Street West, Brampton ON L6Y 4R2 or CityClerksOffice@brampton.ca no later than **June 15, 2025**.

A municipality shall not pass a Business Improvement Area Expansion By-law if:

- (a) written objections are received by the Clerk of the City of Brampton within 60 days after the mailing date of the notices; and
- (b) the objections have been signed by at least one-third of the total number of persons entitled to notice; and
- (c) the objectors are responsible for at least one-third of the taxes levied for purposes of the general local municipality levy on rateable property in all prescribed business property classes in the improvement area.

Brampton City Council is expected to consider the proposal at the Council Meeting of June 25, 2025 if a sufficient number of objections are not received within 60 days of the date of this letter.

Questions regarding the proposed boundary expansion may be directed to Anna Chrzaniecki, Downtown Coordinator, Economic Development Office at Ph: 647-641-9286 or Email: Anna.Chrzaniecki@brampton.ca

Key dates:

Notice Issue Date: **April 16, 2025**

Objections: **June 15, 2025**

Duties of Landlord: **May 16, 2025**

By-law Consideration: **June 25, 2025**

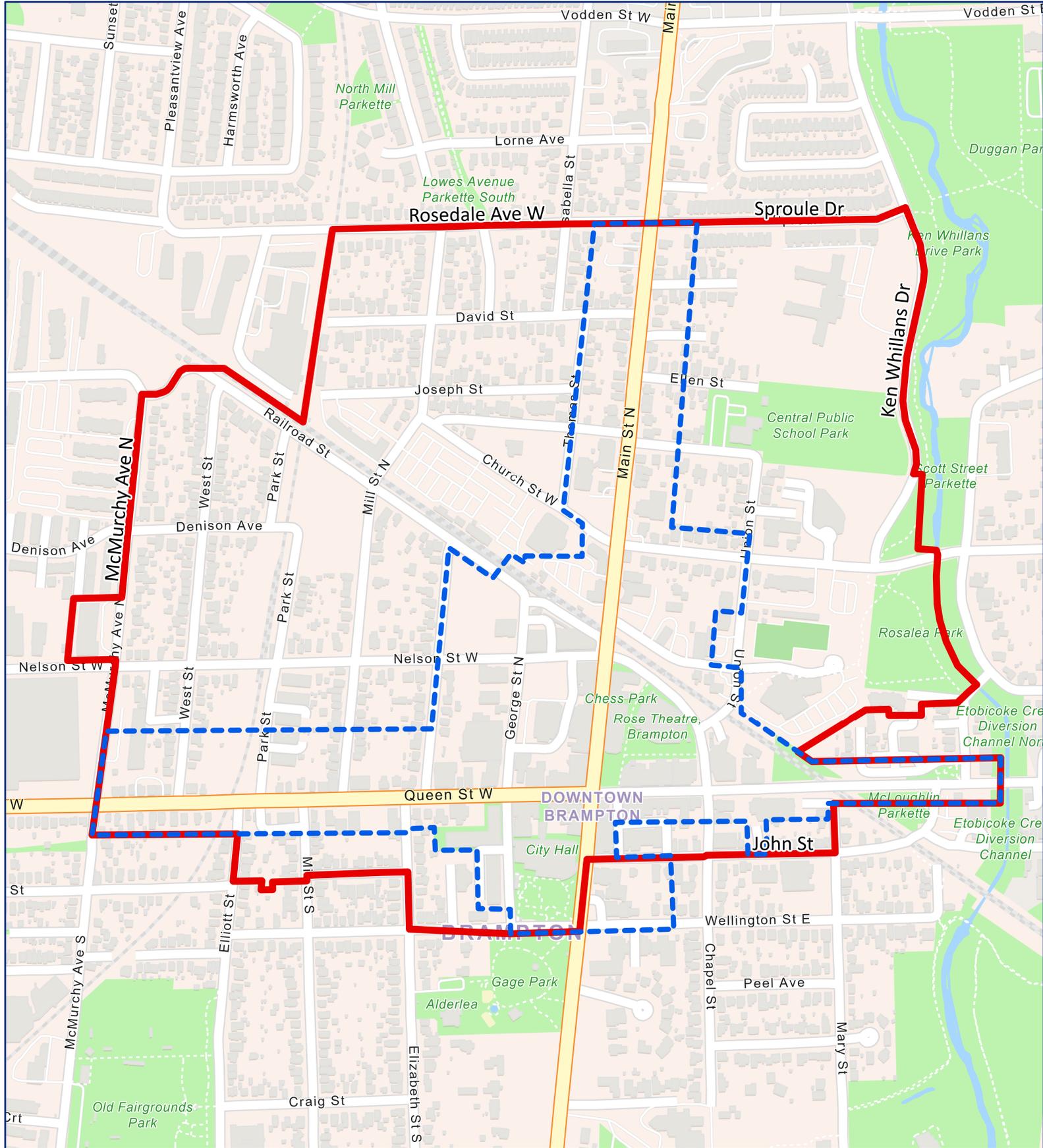
Date of posting: April 16, 2025


Genevieve Scharback
City Clerk

The Corporation of the City of Brampton
2 Wellington Street West, Brampton ON L6Y 4R2

Email: CityClerksOffice@brampton.ca

Encl: Map



BRAMPTON
PLANNING & DEVELOPMENT SERVICES

August 2024

0 100 200 400
Meters

Printed: 2024/08/30

- Legend**
- Proposed BIA Boundary
 - Current BIA Boundary