

November 24, 2021

Jessica Byers
Argo Development Corporation, Argo TFP Brampton Limited
and Argo TFP Brampton II Limited
jessica@argoland.com

**Re: Request for Support for Ministerial Zoning Order – Peel Regional Police
Divisional Headquarters Location – Mount Pleasant Heights Secondary
Plan Area 51-3 – 10124 and 10244 Mississauga Road, Brampton**

The Council of The Corporation of the City of Brampton passed the following resolutions at its meeting of November 24, 2021:

C390-2021

That the [correspondence](#) from Jessica Byers, Argo Development Corporation, Argo TFP Brampton Limited and Argo TFP Brampton II Limited, dated November 9, 2021, re. **Request for Support for Ministerial Zoning Order – Peel Regional Police Divisional Headquarters Location – Mount Pleasant Heights Secondary Plan Area 51-3 – 10124 and 10244 Mississauga Road, Brampton**, to the Council Meeting of November 24, 2021, be received.

C391-2021

WHEREAS City Council has received a request to support a Minister's Zoning Order, referred to as MZO, through a letter dated November 9, 2021 from Argo TFP, to facilitate the development of the lands at 10124 and 10244 Mississauga Road located in Block Area 51-3 of the Mount Pleasant Secondary Plan area (Mt. Pleasant Heights), identified on the attached 'Schedule A – Location and Land Use Map' to Correspondence 14.1 for the purpose of accommodating a new Peel Regional Police Division and delivering on significant housing supply, in the context of a complete community; and

WHEREAS the approved Mount Pleasant Secondary Plan provides a planning policy framework for development of these lands; and

WHEREAS the lands are in the vicinity of the Mount Pleasant Mobility Hub and the associated Major Transit Station Area and the Official Plan designates the lands as Special Policy Areas 17 and 18, directing that they be developed in accordance with the principles of a Transit Oriented Development, including potential connections to the Mobility Hub; and

WHEREAS the Peel Regional Police Service and the Region of Peel have been conducting a search for an appropriate location for a Police Division to serve the current and future needs of north and west Brampton; and

WHEREAS the Peel Regional Police Service and the Region of Peel have concluded that Mt. Pleasant Heights is an appropriate location for such a new Police Division to serve their needs at an important Gateway location central to the Mount Pleasant and Heritage Heights communities; and

WHEREAS the Police Division is proposed to be an approximate 50,000 square foot facility with over 350 local jobs, contributing to a mixed-use, neighbourhood-focused and safe community; and

WHEREAS the landowners have been in discussions with the Peel Regional Police Service and the Region of Peel to accommodate such a Police Division within their lands and to assist them in delivering “doors open” within 48 months; and

WHEREAS the Federal Government in CMHC’s 2021-2051 Corporate Plan has declared a goal of accelerating housing affordability so everyone in Canada can participate fully in their communities; and that a healthy housing system with affordable ownership and rental housing options is a cornerstone of a strong and sustainable economy that supports social equity and inclusion across communities; and

WHEREAS Brampton’s projected growth to approximately 1 million residents by 2051 will lead to increasing pressures for housing across income deciles, including for middle income households (who earn approximately \$80,000 - \$110,394 in 2020) who are met with limited affordable housing options and limited rental supply; and

WHEREAS the City of Brampton is facing a shortage of housing supply targeted to its housing needs, and a lack of suitable and affordable high density housing supply has contributed to the proliferation of unlicensed and unsafe second units within Brampton’s low density, ground-oriented housing stock; and

WHEREAS the Term of Council Priority “A City of Opportunities” prioritizes the creation of complete communities, and increasing the supply of purpose built rental units; and

WHEREAS the City of Brampton’s Housing Action Plan identifies the lack of rental housing and the issue of housing affordability in the City; and

WHEREAS the proposal to accommodate a higher density-built form development will serve as an urban gateway into the Mt. Pleasant and Heritage Heights communities, complemented by a comprehensive open space and trails system; and

WHEREAS the development proposal will also make efficient use of the existing transportation and transit infrastructure, and significant investments by Metrolinx to improve GO service, as well as the City's ZUM and local bus transit routes along the Bovaird Drive and Mississauga Road corridors, which will encourage a reduction on car dependency; and

THEREFORE BE IT RESOLVED THAT

1. Council supports the request for an MZO which includes the next Peel regional police division in the city of Brampton and asks that the Minister of Municipal Affairs and Housing consider this request.
2. The Commissioner of Planning, Building and Economic Development be directed to prepare a request, including the draft zoning by-law attached as Schedule "B" to Correspondence 14.1, to the Minister of Municipal Affairs and Housing to enact a Minister's Zoning Order for the subject lands.
3. The owner satisfy all City requirements regarding the submission of supporting studies, and other matters, in association with the applicable sections of the Planning Act relating to Plans of Subdivision and Site Plan Approval processes, as may be applicable.

AND FURTHER THAT arrangements are to be completed in association with an MZO to require the following to increase the affordable housing stock in the City:

- a. Affordable Housing - that at least 15% of the total residential units in the development be sold at affordable rates to qualifying middle-income households (who earn approximately \$80,000 to \$110,394 in 2020), as per the conditions below and others to be included in an affordable housing related agreement prior to Building Permit issuance;
- b. Depth of Affordability: Affordable unit pricing for each unit type will correspond with the affordability threshold for income deciles 4 to 6 in Brampton and units must be affordable to: (A) households with incomes no higher than the 4th decile, for one bedroom dwelling units; (B) households with incomes no higher than the 5th decile, for two bedroom dwelling units; and (C) households with incomes no higher than the 6th decile, for three bedroom dwelling units;
- c. Staff work with the Applicant to ensure additional/appropriate employment considerations are addressed throughout the process.
- d. Employment considerations also be included for parcels throughout Northwest Brampton.

Yours truly,



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(CL-14.1)

cc: Mark Jepp, Paradise Developments <mark@paradisedevelopments.com>

City of Brampton:

Mayor Brown and Members of Council

Planning, Building and Economic Development:

R. Forward, Commissioner

A. Parsons, Director, Development Services

C. Owusu-Gyimah, Acting Manager, Development Services

C. Caruso, Central Area Planner

Legal Services:

S. Akhtar, City Solicitor

S. Ross, Deputy City Solicitor