

# BRAMPTON PLAN

YOUR CITY.  
OUR FUTURE.  
TELL US WHAT.  
YOU THINK.

BBOT Focus Group Discussion, Sept. 13, 2021



[brampton.ca/bramptonplan](https://brampton.ca/bramptonplan)





## Official Plan: What is it?

- Clarifies and provides **city building objectives**
- **Guides the realization of a vision** for the future of the city
- Identifies and defines the components of the city – **not as they are today, but as they are envisioned**
- **Provides a policy framework** to make the vision real



# A New Brampton Official Plan = Brampton Plan

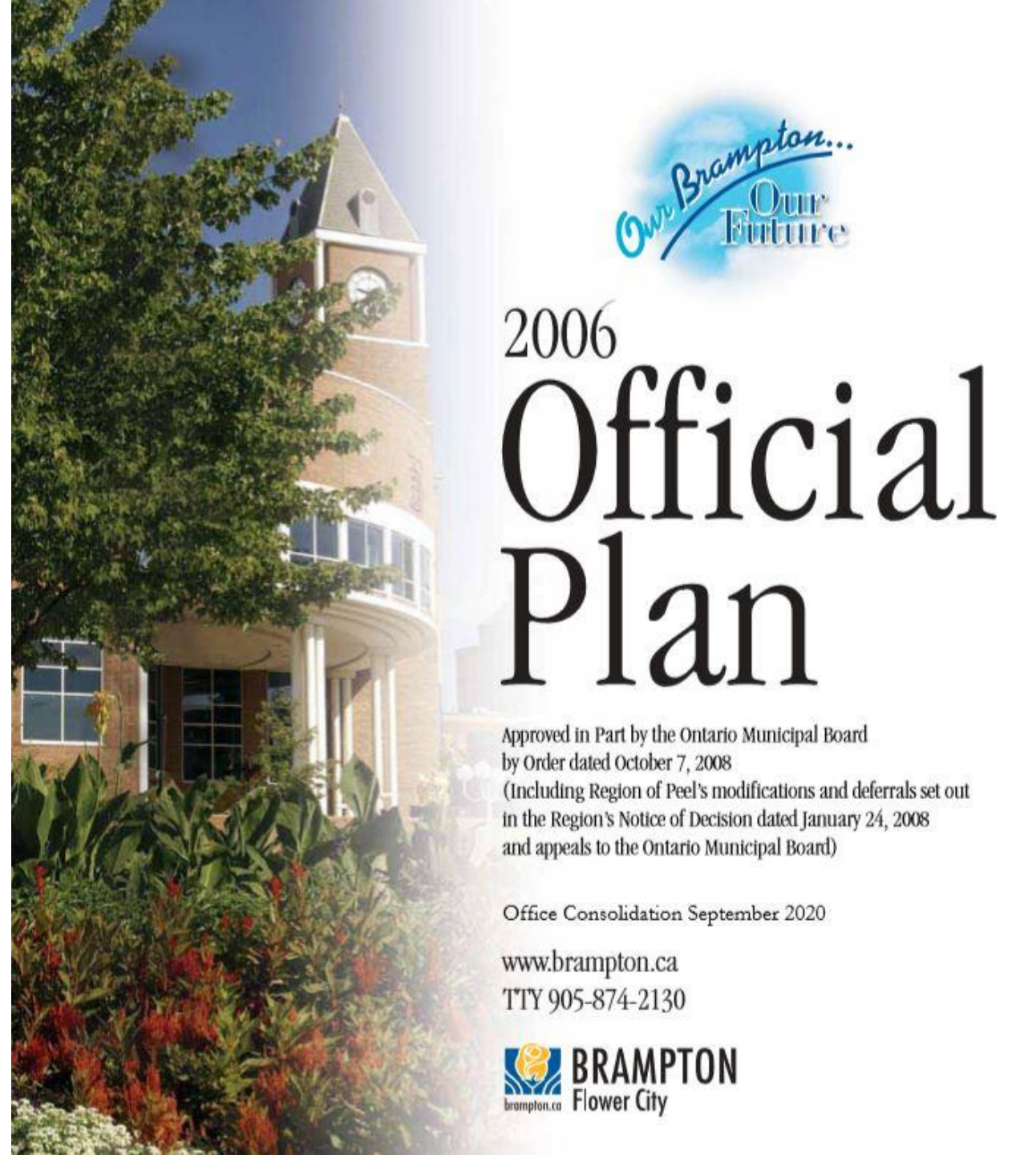
Brampton is preparing to develop a new Official Plan (OP)

- To be adopted by Brampton Council and Peel Regional Council
- A key focus for **implementing the Brampton 2040 Vision**, and master plans

## Why is Brampton Plan Necessary?

Brampton Plan will replace Brampton's 2006 Official Plan, which:

- Was approved and published in 2008
- No longer fully reflects City priorities, or embodies best practices in municipal land use planning



# 2006 Official Plan

Approved in Part by the Ontario Municipal Board  
by Order dated October 7, 2008  
(Including Region of Peel's modifications and deferrals set out  
in the Region's Notice of Decision dated January 24, 2008  
and appeals to the Ontario Municipal Board)

Office Consolidation September 2020

[www.brampton.ca](http://www.brampton.ca)  
TTY 905-874-2130



## Why is Brampton Plan Necessary?

The **Provincial legislation** governing municipal planning has also been updated recently

To conform with the initiatives of **Brampton's 2040 Vision** and the **Regional Official Plan**

*“The purpose of the OP is to set out the municipality’s general planning goals and policies that will guide future land use in relationship to provincial initiatives, the Regional Official Plan and City initiatives.”*



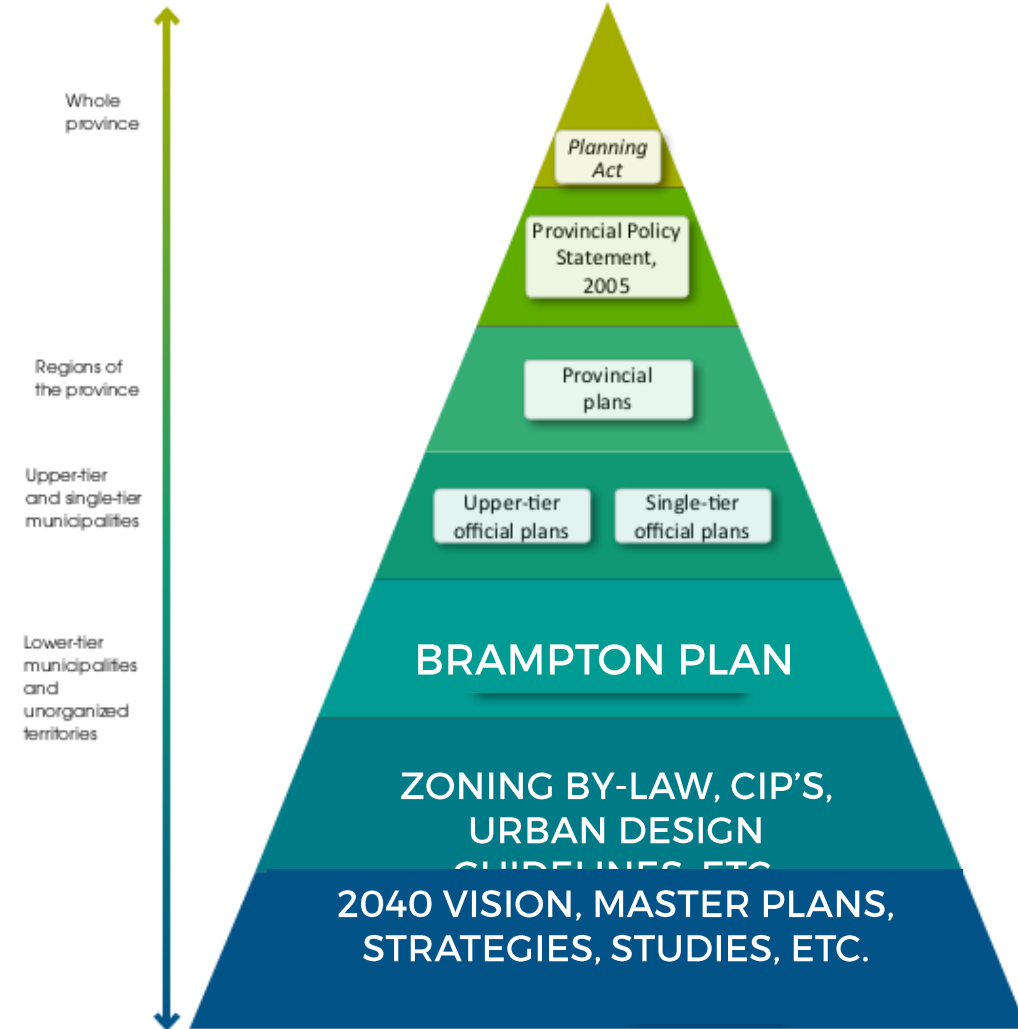
PLACES TO GROW  
BETTER CHICAGO. OR BETTER FUTURE.

Growth Plan for the Greater  
Golden Horseshoe (2017)

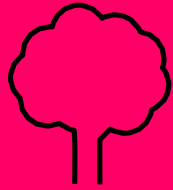
## How will Brampton Plan work in relation to other planning documents?

- Must conform to the Regional Official Plan
- Highest order planning document for the City of Brampton

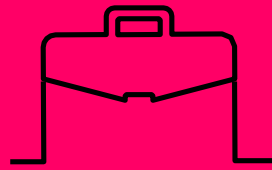
Ontario's policy-led planning system



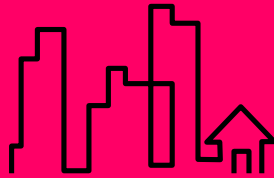
# BRAMPTON 2040 VISION



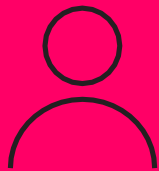
SUSTAINABILITY AND  
THE ENVIRONMENT



JOBS AND  
LIVING CENTRES



NEIGHBOURHOODS  
TRANSPORTATION AND  
CONNECTIVITY



SOCIAL MATTERS AND  
HOUSING



HEALTH



ARTS AND CULTURE



# The Brampton Plan Process



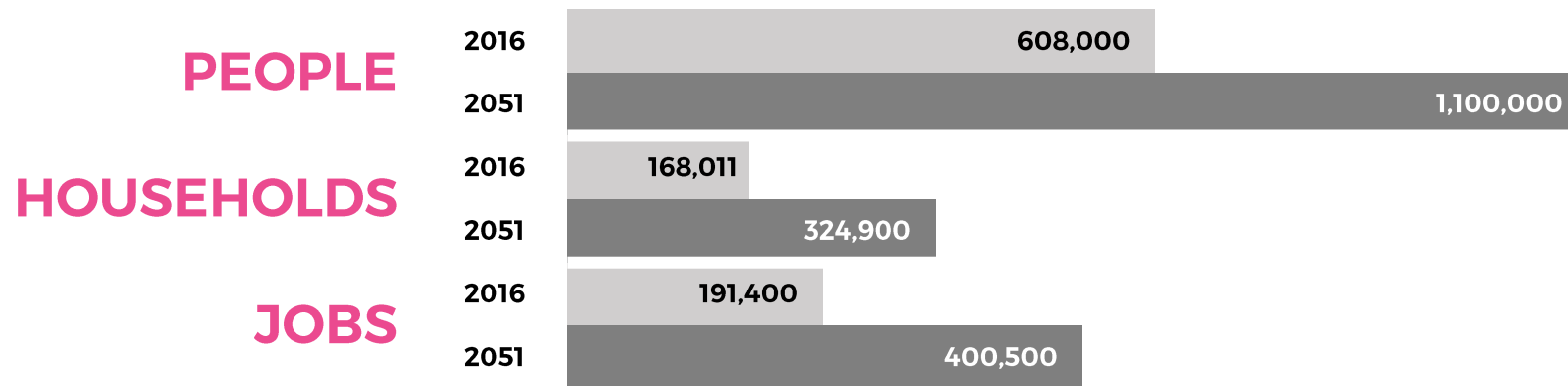


# GROWTH MANAGEMENT FRAMEWORK AND OFFICIAL PLAN STRUCTURE



# WHAT IS GROWTH MANAGEMENT?

## Growth Projections for the City of Brampton



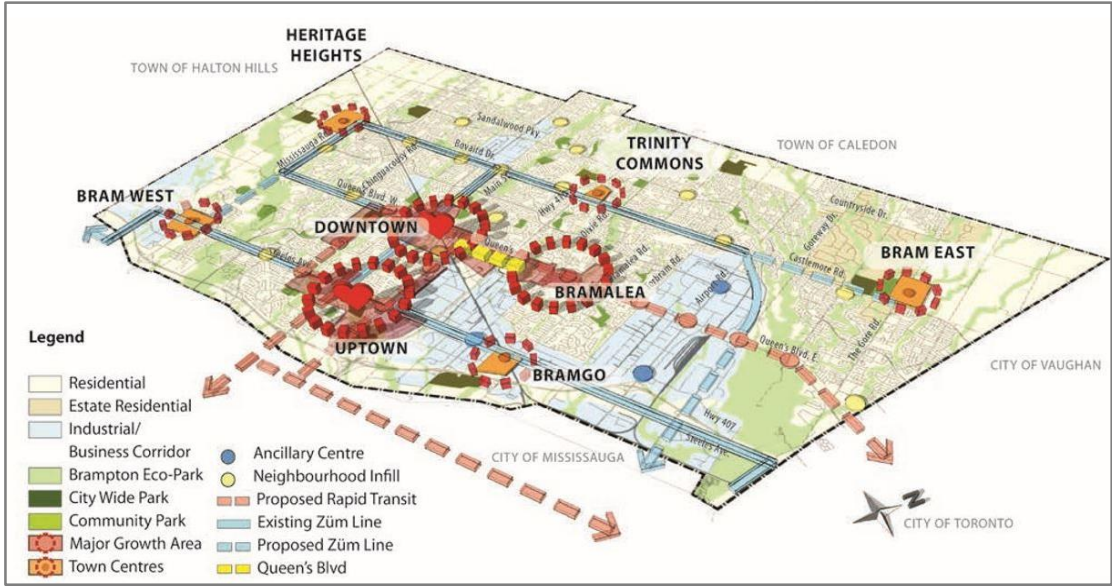
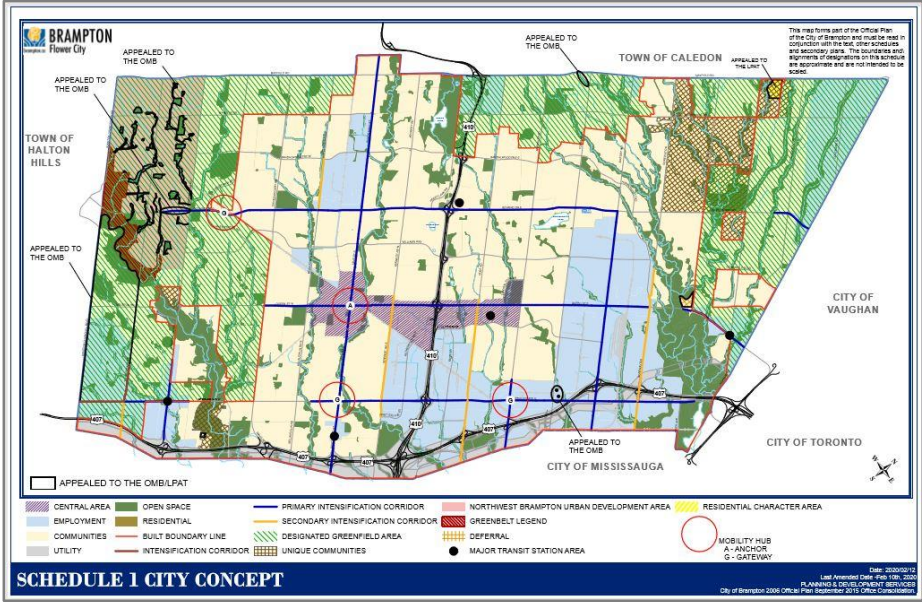
Brampton Plan will need to plan for and direct growth to 2051 based on Provincial and Regional policies. As Brampton transitions and accommodates more intensification and urbanization, where we should direct growth and also, where we should not, becomes very important.



# CITY STRUCTURE EVOLUTION

Current Official Plan “City Concept”

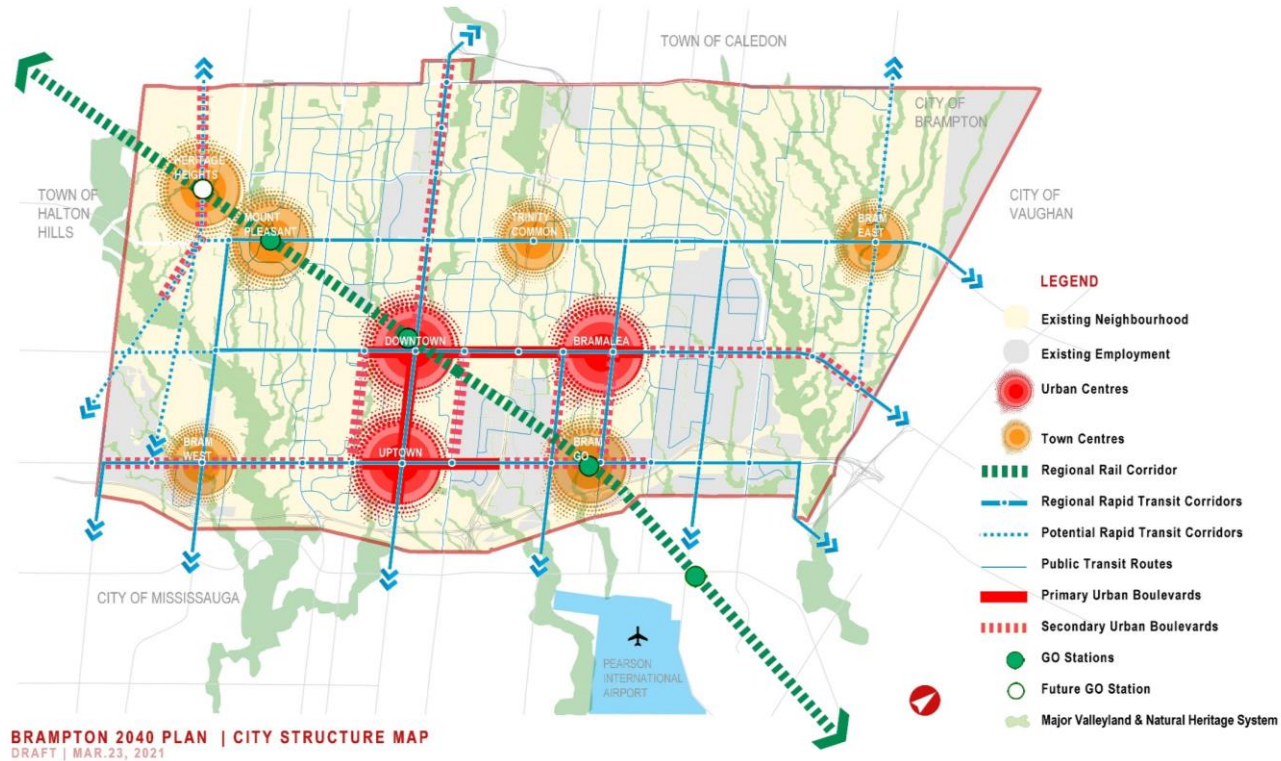
2040 Vision Conceptual Structure



A City Structure is intended to identify key elements and relationships that will help guide future growth in Brampton.



# PROPOSED BRAMPTON PLAN CITY STRUCTURE



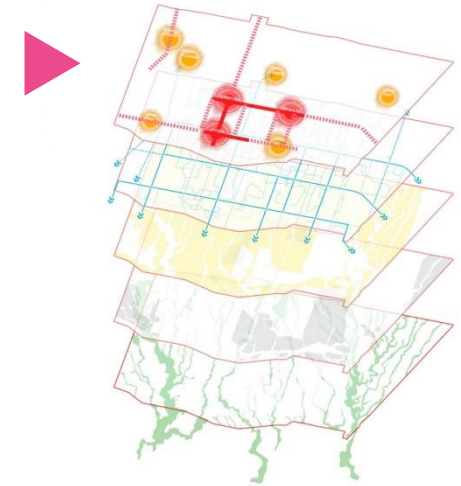
The proposed City Structure is comprised of a series of 'layers'.



# URBAN CENTRES AND PRIMARY URBAN BOULEVARDS

## Strategic Directions & Recommendations

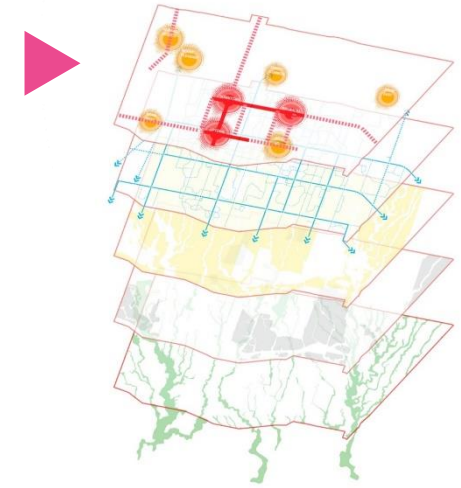
- Prioritize intensification in areas where supporting municipal infrastructure is existing or planned.
- Consider the role of Community Hubs and other community spaces.
- Develop policies to guide the transition of built form to certain areas of the city.
- Tie increases in height and density to the provision of community benefits.
- Support mixed-use development.



# TOWN CENTRES AND SECONDARY URBAN BOULEVARDS

## Strategic Directions & Recommendations

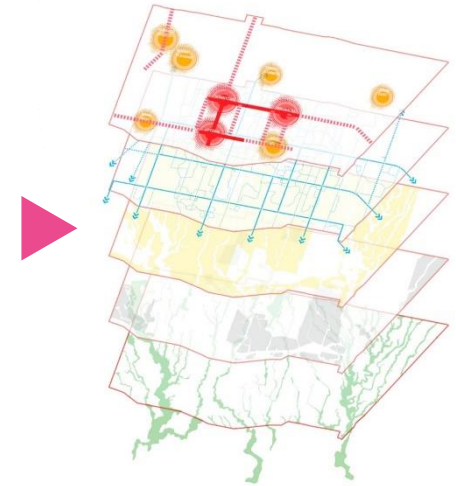
- Consider the timing of (re)development within each of the Town Centres.
- Provide appropriate transition policies to surrounding neighbourhoods.
- Consider the unique function of each Town Centre (e.g., Bram West vs. Trinity Commons).



# HIGHER-ORDER TRANSIT CORRIDORS

## Strategic Directions & Recommendations

- Support mixed-use development along the corridors, with a focus on locations where two or more corridors connect.
- Integrate corridors with pedestrian and cycling infrastructure.
- Introduce provisions for the transition of built-form between corridors and neighbourhoods.
- Offer a range of housing, retail, community, and employment uses.



# NEIGHBOURHOODS

## Strategic Directions & Recommendations

- Develop policies for 20-minute neighbourhoods and complete communities.
- Promote infill and intensification through context-sensitive (house-scaled) housing.
- Consider the need to identify unique neighbourhoods in Brampton.
- Identify priority neighbourhoods for place-making and community investment.
- Promote formal and informal gathering spaces.

A 20-minute neighbourhood is...



...where you can undertake most of your daily needs within a 20-minute walk.

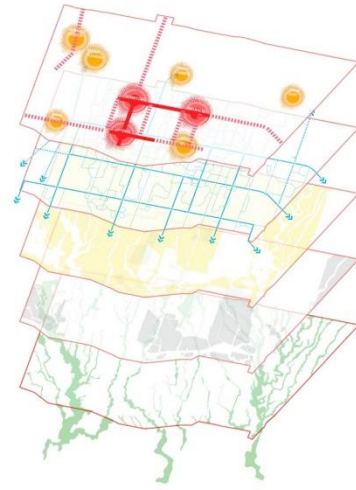




# INSTITUTIONAL USES & PLACES OF WORSHIP

## Strategic Directions & Recommendations

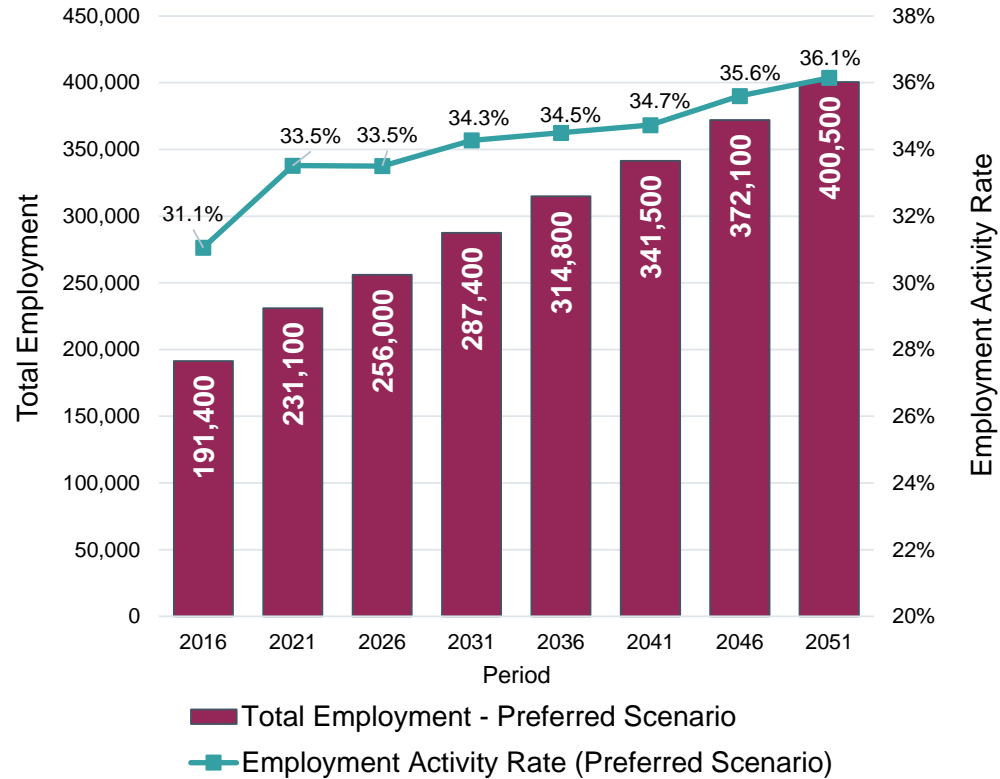
- Review the current policy framework and development criteria in the Official Plan for these uses.
- Direct new places of worship away from employment areas, to neighbourhoods and mixed-use areas.
- Review key directions and objectives for major institutional uses and places of worship.
- Consider appropriate design policies.
- Local institutional uses, such as schools and places of worship, will be permitted in most areas of the city.
- Specific policies are required for places of worship to address their potential impact on employment areas.
- There is a need to consider policies for major institutional uses, such as key government and post-secondary campuses.



# EMPLOYMENT AND RETAIL



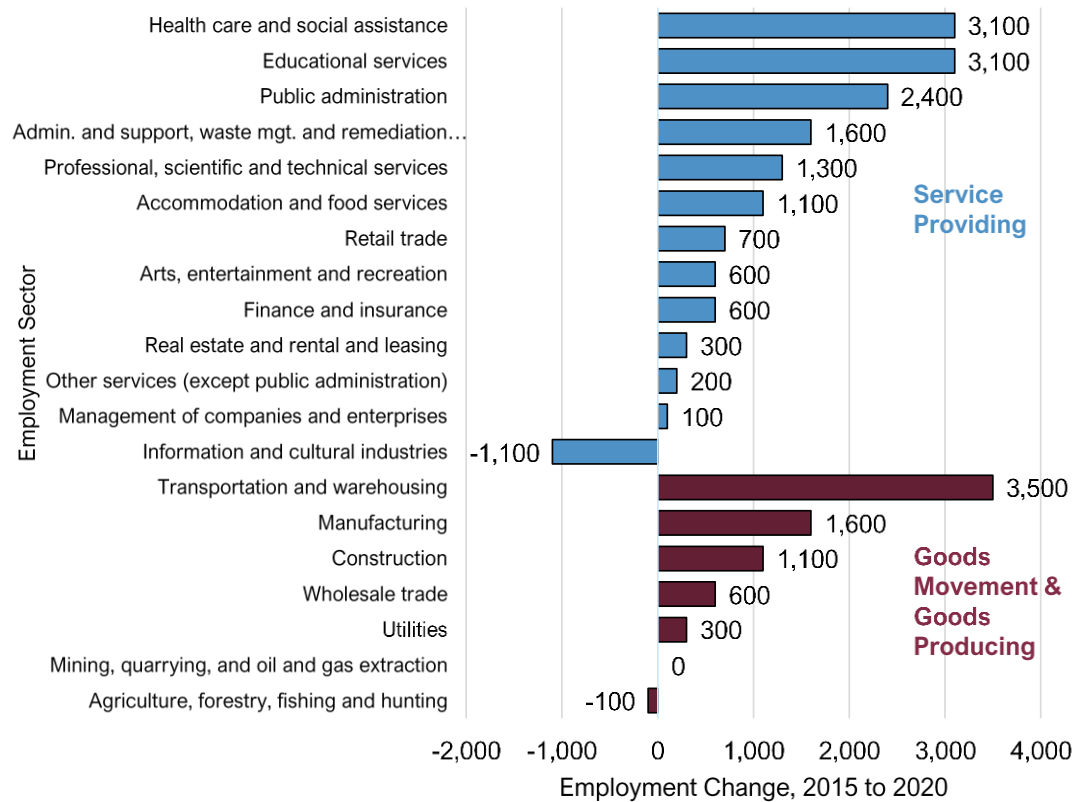
# OVERVIEW



By 2051 it is forecast that the City will reach an employment base of 400,500, an increase of 164,900 employees over the 2021 to 2051 period, or annual growth rate of 1.8%.



# CITY OF BRAMPTON, EMPLOYMENT GROWTH TRENDS

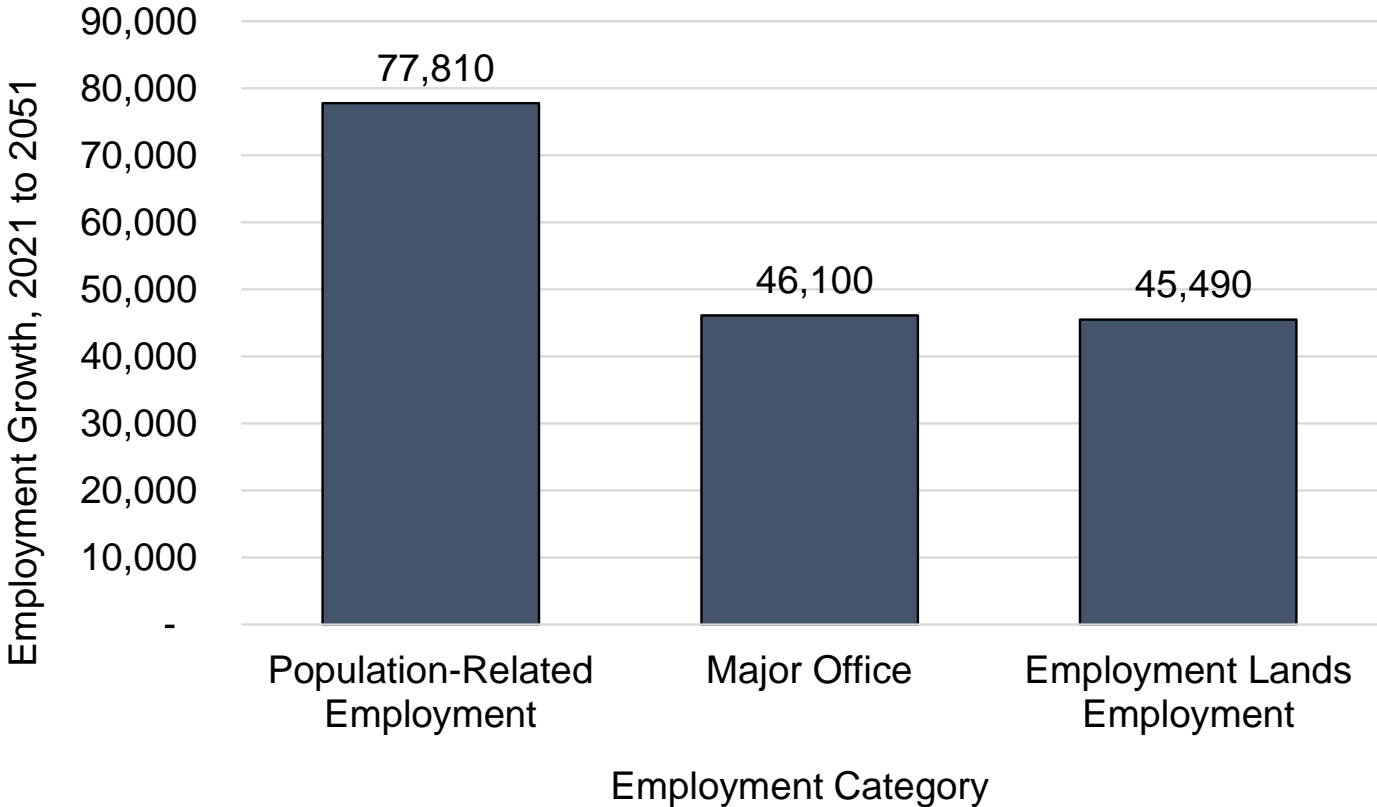


Similar to the GGH as a whole, the City of Brampton experienced employment growth in most employment sectors from 2015 to 2020.

Source: Derived from OMAFRA EMSI Analyst by Watson & Associates Economists Ltd.



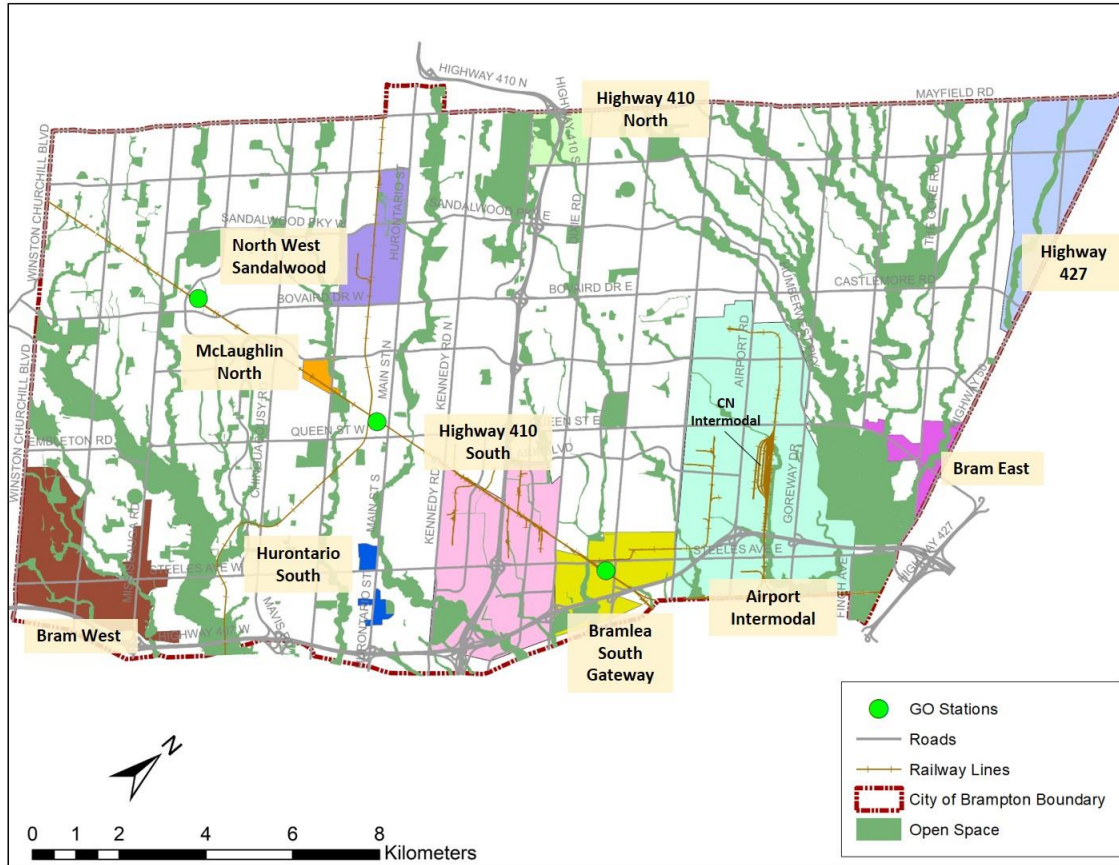
# CITY OF BRAMPTON, EMPLOYMENT GROWTH TRENDS



Source: Watson & Associates Economists Ltd., 2021.



# CITY OF BRAMPTON EMPLOYMENT AREAS



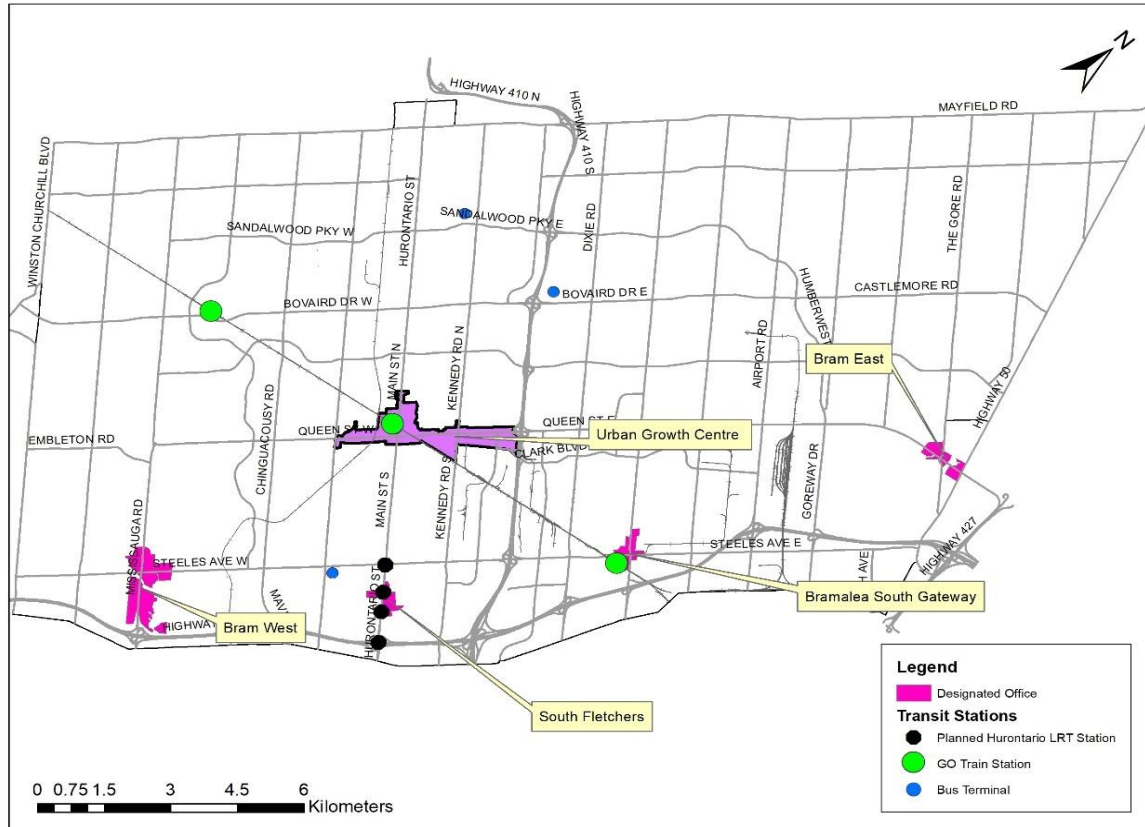
Employment Areas accommodate approximately 58% of the City's employment.

Approximately less than 10% (632 of 6,500 gross ha) of the City's Employment Area lands remain vacant as of 2020.

Manufacturing is the largest sector in Employment Areas, representing 35% of the employment in Employment Areas.



# CITY OF BRAMPTON, MAJOR OFFICE MARKET



- The City of Brampton has 16 major office buildings with 1.7 million sq.ft. (440,000 sq.m) of office building space.
- Relative to population size, the City of Brampton has a low share of office space compared to other municipalities in the GTHA.



# CITY OF BRAMPTON RETAIL COMMERCIAL STRUCTURE



Recently built plaza that represents recent trends in retail, Lionheard Marketplace, Brampton.

- The retail sector in Brampton represents just under a third of the City's employment (approximately 27%).
- Oriented along arterial roads
- Location characteristics of retail nodes make them highly accessible by automobile.
- Accommodating local serving retail uses that contribute towards building walkable communities should be a key objective in planning for intensification as well as greenfield areas.





# POLICY RECOMMENDATIONS HIGHLIGHTS



Reduce out-commuting and encourage more live/work opportunities



Plan employment growth in concert with transit investments;



Develop an Employment Area conversion framework.



Plan for a Competitive Office Market; and



Update the Commercial Policy framework to support intensification and alternative modes of transportation.



# DISCUSSION



# Discussion Question #1

**Affordability** – Are your employees able to find affordable housing? Are there other affordability issues facing your employees?



## Discussion Question #2

**Getting Around** – How convenient is it for your employees to get to work? How do the majority of your employees get to work? Do your employees primarily come to work from Brampton or outside of the City?



# Discussion Question #3

**Goods Movement** – What issues are you encountering pertaining to goods movement?



# Discussion Question #4

**Child Care** – Are your employees able to access quality child care?



# Discussion Question #5

**Quality of Life** – Is Brampton delivering the kind of quality of life that your employees are looking for or that you need to attract talent? What feedback have your employees given on Brampton’s lifestyle amenities?



# Discussion Question #6

**Other Issues** – Is there anything currently affecting your business or employees that Brampton's Official Plan could assist with or alleviate? Is there anything else that is top of mind?





# GETTING INVOLVED



**Email us!**

[opreview@Brampton.ca](mailto:opreview@Brampton.ca)



**Visit the Project Webpage**

[www.Brampton.ca/BramptonPlan](http://www.Brampton.ca/BramptonPlan)

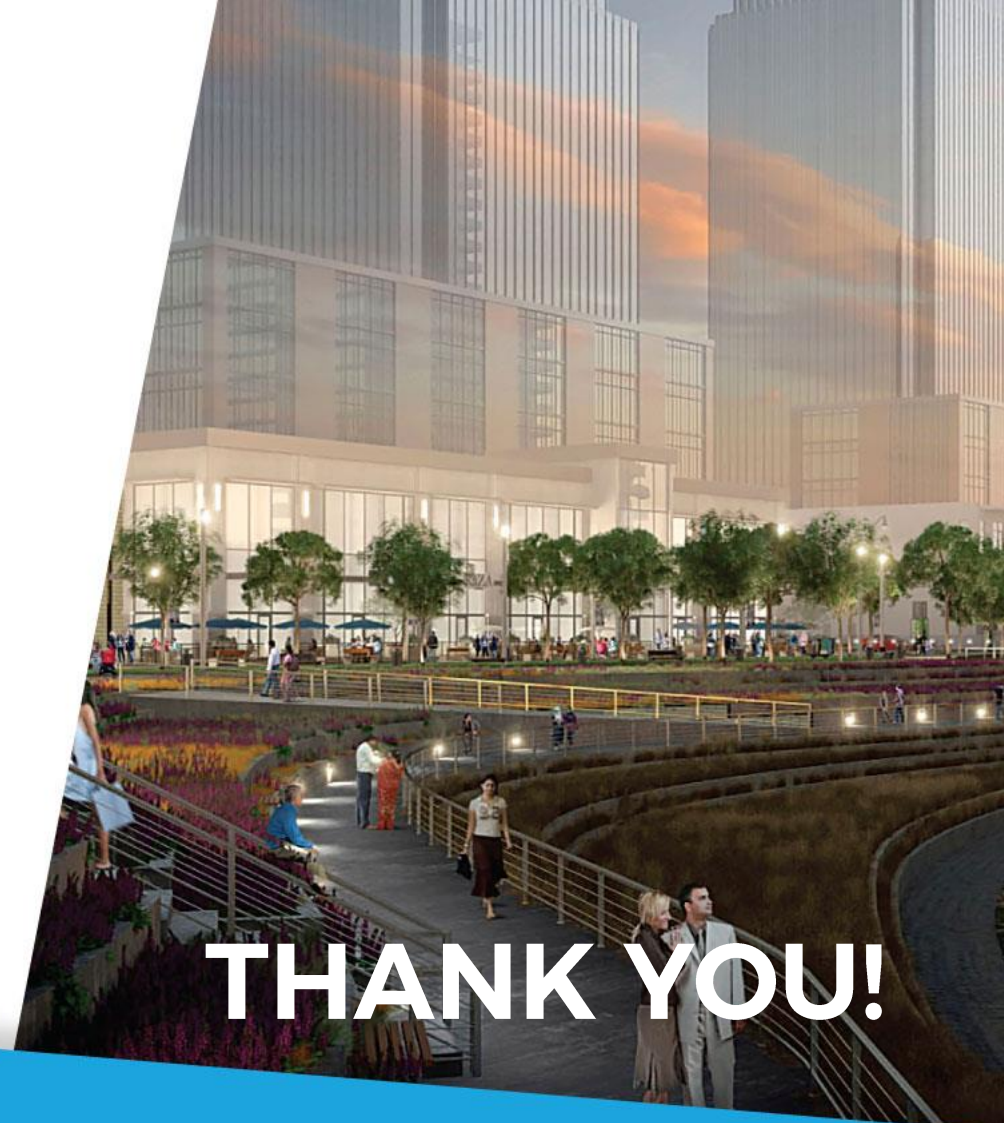


**Review and Comment on a Discussion Paper**



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