

Bram West Secondary Plan Update

WELCOME TO THE PUBLIC OPEN HOUSE!

Please sign-in and join us.

February 11th, 2025

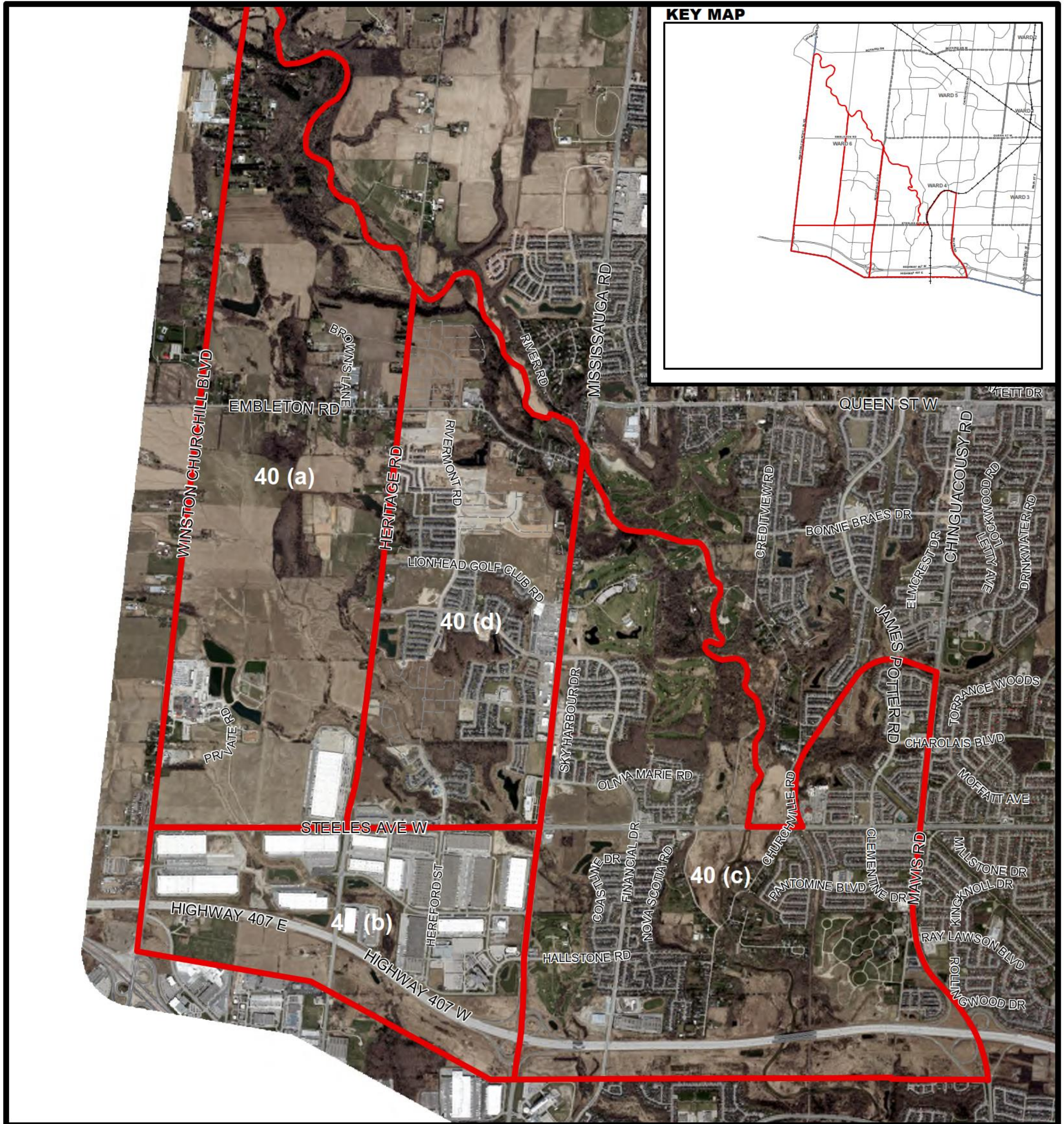
Session 1: 12:00pm – 4:00pm

Session 2: 5:00pm – 9:00pm



BRAMPTON
Flower City

Bram West Secondary Plan Review

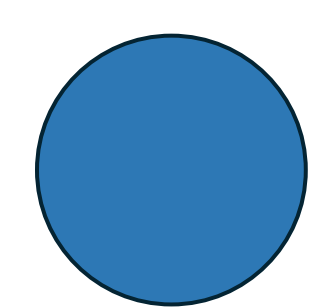


AIR PHOTO - SPRING 2022

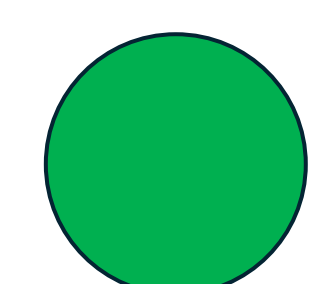
 BRAM WEST SECONDARY PLAN BOUNDARY

Introduce yourself!

Using the stickers, show us where you live and your favourite place in Bram West.



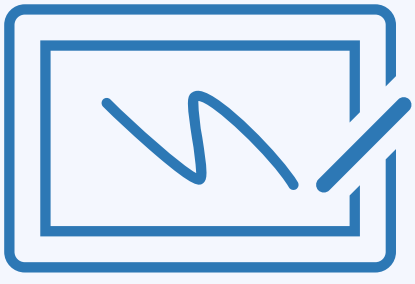
Home



Favourite Place to Visit

Bram West Secondary Plan Review

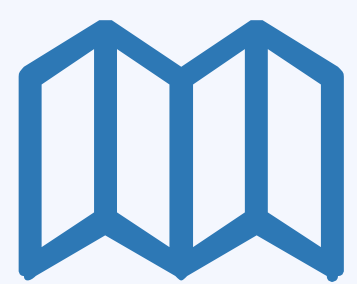
How to Participate



Use a sticky note to write your thoughts and place it on any of the available boards.



The Project Team is available to answer your questions.



Conceptual maps are available to review and draw or write your comments on.



You can also submit comments to the City by e-mail:
bramwest@brampton.ca



Use the project webpage to stay up to date:
bramwest@brampton.ca

Land Acknowledgement

The City of Brampton is located on the traditional territories of the Mississaugas of the Credit, Haudenosaunee, and Wendat Nations who have called this land home since time immemorial. We acknowledge the agreements made in Treaty 19 — the Ajetance Purchase of 1818 — and are committed to our ongoing role in reconciliation through meaningful action rooted in truth, justice, and respect.

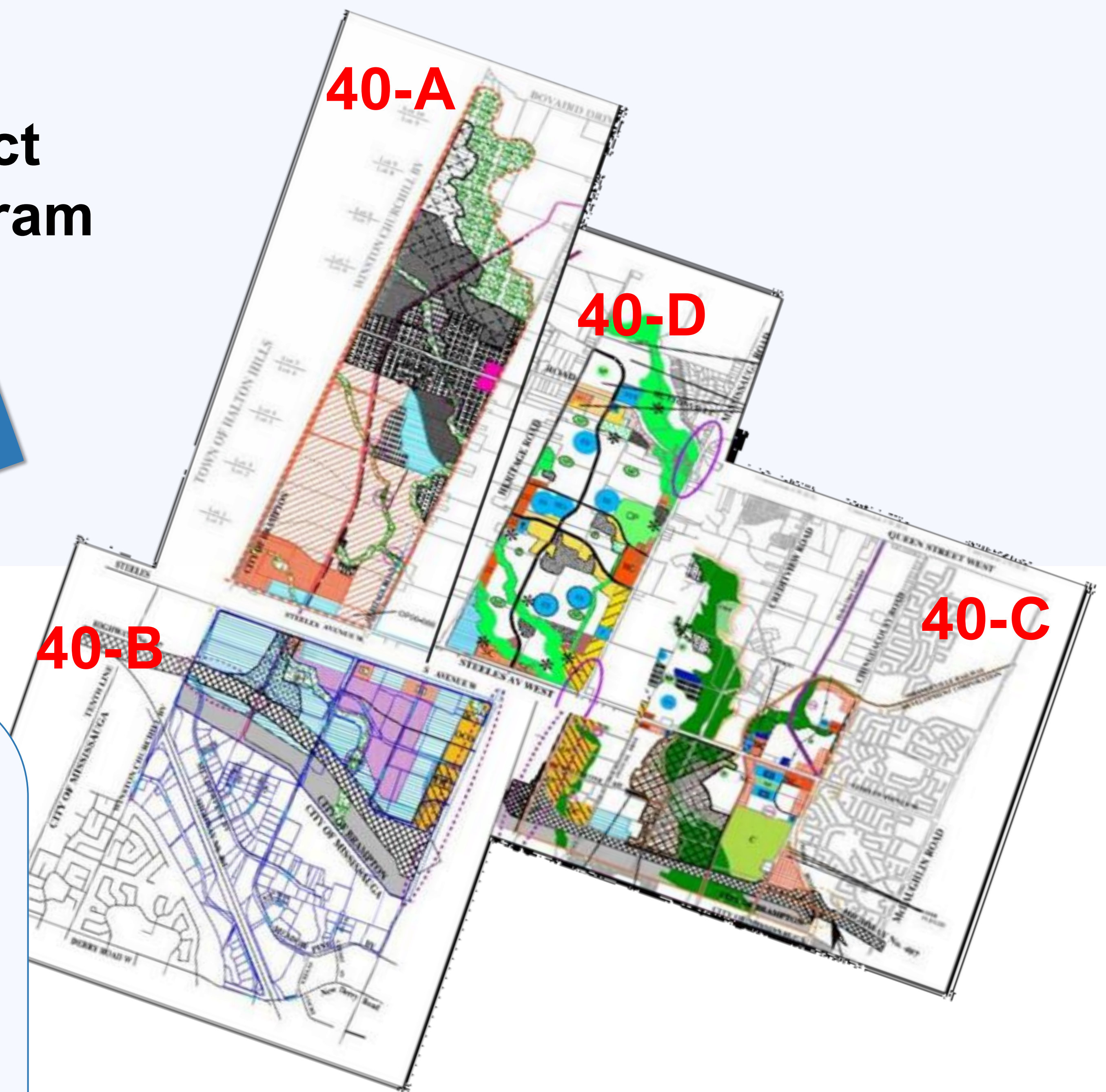
We are grateful to the original caretakers of this land who have ensured we are able to work, play, and live in Brampton now and in the future.

What is a Secondary Plan?

A **Secondary Plan** is a detailed land use plan for a specific community within Brampton. Secondary Plans include land use designations and policies that guide how the community is intended to grow over time and are amended into the Official Plan. A Secondary Plan is a tool that:

- Identifies opportunities and addresses issues related to land use in specific communities.
- Builds off the Official Plan and introduces specific, more detailed policies for the community.
- Contains a vision statement and guiding principles that reflect the core values of the residents, stakeholders and City Staff.
- Provide an opportunity to promote consistency in new/developing areas and compatibility within existing areas that require revitalization.

There are four in-effect Secondary Plans in Bram West today.



Why four?

When the Secondary Plan was originally created, it was appealed to the Ontario Municipal Board. It was split to allow development to proceed in certain areas ahead of others that were under appeal.



Ask a member of the Project Team to look up what your property is designated in the existing Secondary Plans.

Why do we need a Secondary Plan Update?

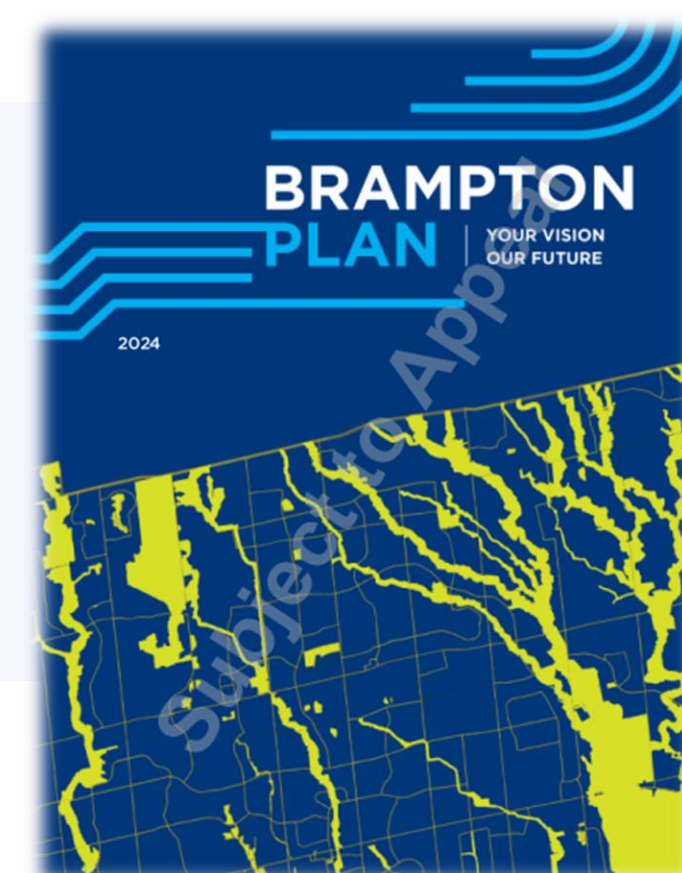
This Secondary Plan Review will result in a consolidated new Secondary Plan, including policies and maps that include:

Updated population and job forecasts to 2051.

Updated technical studies (For example: Subwatershed Study, Transportation Master Plan, Bram West Parkway Environmental Assessment, Infrastructure Servicing Study, Employment Study) to guide growth and development in the area.

New Provincial and Regional planning framework and infrastructure projects (For example, Provincial Planning Statement, 2024, Highway 413 Focused Analysis Area, etc.).

Alignment with and implement the policy objectives of Brampton's New Official Plan, *Brampton Plan*.



How to complete a Secondary Plan Update?

1

Use local insight to create a **draft** land use concept for Council review and endorsement.

2

Complete **technical studies** to inform the Secondary Plan policies & maps.

3

Complete **Secondary Plan** and maps for Council approval.

We are here!

Project History



Design and Discussion

- Develop Preliminary Ideas
- 1st Draft Concept



Land Use Concepts

- Virtual Open House on Draft Concept Structure
- Market Analysis



Discovery & Renaissance

- Bus Tour
- Initial Stakeholder Meetings



Critique Week

- Focused Stakeholder Meetings
- Concept Refinements



- Revisions and Refinements to Concept
- **SPR Paused***



Why was the project paused?

Uncertainty with the Province's plans for Highway 413 made it difficult to plan for the surrounding community.

Next Steps

Project Relaunch

Engagement

Present Land Use
Concept to
Council

Technical Studies
& Project
Finalization

December
2024

January –
February
2025

March
2025

2025
Onward



Why was the project relaunched?

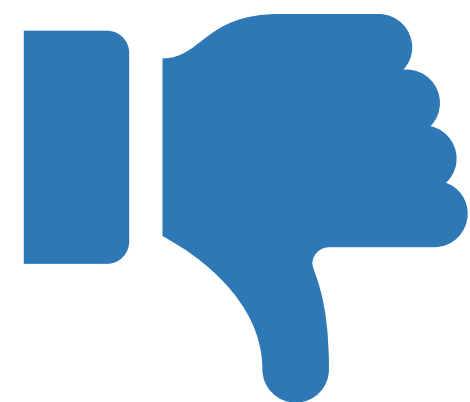
Highway 413 has reached the 90% design phase.

Vision and Guiding Principles

The **Vision Statement** for Bram West identifies the communities long term views and aspirations for the future:

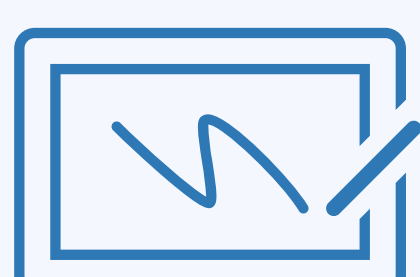
“The Bram West Secondary Plan area will be a complete community focused on walkable, livable and connected places and green spaces. Employment Areas will be promoted and protected as viable and thriving places to work, while also leveraging proximity to transit and goods movement corridors.”

Do you believe that the **proposed Vision Statement** reflects the values and aspirations of your community? Vote by placing a dot if you agree or disagree with the statement above.



To realize the vision statement, **guiding principles** set out more specific directions for enhancing or protecting the community's core values, qualities, and characteristics over the long-term.

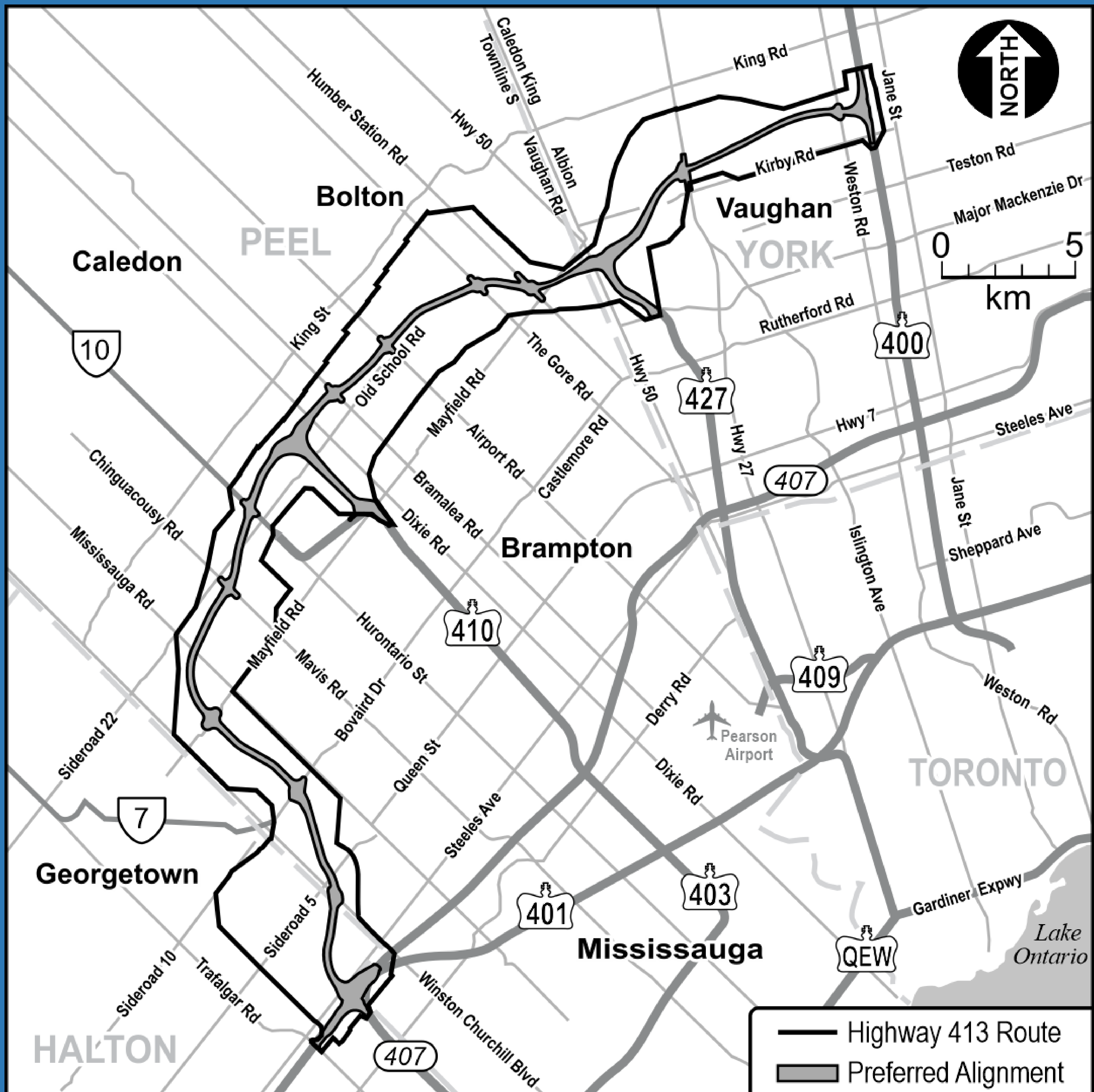
1. Connect people and places to the rest of the City and adjacent municipalities with an emphasis on mobility, design and goods movement.
2. Provide a diverse range of housing choices.
3. Prepare for the impacts of a changing climate.
4. Grow and support resilient, sustainable communities and infrastructure.
5. Create compact, complete communities that are scalable and adaptable, while respecting existing approvals and development permissions.
6. Concentrate intensity along transit corridors and in key growth areas, with major focus on Town Centre and MTSA in alignment with Brampton Plan.
7. Respect, protect, and promote Natural Heritage and Cultural Resources.
8. Leverage existing public and private green spaces to create green corridors.
9. Create public spaces and civic places for people to gather.
10. Create a community- and business-friendly identity for Bram West.
11. Meet regional population and employment targets to accommodate growth, with emphasis on intensification in major growth areas, neighbourhood centres employment in mixed use centres.
12. Support success and expansion of existing businesses while designing to attract innovation, tech sectors, etc.



What are we missing? Using a sticky note, add your thoughts on the guiding principles above!

Highway 413

The Ministry of Transportation (MTO) and the Ministry of Energy (MoE) have lands set aside in Bram West for Highway 413 and Northwest Greater Toronto Area (NWGTA) Transmission Corridor Identification Study.



- Highway 413 has reached the 90% design phase.
- The City will be engaging the Province as part of the Bram West Secondary Plan Review process will continue to work with the Province to understand the implications of Highway 413 on the Bram West Secondary Plan Area

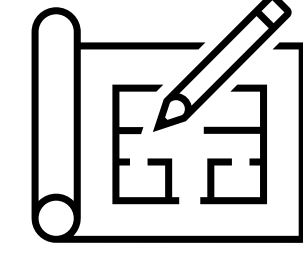


Visit the Highway 413 website for more information!

Draft Land Use Concept

DRAFT For Discussion Purposes Only

The alignment and location of the Bram-West Parkway is conceptual and will be revised upon the completion of future studies.



The design of these lands was not completed because of the uncertainty of Highway 413.

Join the Project Team at the table-top stations to help us design these lands.

40(A) LANDS UNDER REVIEW

LOW-RISE RESIDENTIAL	MIXED-USE EMPLOYMENT	Provincial Greenbelt	Proposed Community Hub	Secondary Urban Boulevards	Corridor Protection Area
LOW-RISE PLUS RESIDENTIAL	EMPLOYMENT	Bram West SP Boundaries	Neighbourhood Centre	Support Corridors	Parkway Belt West
MIXED-USE (LOW-RISE)	INSTITUTIONAL AND SCHOOLS	HWY 413 Study Area	BramWest Parkway	Proposed Recreational Trails	Proposed Protected Bike Lanes
MIXED-USE (MID-RISE)	STORMWATER MANAGEMENT	City Limit	Proposed Public or Private Street Network	Potential Mid-Block Connection	Railways
MIXED-USE (HIGH-RISE)	NATURAL HERITAGE SYSTEM	M TSA Boundary	Potential Mid-Block Connection	Major Watercourses	TransCanada Gas Pipeline
MIXED-USE COMMERCIAL	OPEN SPACE	M TSA Station	Proposed Provincial Transitway		
MIXED-USE OFFICE	Churchville Heritage Conservation District	Neighbourhood Park			



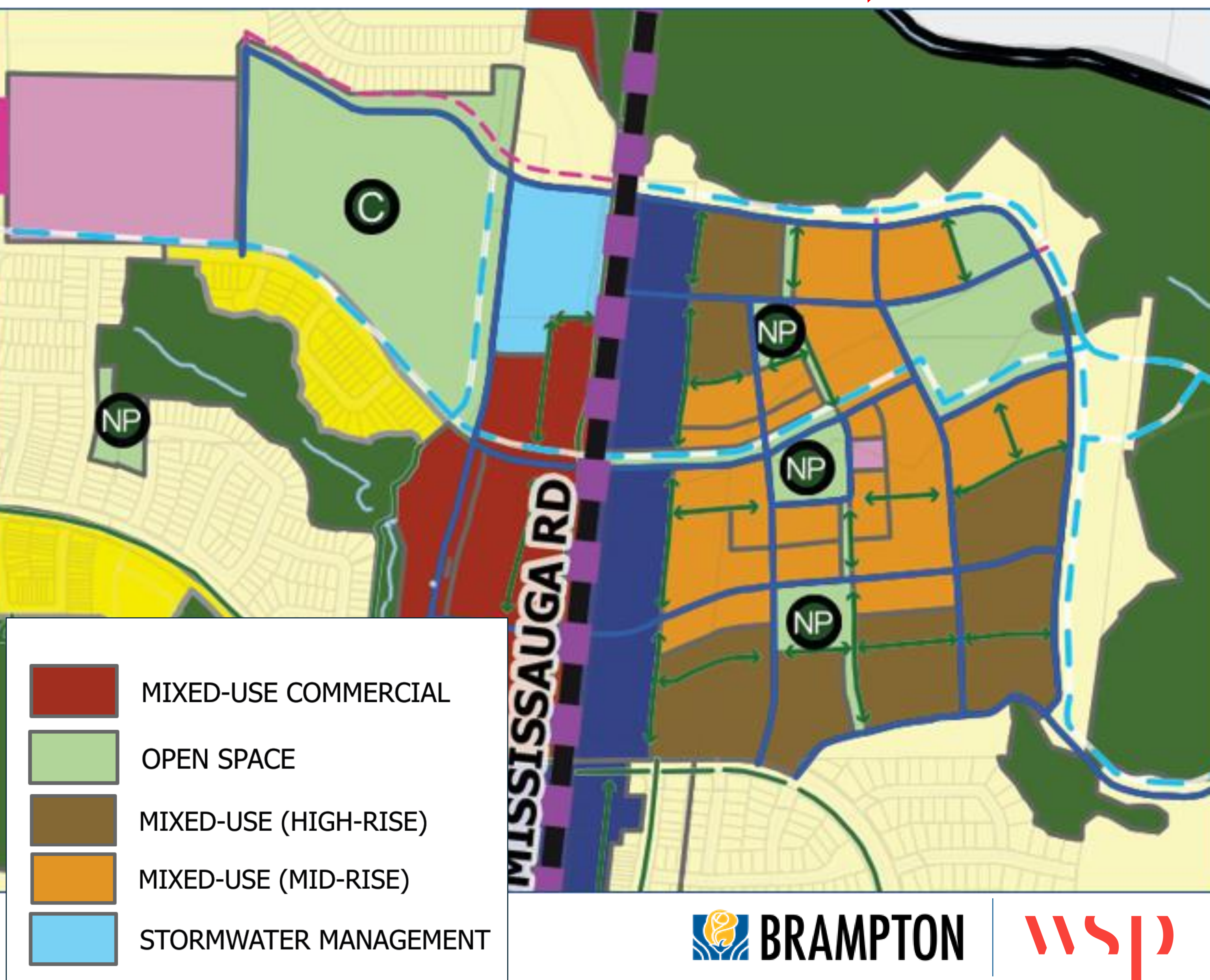
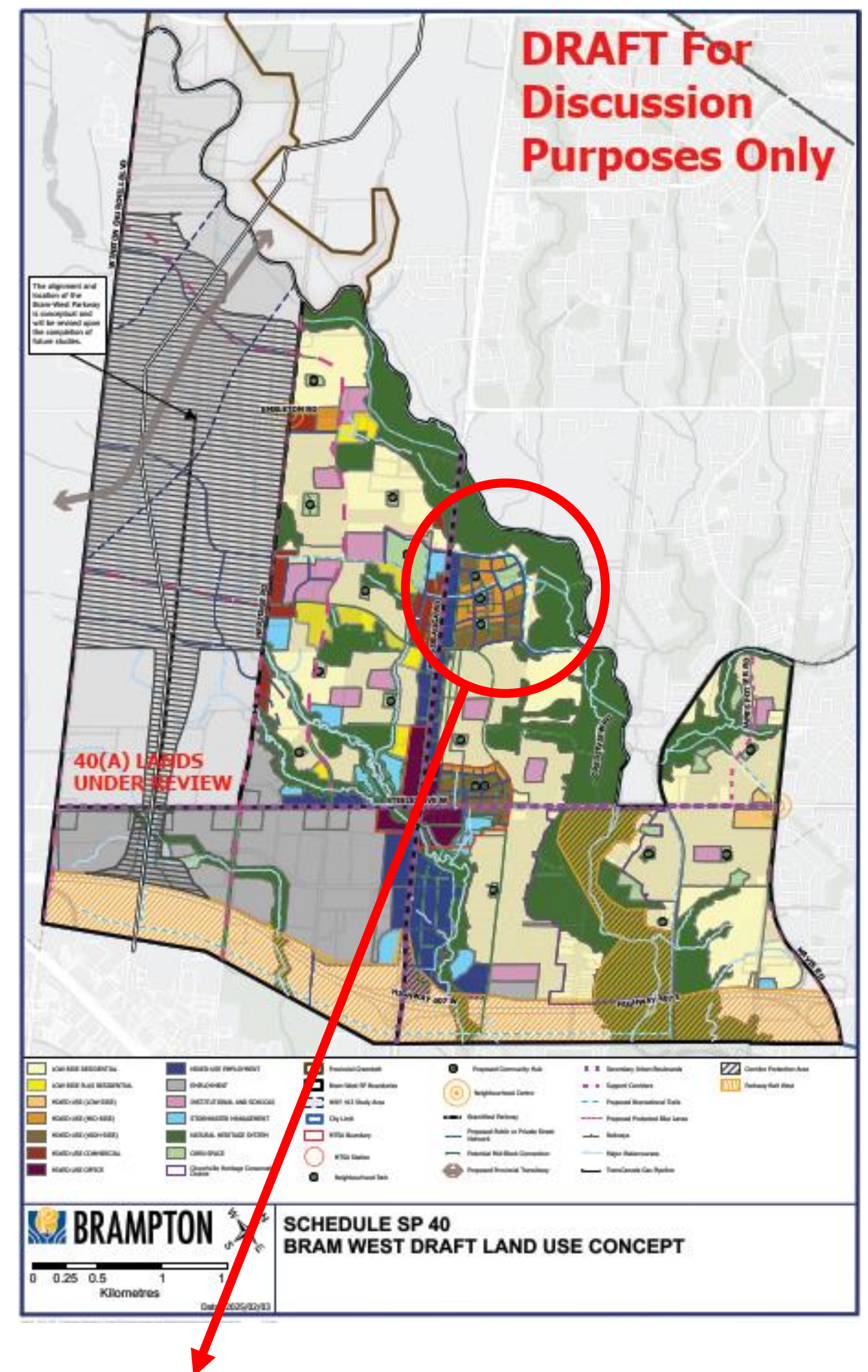
SCHEDULE SP 40 BRAM WEST DRAFT LAND USE CONCEPT



Date: 2025/02/03

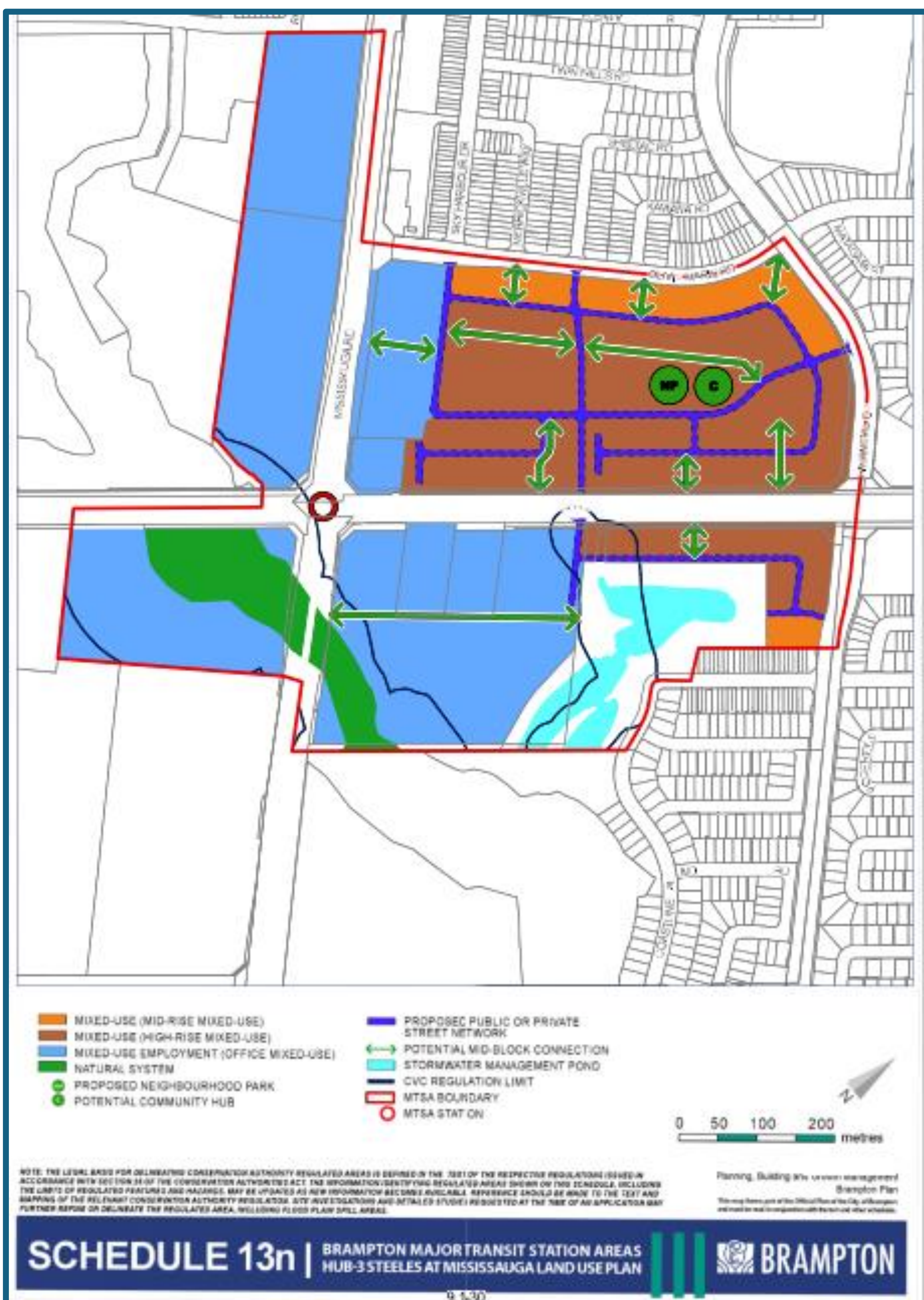
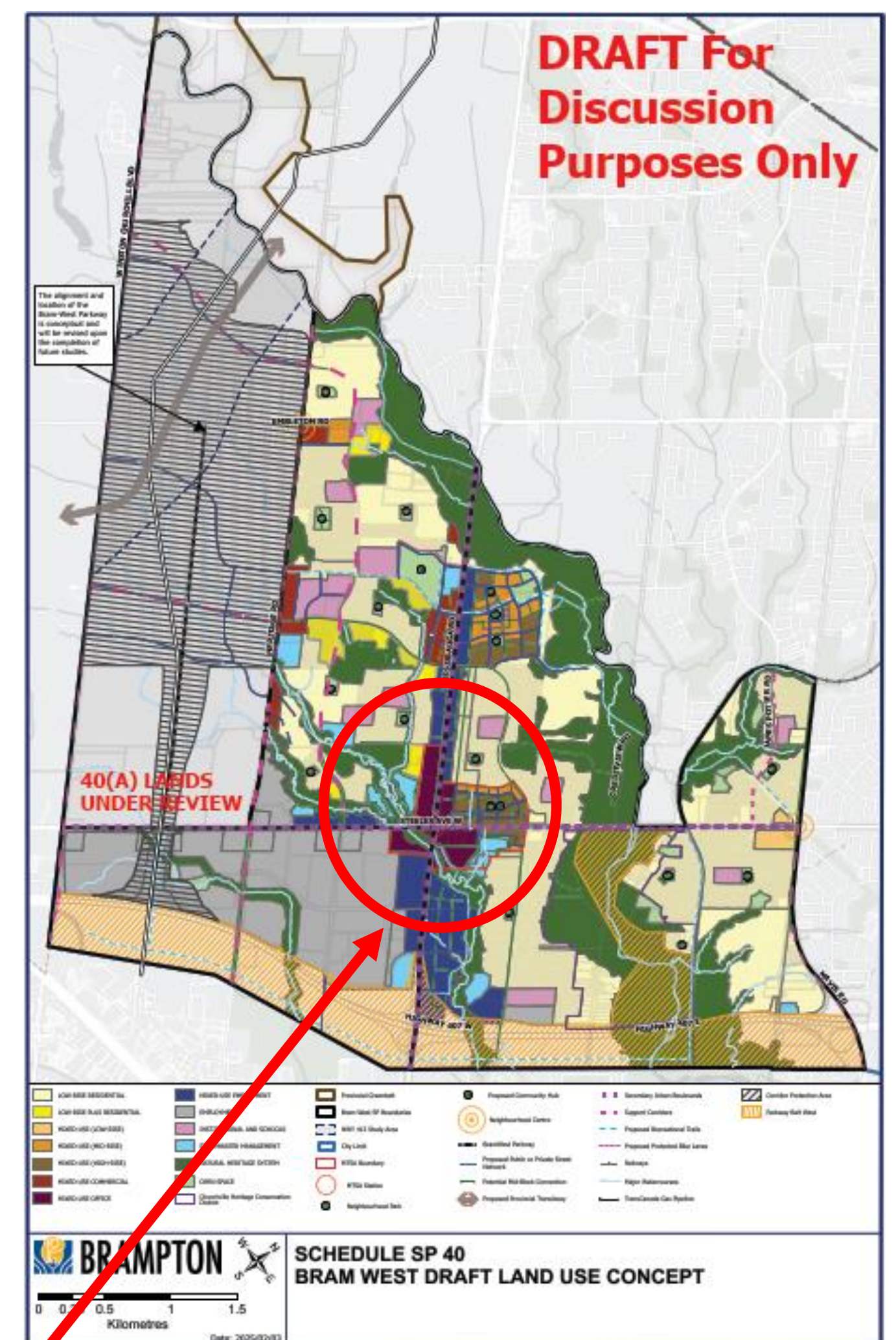
Potential Town Centre

- Bram West has an identified 'Town Centre' through Brampton Plan.
- Town Centre's are vibrant mixed-use centres, connected by higher order transit.
- The Bram West Town Centre will provide:
 - A sense of place
 - Great amenities, parks and public spaces
 - Shopping
 - Local jobs and employment opportunities
 - A mix of housing options
- Through stakeholder discussions, Lionhead Golf Club Road and Mississauga Road was identified as an ideal location for the Bram West Town Centre
- Subject to change.



Steeles at Mississauga Major Transit Station Area (MTSA)

- Major location where density will be directed.
- Supported long-term by Steeles and Mississauga H&T lines.
- Mixed-Use Office and High-Rise Mixed-Use as the predominant uses at Mississauga and Steeles.
- High proportion of employment uses fronting Mississauga Road, respecting the Mississauga Road Corridor Special Policy Area and making connections to employment-focused growth area to the south.



The land uses within the MTSA were approved through a separate City Project, these uses will be integrated into the Bram West Secondary Plan.

Use the QR code to learn more about the City's MTSA's.

Employment Areas

- Bram West is a key employment area in Brampton due to its prime location and connectivity to Highway 407 and future Highway 413.
- Employment Areas, Mixed-Use Employment Areas (and Office-Mixed Use) defined in Brampton Plan – permit major office, advanced manufacturing, innovation and technology, etc.
- Mississauga Road Corridor is a Special Policy Area identified in Brampton Plan.
- Through engagement to date, the City received support for the protection of employment areas from existing businesses and employers.



Excerpt from Schedule 1A City Structure, Brampton Plan

Employment Areas

Potential Neighbourhood Centres

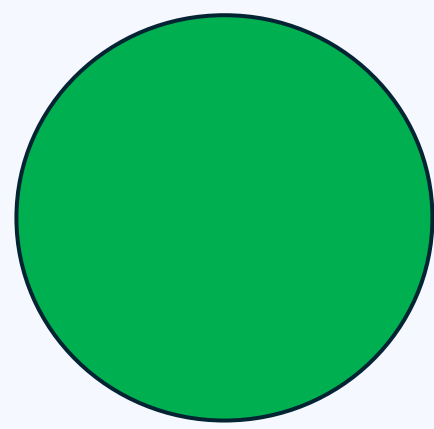
What is a Neighbourhood Centre?

Neighbourhood Centres include a broad range of neighbourhood supportive uses, such as local institutional (schools), local commercial and community services and facilities to support the creation of complete communities.

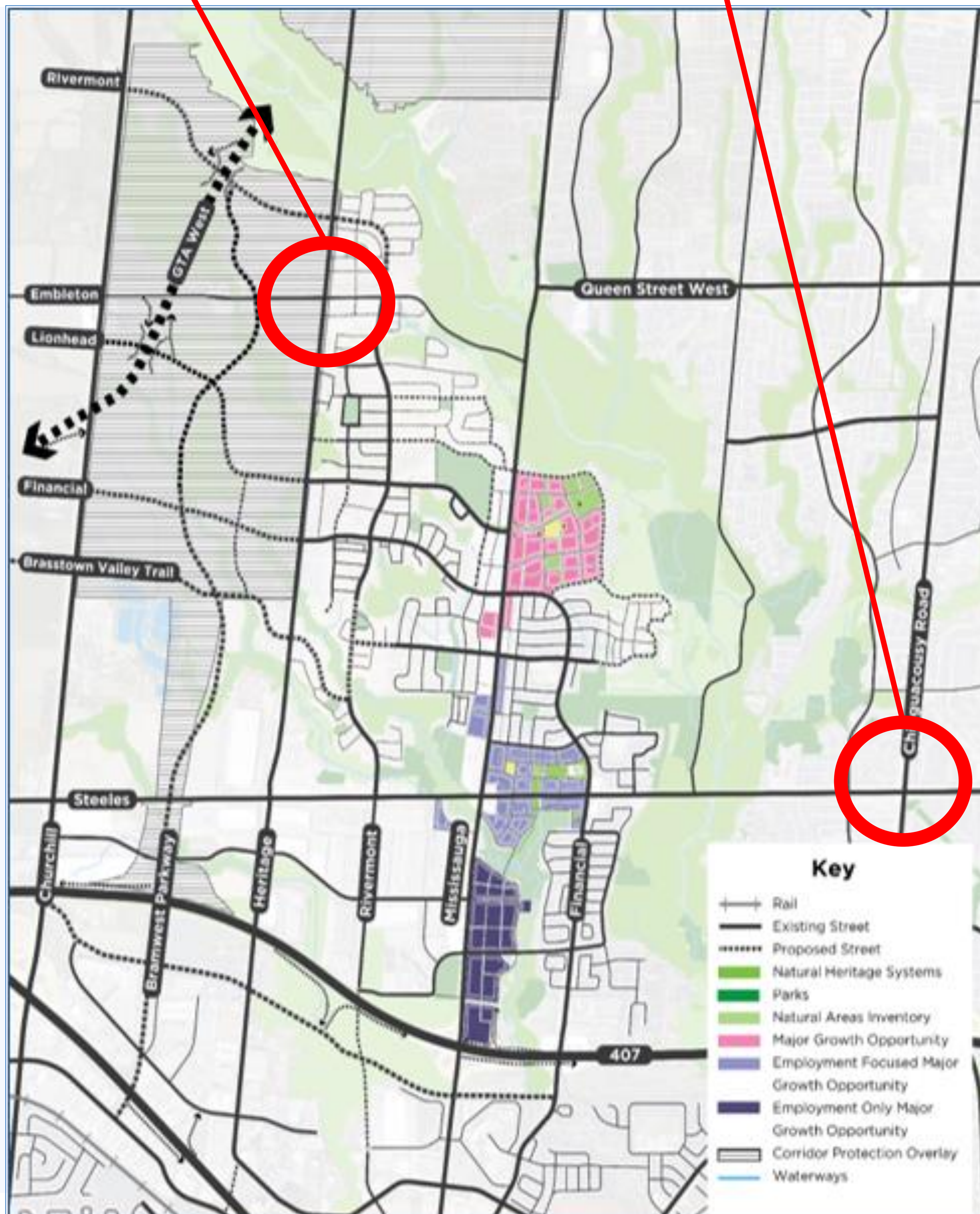
They act as a focal point for the community supported by transit and a mix of housing options. They are intended to be low to mid-rise in scale.

Surrounding Embleton Road
and Heritage Road

Surrounding Chinguacousy
Road and Steeles Avenue



Brampton Plan directs that 'Neighbourhood Centres' be identified through the secondary plan process. Through past engagement with stakeholders, two future neighbourhood centres were identified and are shown below. Using the available sticker dots, help us to identify additional locations for Neighbourhood Centres.



Thank You!

Next Steps:

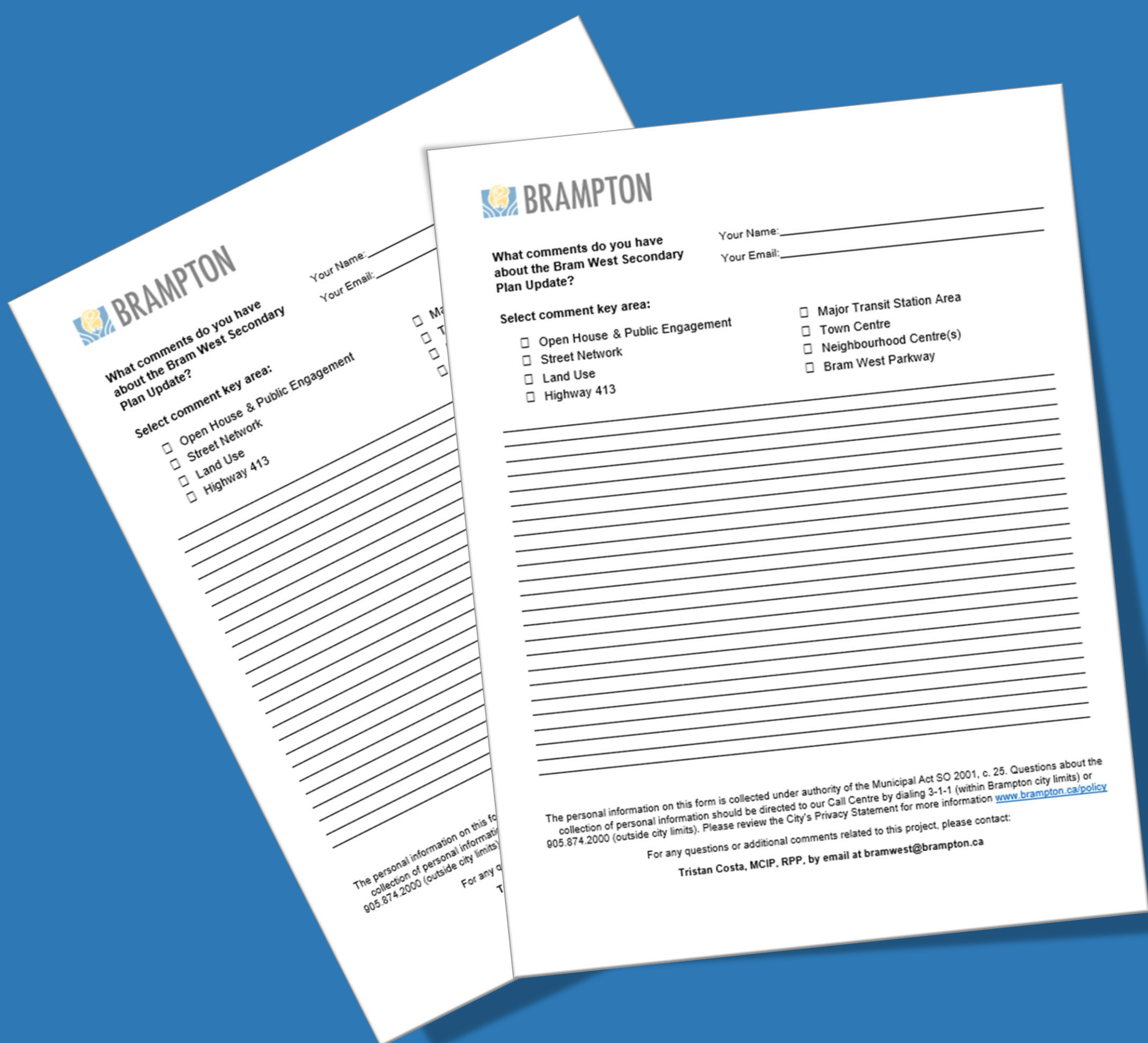
Following today's Public Open House, the Project Team will use your feedback to refine the Draft Land Use Concept.

The Project Team is targeting presentation of a recommended Land Use Concept to the City of Brampton Planning and Development Committee at the end of Q1, 2025

Stay in touch!

Visit: www.Brampton.ca/bramwest

Email: bramwest@brampton.ca



We want to know what **you** think. Please use the available **comment cards** to ask questions and submit feedback.