
Council

Date

2019/11/20

Time

9:30 AM

Location

Civic Centre, Council Chamber,
300 City Centre Drive, Mississauga, Ontario, L5B 3C1

Members Present

| | |
|----------------------------|---------|
| Mayor Bonnie Crombie | |
| Councillor Stephen Dasko | Ward 1 |
| Councillor Karen Ras | Ward 2 |
| Councillor Chris Fonseca | Ward 3 |
| Councillor John Kovac | Ward 4 |
| Councillor Carolyn Parrish | Ward 5 |
| Councillor Ron Starr | Ward 6 |
| Councillor Dipika Damerla | Ward 7 |
| Councillor Matt Mahoney | Ward 8 |
| Councillor Pat Saito | Ward 9 |
| Councillor Sue McFadden | Ward 10 |
| Councillor George Carlson | Ward 11 |

Contact

Krystal Christopher, Legislative Coordinator, Legislative Services
905-615-3200 ext. 5411

Krystal.Christopher@mississauga.ca

Find it online

<http://www.mississauga.ca/portal/cityhall/councilcommittees>

1. **CALL TO ORDER**

2. **INDIGENOUS LAND STATEMENT**

"Welcome to the City of Mississauga Council meeting. We would like to acknowledge that we are gathering here today on the Treaty Lands and Territory of the Mississaugas of the Credit, and the territory of the Anishinaabe, Haudenosaunee, Wyndot and Huron people. We also acknowledge the many Indigenous, Inuit, Metis and other global peoples who call Mississauga home. We welcome everyone."

3. **APPROVAL OF AGENDA**

4. **DECLARATION OF CONFLICT OF INTEREST**

5. **MINUTES OF PREVIOUS COUNCIL MEETING**

5.1. Council Minutes – November 6, 2019

16. **MOTIONS**

16.1. To close to the public a portion of the Council meeting to be held on November 20, 2019, to deal with Item 21.1. – **Personal matters about an identifiable individual, including municipal or local board employees:** Verbal Update

6. **PRESENTATIONS**

6.1. Outstanding Agency Achievement Award 2019

Gary Kent, Commissioner Corporate Services and Chief Financial Officer, to present the Outstanding Agency Achievement Award 2019 to Materiel Management

7. **DEPUTATIONS**

7.1. Lack of Diversity at the Canadian Blood Services

Dr. Chandrakant Shah, Professor Emeritus, University of Toronto, to speak regarding the lack of diversity at the Canadian Blood Services

7.2. Apartment Building Standards and Maintenance Pilot Program

Silvian Alleyne and Nabeela Irfa, Peel ACORN, to speak regarding Apartment Building Standards and Maintenance Pilot Program

Item 15.1.

7.3. Rent Safe Program

Robert Brunnhofer, President, Mississauga Tenant Associate to speak regarding a proposal for a rent safe program

Item 15.1.

7.4. Program to Preserve Affordable Rental Housing

Paula Torres, resident, to speak regarding a program that would preserve the quality of the affordable rental housing stock in the City.

Item 15.1.

7.5. Program to Preserve Affordable Rental Housing

Brianna Robinson, Staff Lawyer, and Douglas Kwan, Co-Executive Director, Mississauga Community Legal Services to speak regarding a program that would preserve the quality of the affordable rental housing stock in the City.

Item 15.1.

7.6. Apartment Building Standards and Maintenance Pilot Project

Robin Vanderfleet, Member, Peel ACORN, to speak regarding the need for proactive enforcement of apartment buildings.

Item 15.1.

7.7. Apartment Building Standards and Maintenance Pilot Project

Kenneth Hale, Legal Director, Advocacy for Tenants Ontario, to speak regarding imitating a pilot project to inspect apartment buildings in Mississauga

Item 15.1.

7.8. QEW Credit River Bridge Demolition

John Dunlop, Supervisor, Heritage Planning, to speak regarding the QEW Credit River Bridge demolition.

8. **PUBLIC QUESTION PERIOD - 15 Minute Limit (5 Minutes per Speaker)**

Pursuant to Section 42 of the Council Procedure By-law 0139-2013, as amended: Council may grant permission to a member of the public to ask a question of Council, with the following provisions:

1. The question must pertain to a specific item on the current agenda and the speaker will state which item the question is related to.
2. A person asking a question shall limit any background explanation to two (2) statements, followed by the question.
3. The total speaking time shall be five (5) minutes maximum, per speaker.

9. **CONSENT AGENDA**

10. **PRESENTATION OF COMMITTEE REPORTS**

- 10.1. Report dated October 25, 2019 from the Commissioner of Corporate Services and Chief Financial Officer: **Tax Adjustments pursuant to Section 357 of the *Municipal Act*.**

RECOMMENDATION

1. That the report of the Commissioner of Corporate Services and Chief Financial Officer dated October 25, 2019 entitled Tax Adjustments pursuant to section 357 of the *Municipal Act, 2001* be received.
2. That the tax adjustments outlined in Appendix 1 attached to this report for applications for cancellation or refund of taxes pursuant to sections 357 of the *Municipal Act, 2001* be approved.

11. **INTRODUCTION AND CONSIDERATION OF CORPORATE REPORTS**

- 11.1. Planning and Development Committee Report 18 – dated November 11, 2019

- 11.2. General Committee Report 18 – dated November 13, 2019

12. **UNFINISHED BUSINESS** - Nil.

13. **PETITIONS**- Nil.

14. CORRESPONDENCE**14.1. *Information Items***

- 14.1.1. Letter dated November 5, 2019 from the City of Brampton regarding the City of Brampton Response to Provincial Policy Statement Review - Proposed Policies 2019

14.2. *Direction Items*

- 14.2.1. Letter dated September 24, 2019 from the Region of Peel regarding a By-Law to Prohibit Smoking and Vaping in Outdoor Public Places and Workplaces and to Repeal the Peel Outdoor Smoking By-law 20-2013

15. NOTICE OF MOTION

- 15.1. That Enforcement staff conduct an Apartment Building Standards & Maintenance Pilot Project ("Pilot Project") to assess the need and viability of a Citywide Apartment Building Standards & Maintenance Program (the "Program"). (Councillor Damerla, Ward 7)
- 15.2. That the City of Mississauga plant a memorial tree and install a plaque at Brueckner Rhododendron Gardens to recognize the many years of voluntary work and thank David J. Culham. (Councillor Dasko, Ward 1)
- 15.3. That Council direct staff to review the zoning regulations that apply to the residential properties on Enola Avenue, Shaw Drive, Roosevelt Road, and Revus Avenue, north of Lakeshore Road East, currently zoned "R3-75" and "D", and proceed to a statutory public meeting for potential zoning amendments. (Councillor Dasko, Ward 1)
- 15.4. That Council provide a grant in lieu of Development Charges at 425 Lakeshore Rd. E. and that the appropriate adjustment is made in the City budget. (Councillor Dasko, Ward 1)

16. MOTIONS

- 16.2. To close to the public a portion of the Council meeting to be held on November 20, 2019, to deal with various matters. (See Item 21 Closed Session)
- 16.3. To clarify Council's instructions for the City Solicitor, or her delegate, to proceed with a motion to obtain party status in Superior Court of Justice regarding a one foot reserve on Ambleside Drive (Ward 2). (housekeeping)

17. INTRODUCTION AND CONSIDERATION OF BY-LAWS

- 17.1. A by-law to enact the Disaster Management Plan By-law and to repeal the Emergency Management Plan By-law 0220-2

GC-0612-2019 / November 13, 2019

- 17.2. A By-law to provide for the Levy and Collection of Interim Taxes for the Year 2020, for properties enrolled in the Pre-Authorized Tax Payment Plan

GC-0613-2019 / November 13, 2019

- 17.3. A by-law to amend By-law No. 555-2000, Parking Prohibition Brasilia Circle

GC-0609-2019 / November 13, 2019

- 17.4. A by-law to amend By-law No. 555-2000, Lower Driveway Boulevard Parking – Baggetta Crescent

GC-0608-2019 / November 13, 2019

18. MATTERS PERTAINING TO REGION OF PEEL COUNCIL**19. ENQUIRIES****20. OTHER BUSINESS/ANNOUNCEMENTS****21. CLOSED SESSION**

Pursuant to the Municipal Act, Section 239(2):

- 21.2. **Labour relations or employee negotiations:** Ratification of the Memorandum of Settlement reached between the City of Mississauga and the United Food and Commercial Workers, Local 175 (UFCW)
- 21.3. **Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board:** Appeal of the Decision of the Committee of Adjustment for 999 Indian Road by Kathryn Stewart (Ward 2)

| | | | |
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| Council | | 2019/11/20 | 7 |
|---------|--|------------|---|

22. **CONFIRMATORY BILL**

A by-law to confirm the proceedings of the Council of The Corporation of the City of Mississauga at its meeting held on November 20, 2019.

23. **ADJOURNMENT**

City of Mississauga

Corporate Report



Date: 10/25/2019

To: Chair and Members of Council

From: Gary Kent, CPA, CGA, ICD.D, Commissioner of
Corporate Services and Chief Financial Officer

Originator's files:

Meeting date:
11/20/2019

Subject

Tax Adjustments pursuant to Section 357 of the *Municipal Act*.

Recommendation

1. That the report of the Commissioner of Corporate Services and Chief Financial Officer dated October 25, 2019 entitled Tax Adjustments pursuant to section 357 of the *Municipal Act, 2001* be received.
2. That the tax adjustments outlined in Appendix 1 attached to this report for applications for cancellation or refund of taxes pursuant to sections 357 of the *Municipal Act, 2001* be approved.

Background

Sections 357 of the *Municipal Act, 2001*, S.O. 2001,c.25 allows a property owner or the Treasurer to make an application for the cancellation, reduction or refund of taxes for a number of specific reasons. Taxes may be adjusted when a building has been demolished or razed by fire or if a property has become exempt, changed class or has been overcharged by reason of gross or manifest error.

Comments

A total of 13 applications for tax adjustments have been prepared for Council's consideration.

The total cancellation or refund of taxes as recommended is \$ 27,485.98. Appendix 1 outlines the tax cancellations being recommended by property and summarizes by reason the number of applications and tax dollars recommended for reduction.

Following Council's decision, a Notice of Decision will be mailed to all applicants and their taxes will be adjusted accordingly. If the applicant disagrees with the amount of the tax adjustment, they have 35 days from the date of the Notice of Decision to appeal Council's decision to the Assessment Review Board.

Council

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Originators files: File names

Financial Impact

The City's portion of the cancellations resulting from the Section 357 tax adjustments is \$6,547.02.

Conclusion

Tax adjustments for the 2019 taxation year are listed in Appendix 1. The *Municipal Act* requires Council to approve the tax adjustments.

Attachments

Appendix 1: Tax Adjustments Pursuant to the Municipal Act for Meeting on November 20, 2019.



Gary Kent, CPA, CGA, ICD.D, Commissioner of Corporate Services and Chief Financial Officer

Prepared by: Louise Cooke, Manager, Revenue and Taxation

Tax Adjustments Pursuant to the Municipal Act
For Meeting On November 20, 2019

Appendix 1

Page 1 of 4

Corporate Services

| Adjustment No | Roll No | Ward | Location | Reason for Adjustment | Tax Adjustment Totals |
|---------------------------|------------------------|------|-------------------------|---------------------------|-----------------------|
| Section 357 : 2019 | | | | | |
| 10430 | 05-01-0-008-04700-0000 | 1 | 1479 TROTWOOD AVE | Demolished/razed-fire | -250.25 |
| 10421 | 05-01-0-013-00800-0000 | 1 | 1395 HOLLYROOD AVE | Demolished/razed-unusable | -344.02 |
| 10435 | 05-02-0-025-14300-0000 | 2 | 1411 MISSISSAUGA RD | Demolished/razed-unusable | -6,659.58 |
| 10429 | 05-02-0-048-15400-0000 | 2 | 2068 SOUTH SHERIDAN WAY | Became exempt | 0.00 |
| 10428 | 05-03-0-069-11157-0000 | 3 | 1606 SEDLESCOMB DR 8 | Became exempt | -6,719.08 |
| 10462 | 05-03-0-096-39100-0000 | 3 | 1677 CORKSTONE GLADE | Demolished/razed-unusable | 0.00 |
| 10439 | 05-04-0-089-17400-0000 | 3 | 3447 CAWTHRA RD | Class change | -2,361.55 |
| 10459 | 05-05-0-108-09500-0000 | 5 | 7212 HERMITAGE RD | Demolished/razed-fire | -1,147.41 |
| 10444 | 05-05-0-109-07600-0000 | 5 | 3388 CAPRICORN CRES | Demolished/razed-fire | -1,162.41 |
| 10438 | 05-06-0-125-00400-0000 | 7 | 2590 CONFEDERATION PKY | Class change | -5,393.18 |
| 10434 | 05-09-0-006-11501-0000 | 1 | 198 LAKESHORE RD W | Gross/manifest error | -1,653.29 |
| 10432 | 05-09-0-008-01900-0000 | 1 | 51 BROADVIEW AVE | Demolished/razed-fire | -615.49 |
| 10433 | 05-15-0-080-62516-0000 | 9 | 3111 TOURS RD | Became exempt | -1,179.72 |
| Section Sub-total | | | | | -27,485.98 |
| Section Total | | | | | -27,485.98 |
| Grand Total | | | | | -27,485.98 |

Tax Adjustments Pursuant to the Municipal Act
For Meeting On November 20, 2019

Appendix 1

Page 2 of 4

Corporate Services

Tax Adjustment Totals

| | | |
|-------------|-------------|------------|
| Section 357 | 2019 | -27,485.98 |
| | Grand Total | -27,485.98 |

**Tax Adjustments Pursuant to the Municipal Act
For Meeting On November 20, 2019**

Appendix 1

Page 3 of 4

Corporate Services

Summary of Tax Adjustment by Type

| Count | Description | City | Region | Education | BIA | LI | Total |
|--------------|---------------------------|-------------------|-------------------|--------------------|-----------------|-------------|--------------------|
| 3 | Became exempt | -1,802.99 | -2,271.61 | -3,824.20 | 0.00 | 0.00 | - 7,898.80 |
| 1 | Gross/manifest error | -171.24 | -215.74 | -990.06 | - 276.25 | 0.00 | - 1,653.29 |
| 4 | Demolished/razed-fire | -1,122.89 | -1,414.74 | -637.93 | 0.00 | 0.00 | - 3,175.56 |
| 3 | Demolished/razed-unusable | -2,476.50 | -3,120.16 | -1,406.94 | 0.00 | 0.00 | - 7,003.60 |
| 2 | Class change | -973.40 | -1,226.39 | -5,554.94 | 0.00 | 0.00 | - 7,754.73 |
| Total | | - 6,547.02 | - 8,248.64 | - 12,414.07 | - 276.25 | 0.00 | - 27,485.98 |

Tax Adjustments Pursuant to the Municipal Act

For Meeting On November 20, 2019

Appendix 1

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Corporate Services

| Adjustment No | Roll No | Ward | Location | Reason for Adjustment | Tax Adjustment Totals | City | Region | Education | BIA | LI |
|---------------------------|------------------------|------|------------------------|---------------------------|-----------------------|------------------|------------------|-------------------|----------------|-------------|
| Section 357 : 2019 | | | | | | | | | | |
| 10430 | 05-01-0-008-04700-0000 | 1 | 1479 TROTWOOD AVE | Demolished/razed-fire | -250.25 | -88.49 | -111.49 | -50.27 | 0.00 | 0.00 |
| 10421 | 05-01-0-013-00800-0000 | 1 | 1395 HOLLYROOD AVE | Demolished/razed-unusable | -344.02 | -121.65 | -153.26 | -69.11 | 0.00 | 0.00 |
| 10435 | 05-02-0-025-14300-0000 | 2 | 1411 MISSISSAUGA RD | Demolished/razed-unusable | -6,659.58 | -2,354.85 | -2,966.90 | -1,337.83 | 0.00 | 0.00 |
| 10429 | 05-02-0-048-15400-0000 | 2 | 2068 SOUTH SHERIDAN WA | Became exempt | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 10428 | 05-03-0-069-11157-0000 | 3 | 1606 SEDLESCOMB DR 8 | Became exempt | -6,719.08 | -1,385.84 | -1,746.03 | -3,587.21 | 0.00 | 0.00 |
| 10462 | 05-03-0-096-39100-0000 | 3 | 1677 CORKSTONE GLADE | Demolished/razed-unusable | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 10439 | 05-04-0-089-17400-0000 | 3 | 3447 CAWTHRA RD | Class change | -2,361.55 | -293.59 | -369.89 | -1,698.07 | 0.00 | 0.00 |
| 10459 | 05-05-0-108-09500-0000 | 5 | 7212 HERMITAGE RD | Demolished/razed-fire | -1,147.41 | -405.73 | -511.18 | -230.50 | 0.00 | 0.00 |
| 10444 | 05-05-0-109-07600-0000 | 5 | 3388 CAPRICORN CRES | Demolished/razed-fire | -1,162.41 | -411.03 | -517.86 | -233.52 | 0.00 | 0.00 |
| 10438 | 05-06-0-125-00400-0000 | 7 | 2590 CONFEDERATION PKY | Class change | -5,393.18 | -679.81 | -856.50 | -3,856.87 | 0.00 | 0.00 |
| 10434 | 05-09-0-006-11501-0000 | 1 | 198 LAKESHORE RD W | Gross/manifest error | -1,653.29 | -171.24 | -215.74 | -990.06 | -276.25 | 0.00 |
| 10432 | 05-09-0-008-01900-0000 | 1 | 51 BROADVIEW AVE | Demolished/razed-fire | -615.49 | -217.64 | -274.21 | -123.64 | 0.00 | 0.00 |
| 10433 | 05-15-0-080-62516-0000 | 9 | 3111 TOURS RD | Became exempt | -1,179.72 | -417.15 | -525.58 | -236.99 | 0.00 | 0.00 |
| Section Sub-total | | | | | -27,485.98 | -6,547.02 | -8,248.64 | -12,414.07 | -276.25 | 0.00 |
| Section Total | | | | | -27,485.98 | -6,547.02 | -8,248.64 | -12,414.07 | -276.25 | 0.00 |
| Grand Total | | | | | -27,485.98 | -6,547.02 | -8,248.64 | -12,414.07 | -276.25 | 0.00 |

REPORT 18 - 2019

To: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its eighteenth report for 2019 and recommends:

PDC-0081-2019

1. That the report titled “Dundas Street Right-of-Way Mississauga Official Plan Amendment – Implementing Dundas Connects Master Plan,” dated October 18, 2019 from the Commissioner of Planning and Building, be received for information.
2. That the submissions made at the public meeting held on November 11, 2019 to consider the report titled “Dundas Street Right-of-Way Mississauga Official Plan Amendment – Implementing Dundas Connects Master Plan” dated October 18, 2019, from the Commissioner of Planning and Building, be received.
3. That one oral submission be received.

PDC-0082-2019

That the report dated October 18, 2019 from the Commissioner of Planning and Development titled “PERMISSION TO APPLY TO COMMITTEE OF ADJUSTMENT (WARD 2)

To permit the property owner to apply for minor variances in accordance with section 45.1.4 of the *Planning Act*, 1101 – 1125 Clarkson Road North - Owner: 1101 - 1125 Clarkson Road Developments Inc. - File: OZ 15/003 W2” be deferred to a future Planning and Development Committee meeting.

PDC-0083-2019

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the application under File OZ18/003 W1, City Park (Dixie Rd.) Inc., 2103, 2107, 2113, 2119 Primate Road, 1351, 1357 Wealthy Place, and 2116, 2122 Dixie Road, to change the zoning to R4-Exception (Detached Dwellings) and R16-Exception (Detached Dwellings on a CEC-Road) and the draft plan of subdivision under File T-M 18002 W1, be approved subject to the provisions referenced in the staff report dated October 18, 2019 from the Commissioner of Planning and Building.
3. That the applicant agree to satisfy all the requirements of the City and any other external

agency concerned with the development.

4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.
5. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and number of dwelling units shall not increase.
6. That seven oral submissions be received.

REPORT 18 - 2019

To: CHAIR AND MEMBERS OF GENERAL COMMITTEE

The General Committee presents its eighteenth report for 2019 and recommends:

GC-0604-2019

That the deputation by Sam Kholi, Chair, Malton BIA and Natalie Hart, General Manager, Malton BIA regarding the report dated, October 15, 2019 entitled "Avro Arrow Project, Paul Coffey Park, Ward 5" be received.

GC-0605-2019

1. That Council approve PN 19351 Avro Arrow be amended from \$500,000 to a gross and net budget of \$1,500,000. Funding increase of \$1,000,000 be transferred from the Municipal Accommodation Tax-Tourism Project (Account # 35591).
2. That the Commissioner of Community Services and the City Clerk be authorized on behalf of the City of Mississauga to enter into a Design and Development Agreement with the Malton Business Improvement Area (BIA) for the construction, installation and project management of the Avro Arrow, including such ancillary documents and amending agreements as may be required to give further effect to the intended relationships of the parties, in a form satisfactory to Legal Services.
3. That all necessary bylaws be enacted.

GC-0606-2019

That the deputations regarding the report dated, October 31, 2019 entitled "Establishment of a Cooksville Business Improvement Association (BIA) in Ward 7", from the following individuals, be received:

- a. Steven Smith, Chair, Cooksville BIA Steering Committee
- b. Brad Butt, Vice-President, Government & Stakeholder Relations Mississauga Board of Trade
- c.

GC-0607-2019

1. That the report titled "Establishment of a Cooksville Business Improvement Association (BIA) in Ward 7" dated October 31, 2019, from the Commissioner of Planning and Building, be received.
2. That the City Clerk gives notice of Council's intention to enact a by-law to establish the Cooksville BIA to every person that is in a prescribed business class, within the proposed BIA boundary (Appendix 2), in accordance with the Municipal Act, 2001.
3. That Council direct staff to continue to provide technical support to the BIA Steering Committee during the statutory establishment process.

GC-0608-2019

That a by-law be enacted to amend the Traffic By-law 555-00, as amended, to implement lower driveway boulevard parking between the curb and sidewalk, at any time on the north and south side (outer circle) of Baggetta Crescent where sidewalks exist as outlined in the report from the Acting Commissioner of Transportation and Works, dated October 17, 2019, entitled "Lower Driveway Boulevard Parking – Baggetta Crescent (Ward 5)".

GC-0609-2019

That a by-law be enacted to amend the Traffic By-law 555-2000, as amended, to implement a parking prohibition on the south, east, north and west sides (outer circle) of Brasilia Circle, between the south intersection of Brasilia Circle at Montevideo Road and the north intersection of Brasilia Circle at Montevideo Road, as outlined in the report from the Acting Commissioner of Transportation and Works, dated October 16, 2019 entitled "Parking Prohibition – Brasilia Circle (Ward 9)".

GC-0610-2019

1. That the vendors included in Appendix 1, attached to the corporate report dated October 30, 2019 from the Commissioner of Transportation and Works, be designated as vendors of record for the supply and delivery of replacement parts and sublet repair services for MiWay buses; and
2. That the Purchasing Agent be authorized to execute annual contracts with each of the designated vendors of record, in the estimated amounts shown in Appendix 1, for the supply and delivery of replacement parts and sublet repair services for MiWay buses, as required.

GC-0611-2019

1. That capital project PN 13-142, Lisgar District Sump Pump Subsidy Program, be amended to a gross and net budget of \$1,250,000 to be funded from the Stormwater Capital Reserve Fund (Account #35992);
 2. That funding of \$750,000 be transferred from the Stormwater Capital Reserve Fund (Account #35992) to PN 13-142, Lisgar District Sump Pump Subsidy Program; and
 3. That all necessary bylaws be enacted.
- (Ward 10)

GC-0612-2019

1. That a by-law be enacted to repeal the Emergency Management Plan By-Law No. 0220-2016.
2. That a by-law be enacted to establish the City's Disaster Management Plan as outlined in the Corporate Report from the Commissioner of Community Services dated September 11, 2019.

GC-0613-2019

1. That the report of the Commissioner of Corporate Services and Chief Financial Officer dated September 25, 2019 entitled "2020 Interim Tax Levy for Properties Enrolled in the Pre-authorized Tax Payment Plan" be received.
2. That a by-law be enacted to provide for a 2020 interim tax levy based on 50 per cent of the previous year's annualized taxes on those properties subject to an agreement under the City of Mississauga pre-authorized tax payment plan.
3. That the 2020 interim levy for residential properties enrolled in the due date plan be payable in three instalments on March 5, April 2 and May 7, 2020.

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4. That the 2020 interim levy for properties in the commercial, industrial and multi-residential property classes enrolled in the due date plan be payable in one instalment on March 5, 2020.
 5. That the 2020 interim levy for properties enrolled in the monthly plan be payable in six instalments based on the taxpayer's selected withdrawal day of either the 1st, 8th, 15th, or 22nd of the months of January, February, March, April, May and June, 2020.

GC-0614-2019

1. That the Purchasing Agent or designate be authorized to execute the contract with Active Network Ltd. for the supply of product licensing, software maintenance, support services, and associated consulting services for the existing CLASS system from January 1, 2018 to December 31, 2020 ("M&S Contract", File Ref: FA.49.340-14) for an estimated amount of \$564,000 exclusive of taxes, in accordance with the City's Purchasing By-law 374-06, as amended.
2. That the Purchasing Agent or designate be authorized to execute the necessary amendments to extend the term of the existing Maintenance and Support (M&S) Contract as deemed necessary by City staff and to increase the value of the M&S Contract subject to budget approval.
3. That Council approve the new purchase on a single source basis for products, professional services, software licensing, payment processing, maintenance and support for a period of ten (10) years, with the option to extend for an additional five (5) years, as detailed in the Recommendation for Single Source Procurement with Active Network, Ltd. for a Recreation Enterprise Software Solution Corporate Report, dated October 30, 2019, by the Commissioner of Corporate Services and Chief Financial Officer (the "Purchase", File Ref: PRC001897).
4. That the Purchasing Agent or designate be authorized to execute all contracts and related ancillary documents with respect to the Purchase between the City and Active Network, Ltd., in accordance with the City's Purchasing By-law 374-06, as amended.
5. That Council authorize the Purchasing Agent to execute necessary future amendments with respect to the Purchase, to increase the value of the contract between the City and Active Network, Ltd. for products, professional services, software licensing, payment processing and maintenance and support; including additional features, modules and systems from Active Network, Ltd., for the purpose of accommodating growth, if the funding for such contract increase has been approved by Council.
6. That Council approve Active Network, Ltd. as a City Standard:
 - a. Until the earlier of: (i) the expiration or termination of the M&S Contract; or (ii) the contract execution for the Purchase; and
 - b. For a period of ten (10) years from the date of contract execution for the Purchase, with an option to extend for an additional period of five (5) years should the City execute its option to extend the contract, in accordance with the City's Purchasing By-law 374-06, as amended.

GC-0615-2019

1. That Council Resolution 0237-2019, dated October 23, 2019, be received.
2. That the Road Safety Committee supports the coordinated implementation of 40 km/h Neighbourhood Area Speed Limits, 30 km/h school zone speed limits, and Community Safety Zones within the City of Mississauga.

(RSC-0037-2019)

GC-0616-2019

That the Road Safety Committee authorizes the Road Safety Promotional Subcommittee to approve the design and purchase of promotional bags and reflective tags and that approval be obtained via email.

(RSC-0038-2019)

GC-0617-2019

That the Work Plan and Social Media Calendar reviewed by the Road Safety Committee at its meeting on November 5, 2019, be approved.

(RSC-0039-2019)

GC-0618-2019

1. That the Port Credit Business Improvement Area request to waive on-street parking charges in Port Credit on Lakeshore Road East from fifty metres west of Stavebank Road to Seneca Avenue from November 23, 2019 to December 31, 2019 be approved.
2. That the Clarkson Business Improvement Area request to waive on-street parking charges in the Clarkson Business Improvement Area from November 23, 2019 to December 31, 2019 be approved.

(Wards 1 & 2)

GC-0619-2019

1. That the report of the Commissioner of Corporate Services and Chief Financial Officer dated October 24, 2019 entitled Strike-Off of Taxes Deemed Uncollectible be received.
2. That unpaid taxes, fees, penalties and interest totalling \$264,511.53 as outlined in the corporate report dated October 24, 2019 from the Commissioner of Corporate Services and Chief Financial Officer entitled Strike-Off of Taxes Deemed Uncollectible be written-off as uncollectible and removed from the tax roll.

GC-0620-2019

1. That the warrants have not been met for the placement of a school crossing guard at the intersection of Lions Gate and Tea Garden Circle for the students attending Corpus Christi Catholic Elementary School.
2. That the Principal of Corpus Christi Catholic Elementary School be requested to remind parents and students to cross Lions Gate with the Crossing Guard at Lions Gate and Elora Drive.

(Ward 4)

(TSC-0070-2019)

GC-0621-2019

That Transportation and Works be requested to paint zebra markings on the south leg of the intersection of Havenwood Drive and Haven Glenn for the students attending St. Sofia Catholic Elementary School and Glenhaven Senior Public School.

(Ward 3)

(TSC-0071-2019)

GC-0622-2019

1. That the warrants have not been met for the placement of a school crossing guard at the intersection of Truscott Drive and Buckby Road for the students attending Hillside Public School and St. Helen Catholic Elementary School.
2. That Transportation and Works be requested to replace the school crossing double lines with zebra markings on the west leg of the intersection of Truscott Drive and Buckby Road. (Ward 2)

(TSC-0072-2019)

GC-0623-2019

1. That the Dufferin-Peel Catholic District School Board be requested to review the operation of the Kiss and Ride located at St. Basil Catholic Elementary School in the Morning.
2. That Transportation and Works be request to review signage on Golden Orchard Drive and Greybrook Crescent (south leg), in respect to the inadequate no stopping zones.
3. That Traffic Safety Council be requested to re-inspect St. Basil Catholic Elementary School once the review of the Kiss and Ride has taken place.

(Ward 3)

(TSC-0073-2019)

GC-0624-2019

1. That the warrants have not been met for the placement of a school crossing guard at the intersection of Church Street and Old Pine Street for the students attending St. Joseph Catholic Elementary School.
2. That Transportation and Works be requested to review and clarify the Parking Prohibitions signage in the school zone opposite St. Joseph Catholic Elementary School.
3. That Parking Enforcement be requested to enforce "No Parking/No Stopping" between the peak times of 8:15 – 8:45 AM, once signage is in place at St. Joseph Catholic Elementary School.
4. That Transportation and Works be requested to create a "No U-Turn" zone in front of St. Joseph Catholic Elementary School.

(Ward 11)

(TSC-0074-2019)

GC-0625-2019

1. That the school crossing guard located at the IPS at Bromsgrove Road and Sheridan Creek for the students attending Hillside Public School and St. Louis Catholic Elementary School be removed at the Christmas break effective December 20, 2019, as the warrants are not met for the retention of the crossing guard.
2. That the Principals of Hillside Public School and St. Louis Catholic Elementary School be requested to advise parents and students prior to the Christmas Break on December 20, 2019, that the school crossing located at Bromsgrove Road and Sheridan Creek will be permanently closed.

(Ward 2)

(TSC-0075-2019)

GC-0626-2019

1. That the warrants have not been met for the placement of a school crossing guard at the intersection of Golden Orchard Drive and Grand Forks Road for the students attending Burnhamthorpe Public School.
2. That Transportation and Works be requested to review and replace faded signage and install "No U-Turn" Signs in the area of Burnhamthorpe Public School.
3. That Parking Enforcement be requested to enforce No Stopping/No Parking between the peak times of 8:40 - 9:15 AM and 3:30 - 3:45 PM for the students attending Burnhamthorpe Public School.
4. That the Peel District School Board be requested to review the kiss and ride at Burnhamthorpe Public School.
5. That the Peel District School Board be requested to review the feasibility of installing "No Left Turn" Signs for buses to ease congestion in front of Burnhamthorpe Public School.

(Ward 3)

(TSC-0076-2019)

GC-0627-2019

1. That the Principals of Edenwood Middle School and Meadowvale Secondary School be requested to remind their students to walk bikes and scooters, always press the pedestrian button and walk on the walk signal, not when it is flashing or solid.
2. That the Principal of Edenwood Middle School and Meadowvale Secondary School be requested to contact Peel Regional Police to talk to students in regards jaywalking in the area.
3. That Sushil Kumra, Traffic Safety Council Representative, Road Safety Committee, be requested to bring this issue of jaywalking to the next Road Safety Committee meeting to discuss possible solutions and campaign strategies.
4. That the Members of Council who sit on the Traffic Safety Council be requested to bring forward the concerns of mid-block crossing on all City roads in Mississauga at the next available Council meeting.

(Ward 9)

(TSC-0077-2019)

GC-0628-2019

1. That the warrants have not been met for the placement of a school crossing guard at 6675 Montevideo Road for the students attending St. Teresa of Avila Catholic Elementary School.
2. That Parking Enforcement be requested to enforce No Parking/No Stopping between the peak times of 8:15 – 8:35 AM and 2:50 – 3:15 PM for the students attending St. Teresa of Avila Catholic Elementary School.
3. That Transportation and Works be requested to review the signage in the school zone of St. Teresa of Avila Catholic Elementary School.
4. That the Principal of St. Teresa of Avila Catholic Elementary School be requested to remind parents to utilize the Kiss and Ride.
5. That this matter be referred back to Traffic Safety Council for further consideration regarding the findings of the traffic calming measures study on Montevideo Road.

(Ward 9)

(TSC-0078-2019)

GC-0629-2019

That Traffic Safety Council supports the coordinated implementation of 40 km/h Neighbourhood Area Speed Limits, 30 km/h school zone speed limits, and Community Safety Zones within the City of Mississauga.

(TSC-0079-2019)

GC-0630-2019

1. That the resignation email from Michael Russo, Citizen Member, Traffic Safety Council be received.
2. That due to the resignation of Michael Russo, a vacancy exists on the Traffic Safety Council, and that the City Clerk be directed to fill the vacancy in accordance with the Corporate Policy #02-01-01 on Citizen Appointments to Committees, Boards and Authorities.

(TSC-0080-2019)

GC-0631-2019

1. That the resignation email from Michael Matthew, Citizen Member, Traffic Safety Council be received.
2. That due to the resignation of Michael Matthew, a vacancy exists on the Traffic Safety Council, and that the City Clerk be directed to fill the vacancy in accordance with the Corporate Policy #02-01-01 on Citizen Appointments to Committees, Boards and Authorities.

(TSC-0081-2019)

GC-0632-2019

That the Parking Enforcement in School Zone Report for September 2019 be received for information.

(TSC-0082-2019)

GC-0633-2019

That the Transportation and Works Action Items List for September 2019 be received for information.

(TSC-0083-2019)

GC-0634-2019

That up to two (2) Traffic Safety Council members be authorized to attend the Ontario Traffic Council School Zone Safety Workshop, on November 8, 2019 in Burlington, Ontario, and that the registration of up to \$243 per attendee and mileage be allocated in the 2019 Council Committees budget.

(TSC-0084-2019)

GC-0635-2019

That the verbal update from Megan Piercey, Legislative Coordinator in regards to the Traffic Safety Council Annual Appreciation Dinner at Peter's on Eglinton be received.

(TSC-0085-2019)

GC-0636-2019

1. That the email dated October 30, 2019 from Sheelagh Duffin, Supervisor, Crossing Guards, requesting support from the Traffic Safety Council provide funding for the thirtieth annual crossing guard appreciation Banquet/Christmas Dinner.
 2. That the amount of up to \$3300.00 from the Council Committees budget be approved to fund the thirtieth annual crossing guard appreciation banquet/Christmas dinner.
- (TSC-0086-2019)

GC-0637-2019

That the Site Inspection Statistics report for October 2019 be received for information
(TSC-0087-2019)

GC-0638-2019

That the report dated September 4, 2019, from the City Manager and Chief Administrative Officer: Council Strategic Direction Setting Workshop Debrief, be received and referred to staff to obtain feedback from Members of Council and report back to Governance Committee.
(GOV-0008-2019)

GC-0639-2019

That the Council Code of Conduct Discussion Draft be received and referred back to the Integrity Commissioner to implement the changes and report back to General Committee on December 4, 2019.
(GOV-0009-2019)

GC-0640-2019

That Governance Work Plan Items be received and that item #25 entitled, "Governance Subcommittee – Municipal Governance Leadership Challenge", be amended to establish milestones.
(GOV-0010-2019)

GC-0641-2019

That the report dated October 28, 2019 from the Commissioner of Corporate Services and Chief Financial Officer: Proposed Amendments to the Council Procedure By-law (By-law193-13), be deferred.
(GOV-0011-2019)

GC-0642-2019

That the structures, known as the Foreman's Residence and the Owner's Residence located at 1200 Old Derry Road, be designated under the Ontario Heritage Act for the physical/design, historical/associative and contextual value of the structures and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
(Ward 11)
(HAC-0080-2019)

GC-0643-2019

That the property at 1414 South Service Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process, as per the Corporate Report from the Commissioner of Community Services, dated October 15, 2019.

(Ward 1)

(HAC-0081-2019)

GC-0644-2019

That the request to alter the heritage designated property at 299 Queen Street, as per the Corporate Report from the Commissioner of Community Services, dated October 15, 2019 be approved.

(Ward 11)

(HAC-0082-2019)

GC-0645-2019

That the Memorandum dated October 15, 2019 from Paul Damaso, Director, Culture Division, entitled "Alteration to a Property adjacent to Listed Property: 956 Bexhill Road (Ward 2)" be received for information.

(Ward 2)

(HAC-0083-2019)

GC-0646-2019

That the Memorandum dated October 15, 2019 from Paul Damaso, Director, Culture Division, entitled "Alteration to a Listed Heritage Property: 869 Whittier Crescent (Ward 2)" be received for information.

(Ward 2)

(HAC-0084-2019)

GC-0647-2019

That the City Clerk be directed to prepare an amendment to the Council Procedure By-law 139-13 as amended regarding electronic participation and voting for Citizen Members of the Accessibility Advisory Committee.



Chief Administrative Office City Clerk

November 5, 2019

The Honourable Steve Clark
Minister, Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON M5G 2E5

Kathryn Lockyer
Director of Clerks & Regional Clerk
Region of Peel
10 Peel Centre Drive, Suite A & B
Brampton, ON L6T 4B9

Diana Rusnov
Director, Legislative Services & City Clerk
City of Mississauga
300 City Centre Drive
Mississauga, ON L5B 3C1

Carey Herd
General Manager & Town Clerk
Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

Re: City of Brampton Response to Provincial Policy Statement Review – Proposed Policies 2019

The following recommendation of the Committee of Council Meeting of October 16, 2019 was approved by Council on October 23, 2019:

CW411-2019

1. That the report from B. Al-Hussaini, Policy Planner, Planning and Development Services, dated August 30, 2019, to the Committee of Council Meeting of October 16, 2019, re: **City of Brampton Response to Provincial Policy Statement Review – Proposed Policies 2019** be received;
2. That the proposed comments responding to the relevant Environmental Registry of Ontario (ERO) notice regarding Provincial Policy Statement Review – Proposed Policies 2019, included as appendices to this report, be submitted as the City of Brampton's formal response; and
3. That a copy of this report and any associated Council resolution be submitted to the Province, through the ERO, the Minister of Municipal Affairs and Housing, Region of Peel, the City of Mississauga, and the Town of Caledon.

A copy of the subject report is attached.

By copy of this correspondence to B. Al-Hussaini, Policy Planner, Planning and Development Services, he is requested to make the required submissions through the ERO.

Yours truly,



Sonya Pacheco
Legislative Coordinator
City Clerk's Office
Tel: 905-874-2178 / Fax: 905-874-2119
sonya.pacheco@brampton.ca

(CW – 5.2)

cc: R. Forward, Commissioner, Planning and Development Services
B. Bjerke, Director, Policy Planning, Planning and Development Services
B. Al-Hussaini, Policy Planner, Planning and Development Services



Report
City Council
The Corporation of the City of Brampton
2019-10-16

Date: 2019-08-30

Subject: **Recommendation Report**
City of Brampton Response to Provincial Policy Statement
Review – Proposed Policies 2019

Contact: Bashar Al-Hussaini, Policy Planner, Planning & Development
Services, (905) 874- 3861, bashar.alhussaini@brampton.ca

Recommendations:

1. **THAT** the report from Bashar Al-Hussaini, Policy Planner, dated August 30, 2019, to the Council meeting of October 16, 2019, re: **City of Brampton Response to Provincial Policy Statement Review – Proposed Policies 2019** be received;
2. **THAT** the proposed comments responding to the relevant Environmental Registry of Ontario (ERO) notice regarding **Provincial Policy Statement Review – Proposed Policies 2019**, included as appendices to this report, be submitted as the City of Brampton's formal response;
3. **THAT** a copy of this report and any associated Council resolution be submitted to the Province, through the ERO, the Minister of Municipal Affairs and Housing, Region of Peel, the City of Mississauga, and the Town of Caledon.

Overview:

- **Amendments to the existing policies of the 2014 Provincial Policy Statement (PPS) proposed by the Province were officially posted on July 22, 2019 by the Minister of Municipal Affairs and Housing (MMAH) on the Environmental Registry of Ontario website. The feedback deadline is October 21, 2019.**
- **Staff supports the general direction of the proposed changes, but has concerns with how some of the proposed revisions could impact growth in Brampton, particularly the emphasis on market-based development, and reduced enforcement of compact growth and phasing policies.**
- **Staff will continue to participate in consultations on the proposed changes to the PPS and will update Council as appropriate.**

- **This report summarizes the main proposed changes and their impact on the City of Brampton and forms a response to MMAH through recommendations.**

Background:

The Provincial Policy Statement (PPS) is a consolidated statement of the government's policies on land use planning, issued under section 3 of the *Planning Act*. It applies province-wide and sets out the provincial policy direction for a range of high-level and strategic issues related to land and infrastructure management, housing, environment, agriculture, economic development, transportation, and cultural heritage.

The PPS is the primary provincial land use policy document guiding municipal decision-making. The *Planning Act* requires that decisions on land use planning matters be "consistent with" the PPS. The City of Brampton implements the PPS through the official plan, zoning by-laws and other planning related decisions.

On May 2, 2019, the government released "More Homes, More Choice: Ontario's Housing Supply Action Plan". The Action Plan includes a series of initiatives that affect and amend a range of Provincial regulatory and legislative documents. Amendments to the Planning Act were introduced through Bill 108, the More Homes, More Choices Act, portions of which have now come into effect. The stated goal of the proposed changes to the PPS 'is to align the document with recent legislative changes, including Bill 108 and the "A Place to Grow 2019" (Growth Plan) policies in effect since May 16, 2019.

Current Situation:

The review is limited to the amendments proposed for the PPS and their potential impact on the City of Brampton. The response does not include other currently applicable PPS policies that are unaffected by the proposed changes. Key proposed changes can be categorized into five main components described below; a more detailed response matrix is included as Appendix A of this report.

1. Increasing Housing Supply and Mix

The Province notes that the proposed draft policies for consultation are intended to:

- Increase land supply requirements municipalities must meet:
 - Increase planning horizon from 20 to 25 years
 - Increase housing land supply from 10 to 12 years
 - Allow higher minimum requirement for serviced residential land (5 years) for upper- and single-tier municipalities
- Update provincial guidance to support land budgeting (i.e. Projection Methodology);

- Increase flexibility for municipalities related to the phasing of development and compact form;
- Add flexibility to the process for settlement area boundary expansions (e.g. allow minor adjustments subject to specific tests, highlight that study requirements should be proportionate to the size/scale of development);
- Require transit-supportive development and prioritize intensification, including potential air rights development, in proximity to transit, including corridors and stations;
- Support the development of housing to meet current and future housing needs, and add reference to housing options;
- Support municipalities in achieving affordable housing targets by requiring alignment with Housing and Homelessness Plans; and,
- Broaden PPS policies to enhance support for development of long-term care homes.

Staff is generally supportive of the proposed policy direction related to increasing housing supply and mix, and note that these principles are already embodied in the City's Official Plan.

However, Staff is concerned that certain policy modifications do not comply with other recently passed legislation. For example increasing the planning horizon from 20 to 25 years is in conflict with other provincial documents such as the Growth Plan, which support the 20-year horizon. Other proposed modifications (1.1.3.6 and 1.1.3.7) weaken language that supports compact and phased development in line with other Provincial policies, including some of those within the PPS.

Staff notes that there are changes in language within the proposed PPS, which replace requirement terminology "shall" with consideration terminology "should" related to phasing and compact development. This contradicts with the intent of the PPS policies to facilitate transit-related development and intensification, and conflicts with the City's 2040 Vision.

Staff is also concerned with the emphasis on market-based growth and housing options reflecting market demands. This deviates from "good planning" principals as a decision making tool, inherent in the City's current planning process and the recently endorsed Living the Mosaic Vision 2040. It compromises long-term infrastructure and transportation planning, as unpredictable market demands are prioritized. This is likely to result in a more reactive unstable growth management strategy, driven by a short-term market demand based approach. Such an approach is reflective of past and current patterns rather than future trends; which limits innovation in growth management. Furthermore, this weakens the City's role in determining planning priorities for growth based on local context and demands rather than a Provincial mandate to priorities market conditions as a key consideration.

2. Protecting the Environment and Public Safety

The Province notes that the proposed draft policies for consultation are intended to:

- Enhance direction to prepare for impacts of a changing climate;
- Enhance stormwater management policies to protect water and support climate resiliency;
- Promote the on-site local reuse of excess soil;
- Maintain current policies related to natural and human-made hazards which direct development away from hazardous areas including flood-prone areas in order to protect public health and safety, while work by the Special Advisor on Flooding is underway;
- Maintain current policies that require municipalities in southern Ontario to identify natural heritage systems, and provide flexibility as to how to achieve this outcome of accurately identifying those natural systems;
- Maintain protections for the Greenbelt.

Staff is generally supportive of the proposed revisions related to protecting the environment and public safety, which include climate change preparedness as a consideration throughout the PPS. However, Staff recommends that emphasis on mitigation/reduction of elements that contribute to climate change should also be incorporated into the policies.

3. Reducing Barriers and Costs

The Province notes that the proposed draft policies for consultation are intended to:

- Require municipalities to take action to fast-track development applications for certain proposals (e.g. housing);
- Allow mineral aggregate operations to use rehabilitation plans to demonstrate that extraction will have no negative impacts;
- Align the definition of cultural heritage with recent changes to the *Ontario Heritage Act*;
- Refocus PPS energy policies to support a broad range of energy types and opportunities for increased energy supply;
- Direct large ground-mounted solar facilities away from prime agricultural and specialty crop areas; and
- Make minor changes to streamline development approvals and support burden reduction.

Staff is concerned with proposed draft policies that require municipalities to fast-track development applications proposals such as housing. It is unclear what “fast-tracking” as an approach would entail and which applications would be given priority status.

Furthermore, this policy may compromise the planning process requirements of the *Planning Act*, as these requirements do require time to be appropriately completed; and is further exacerbated by timelines recently enacted through Bill 108, More Homes, More Choice Act, 2019 for development review. The policy also ignores the role of the development industry in the approvals process. Developers who submit high quality applications and respond quickly to municipal comments see their applications reaching the decision stage faster.

Proposed policy revisions allowing mineral extraction within natural heritage features is an issue noted by Staff. Although the long-term rehabilitation and its effects on the natural and ecological functions is noted as a pre-requisite, this new policy does not consider the lifecycle impact of such extraction during operation. This may alter the context in which the final rehabilitation assessment is undertaken.

Staff is also concerned with changes related to the process for determining cultural heritage value or interest for sites within the City of Brampton. This is likely to undermine the City's authority in determining heritage conservation and protection of cultural heritage assets. The City is best placed in defining these sites and the related processes given the diverse local contexts for each municipality.

Staff appreciates the intended goal of this policy revision, but recommends that wording more reflective of increasing and facilitating process efficiencies, in consultation with various stakeholders, be included as a strategic direction of the PPS in the preamble.

4. Supporting Rural, Northern and Indigenous Communities

The Province notes that the proposed draft policies for consultation are intended to:

- Allow flexibility for communities by clarifying perceived barriers to sewage and water servicing policies for lot creation and development in rural settlement areas;
- Enhance municipal engagement with Indigenous communities on land use planning and cultural heritage matters to help inform decision-making, build relationships and address issues upfront in the approvals process; and
- Enhance agricultural protections to support critical food production and the agricultural sector as a significant economic driver.

Staff is supportive of policies related to Indigenous communities, particularly the proposed emphasis on meaningful engagement and relationship building with Indigenous communities, and obtaining sufficient input from these communities as part of the planning process. The City recommends additional wording that recognizes existing Provincial Crown responsibilities relevant to consultation with Indigenous communities.

5. Supporting Certainty and Economic Growth

The Province notes that the proposed draft policies for consultation are intended to:

- Encourage municipalities to facilitate conditions for economic investment, and at the time of official plan review or update, assess locally-identified employment areas to ensure designations are appropriate;
- Provide municipalities with greater control over employment area conversions to support the forms of development and job creation that suit the local context (current and future); and

- Provide stronger protection for major facilities such as manufacturing and industrial uses where non-employment uses are planned nearby (i.e. buffering uses from new sensitive uses).

Staff agrees with the overall intent of the proposed policies to support certainty and facilitate economic growth. However, staff notes instances of inconsistencies between the proposed policies and recently approved policies of the Growth Plan. For example in proposed policy 1.3.2.5 the criteria for non-employment conversion of lands is not in line with the Growth Plan, and will likely further reduce the viability of currently designated employment lands.

Staff also notes that policies related to land use compatibility (1.2.6.1) is a concern as detailed in Appendix A, especially as the proposed language prioritizes economic viability over public health and safety. It is recommended that the original wording be maintained or revised such that public safety and buffering are prioritized over economic viability; reflecting the City's own approach and priorities.

Summary

Overall the proposed revisions to the PPS intend to align with recently implemented Provincial legislation. City of Brampton Staff have provided their comments on other Provincial legislation, which forms the basis of some of the proposed modifications to the PPS; and continue to provide feedback through ongoing consultation. Notwithstanding this, there are notable inconsistencies in the policy priorities set between the PPS and other Provincial legislation, including other policies within the PPS itself.

There is a consistent direction to limit municipal flexibility and decision making and uploading specific planning components for Provincial discretion. Staff is concerned with this approach, which weakens the authority of local Council decisions based on unique municipal contexts. Staff is also concerned with proposed policy revisions that are inconsistent with the City's Vision 2040; including appropriate growth management through phasing and more efficient compact development. Staff provides policy-specific feedback on these matters within Appendix A.

Corporate Implications:

As outlined above and detailed in Appendix A, the proposed changes to the PPS, if approved as proposed, would have implications on future growth and built form in the City of Brampton. City functions that would be negatively impacted include land use planning, transportation planning, infrastructure planning, and economic development.

Financial Implications:

There are no immediate financial implications associated with this report. Prioritization of market based growth and "fast-tracking" of certain applications may affect resourcing and could impact the existing review processes within the City. Staff will update Council

on the potential financial implications of the proposed revisions to the PPS when further information is available.

Strategic Plan:

This report supports the Smart Growth, Move and Connect, and Strong Communities priorities of the Strategic Plan by providing comments and recommendations on the implications of proposed changes to the PPS on growth and development within the City of Brampton.

Living the Mosaic – 2040 Vision:

This report has been prepared in full consideration of the overall vision of developing complete communities.

Conclusion:

Staff supports the general direction of the proposed revisions to the PPS, however there are concerns with the proposed policy changes as detailed in Appendix A of this report. With the approval of this report, staff will send the report and Council resolution to the Ministry of Municipal Affairs and Housing as the City's submission and position on the Provincial Policy Statement Review – Proposed Policies 2019. Staff will continue to participate in consultations on the proposed revisions to the plans.

Approved by:

Approved by:

Pam Cooper, MCIP, RPP
Manager, Land Use Policy
Planning & Development
Services

Bob Bjerke
Directory, Policy Planning
Planning & Development
Services

Attachments:

- Appendix A: Detailed City of Brampton comments on key items of the proposed changes

Appendix A - Provincial Policy Statement Review – Proposed Policies

ERO No. 019-0279 Response Matrix

| Item # | Section | Proposed Changes | City Comments |
|--------|---------|--|---|
| 1 | | Part I: Preamble | |
| 1.1 | | Modify: Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years | |
| 1.2 | | <p>Add: In some cases, a Planning Act proposal may also require approval under other legislation or regulation, and policies and plans issued under other legislation may also apply. In addition to land use approvals under the Planning Act, Infrastructure may also require approval under other legislation and regulations. An environmental assessment process may be applied to new Infrastructure and modifications to existing Infrastructure under applicable legislation.</p> <p>There may be circumstances where land use approvals under the Planning Act may be integrated with approvals under other legislation, for example, integrating the planning processes and approvals under the Environmental Assessment Act and the Planning Act, provided the intent and requirements of both Acts are met.</p> <p>Within the Great Lakes – St. Lawrence River Basin, there may be circumstances where planning authorities should consider agreements related to the protection or restoration of the Great Lakes – St. Lawrence River Basin. Examples of these agreements include Great Lakes agreements between Ontario and Canada, between Ontario and Quebec and the Great Lakes States of the United States of America, and between Canada and the United States of America.</p> | The City has no comment on this as it awaits further details related to changes of other applicable Acts, such as the Environmental Assessment Act. |
| 2 | | Part II: Legislative Authority | |
| 2.1 | | Add: Comments, submissions or advice that affect a planning matter that are provided by the council of a municipality, a local board, a planning board, a minister or ministry, board, commission or agency of the government "shall be consistent with" this Provincial Policy Statement. | This has been removed from Part V of the PPS which includes the formal policies of the document to Part II. The concern is that by removing this statement from a numbered policy format to a general statement it will carry less weight as a reference point for local policy compliance. The City recommends that this be included as a defined PPS policy under Part V. |
| 3 | | Part III: How to Read the Provincial Policy Statement | |
| 3.1 | | Relationship to other Provincial Plans, Add: The Provincial Policy Statement provides overall policy directions on matters of provincial interest related to land use planning and development in Ontario, and applies province-wide, except where this policy statement or another provincial plan provides otherwise. | The City supports this statement, particularly relevant to the Greenbelt Plan. |
| 3.2 | | Relationship to other Provincial Plans, Add: [reference to A Place to Grow 2019] | The City has no comment on this housekeeping item. |
| 3.3 | | Add: Where the policies of provincial plans address the same, similar, related, or overlapping matters as the policies of the Provincial Policy Statement, applying the more specific policies of the provincial plan satisfies the more general requirements of the Provincial Policy Statement. In contrast, where matters addressed in the Provincial Policy Statement do not overlap with policies in provincial plans, the policies in the Provincial Policy Statement must be independently satisfied. | The City supports this clarification in the PPS in light of recent revised Provincial legislation in force through other provincial documents. |

| | | | |
|-----|--|---|--|
| 4 | Part IV: Vision for Ontario's Land Use Planning System | | |
| 4.1 | | <p>Reword: The Province's rich cultural diversity is one of its distinctive and defining features. Indigenous communities have a unique relationship with the land and its resources, which continues to shape the history and economy of the Province today. Ontario recognizes the unique role Indigenous communities have in land use planning and development, and the contribution of Indigenous communities' perspectives and traditional knowledge to land use planning decisions. The Province recognizes the importance of consulting with Aboriginal communities on planning matters that may affect their section 35 Aboriginal or treaty rights. Planning authorities are encouraged to build constructive, cooperative relationships through meaningful engagement with Indigenous communities to facilitate knowledge-sharing in land use planning processes and inform decision-making.</p> | <p>The City supports emphasis on Indigenous community engagement and recommends additional wording to recognize existing Provincial Crown responsibilities relevant to Indigenous communities.</p> |
| 4.2 | | <p>Add: Planning authorities are encouraged to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs.</p> | <p>The City supports the emphasis on a range of housing options and residential intensification for future growth.</p> |
| 4.3 | | <p>Add: They also permit better adaptation and response to the impacts of a changing climate, which will vary from region to region.</p> | <p>The City supports the addition of the impacts of climate change as a consideration for future growth. We also encourage the inclusion of language explicitly recognizing efficient development patterns as a form of climate change mitigation as well.</p> |
| 4.4 | | <p>Add: provide for recreational opportunities (e.g. fishing, hunting and hiking)</p> | <p>The City recognize natural heritage resource provide recreational opportunities, but suggest that the flexibility of recreational opportunities be maintained through the removal of the examples provided (e.g. fishing, hunting and hiking)</p> |
| 5 | Part V: Policies | | |
| | Building Strong Healthy Communities | | |
| 5.1 | 1.1.1 b) | <p>Reword: accommodating an appropriate market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;</p> | <p>The City is recommends removal of the "market-based" term relevant to range and mix of residential types. Typically market is based on current and past trends and does not take into account the future planning vision (i.e. Council endorsed Brampton's 2040 Vision) that facilitate complete communities. Furthermore how is "market-based" determined, will a market study be required for each development proposal, and the City will be obligated to review specialised market studies as part of the planning process. Ultimately, Brampton is concerned that permitting market forces to drive land use planning will undermine the Province's desire to address the housing shortage in Ontario.</p> |
| 5.2 | 1.1.1 e) | <p>Reword: promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;</p> | <p>The City supports this modification. The inclusion of transit-supportive development (and its association with land use planning and growth management) and the optimization of transit investments will support and promote the use of transit as a viable alternative to the private auto.</p> |
| 5.3 | 1.1.1 f) to i) | <p>Renumbering 1) Adding "preparing for the regional and local" impacts of a changing climate</p> | <p>The City recommends a policy statement regarding reducing the impact of/mitigating the impacts of climate change, be added prior to policy i),</p> |
| 5.4 | 1.1.2 | <p>Modify: Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years</p> | <p>The City notes this is a change from the previous 20 year horizon. This goes beyond other provincial legislated horizons (such as A Place to Grow 2019) and the conflict in horizon forecasts will create additional confusion. The City recommends the 20 year horizon be maintained to ensure consistency with other recently passed Provincial policies.</p> |

| Settlement Areas | | | |
|-------------------------------|-------------|--|--|
| 5.5 | 1.1.3.2 | Add: Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated. | The City of Brampton has no comment. |
| | | Add: d) prepare for the impacts of climate change | The City supports the addition of impacts of climate change as a consideration for land use patterns within settlement areas, however the City also recommends a policy statement regarding reducing/mitigating climate change be added prior to policy d) |
| 5.6 | 1.1.3.3 | Add: planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. Remove: Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety. | The City supports this proposed modification. This addition of "transit-supportive development" wording in this policy complements policy direction in Section 1.1.1 that promotes transit-supportive development. The focus on intensification and transit-supportive development aligns well with the types and locations of growth envisioned for the City in Brampton's Vision 2040 long range plan. |
| 5.7 | 1.1.3.6 | Reword: ...should have a compact form (instead of 'shall') | Recommend maintaining shall and adding "as per local official plans" as compact form is an important future direction to facilitate the City's future vision for appropriate growth. Reducing emphasis on compact form contradicts other PPS policies which encourage intensification and compact, transit-supportive growth. |
| 5.8 | 1.1.3.7 | Reword: ...should establish and implement phasing policies (instead of 'shall') | Recommend maintaining shall and adding "as per local official plans" as phasing policies provide more structured and defined sequencing of growth to ensure that appropriate facilities and infrastructure are in place before new/additional development is undertaken. This is logical and efficient. Weakening requirements for phasing contradicts other PPS policies which require consideration of existing or planned infrastructure and public service facilities required to accommodate projected needs. |
| 5.9 | 1.1.3.8 a) | Reword: ...sufficient opportunities to accommodate growth and to satisfy market demand... | Recommend removing market demand and replacing with 'good planning' in line with other provincial legislation that will look to 'good planning' as a decision making tool. Market demand is short term and limiting to innovation in growth management. See also comments regarding 1.1.1(b). |
| 5.10 | 1.1.3.8 e) | Reword: impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are avoided, and where avoidance is not possible, impacts are minimized and mitigated to the extent feasible in accordance with provincial guidelines. In undertaking a comprehensive review the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal. Remove: In determining the most appropriate direction for expansions to the boundaries of settlement areas or the identification of a settlement area by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety. | The City of Brampton has no comment as this has no impact on the City. |
| 5.11 | 1.1.3.9 | Added criteria for municipalities to permit adjustments of settlement area boundaries outside a comprehensive review | The City of Brampton has no comment as this has no impact on the City. |
| Rural Lands in Municipalities | | | |
| 5.12 | 1.1.5.2 | Add: Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards. | The City of Brampton has no comment as this has no impact on the City. |
| 5.13 | 1.1.5.8 | Removed | The City of Brampton has no comment as this has no impact on the City. |
| 5.14 | 1.1.5.9 | Renumber to 1.1.5.8 | The City of Brampton has no comment as this has no impact on the City. |
| Coordination | | | |
| 5.15 | 1.2.1 a)-d) | Reworded | The explicit integration of growth and development with infrastructure planning is positive, but appears incompatible with the softening of related policy direction in Section 1.1.3.7, which the City does not support. |
| 5.16 | 1.2.2 | Reword: Planning authorities shall engage with Indigenous communities and coordinate on land use planning matters. | The City supports emphasis on Indigenous community engagement, but recommends that crown responsibility be recognized, as per comments on this issue in Part IV. |

| Land Use Compatibility | | | |
|------------------------|-------------|--|--|
| 5.17 | 1.2.6.1 | Reward: Major facilities and sensitive land uses shall be planned to ensure they are appropriately designed, buffered and/or separated from each other and developed to prevent, avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures. | The proposed language prioritises economic viability over public safety and health risks, the City does not support this change in tone. Wording that re-emphasises buffering as a priority is recommended. |
| 5.18 | 1.2.6.2 | Add: Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall ensure that the planning and development of sensitive land uses adjacent to existing or planned industrial, manufacturing, or other uses that are particularly vulnerable to encroachment are only permitted if: a) alternative locations for the proposed sensitive land uses have been evaluated and there are no reasonable alternative locations; and b) potential impacts of these uses are minimized and mitigated in accordance with provincial guidelines, standards and procedures. | The City of Brampton is concerned with the limitations this policy change creates for municipal decision making to be based on local context. Furthermore this policy conflicts with Growth Plan criteria for employment land conversion protection and other PPS policies such as 1.3.2.2 and 1.3.2.3. This policy does not allow municipal discretion to reject certain facilities if they are not deemed absolutely necessary. |
| Employment | | | |
| 5.19 | 1.3.1 c) | Add: facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment; | The City of Brampton supports this addition, however the City recommends that additional wording be included to avoid potential misinterpretation as follows: "without impact on PPS policies that protect natural and cultural heritage resources and other priorities of the PPS". |
| 5.20 | 1.3.1 c)-d) | Renummer to d) and e) | The City has no comment on this housekeeping item. |
| 5.21 | 1.3.2.2 | Add: At the time of the official plan review or update, planning authorities should assess employment areas identified in local official plans to ensure that this designation is appropriate to the planned function of the employment area. Employment areas planned for industrial and manufacturing uses shall provide for separation or mitigation from sensitive land uses to maintain the long-term operational and economic viability of the planned uses and function of these areas. | The City supports this additional wording, however the City notes that other proposed policy revisions within the PPS (such as 1.2.6.2) compromise the strength of implementing this policy. |
| 5.22 | 1.3.2.3 | Add: Within employment areas planned for industrial and manufacturing uses, planning authorities shall prohibit residential and institutional uses that are not ancillary to the primary employment uses in order to maintain land use compatibility. Employment areas planned for industrial and manufacturing uses, should include an appropriate transition to adjacent non-employment areas. | Prohibited uses should also include retail uses that are not ancillary to the primary employment uses. The City notes that other proposed policy revisions within the PPS (such as 1.2.6.2) compromise the strength of implementing this policy. |
| 5.23 | 1.3.2.5 | Add: Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy 1.3.2.4 is undertaken and completed, lands within existing employment areas may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally-significant by a regional economic development corporation working together with affected upper- and single-tier municipalities and subject to the following: a) there is an identified need for the conversion and the land is not required for employment purposes over the long term; b) the proposed uses would not adversely affect the overall viability of the employment area; and c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses. | The City is concerned with the potential impact of this policy, reflective of the A Place To Grow 2019 Plan. The added flexibility to convert employment uses to non-employment prior to an Official Plan review reduces the protection of employment lands and increases the vulnerability of employment land loss overall. This contradicts PPS policies that aim to enhance protection of employment lands to maintain their feasibility and viability (i.e. 1.3.2.3). |
| 5.24 | 1.3.2 | Renummer sections to incorporate added items | The City has no comment on this housekeeping item. |
| Housing | | | |
| 5.25 | 1.4.1 | Add: Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans. | The City of Brampton is unclear why the time-frame of 5 years has been added. It is unclear how this policy affects more urbanized cities such as Brampton with diminishing Greenfield areas. |
| 5.26 | 1.4.3 | Reward: Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based needs of current and future residents of the regional market area. | The City is concerned with emphasis on "market-based" needs. Typically market is based on current and past trends and does not take into account the future planning vision (i.e. Council endorsed Brampton 2040 Vision) that facilitate complete communities. What is the methodology for determining "market-based" needs? Will a market study be required for each development proposal, and will the City be obligated to review specialised market studies as part of the planning process? See earlier comments on this topic. |
| 5.27 | 1.4.3 b) | Reward: permitting and facilitating: 1. all forms of housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and 2. all forms types of residential intensification, including second additional residential units, and redevelopment in accordance with policy 1.1.3.3; | The City of Brampton has no comment. |

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| 5.28 | 1.4.3 e) | Added: requiring transit-supportive development and prioritizing Intensification, including potential air rights development, in proximity to transit, including corridors and stations; | The City supports this modification. |
| 5.29 | 1.4.3 f) | Renumber e) to f) | The City has no comment on this housekeeping item. |
| Infrastructure and Public Service Facilities | | | |
| 5.30 | 1.6.1 | Reward: Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs. Planning for infrastructure, and public service facilities shall be coordinated and integrated with land use planning and growth management... | Clarification would be welcomed as to the reasoning behind the removal of the terms "coordinated" and "cost effective". Coordination (e.g. between the Region of Peel and Brampton or between the school boards and Brampton) is key to growth management and the timely availability of infrastructure and services. The cost of infrastructure can influence/dictate where and when growth occurs and building infrastructure or providing services before they are needed unnecessarily drains municipal budgets. |
| Sewage, Water and Stormwater | | | |
| 5.31 | 1.6.6.1 b) | Reward: ensure that these systems are provided in a manner that: 1. can be sustained by the water resources upon which such services rely; 2. prepares for the impacts of a changing climate; 3. is feasible and financially viable over their lifecycle; and 4. protects human health and safety, and the natural environment; | The City of Brampton has no comment. |
| 5.32 | 1.6.6.1 e) | Add: For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met. | The City of Brampton has no comment. |
| 5.33 | 1.6.6.2 | Reward: Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services. | The City of Brampton has no comment. |
| 5.34 | 1.6.6.3 | Reward: Where municipal sewage services and municipal water services are not available, planned or feasible private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety. | The City of Brampton recommends that this level of detail remain in municipal control. Wording should provide general intent only such as the "support protection of the environment and minimize potential risks to human health and safety" without specifying the preferred method to allow flexibility. |
| 5.35 | 1.6.6.4 | Reward: Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development. Add: At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the character of rural settlement areas. Where planning is conducted by an upper-tier municipality, the upper-tier municipality should work with lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the desired character of rural settlement areas and the feasibility of other forms of servicing set out in policies 1.6.6.2 and 1.6.6.3. | The City of Brampton recommends that this level of detail remain in municipal control. Wording should provide general intent only such as the "that site conditions are suitable for the long-term provision of such services with no negative impacts" without specifying the preferred method to allow flexibility. |

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| 5.36 | 1.6.6.5 | Add: Where partial services have been provided to address failed services in accordance with subsection (a), infilling on existing lots of record in rural areas in municipalities may be permitted where this would represent a logical and financially viable connection to the existing partial service and provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In accordance with subsection (a), the extension of partial services into rural areas is only permitted to address failed individual on-site sewage and individual on-site water services for existing development | The City of Brampton has no comment. |
| 5.37 | 1.6.6.7 a) | Add: be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term | The City of Brampton supports this modification, but notes that this contradicts other PPS policies which have more flexible wording on service availability relevant to planning for growth. |
| 5.38 | 1.6.6.7 a)-e) | Renumber to b)-f) | The City has no comment on this housekeeping item. |
| 5.39 | 1.6.6.7 c) | Reword: minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater; | The City is supportive of additional language that increases the preparedness of the impacts of climate change. |
| 5.40 | 1.6.6.7 d) | Reword: mitigate risks to human health, safety, property and the environment | The City supports this modification. |
| 5.41 | 1.6.6.7 e) | Add: ...water conservation and efficiency, ... | The City supports this modification. |
| Transportation Systems | | | |
| 5.42 | 1.6.7.2 | Reword: Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible. | The City recommends that the original wording is maintained as "shall" rather than "should" in line with other PPS policies that promote compact development, intensification and integrated planning for growth. |
| 5.43 | 1.6.7.5 | Remove: Transportation and land use considerations shall be integrated at all stages of the planning process. | The City of Brampton strongly feels that both transportation and land use planning are integral components of the planning process - the two must be closely integrated - and recommends that this policy be maintained. Transportation planning is necessary to ensure appropriate and resilient development growth in line with a range of Provincial policies such as the A Place to Grow 2019 document and other policies of the PPS. |
| Transportation and Infrastructure Corridors | | | |
| 5.44 | 1.6.8.5 | Add: The co-location of linear infrastructure should be promoted, where appropriate. | The City supports this modification. |
| 5.45 | 1.6.8.5 | Renumber to 1.6.8.6 | The City has no comment on this housekeeping item. |
| Waste Management | | | |
| 5.46 | 1.6.10.1 | Remove: Planning authorities should consider the implications of development and land use patterns on waste generation, management and diversion. | The City discourages the removal of this language. Waste prevention and reduction is a priority for the Province's as exhibited in its "Made in Ontario Environmental Plan" and the "Strategy for a Waste-Free Ontario: Building the Circular Economy". The construction industry is a major source of waste. The PPS serves as a significant policy tool to promote a minimization of waste generation and diversion of the development industry and assist the Province in achieving its waste reduction objectives. |
| Energy Supply | | | |
| 5.47 | 1.6.11.1 | Reworded: Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, district energy, and renewable energy systems and alternative energy systems to accommodate current and projected needs. | The City of Brampton has no comment. |
| 5.48 | 1.6.11.2 | Remove: Planning authorities should promote renewable energy systems and alternative energy systems where feasible, in accordance with provincial and federal requirements. | The City of Brampton has no comment. |
| Long-Term Economic Prosperity | | | |
| 5.49 | 1.7.1 b) | Add: encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce; | The City supports this modification, however emphasis on market-based housing should be excluded from planning decisions in light of its short term variability. Therefore, the City recommends rewording from "dynamic market-based needs" to "dynamic needs" only. It is unclear how services and infrastructure respond in a timely fashion to dynamic market-based needs; this is contradictory to direction in Section 1.6.1. |
| 5.50 | 1.7.1 b)-k) | Renumber to c) - i) | The City has no comment on this housekeeping item. |
| 5.51 | 1.7.1 i)-j) | Reword: i) sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agri-food network; j) promoting energy conservation and providing opportunities for increased energy supply; | The City recommends maintaining the text referencing the development of renewable and alternative energy systems, including district energy, to encourage the exploration and development of cleaner energy and integrated community energy systems that result in local cost saving and economic development, emission reductions, as well as climate change resiliency. |

| Energy Conservation, Air Quality and Climate Change | | | |
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| 5.52 | 1.8.1 | Reword: ...and preparing for impacts of a changing climate through... | The City supports this modification and recommends adding "and reducing/mitigating" subsequent to "preparing". |
| 5.53 | 1.8.1 e) | Add: encourage transit-supportive development and Intensification to ... | The City supports this modification. However the City recommends stronger wording than "encourage", this would better align this subsection with earlier policy direction such as Section 1.1.3.3. |
| 5.54 | 1.8.1 f) | Remove: maximizes opportunities for the use of renewable energy systems and alternative energy systems | The City discourages the removal of this language. Creating communities that are prepared for climate change includes increasing renewable energy and alternative energy systems, and policy language that encourages this energy transition should be maintained. |
| Natural Heritage | | | |
| 5.55 | 2.1.10 | Add: Municipalities may choose to manage wetlands not subject to policy 2.1.4 and 2.1.5, in accordance with guidelines developed by the Province. | The City supports the opportunity to protect locally significant wetlands, and requests that the Province consult with the municipalities on the guidelines being developed by the Province to ensure local priority wetlands are recognized and that municipal authority is not weakened. |
| Water | | | |
| 5.56 | 2.2.1 c) | Add: evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level; | The City supports this modification. |
| 5.57 | 2.2.1 c)-h) | Renumber to d)-l) | The City has no comment on this housekeeping item. |
| 5.58 | 2.3.2 | Add: Planning authorities are encouraged to use an agricultural system approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network | The City of Brampton has no comment as this has no impact on the City. |
| Agriculture | | | |
| 5.59 | 2.3.3.3 | Add: ...in prime agricultural areas... | The City of Brampton has no comment as this has no impact on the City. |
| 5.60 | 2.3.6.1 a) | Remove: ...in accordance with policies 2.4 and 2.5... | The City of Brampton has no comment as this has no impact on the City. |
| 5.61 | 2.3.6.1 b) | Remove: the proposed use complies with the minimum distance separation formulae; Renumber subpoints 3-4 to 2-3 | The City of Brampton has no comment as this has no impact on the City. |
| 5.62 | 2.3.6.2 | Reword: Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be avoided, and where avoidance is not possible, minimized and mitigated to the extent feasible and informed by provincial guidelines. | The City of Brampton has no comment as this has no impact on the City. |
| Mineral Aggregate Resources | | | |
| 5.63 | 2.5.2.2 | Add: Outside of the Greenbelt Area, extraction may be considered in the natural heritage features listed in section 2.1.5, 2.1.6 and 2.1.7, provided that the long-term rehabilitation can demonstrate no negative impacts on the natural features or their ecological functions. | The City does not support extraction in natural heritage features. While rehabilitation is a significant component of quarry operations, this new policy does not consider the cumulative threshold effects in the lifecycle of the operation. Accordingly, this policy may negate attention to the immediate and ongoing impacts of the quarry operation because they may not be considered until the rehabilitation stage. Furthermore, the success of the rehabilitation can only be assessed at the end of the quarry operation, which may continue for several decades. As such, by the time operation ceases, the environmental standards and context may have changed from the start of the operation to its conclusion. |
| 5.64 | 2.5.2.4 | Add: Where the Aggregate Resources Act applies, processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations or their expansions. | The City of Brampton has no comment. |
| Cultural Heritage and Archaeology | | | |
| 5.65 | 2.6.5 | Reword: Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources. | The City welcomes the Provincial direction to engage with Indigenous communities when identifying, protecting and managing cultural heritage and archaeological resources. The City recommends additional wording to recognize existing Provincial Crown responsibilities relevant to Indigenous communities. |
| Protecting Public Health and Safety | | | |
| 5.66 | 3.0 | Add: (Note: policies in this section related to natural hazards are subject to ongoing review by the Province's Special Advisor on flooding. Further changes may be considered as a result of this review) | The City of Brampton has no comment. |
| 5.67 | 3.1.3 | Reword: Planning authorities shall prepare for the impacts of a changing climate that may increase the risk associated with natural hazards. | The City supports this modification. |
| 5.68 | 3.2.3 | Add: Planning authorities should support, where feasible, on-site and local re-use of excess soil through planning and development approvals while protecting human health and the environment. | The City recommends wording added that specifies only uncontaminated soil, which satisfies applicable criteria and legislated requirements, should be supported, where feasible for on-site and local re-use. |

| Implementation and Interpretation | | | |
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| 5.69 | 4.2 | Removed (moved to the Preamble): In accordance with Section 3 of the Planning Act, a decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter, "shall be consistent with" this Provincial Policy Statement. | The City of Brampton believes that this statement should remain under this section rather than the proposed shift of the text to the Preamble. The relocation of the wording weakens the intended direction of this item from official required PPS policy to high-level strategic direction. |
| 5.70 | 4.4, 4.6 | Reword: This Provincial Policy Statement shall be implemented in a manner that is consistent with Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms. Removed: 4.6 (repeated) | The City of Brampton believes that this statement should remain under this section rather than the proposed shift of the text to the Preamble. The relocation of the wording weakens the intended direction of this item from official required PPS policy to high-level strategic direction. |
| 5.71 | 4.7 | Remove: Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas. Renumber to 4.6 | The City of Brampton believes that this statement should remain under this section rather than the proposed shift of the text to the Preamble. The relocation of the wording weakens the intended direction of this item from official required PPS policy to high-level strategic direction. |
| 5.72 | 4.8-4.13 | Remove: (Sections in their entirety) | The City of Brampton believes that text noted should be maintained under this section rather than the proposed shift of the text to the Preamble. Having the text as a numbered policy of the PPS strengthens its value for local decision making processes and legal planning justification. |
| 5.73 | 4.7 | Add: Planning authorities shall take action to support increased housing supply and facilitate a timely and streamlined process for local development by: a) identifying and fast-tracking priority applications which support housing and job-related growth and development; and b) reducing the time needed to process residential and priority applications to the extent practical. | This policy should be removed. It provides an open interpretation of "priority applications" and further enshrines a blanket assumption of municipal delays in decision making and planning matters. The Province's wish to facilitate a more efficient development process is appropriately noted in the preamble as an overarching approach rather than the policy section of the PPS. Fast tracking has not been sufficiently clarified - are requirements to be weakened? which ones? Bill 108 significantly reduced review timelines and to add further mandatory requirements to shorten review times will undermine the quality of the land use planning process as a whole. AWP: REWORDED AND ADDED/DELETED STUFF |
| 5.74 | 4.14-4.15 | Renumber to 4.8-4.9 | The City has no comment on this housekeeping item. |
| 5.75 | 4.9 | Reword: Municipalities are encouraged to monitor and report on the implementation of the policies in their official plans, in accordance with any reporting requirements, data standards and any other guidelines that may be issued by the Minister. | The City is concerned that the proposed revision appears to take decisions and flexibility away from the municipalities on how and what to monitor, thereby removing/limiting local context. There is a lack of clarity as to what the proposed guidelines would entail and what the expectation is in the absence of such guidelines. |
| Definitions | | | |
| 5.76 | 6.0 | Add: Agricultural System, Agri-food network, Greenbelt Area, Housing Options, Impacts of a changing climate. | Definition of "impacts of climate change" are broad and far reaching, and not limited to extreme weather events and increased variability. It is recommended that the words "but not limited to" be added following the word "including". The City of Brampton recommends an additional definition for the term "mitigation" use to its significant use throughout the PPS and the possible interpretation variation associated with it. |
| 5.77 | 6.0 | Modify: Areas of archaeological potential, Built heritage resource, Conserved, Cultural heritage landscape, Endangered species, Habitat of endangered species and threatened species, Heritage attributes, Major facilities, Municipal sewage services, Municipal water services, Negative Impacts, On-farm diversified uses, Partial services, Planned corridors, Provincial and federal requirements, Residential intensification, Significant, Special needs, Threatened species, Transit-supportive. | Cultural heritage landscape: In order to be consistent with the definition of 'built heritage resource', include wording recognizing that cultural heritage landscapes can be included on local and provincial registers. Heritage attributes: In order to be more consistent with the rest of the document and to maintain consistency with the Standards and Guidelines for the Conservation of Historic Places in Canada, reword the first sentence of the definition as follows: "means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and that must be conserved." Significant: As it relates to cultural heritage and archaeology (e), the definition has been changed to specify that the "Processes for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act. National and international criteria are established by certifying bodies." Reference to section e) of this definition, relating to cultural heritage and archaeology, has been removed from the second last paragraph of the definition. The City opposes this change as it undermines municipalities' authority to determine what heritage conservation means and to protect the cultural heritage assets within their own boundaries. |



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September 24, 2019

Resolution Number 2019-799
2019-804

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Dear Clerks,

**Subject: By-Law to Prohibit Smoking and Vaping in Outdoor Public Places
and Workplaces and to Repeal the Peel Outdoor Smoking By-law 20-
2013 (Related to By-law 49-2019)**

I am writing to advise that Regional Council approved the following resolution at its meeting held on Thursday, September 12, 2019:

Resolution 2019-799:

That the "Peel Outdoor No Smoking or Vaping By-law (By-law)", be presented for enactment;

And further, that the By-law be forwarded to the Cities of Brampton and Mississauga and the Town of Caledon to seek triple majority consent as required under the Municipal Act, 2001;

And further, that the Cities of Brampton and Mississauga and the Town of Caledon be requested to rescind the resolutions that consented to the enactment of By-law 20-2013 (Peel Outdoor Smoking By-law) as required under s 115 (6) of the Municipal Act, 2001;

And further, that the 2019 Public Health Budget be increased to cover the incremental implementation costs which are to be refunded through the Ontario Cannabis Legalization Implementation Fund as permitted under the terms and conditions of the fund;

And further, that staff submit the proposed Set Fines in Section "C" of the By-law to the Regional Senior Justice of the Ontario Court of Justice for approval;



And further, that the Regional Solicitor be authorized to approve and implement minor changes required by the Regional Senior Justice of the Ontario Court of Justice to the Set Fines.

The enclosed report and By-law 49-2019 have been included for your review and action.

**Corporate
Services**

**Office of the
Regional Clerk**

10 Peel Centre Dr.
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

Sincerely,

A handwritten signature in black ink that reads 'Helena West'.

Helena West,
Legislative Specialist

HW:ad

c:

Cathy Granger, Acting Commissioner of Health
Jessica Hopkins, Medical Officer of Health

Notice of Motion:

Whereas City of Mississauga Enforcement staff can conduct proactive inspections in accordance with the *Ontario Building Code Act* to ensure properties are in compliance with City of Mississauga Property Standards By-law 654-98, as amended;

Whereas tenants residing in apartment buildings may be more vulnerable due to pre-2018 Landlord and Tenant rental agreements not being standardized and further, Landlords as well as tenants may not be aware of their obligations and/or rights;

Whereas the City of Mississauga has the authority to enact by-laws respecting the health, safety and well-being of persons and the protection of persons and property;

Whereas an Apartment Building Standards & Maintenance Program could ensure that apartment building standards are maintained in a more comprehensive and effective manner;

THEREFORE BE IT RESOLVED:

1. That Enforcement staff conduct an Apartment Building Standards & Maintenance Pilot Project ("Pilot Project") to assess the need and viability of a Citywide Apartment Building Standards & Maintenance Program (the "Program"). A future Program could include, but is not limited to: an enforcement by-law to register and proactively inspect rental apartment buildings by city staff; to impose standards for owners and operators of apartment buildings; and an education & awareness initiative for both owners and tenants. Further, that the program is designed with cost recovery in mind, minimizing financial impacts on the City's budget.
2. All elements of a future Program will need to be approved in consultation with Legal Services. The purpose of the proposed program is to ensure that landlords comply with building maintenance standards.
3. That the scope of the Pilot Project includes two apartment buildings in each of Wards 3 and 7.
4. That any proactive inspections under the Pilot Project be conducted to determine whether the apartment buildings conform to the standards set out in By-law 654-98, as amended;
5. That staff report back to GC at the conclusion of the Pilot Project with recommendations regarding a City-wide Apartment Building Standards & Maintenance Program.

A handwritten signature in blue ink, appearing to be "D. Paul", is written over the bottom of the list of resolutions.



Resolution: Recognition of David Culham

WHEREAS David J. Culham served the residents of Mississauga as a member of Council for 23 years,

AND WHEREAS David has been the Chair of the Brueckner Rhododendron Gardens Stewardship Committee for thirteen years,

AND WHEREAS David has committed thousands of volunteer hours to preserve and grow the gardens at Brueckner Rhododendron Gardens,

AND WHEREAS David has recently announced his retirement from the committee as of August 29th, 2019.

Therefore it be resolved that the City of Mississauga plant a memorial tree and install a plaque at Brueckner Rhododendron Gardens to recognize the many years of voluntary work and thank David J. Culham for his contribution to the park and stewardship of the natural assets in the City of Mississauga.



NOTICE OF MOTION

WHEREAS most of the properties on Enola Avenue, Shaw Drive, Roosevelt Road and Revus Avenue, north of Lakeshore Road East in the Lakeview Neighbourhood are currently zoned "R3-75", which only permits detached homes;

AND WHEREAS this area is experiencing infill redevelopment pressure as individual property owners apply to the Committee of Adjustment for new residential built forms;

AND WHEREAS it is appropriate for the City to holistically review the residential built form and zoning regulations to ensure orderly development of the area;

NOW THEREFORE LET IT BE RESOLVED that Council direct staff to review the zoning regulations that apply to the residential properties on Enola Avenue, Shaw Drive, Roosevelt Road, and Revus Avenue, north of Lakeshore Road East, currently zoned "R3-75" and "D", and proceed to a statutory public meeting for potential zoning amendments.

Ward 1 Councillor Stephen Dasko



Notice of Motion

Whereas Indwell Community Homes has a forty year history of developing housing for independent living and;

Whereas Indwell Community Homes intends to build 68 affordable supportive housing units at 425 Lakeshore Rd. E., under their "Independent Apartment Program Model" and;

Whereas Indwell has made arrangements with a well-established non-profit/charitable volunteer organization to locate in their ground floor commercial space, and;

Whereas the targeted population for these units have a limited income that is inadequate to meet local market rental costs;

Therefore Be It Resolved:

That Council provide a grant in lieu of Development Charges at 425 Lakeshore Rd. E. and that the appropriate adjustment is made in the City budget.