

# CITY OF BRAMPTON OFFICIAL PLAN REVIEW

CITY WIDE PUBLIC MEETING #1 – CITY  
STRUCTURE

April 10, 2021



**WELCOME**

# MEET THE TEAM!

## ELECTED OFFICIALS



**Patrick Brown**  
Mayor, City of  
Brampton



**Martin Medeiros**  
Regional  
Councillor  
Chair, Planning &  
Development  
Committee



**Pat Fortini**  
Regional  
Councillor  
Vice-Chair,  
Planning &  
Development  
Committee

## PROJECT LEADS & PRESENTERS



**Bob Bjerke**  
City of Brampton  
Director,  
Community  
Planning &  
Design



**Andrew McNeill**  
City of Brampton  
Manager, Official  
Plan and Growth  
Management



**Greg Bender**  
WSP, Manager,  
Municipal  
Planning

## CITY OF BRAMPTON, PROJECT TEAM



**Anand Balram**  
City of Brampton  
Senior Policy  
Planner, Official  
Plan and Growth  
Management



**Tristan Costa**  
City of Brampton  
Planner, Official  
Plan and Growth  
Management



**Jane Kuang**  
City of Brampton  
Urban Designer

## CONSULTANT PROJECT TEAM



**Andria Sallesse**  
WSP,  
Engagement  
Lead



**Alejandro Cifuentes**  
WSP, Project  
Manager

# Objectives of Today

- To facilitate an **information exchange**;
- To share **best practices** with you that are informing our work;
- To remind you about relevant aspects of the **Brampton 2040 Vision**; and
- To seek input on a new **emerging Urban Structure** for the City of Brampton.



# Instructions

## **HAVE YOUR SAY POLLS**

- There is a time limit for polling (1 minute).
- A pop-up will appear on the screen advising that the poll is ending.
- Polling responses will be recorded
- Results will be active and live.
- The results from the poll will be shared with the public during and after the meeting.
- The responses will inform the key thematic areas and ongoing development and refinement of the draft Official Plan policies

# TESTER POLL: WHO IS YOUR FAVOURITE SUPERHERO?



WONDER WOMAN



BLACK PANTHER



AQUAMAN

**HAVE YOUR SAY!**

***POLL #1: WHAT  
BROUGHT YOU  
HERE TODAY?***

***(SELECT ALL THAT APPLY)***

I am interested in the future of Brampton

I want to know more about the Official Plan process

I have business interests in the city

I want to learn more about planning in Brampton

Other



# 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

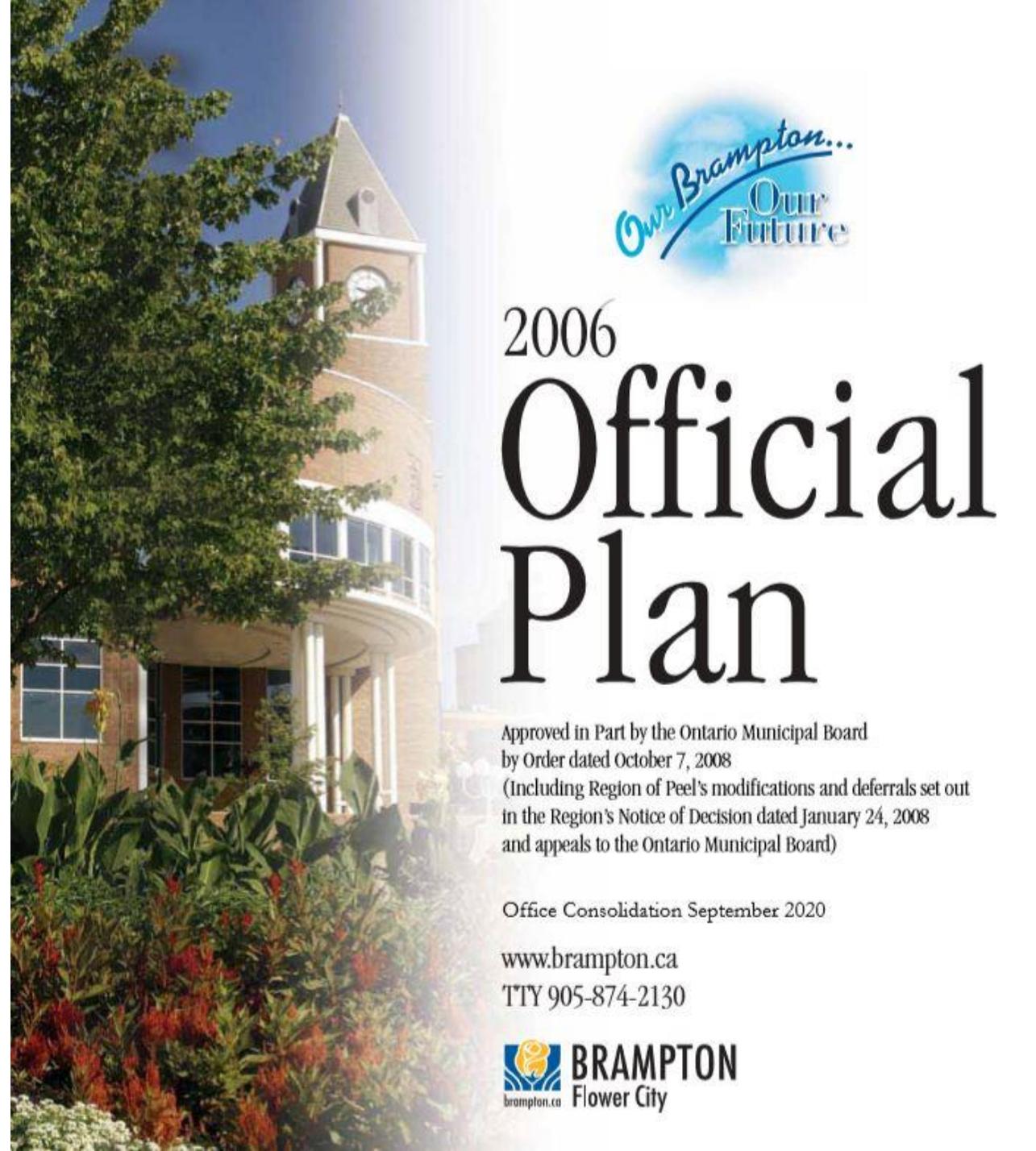
Brampton is preparing to develop a new Official Plan (OP)

- 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

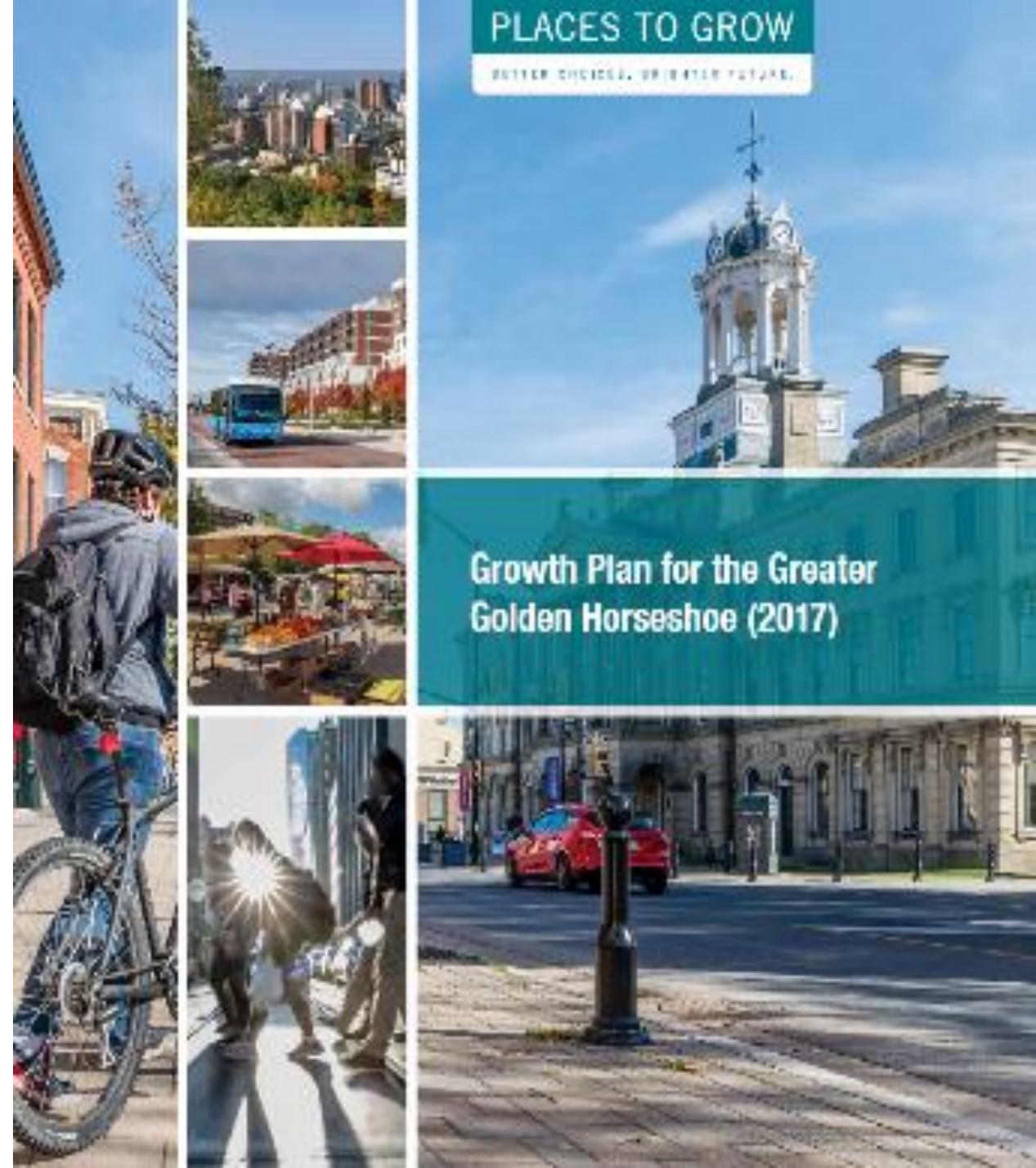


# Why is Brampton Plan Necessary?

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

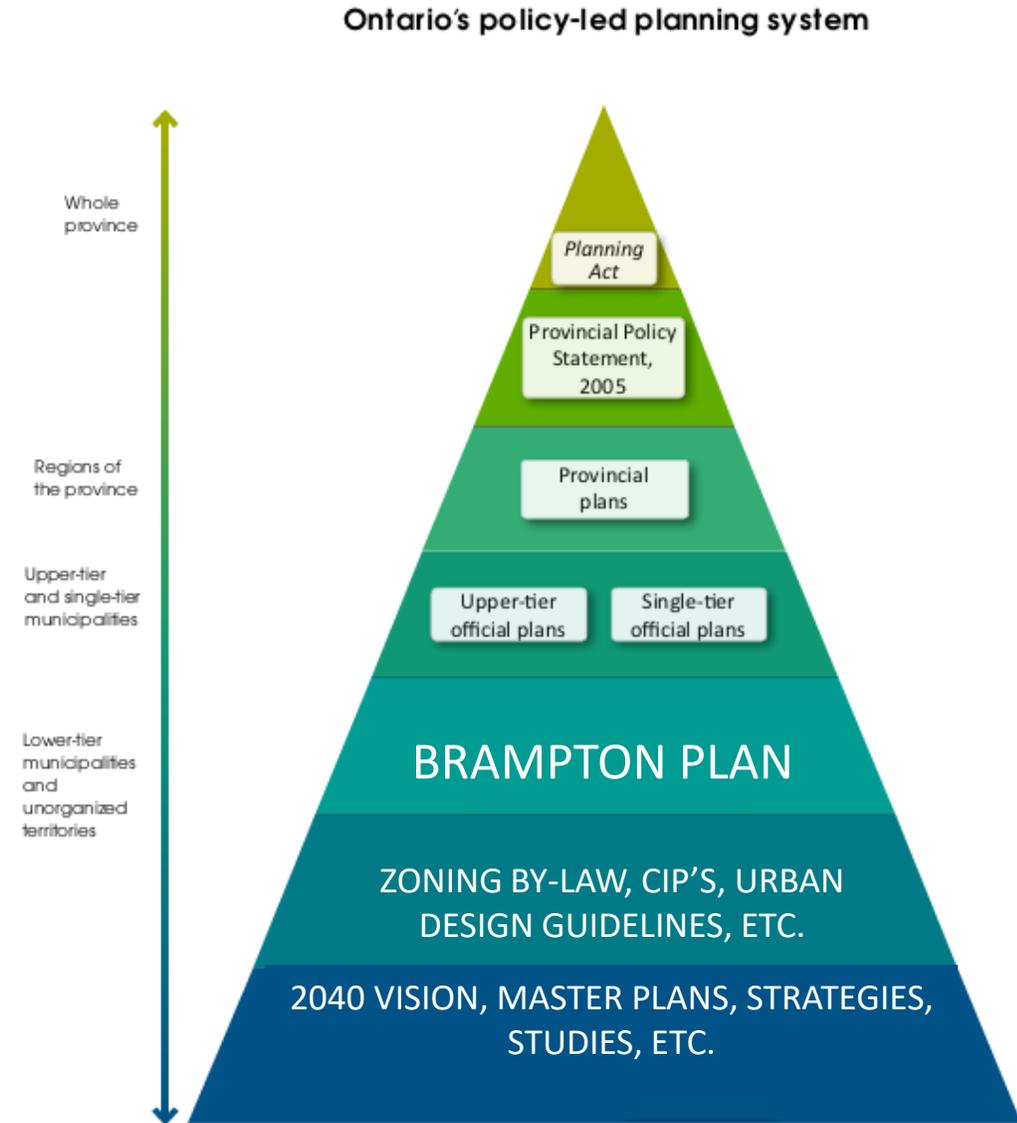
To conform with the initiatives of **Brampton's 2040 Vision** and the **Regional Official Plan**

*“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.”*



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

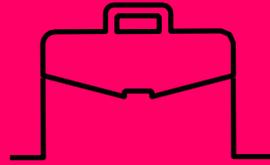
- Must conform to the Regional Official Plan
- Highest order planning document for the City of Brampton



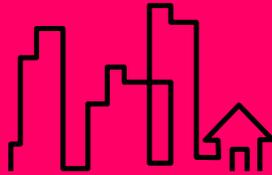
# BRAMPTON 2040 VISION



SUSTAINABILITY AND  
THE ENVIRONMENT



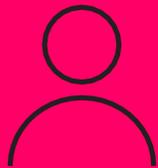
JOBS AND  
LIVING CENTRES



NEIGHBOURHOODS



TRANSPORTATION AND  
CONNECTIVITY



SOCIAL MATTERS AND  
HOUSING



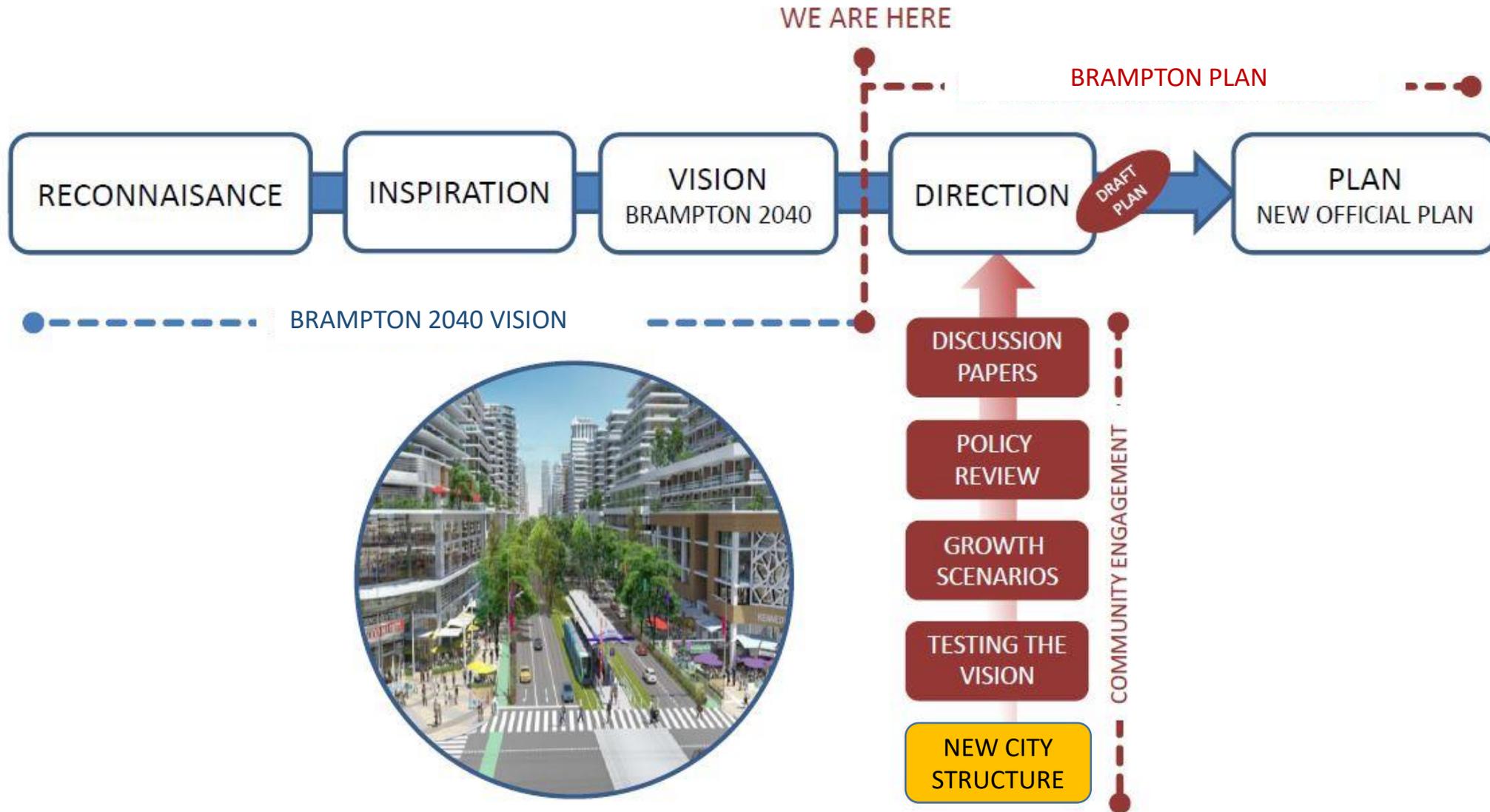
HEALTH



ARTS AND CULTURE

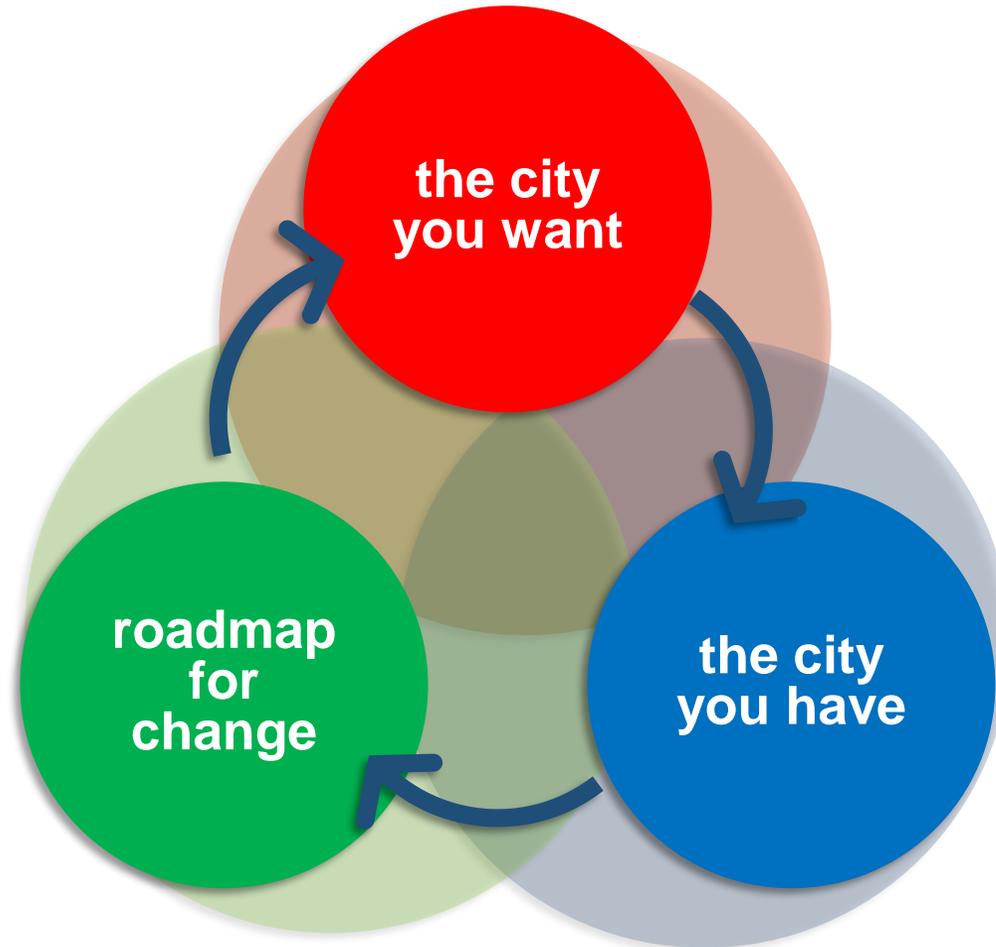


# Brampton 2040 Vision Implementation



# From Vision to Reality

## BRAMPTON 2040 VISION



**BRAMPTON  
PLAN**

**ANALYSIS**

# The Brampton Plan Process



**HAVE YOUR SAY!**  
**POLL #2:**  
**WHAT IS YOUR  
RELATIONSHIP  
TO THE CITY?**  
**(SELECT ALL THAT  
APPLY)**

I am a resident

I am a business owner

I am a member of the development/building industry

I am a representative of a non-governmental/non-profit organization

I work in Brampton

I am a public sector employee in Brampton or neighbouring  
municipality

Other

# THE COST\$ OF SPRAWL

# **Sprawl is defined not only by its characteristics but its effects...**



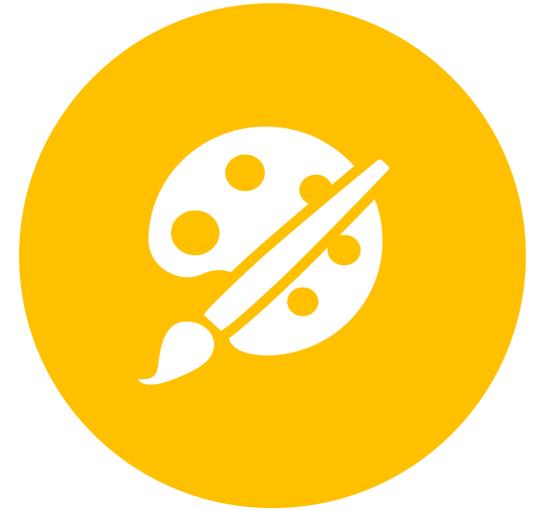
**ENVIRONMENTAL**



**SOCIAL**



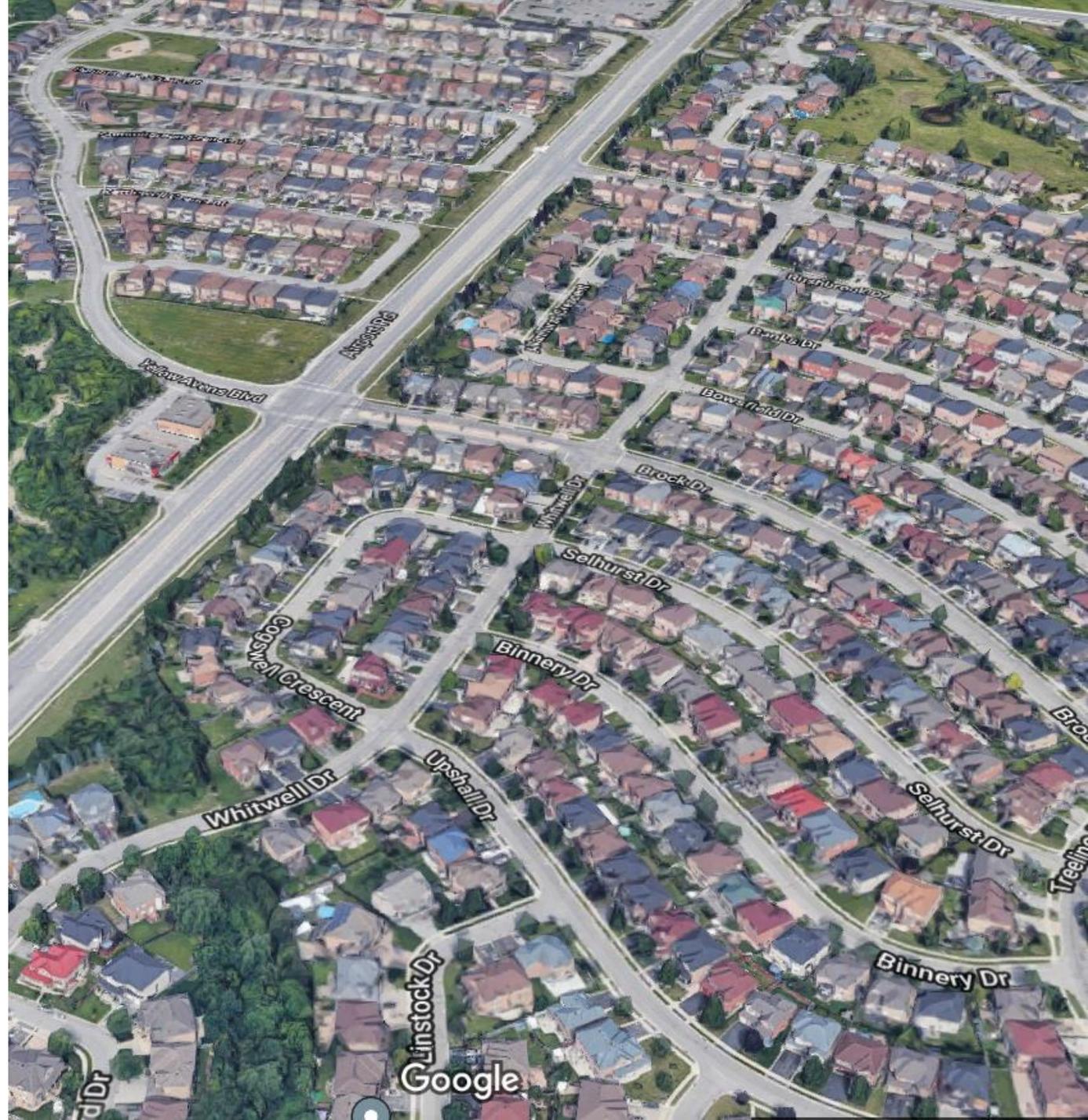
**ECONOMIC**



**CULTURAL**

# Some Challenges Facing the Suburbs

- Automobile dependence
- Isolated land uses contributing to social isolation
- High rates of heart disease and diabetes
- Social equity & affordable housing options
- Sprawling low-density development that is difficult to change over time



# Evolution of Cities & Land Use Flexibility

Port Credit, 1954



Significant urban intensification & land use changes since 1954

Port Credit, 2020



Streets and blocks have not changed

# The Suburban Reality

62 per cent of Peel residents are either **obese or overweight**.

One in six Peel residents suffers from **diabetes**.

Only 15% of adults in Canada and **7% of kids** meet the minimum requirements for daily activity.”

Low physical rates very obviously lead to things like Type 2 **diabetes, heart disease** and so on. These are the major health crises of our time,”

Dr. Jessica Hopkins, Brampton Guardian, 2018

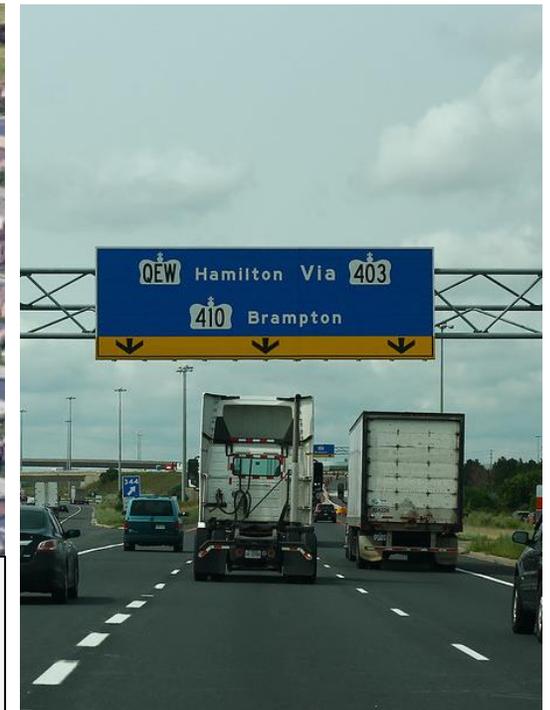


NEWS

**TIMELINE: Brampton declares health-care emergency**

By Graeme Frisque ■ Brampton Guardian  
Wednesday, February 5, 2020

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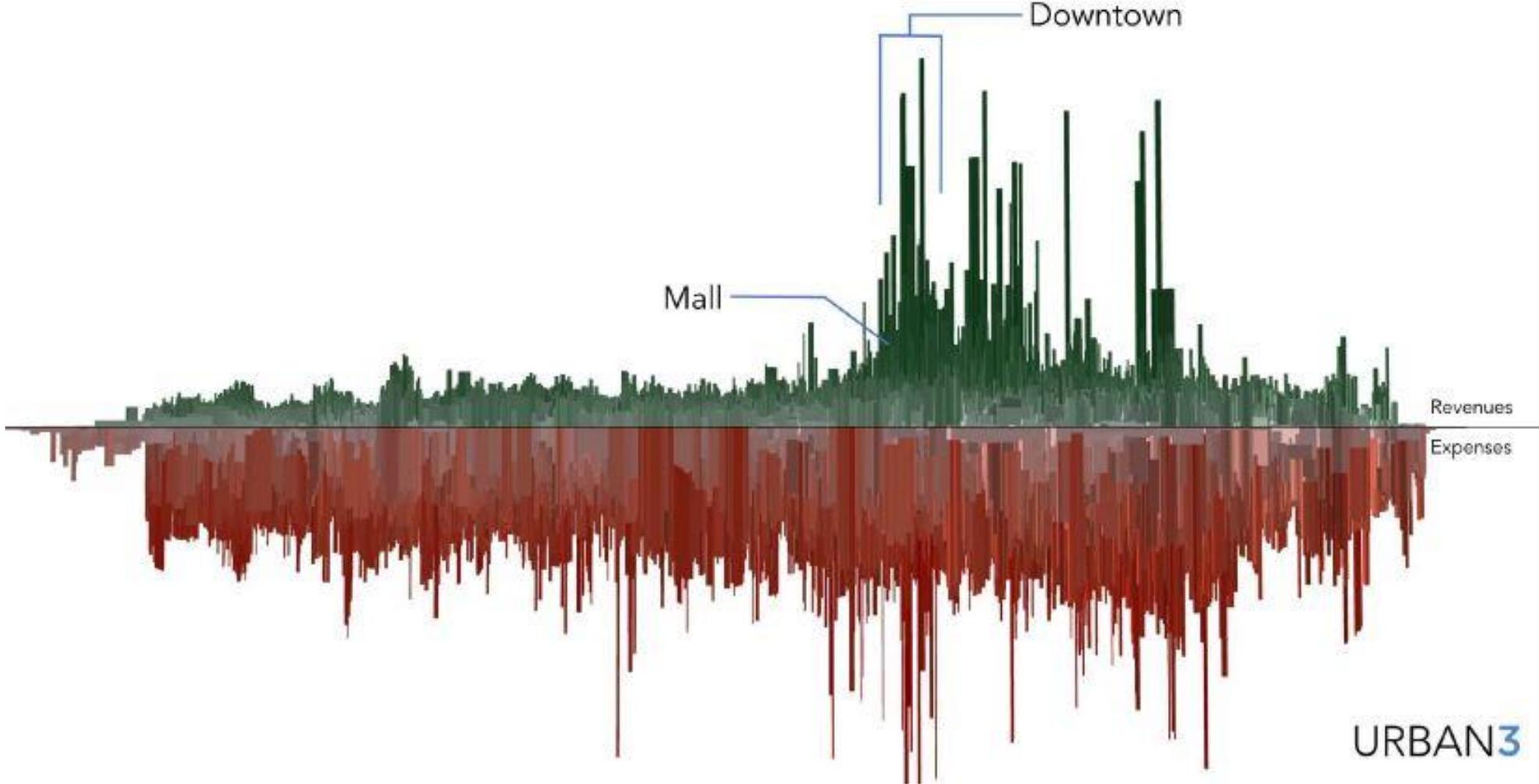


# Creating Value in Brampton

Large Single-Use Development		Urban Infill Mixed-Use Development	
			
34	Land Consumed (acres)	00.2	
\$6,500	Total Property Tax per Acre	\$634,000	
\$47,500	Retail Taxes per Acre to City	\$83,600	
0.0	Residents per Acre	90.0	
5.9	Jobs per Acre	73.7	

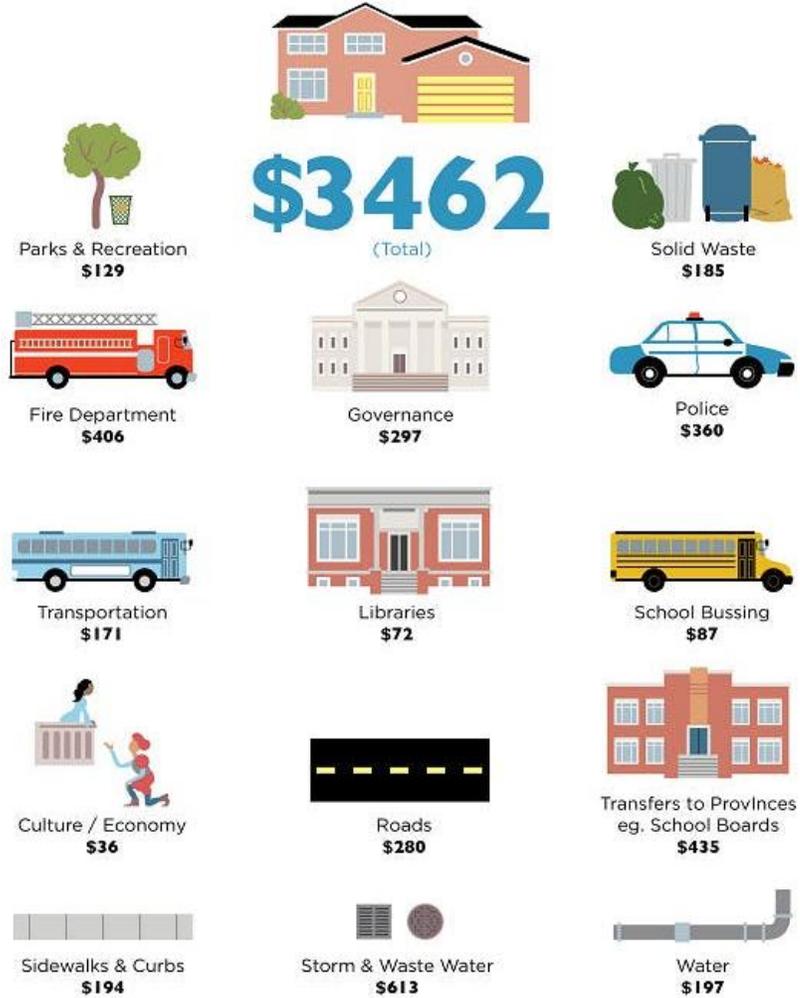
A typical acre of mixed-use property in downtown Asheville yields **\$360,000 more** in tax revenue than strip malls or big box stores

# Creating Value in Brampton



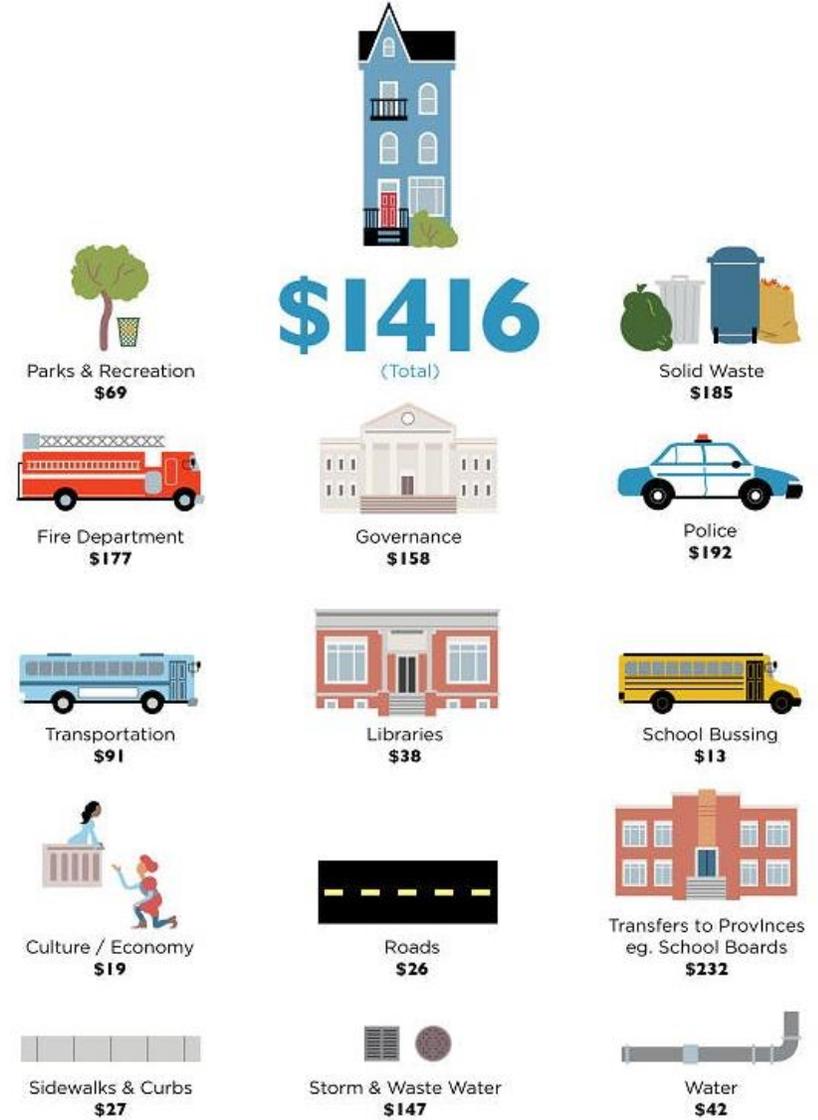
# Suburban

## City's Annual Cost, per Household



# Urban

## City's Annual Cost, per Household



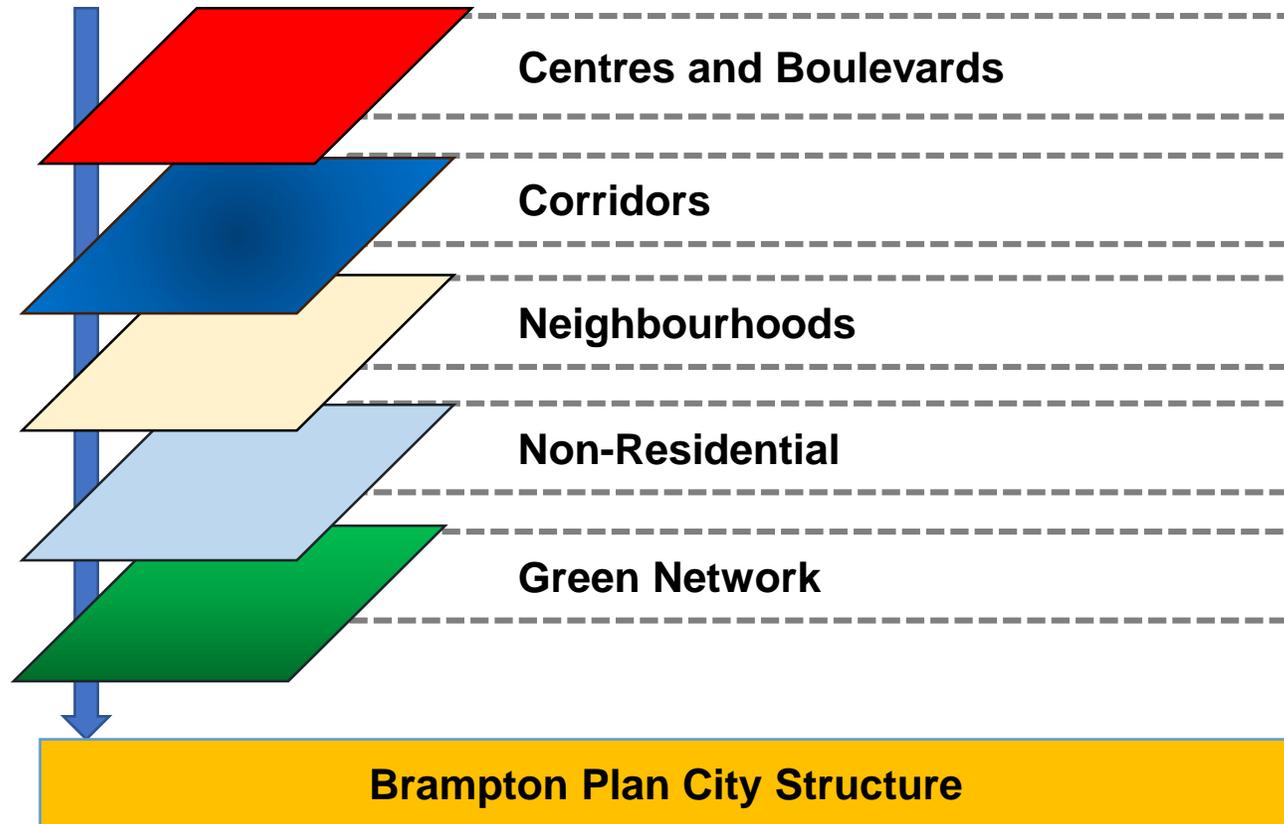
A photograph of a construction site. In the foreground, a worker in blue pants and a white hard hat is standing on a concrete ledge. In the background, a yellow excavator is visible, and another worker in a high-visibility yellow vest and white hard hat is standing. The scene is outdoors with trees in the distance.

“In established, denser neighbourhoods, service delivery is more affordable and some infrastructure already exists, so new developments entail lower municipal spending. Denser growth patterns can save cities, and their taxpayers, billions in capital costs and city services”

- *Suburban Sprawl: Exposing Hidden Costs, Identifying Innovations*

# **CITY STRUCTURE**

# What is a City Structure?

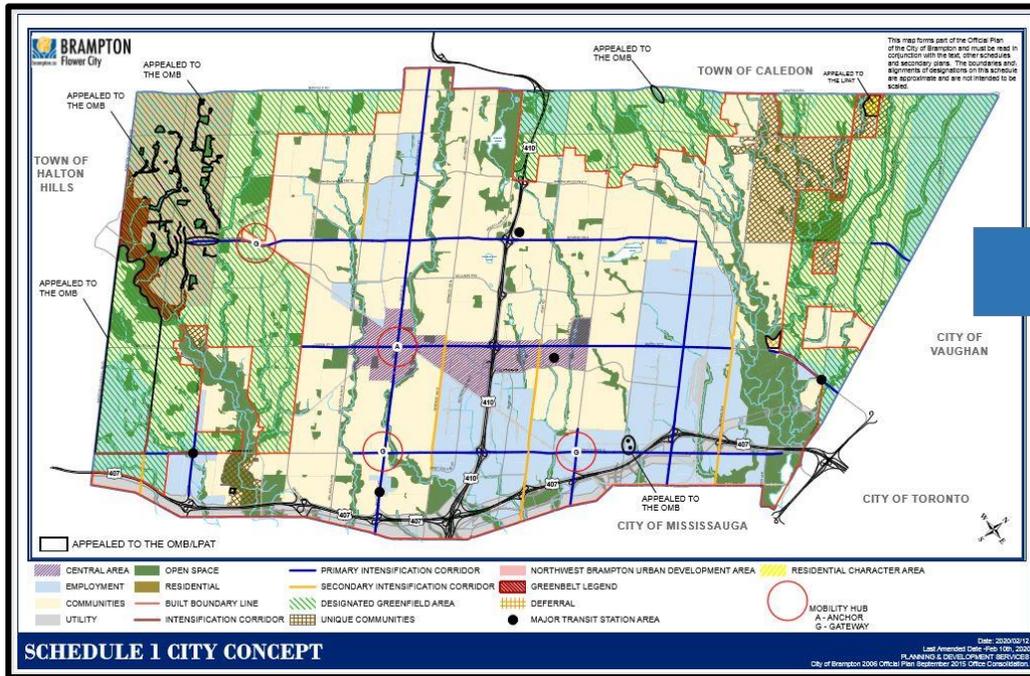


A City Structure schedule is intended to identify key structural elements and relationships that will guide future growth in Brampton. It identifies where:

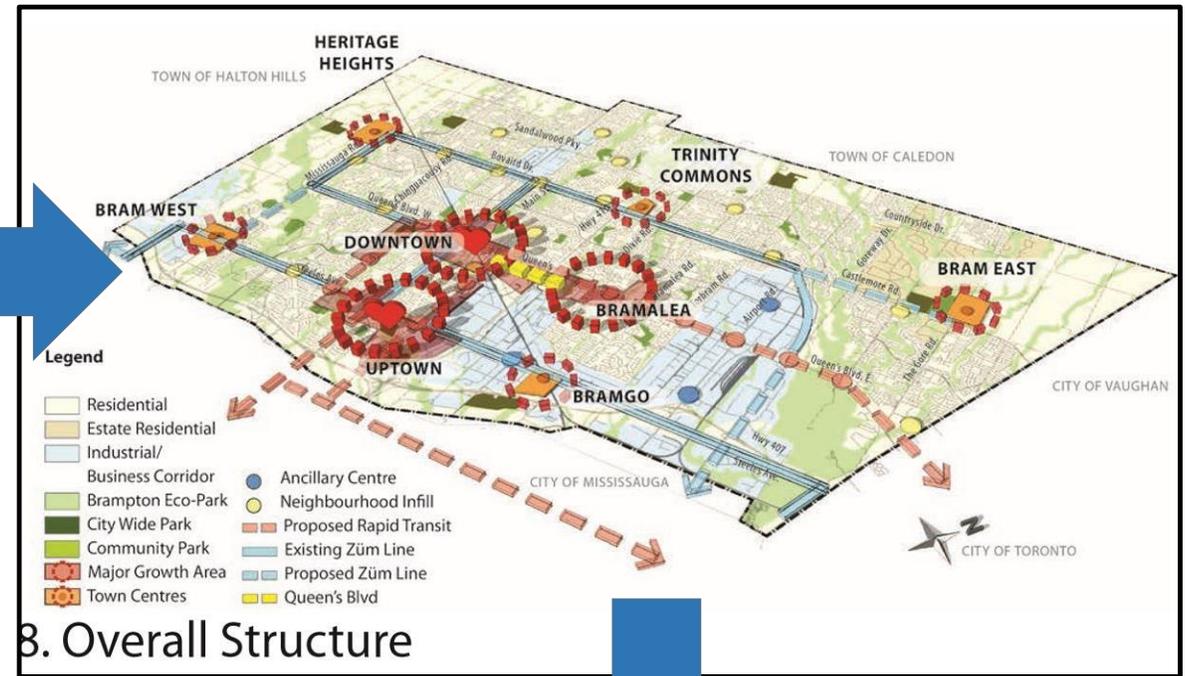
- Growth should be directed, and conversely where it should not;
- Key intensification nodes and corridors are located;
- Higher order transit corridors are located;
- Residents and business owners live and work in Brampton; and
- Significant green networks are located (natural and man-made).

# City Structure Evolution

OFFICIAL PLAN STRUCTURE – CURRENT

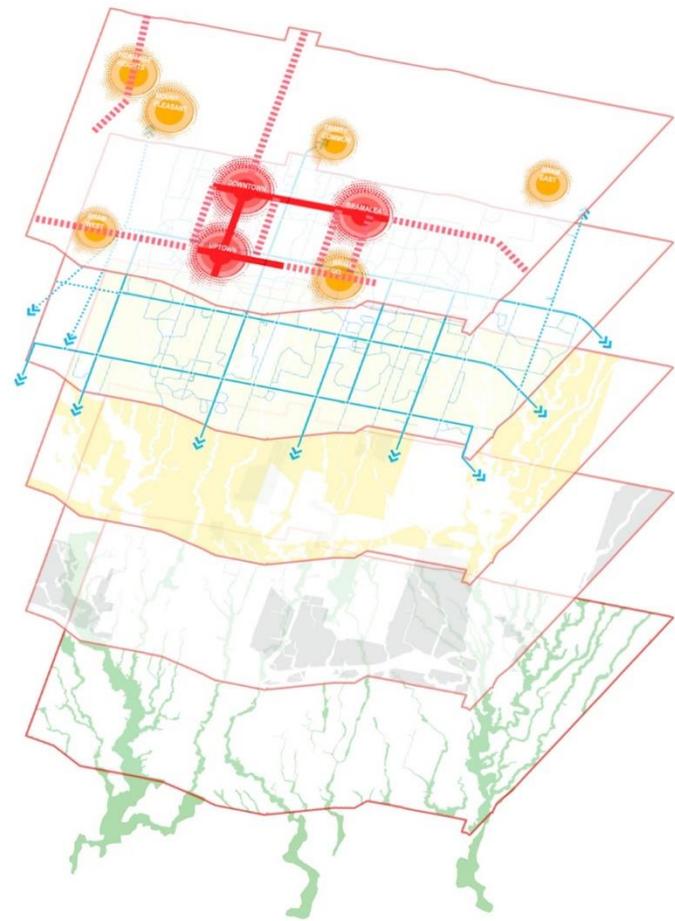
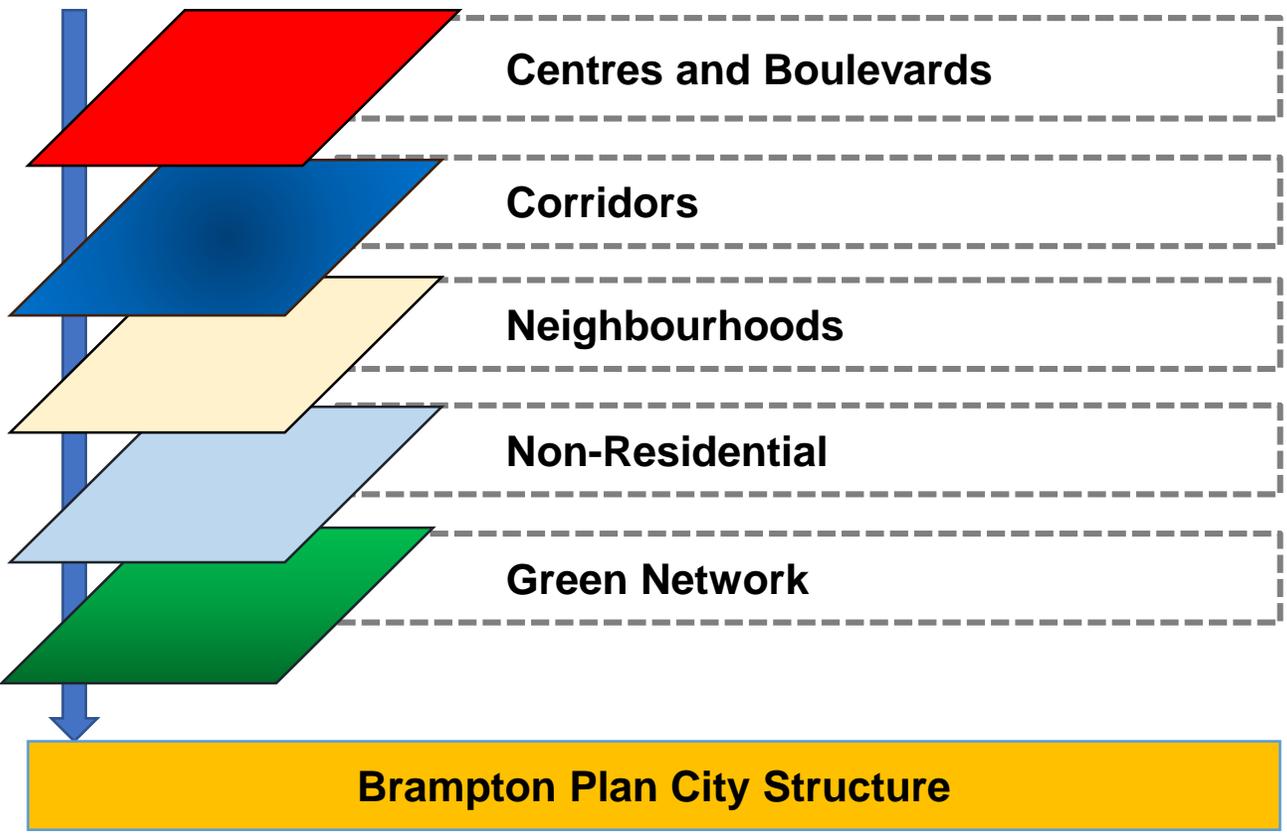


2040 VISION STRUCTURE – CONCEPTUAL (2018)



BRAMPTON PLAN STRUCTURE

# Structural Elements



# Green Network



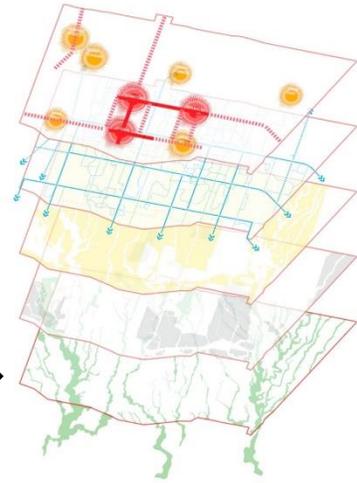
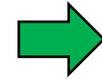
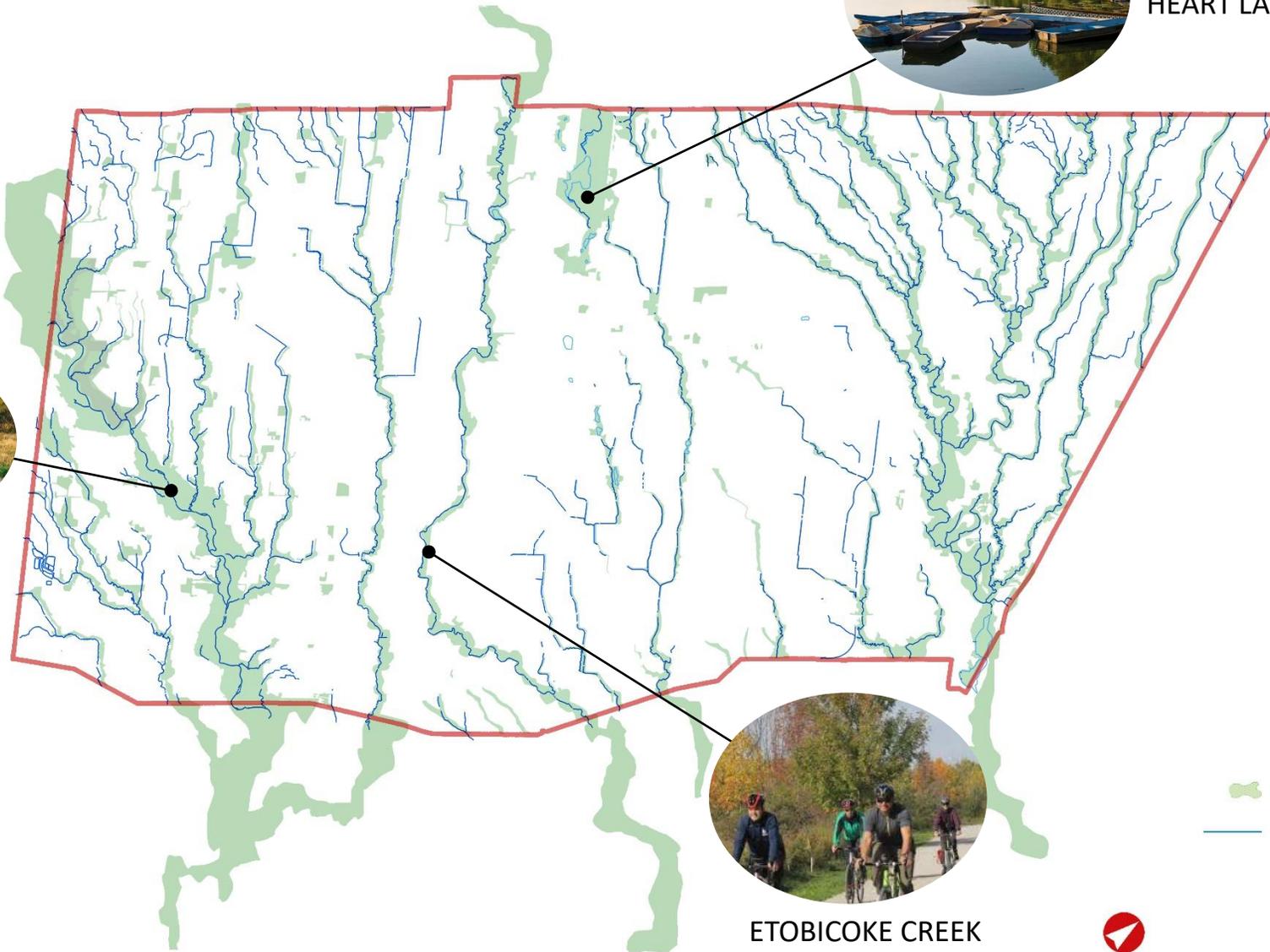
CREDIT RIVER



HEART LAKE



ETOBICOKE CREEK

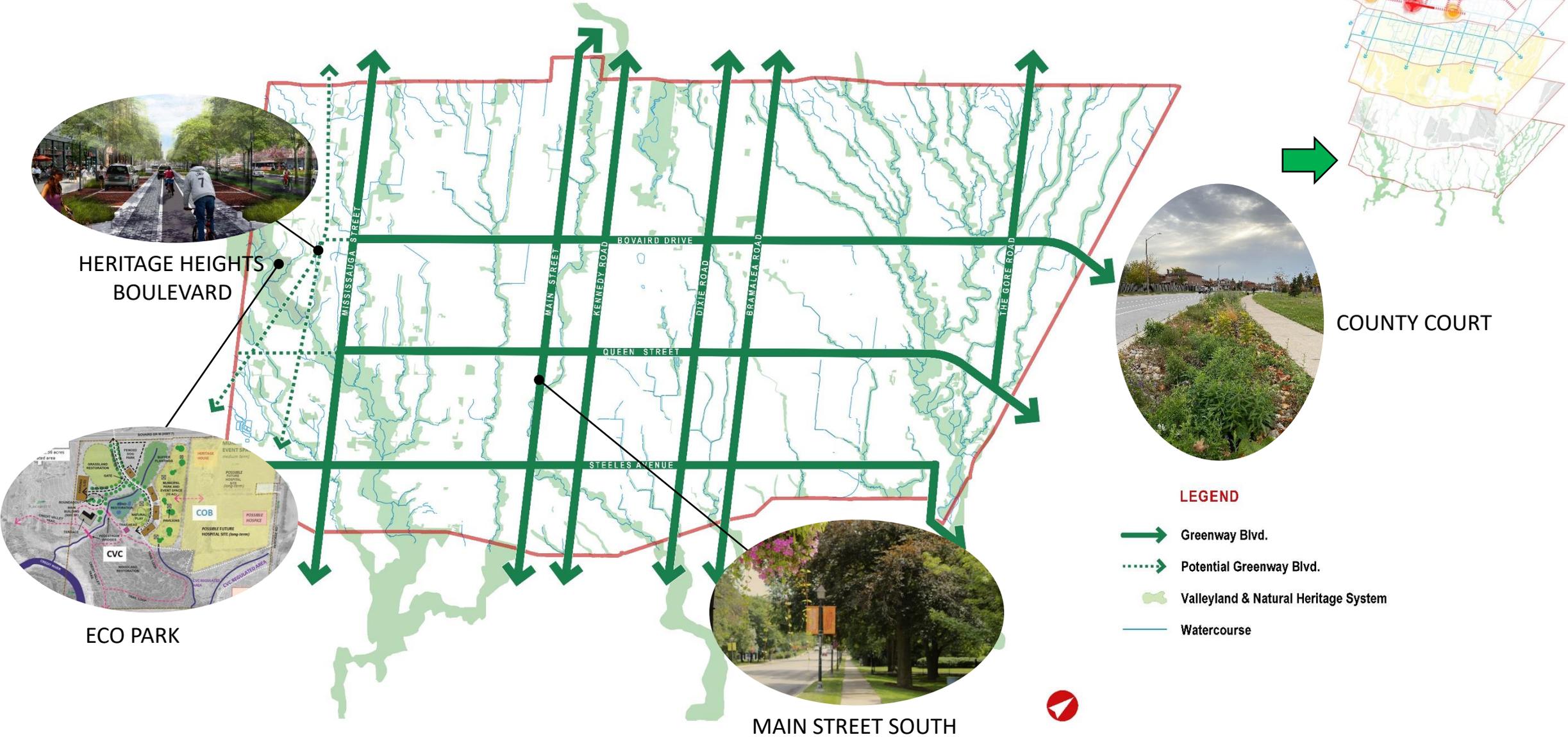


## LEGEND

-  Valleyland & Natural Heritage System
-  Watercourse



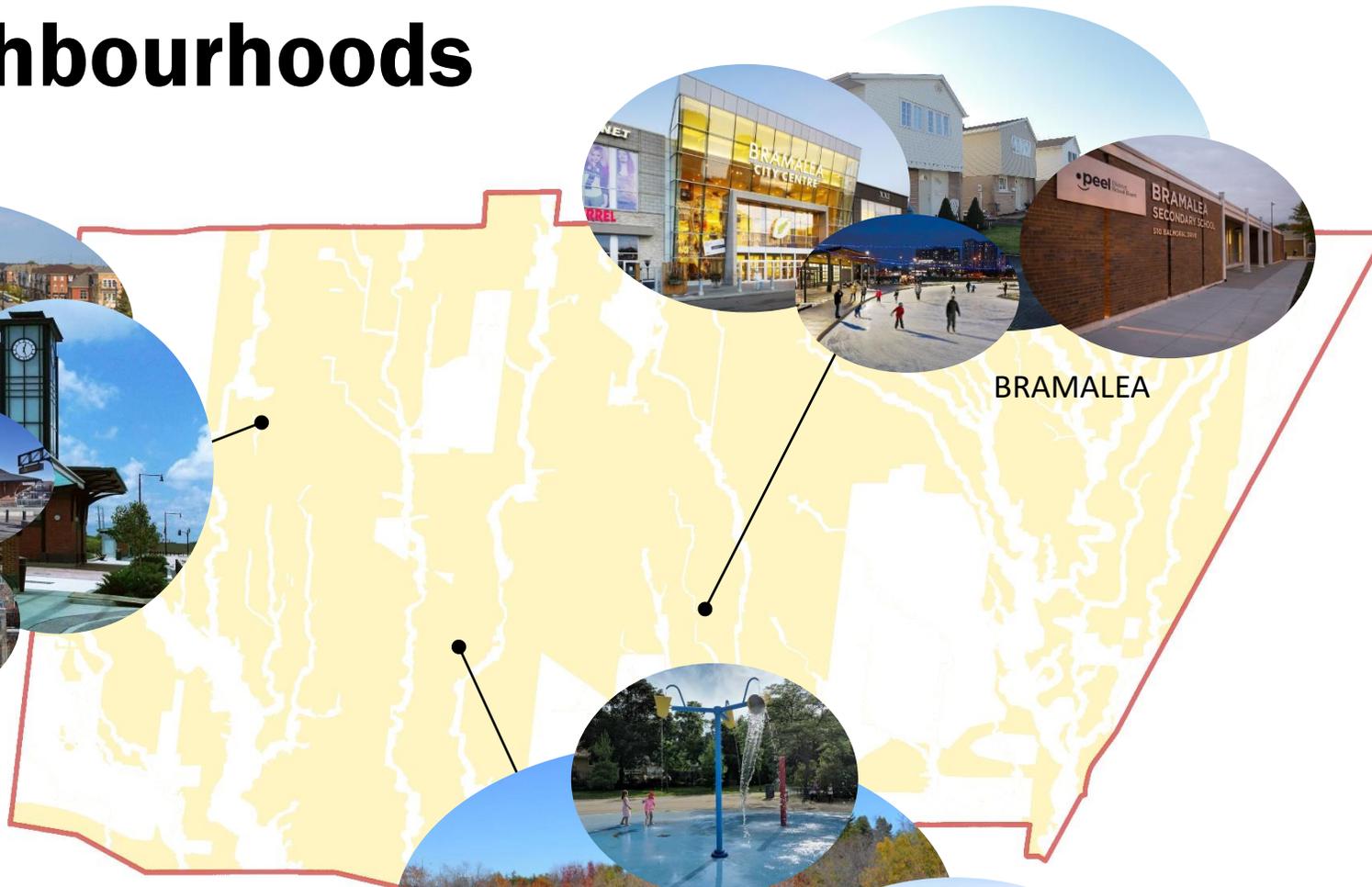
# Green Network - Opportunities



# Neighbourhoods



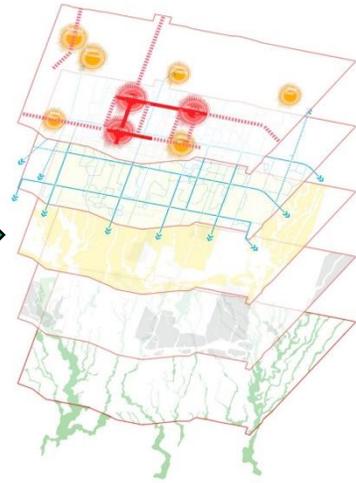
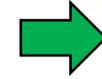
MT. PLEASANT VILLAGE



BRAMALEA

PEEL VILLAGE

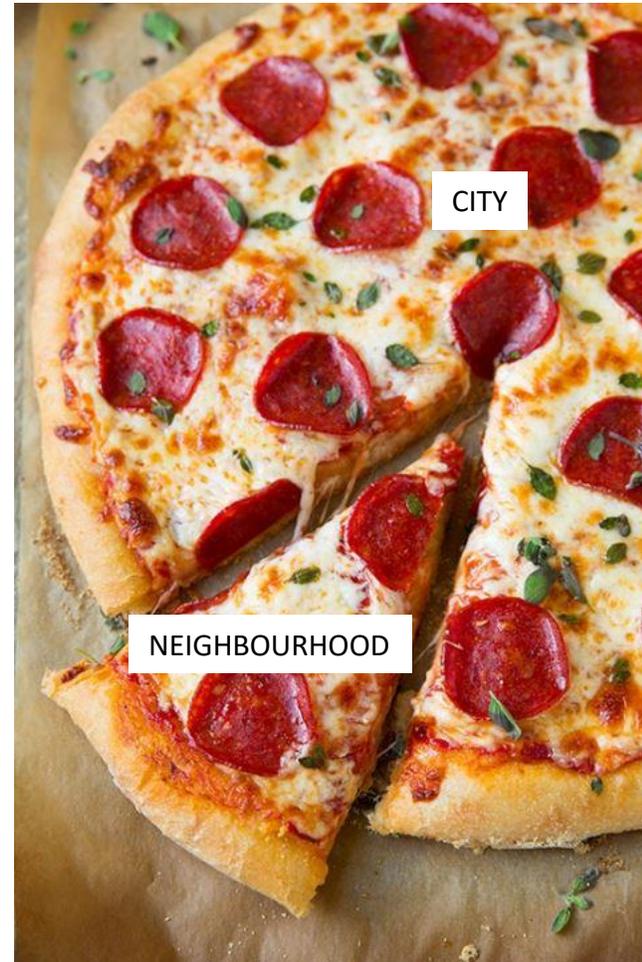
**LEGEND**  
Existing Neighbourhood



# 20-Minute Neighbourhoods



# 20-Minute Neighbourhoods



**The sum is greater than the individual components**

# 20-Minute Neighbourhoods



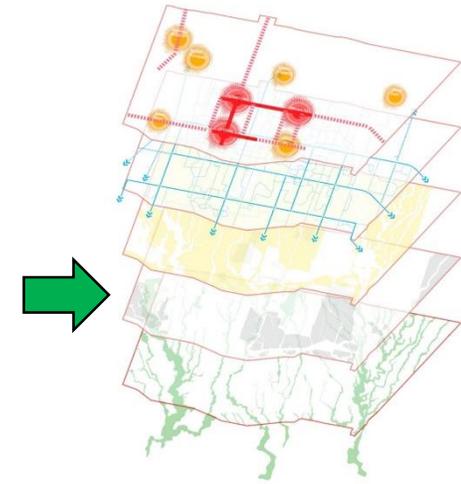
- Where you can undertake most of your daily needs within a 20-minute walk – encourages healthy living.

## LEGEND

- Neighbourhood
- 20 Minute Neighbourhoods



# Nurturing Neighbourhoods



- Each 20-minute neighbourhood is unique.
- Neighbourhood audits to determine gaps.



**HAVE YOUR SAY!**  
**POLL #3:**  
**WHAT**  
**CHARACTERISTICS**  
**CONTRIBUTE TO**  
**YOUR IDEA OF A**  
**HEALTHY AND**  
**COMPLETE**  
**COMMUNITY?**  
**(SELECT YOUR TOP 3)**

Active Transportation Options (i.e. walking, cycling, transit)

Creating affordable housing and different housing options for all stages of life

Creating a connected and accessible network of green spaces (i.e. parks, trails, natural areas)

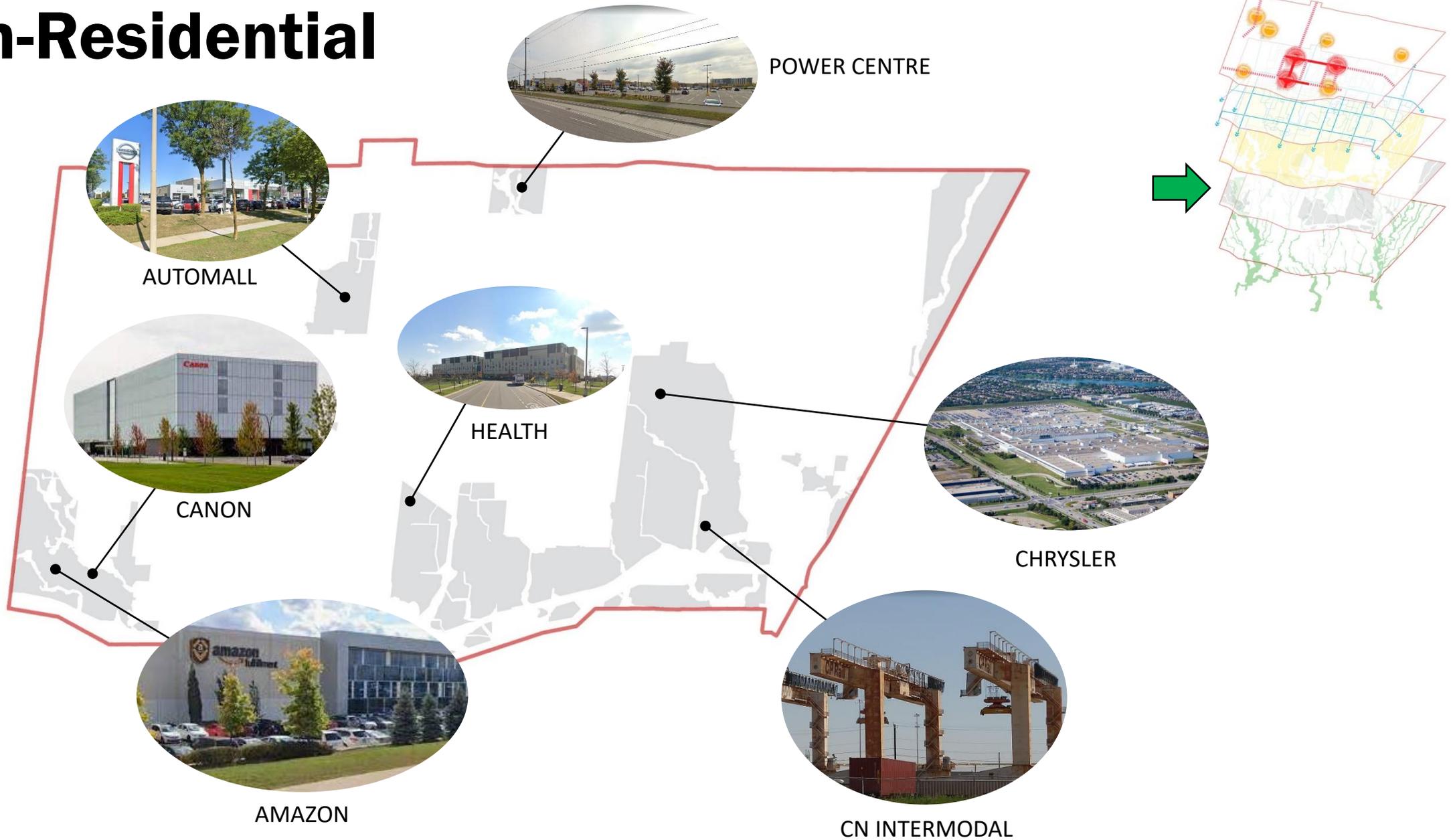
Having a variety of employment areas and jobs

Equitable access to community services and facilities (i.e. libraries, rec centres, parks)

Ensuring a community has places to live, work, exercise, and play and buy local and healthy foods

Other

# Non-Residential



# What Brampton Has to Offer



2nd fastest growing city in Canada with 14,000 new residents per year



Lowest average age in Canada



9th largest city in Canada with a population close to 700,000



Largest supply of vacant land adjacent to Canada's largest airport



Home to the largest Intermodal Terminal in Canada



Centrally located in the middle of Ontario's Super Innovation Corridor



Access to 4.3M Labour Pool across the Greater Toronto Area



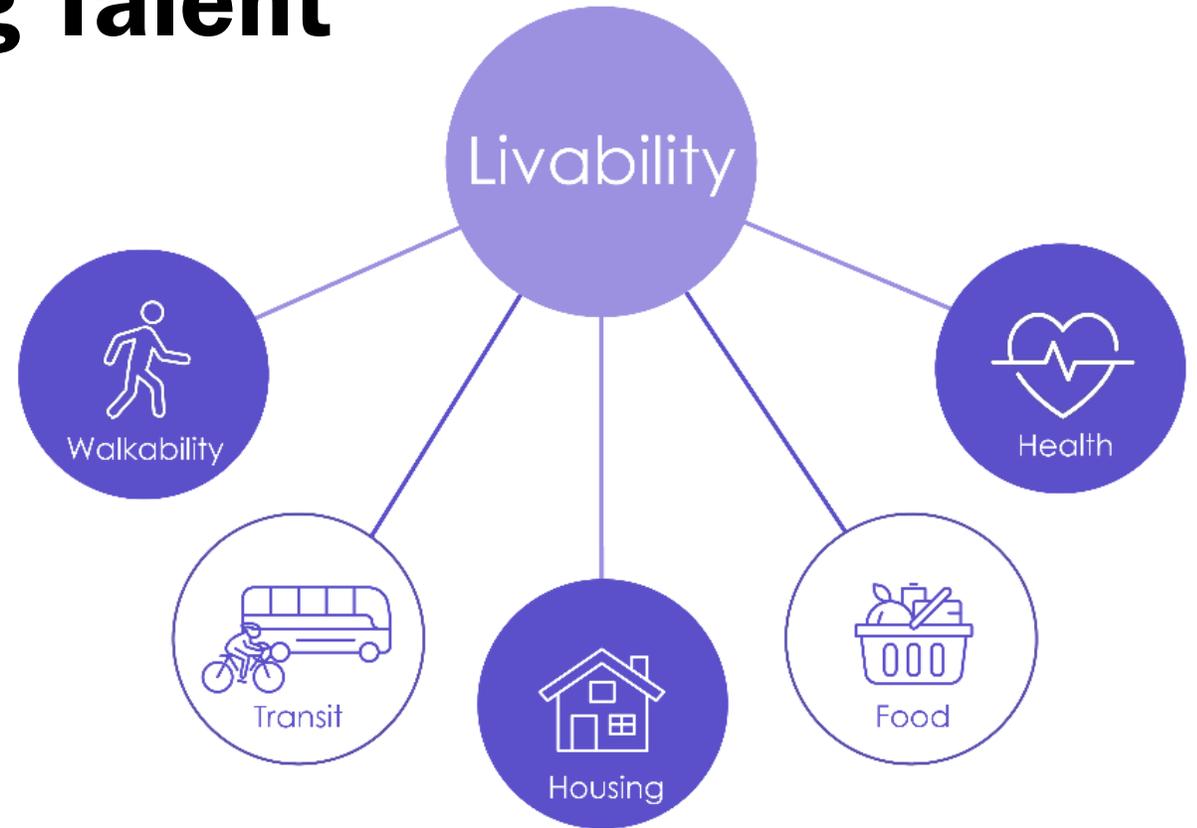
Young, diverse workforce with 234 cultures speaking 115 languages



Transcontinental highways accessing 158M consumers

# Attracting and Retaining Talent

- What do employers need? **Employees.**
- What do employees need? **Good quality of life.**
- **What employers need is the same as their employees.**
- **Livability** is a strong motivator for choosing a location to work from home



# Knowledge/Innovation Corridor

## LEGEND

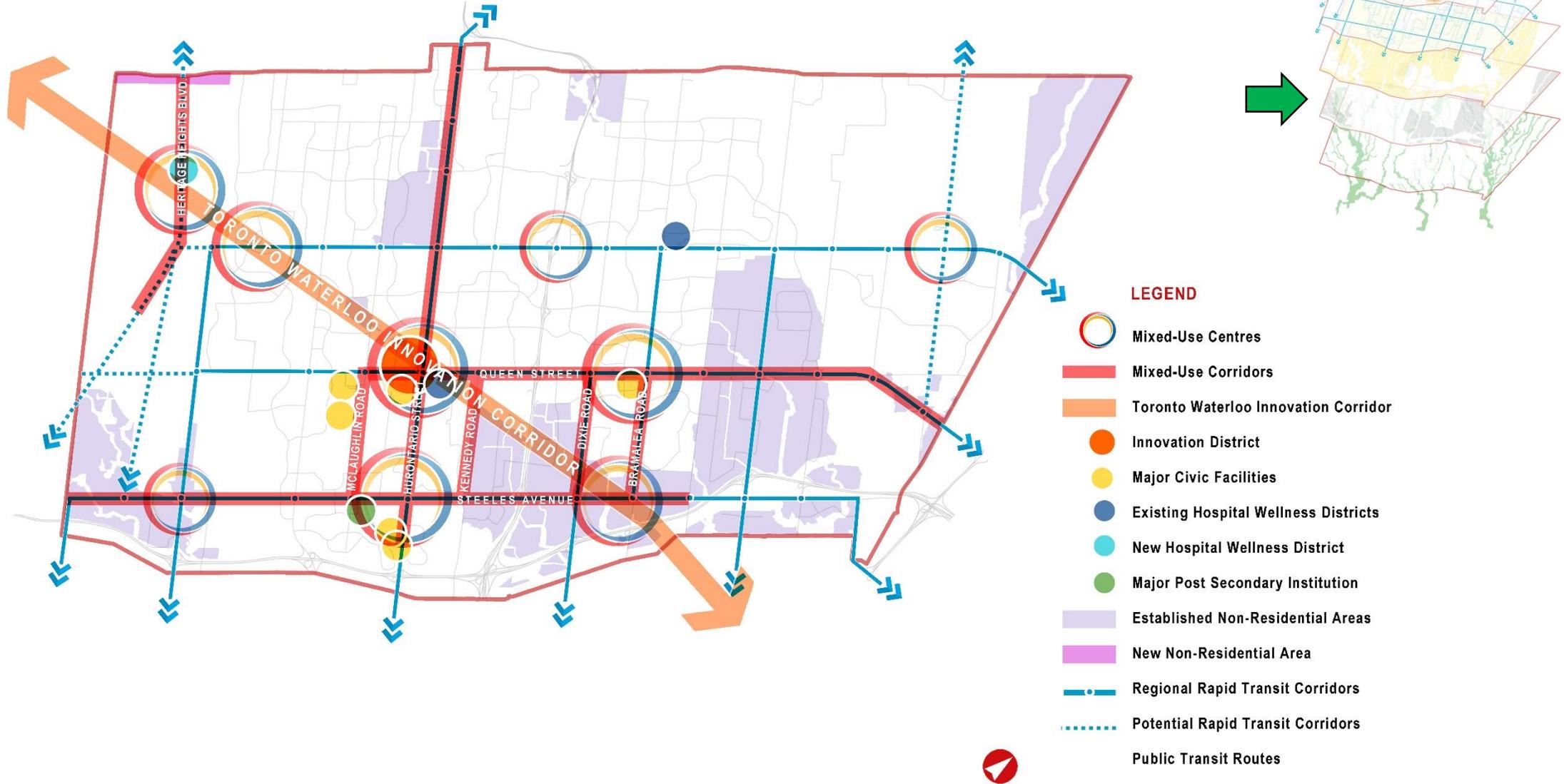
- Airport
- University
- Knowledge Intensive District
- Key Centres
- Rapid Transit - Existing
- Rapid Transit - Proposed
- Employment Cluster
- The Toronto-Waterloo Region Innovation Corridor



# Access to Regional Talent



# Non-Residential - Opportunities



## **HAVE YOUR SAY!**

### ***POLL #4:***

***WHAT JOBS  
SHOULD***

***BRAMPTON***

***FOCUS ON***

***ATTRACTING?***

***(SELECT YOUR TOP 3)***

Technology Sector

Logistics and Warehousing

Office (i.e., Major Office, Flex Space)

Creative Sector (i.e., Film, Music, Tourism)

Health Sector

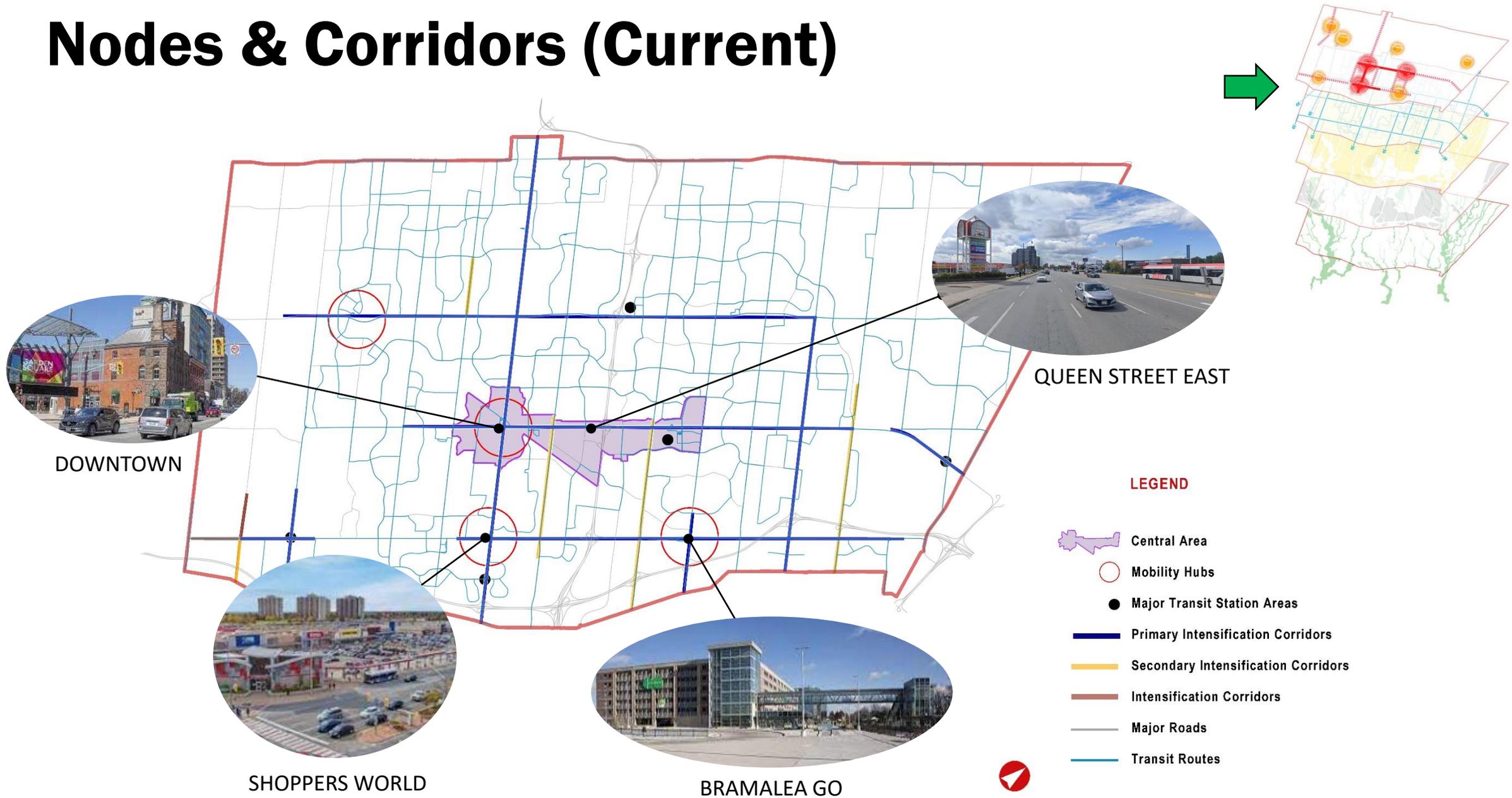
Post Secondary

Green Technology

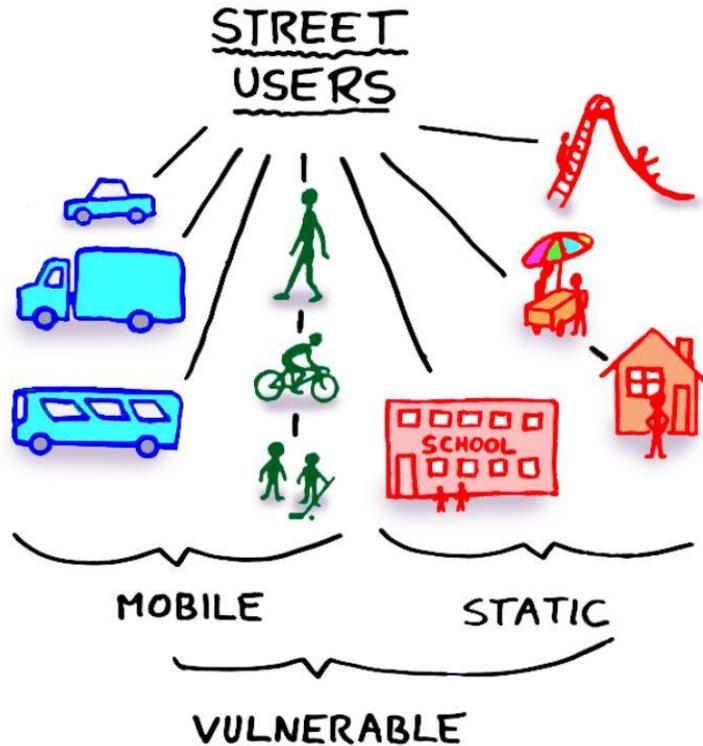
Industrial & Manufacturing

Other

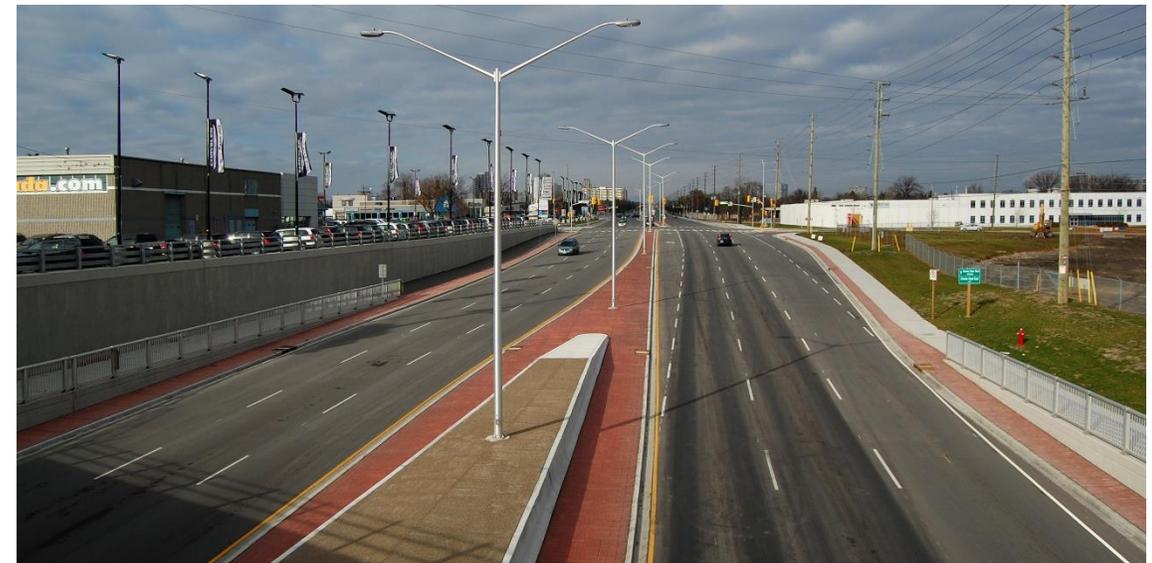
# Nodes & Corridors (Current)



# Complete Streets



**Complete Streets:** “*streets that are designed to be safe for everyone: people who walk, bicycle, take transit, or drive, and people of all ages and abilities.*”



**DIXIE ROAD NORTH OF STEELES**



**PROPOSED QUEENS BLVD RENDER**

# Primary and Secondary Corridors

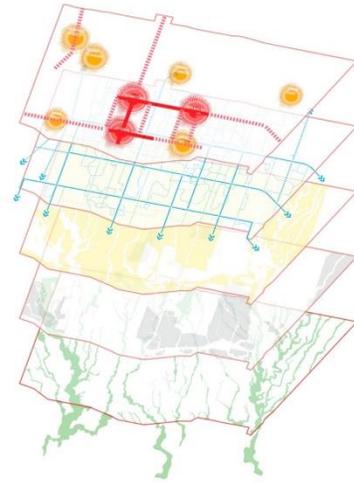
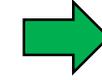
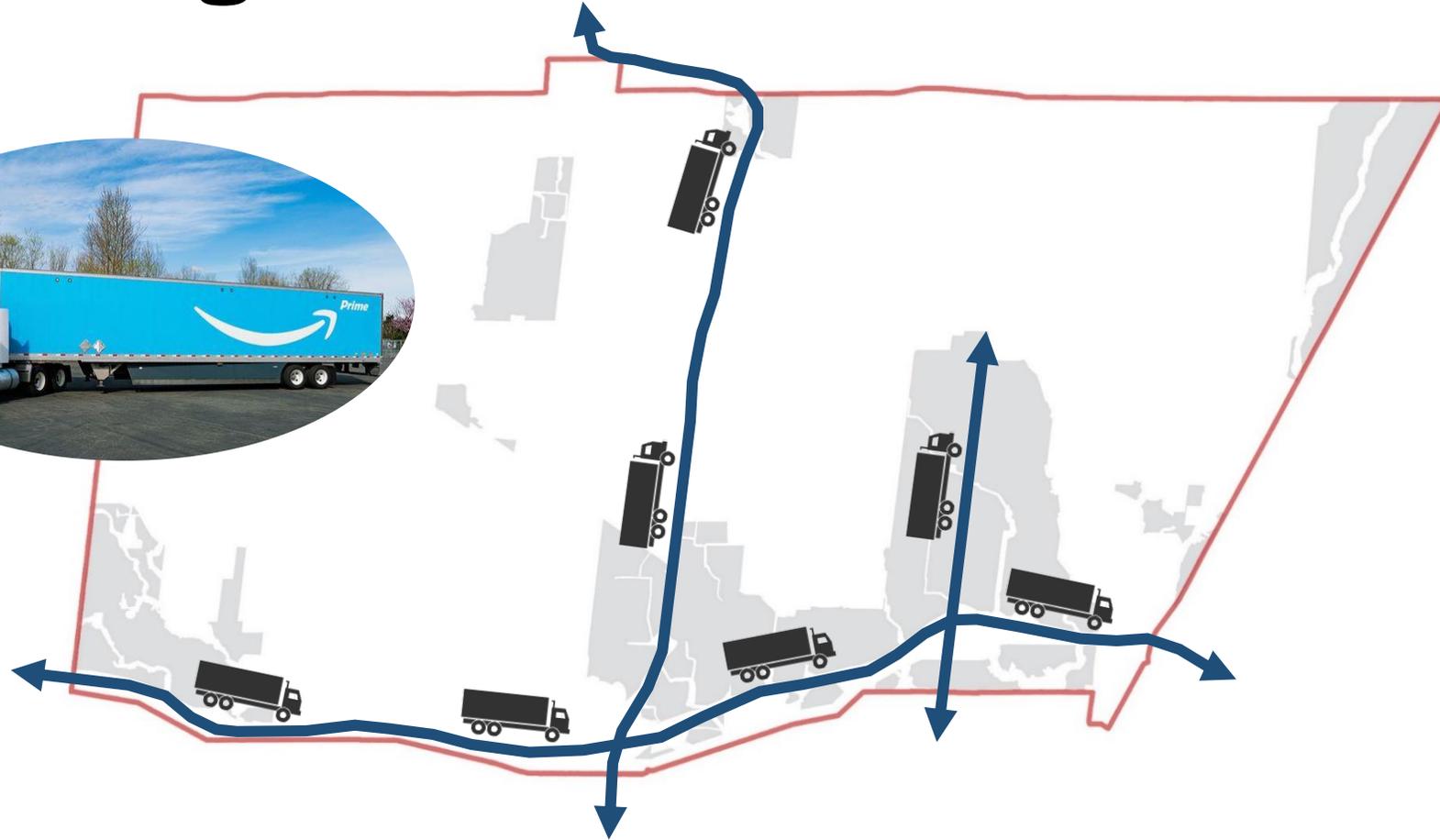


Higher Order Transit – LRT/BRT  
High density mixed-use development  
Priority intensification areas



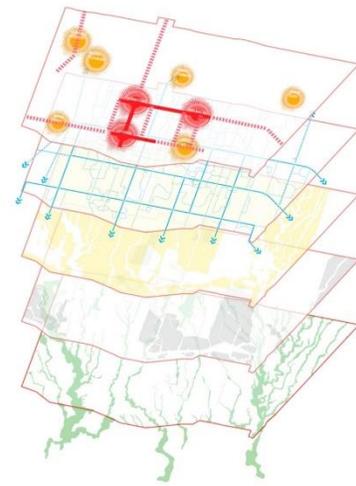
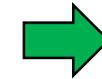
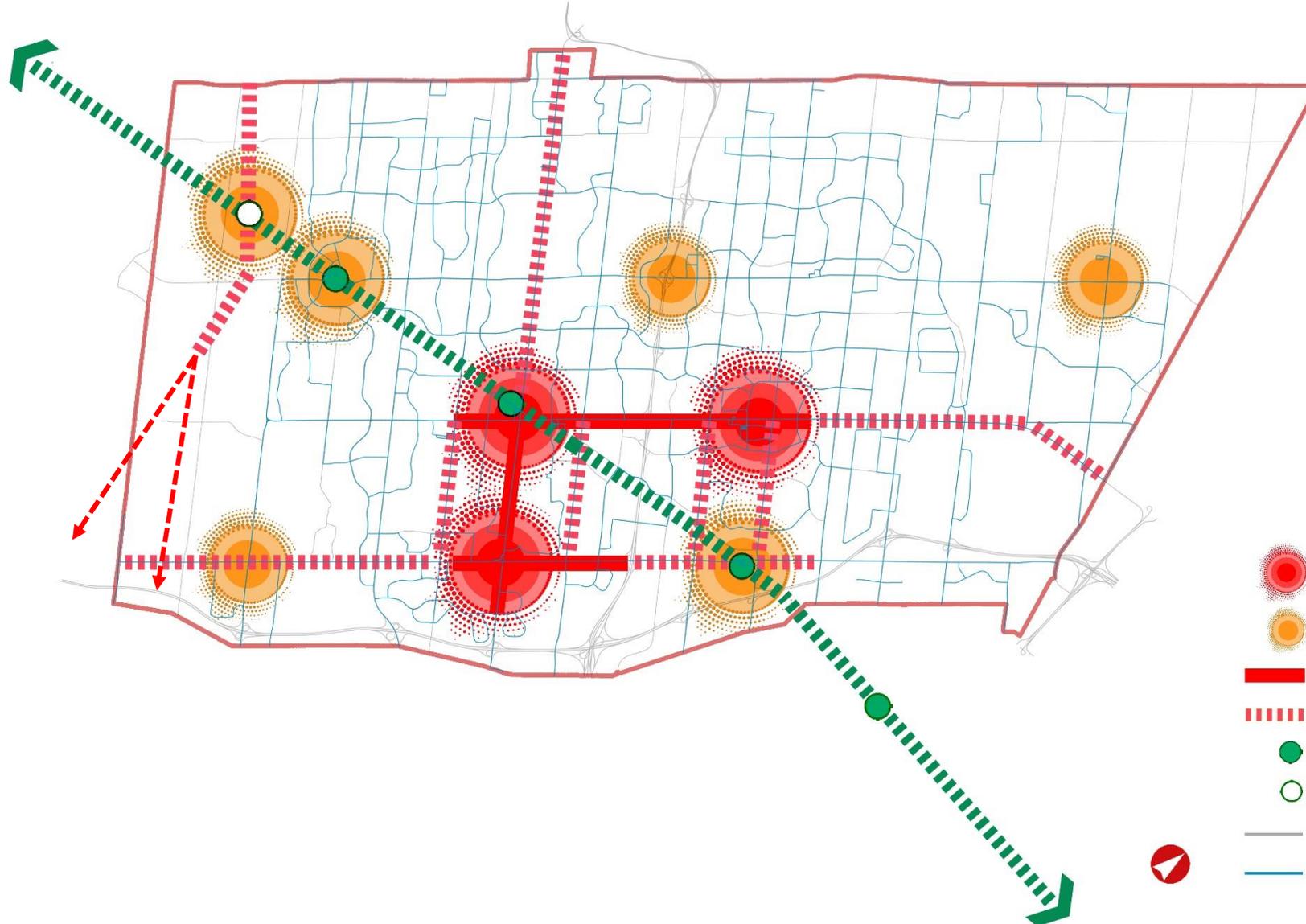
Higher Order Transit – BRT/ZUM  
Medium to high density mixed-use development  
Secondary intensification areas +  
Greenfield (Heritage Heights)

# Balancing Goods Movement



- Logistics is extremely important to the economy of Brampton
- Leverage 400 series highways for success
- Balance with urban objectives of the City

# Nodes & Corridors - Opportunities

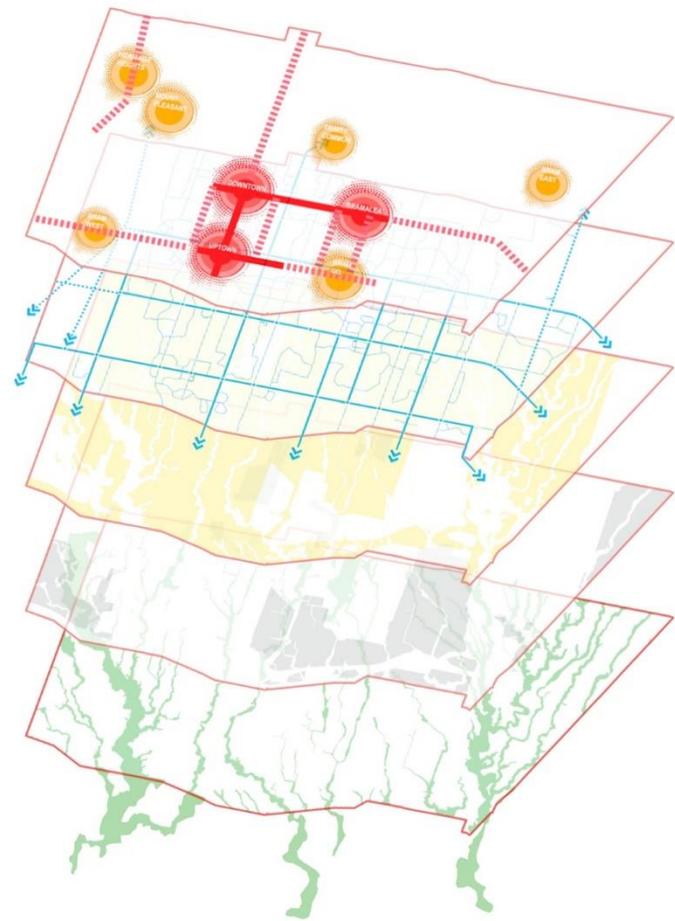
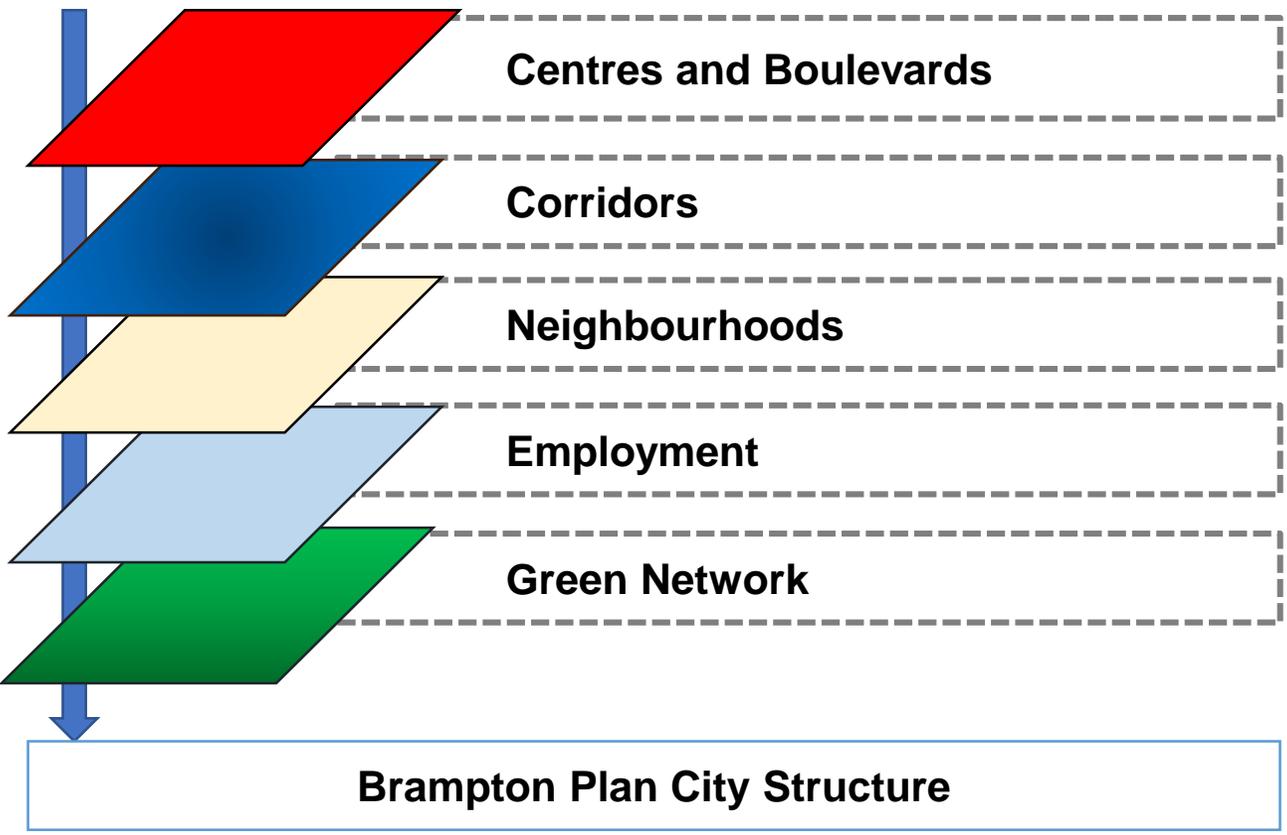


## LEGEND

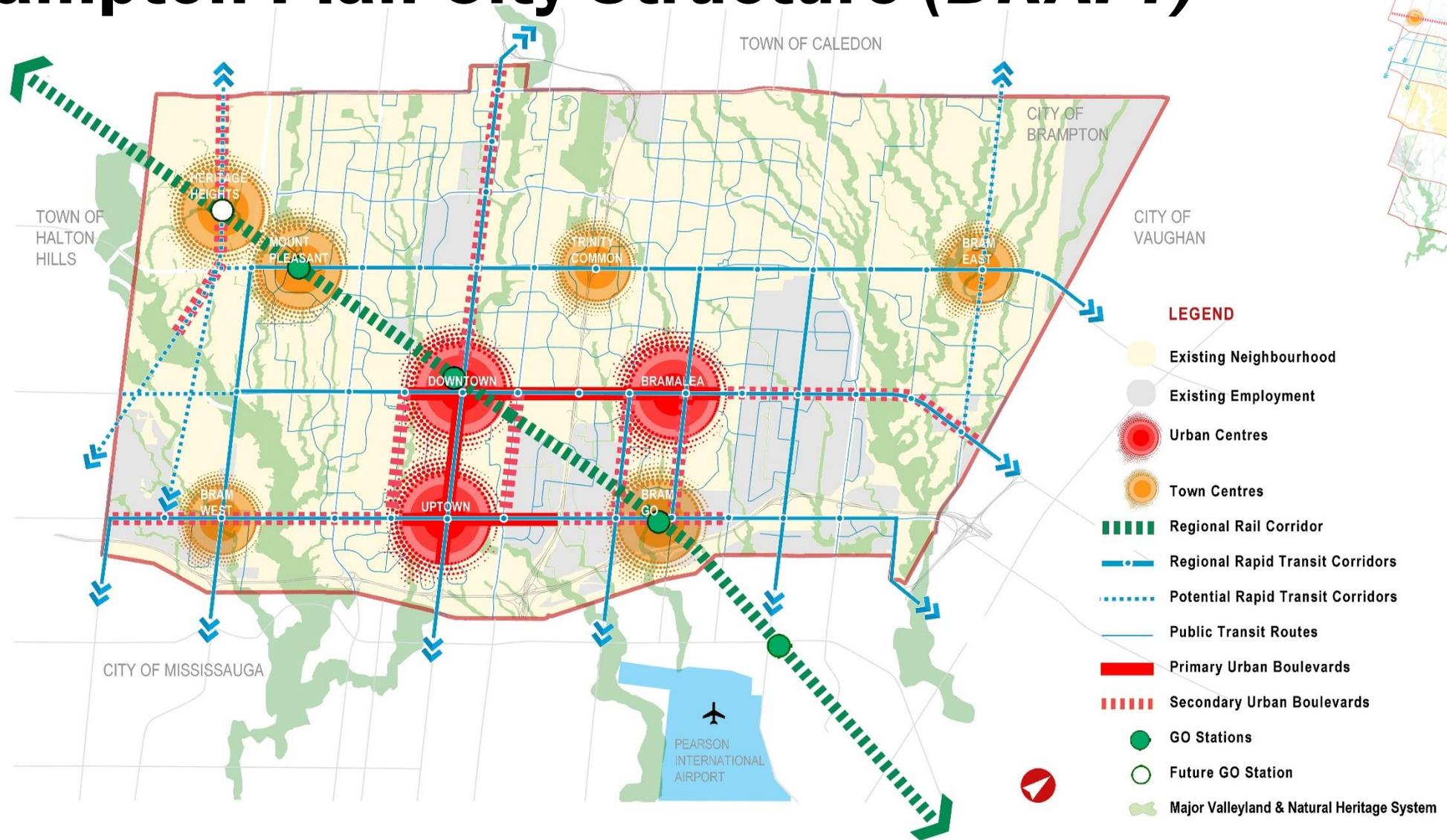
-  Urban Centres
-  Town Centres
-  Primary Urban Boulevards
-  Secondary Urban Boulevards
-  GO Stations
-  Future GO Station
-  Major Roads
-  Transit Routes



# Structural Elements



# Brampton Plan City Structure (DRAFT)



**HAVE YOUR SAY!**  
***POLL #5:***  
***I LIKE THE CITY***  
***STRUCTURE***  
***DIRECTION***

I strongly agree

I somewhat agree

I neither agree nor disagree

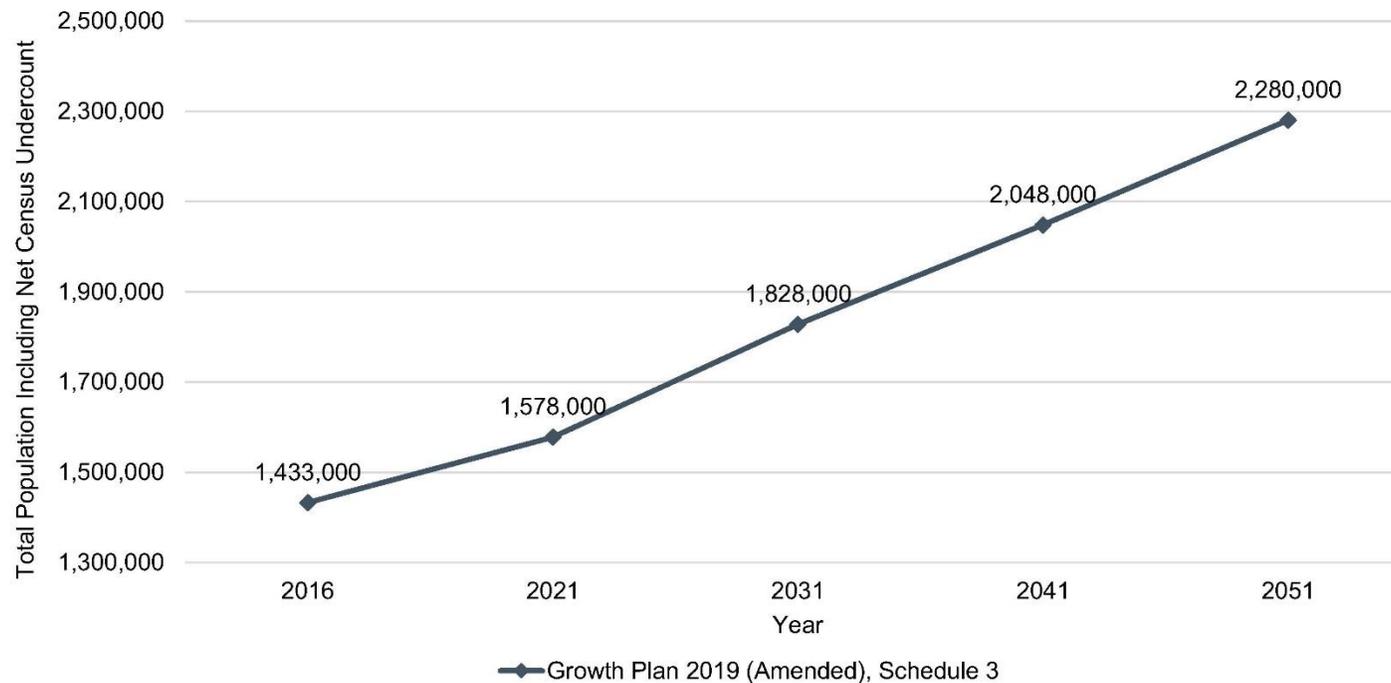
I somewhat disagree

I strongly disagree

**DIRECTING GROWTH**

# Population & Employment Projections to 2051

Growth Plan 2019 (Amended), Schedule 3 Forecast for Peel Region, 2016 to 2051

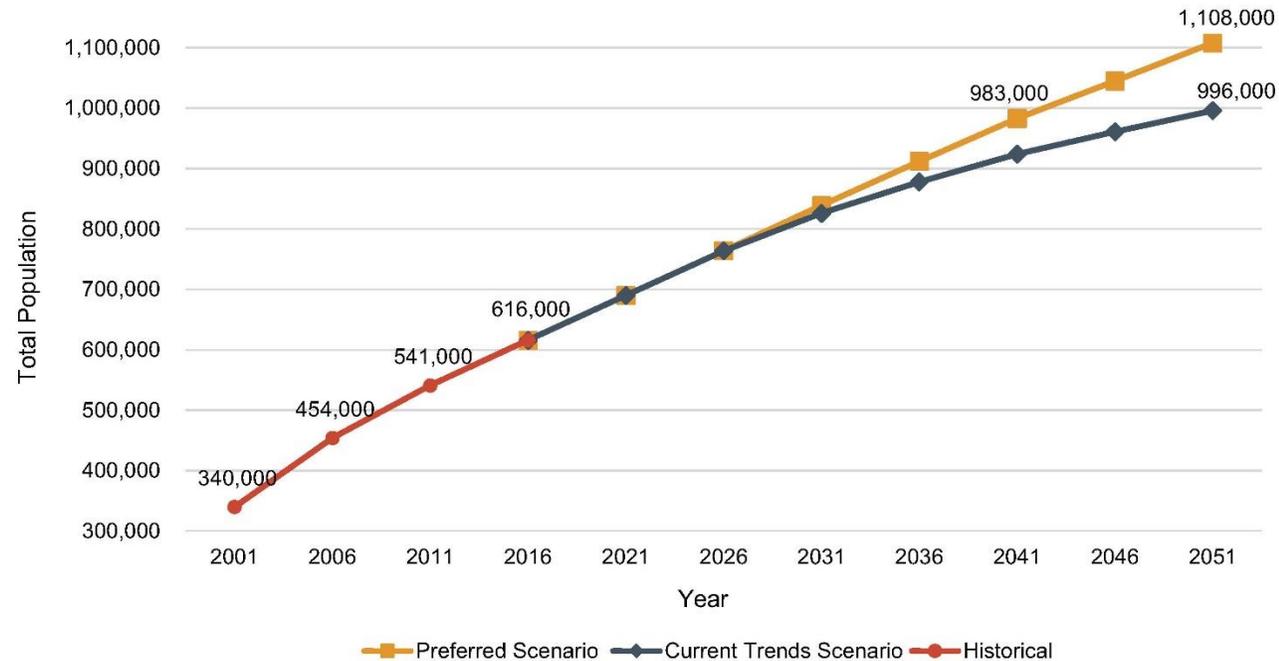


2016 to 2051  
Population  
Growth:  
847,000

Source: Data from Growth Plan, 2019 and Greater Golden Horeshoe: Growth Forecasts to 2051 by Hemson Consulting Ltd. Figure prepared by Watson & Associates Economists Ltd., 2020.

# Population Projections to 2051

## City of Brampton Population Forecast Scenarios, 2016 to 2051

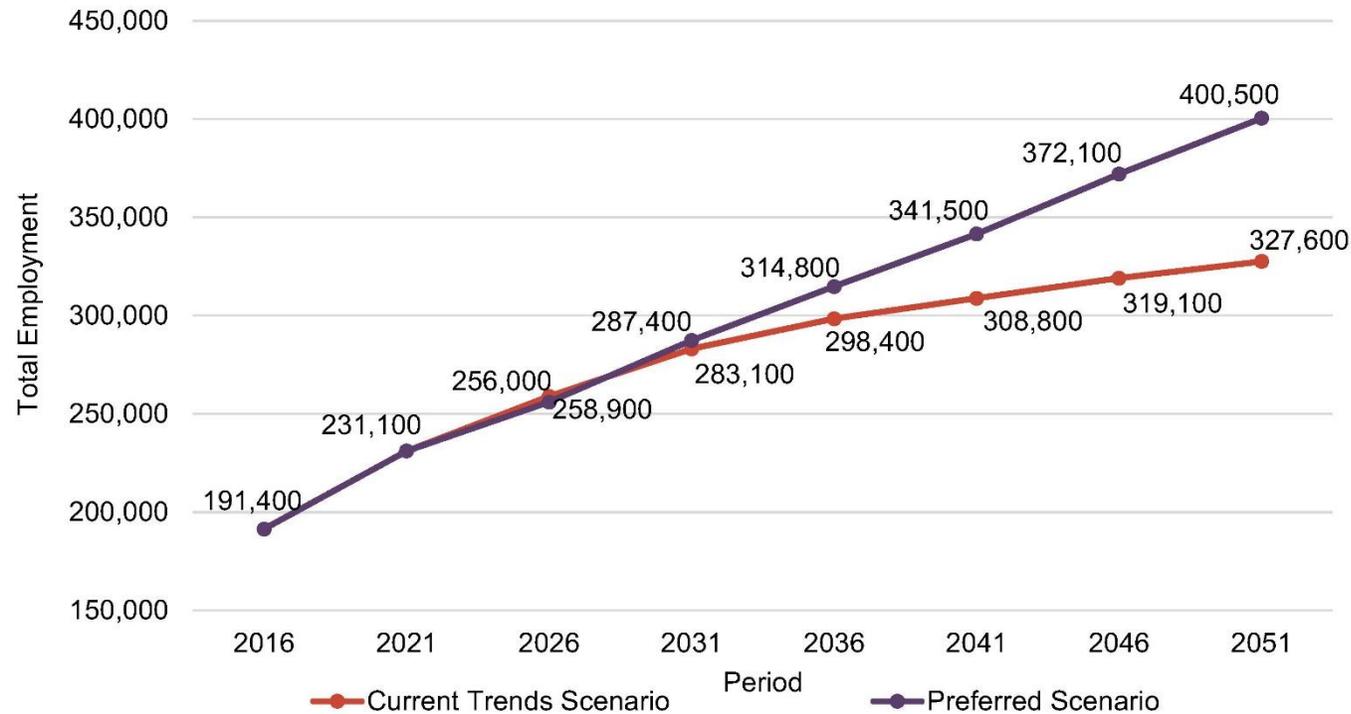


REGION OF PEEL PROJECTIONS	
2016	615,670
2021	696,340
2026	789,430
2031	858,640
2036	892,810
2041	923,690
2046	954,950
2051	985,090

Source: Forecasts by Watson & Associates Economists Ltd., 2020.  
 Note: Population includes the Net Census Undercount estimated at 3.5%.

# Employment Projections to 2051

## City of Brampton Employment Forecast City of Brampton Employment Forecast, 2016 to 2051



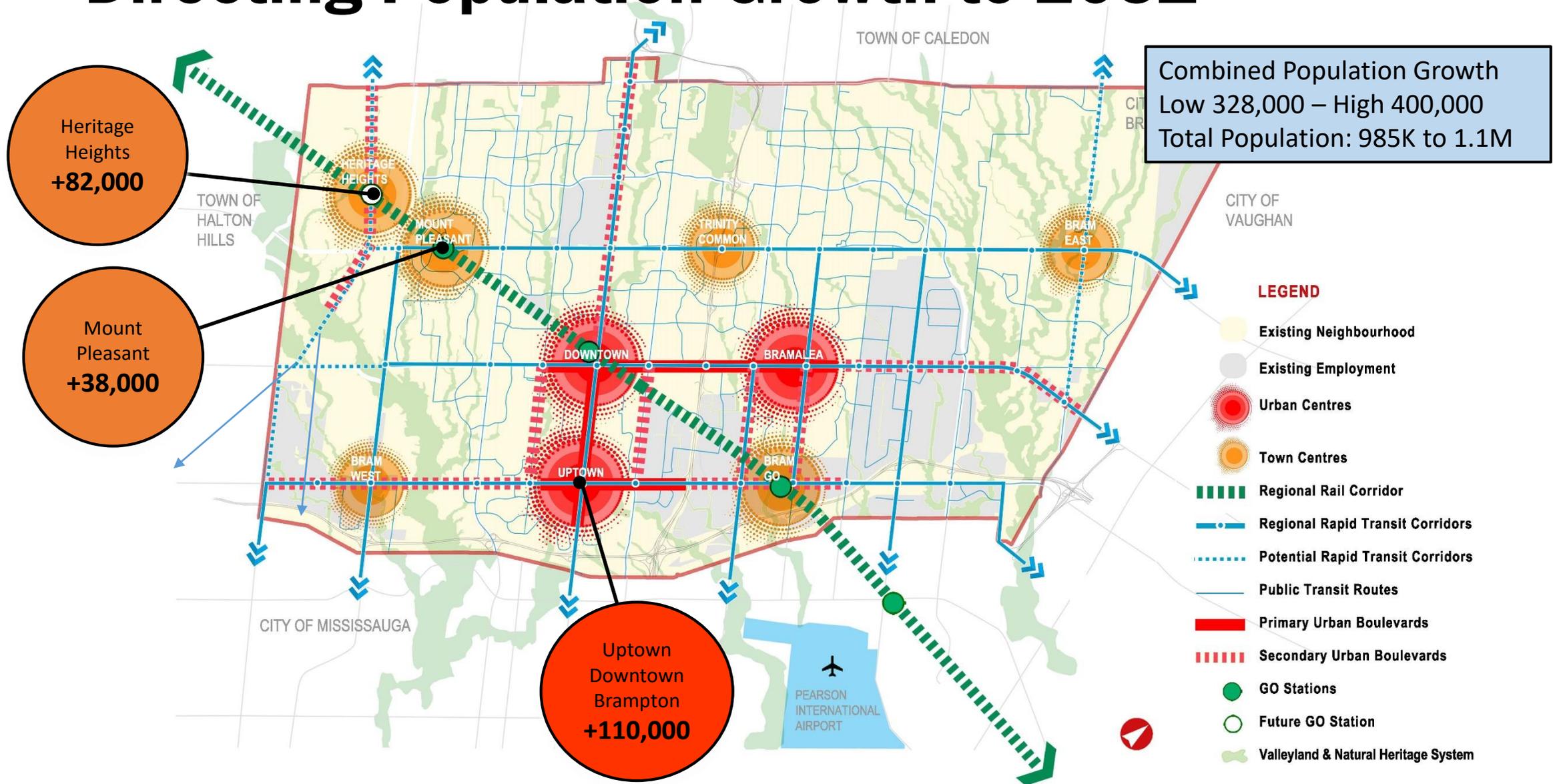
Employment Growth,  
2016 to 2051:

Preferred:  
209,100  
(2.1%  
annually)

Current  
Trends:  
136,200  
(1.5%  
annually)

REGION OF PEEL PROJECTIONS	
2016	191,300
2021	210,500
2026	250,200
2031	276,430
2036	294,550
2041	314,910
2046	335,420
2051	355,060

# Directing Population Growth to 2051



Note: Gentle Intensification in remaining Greenfield and Urban Built-up Area (80-100K)

# Progress to Date

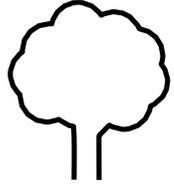


**NEXT STEPS**

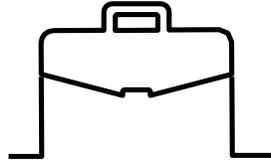
# NEXT STEPS

- Public Consultation (ongoing)
- Develop Discussion Papers within each of the 7 thematic areas of the 2040 Vision (for review and feedback)
- Review and incorporate public Feedback (ongoing)
- Consolidate into Policy Directions Report
- Develop a draft Official Plan

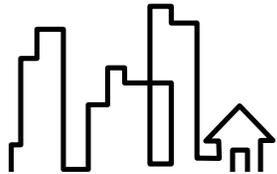




SUSTAINABILITY AND  
THE ENVIRONMENT



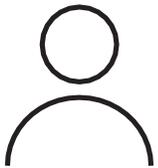
JOB AND  
LIVING CENTRES



NEIGHBOURHOODS



TRANSPORTATION AND  
CONNECTIVITY



SOCIAL MATTERS AND  
HOUSING



HEALTH



ARTS AND CULTURE

**Discussion papers will include a focus on the seven core Brampton 2040 Vision Statement Areas and how they translate into Policy Directions.**

# PATHWAYS TO ENAGE

- Email us! [opreview@brampton.ca](mailto:opreview@brampton.ca)
- Visit us at:  
[www.Brampton.ca/BramptonPlan](http://www.Brampton.ca/BramptonPlan)
- Take one or all of the Brampton Plan Surveys
- Participate in any planning process (from housing, to Downtown, we will incorporate all data into this process)
- Review and Comment on a discussion paper
- Ask us questions

**QUESTION & ANSWER PERIOD**

# BRAMPTON PLAN

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

THANK YOU



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

