

Major Transit Station Areas

Proposed Modifications
to *Brampton Plan* MTSA
Policies (Height and
Density)



Background

- Unlimited Height and Density (UHD) in Brampton's Urban Growth Centre
- MTSA Policies in Council adopted *Brampton Plan*
- *Bill 150, the Official Plan Adjustment Act*



Background - UHD



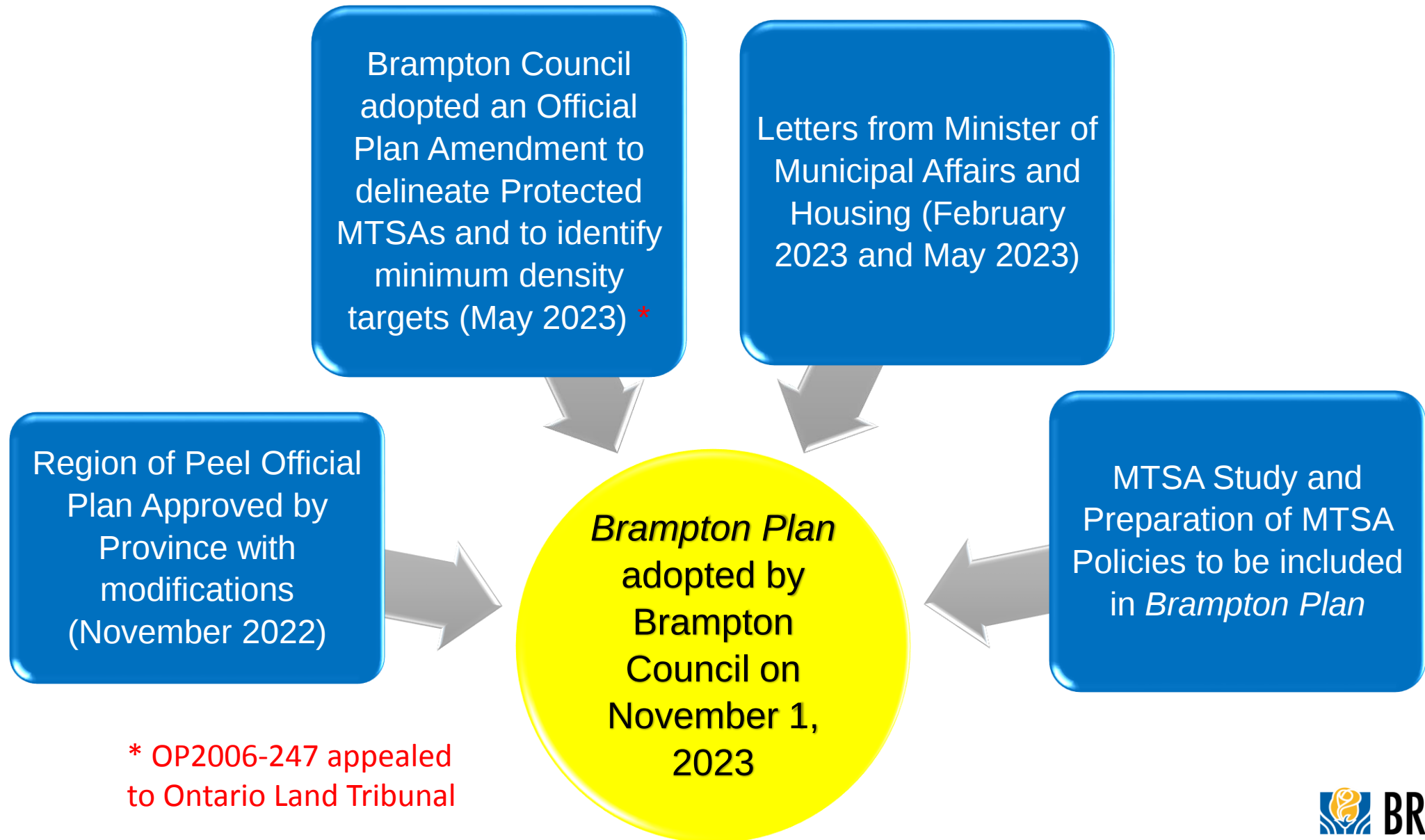
Staff was directed to evaluate the merits of implementing unlimited height and density (UHD).

Council direction on UHD coincided with the introduction of the draft City Structure as part of *Brampton Plan*, and the start of Brampton's MTSA Study.



Council direction that UHD should be directed to a portion of the Urban Growth Centre (UGC), between Centre Street and Highway 410.

Background – Formulation of MTSA Policies



MTSA Study Timelines

April 8, 2024
PDC



May 2024
Open Houses



Sept 2024
Statutory
Public Meeting

- Seek Council endorsement of introducing height and density policies in forthcoming Precinct Plan and Secondary Plan Amendments
- MTSA Study Phase 2B - Overview of precinct plan/secondary plans, including new maximum height and density schedules
- Present draft Precinct Plans and Secondary Plan Amendments
- Anticipated Council adoption in November 2024.

Bill 150, the *Official Plan Adjustment Act*

When:

Passed by the Legislature on December 5, 2023.

Purpose:

To help ensure that official plan decisions support the Province's goal of building at least 1.5 million homes in a manner that maintains and **reinforces public trust**.

What does this Mean?:

Municipalities can now, at their discretion, implement maximum heights and density requirements within Protected MTSA's.



Where do we go from here?

**Council
adopted
*Brampton
Plan*
(November
2023)**

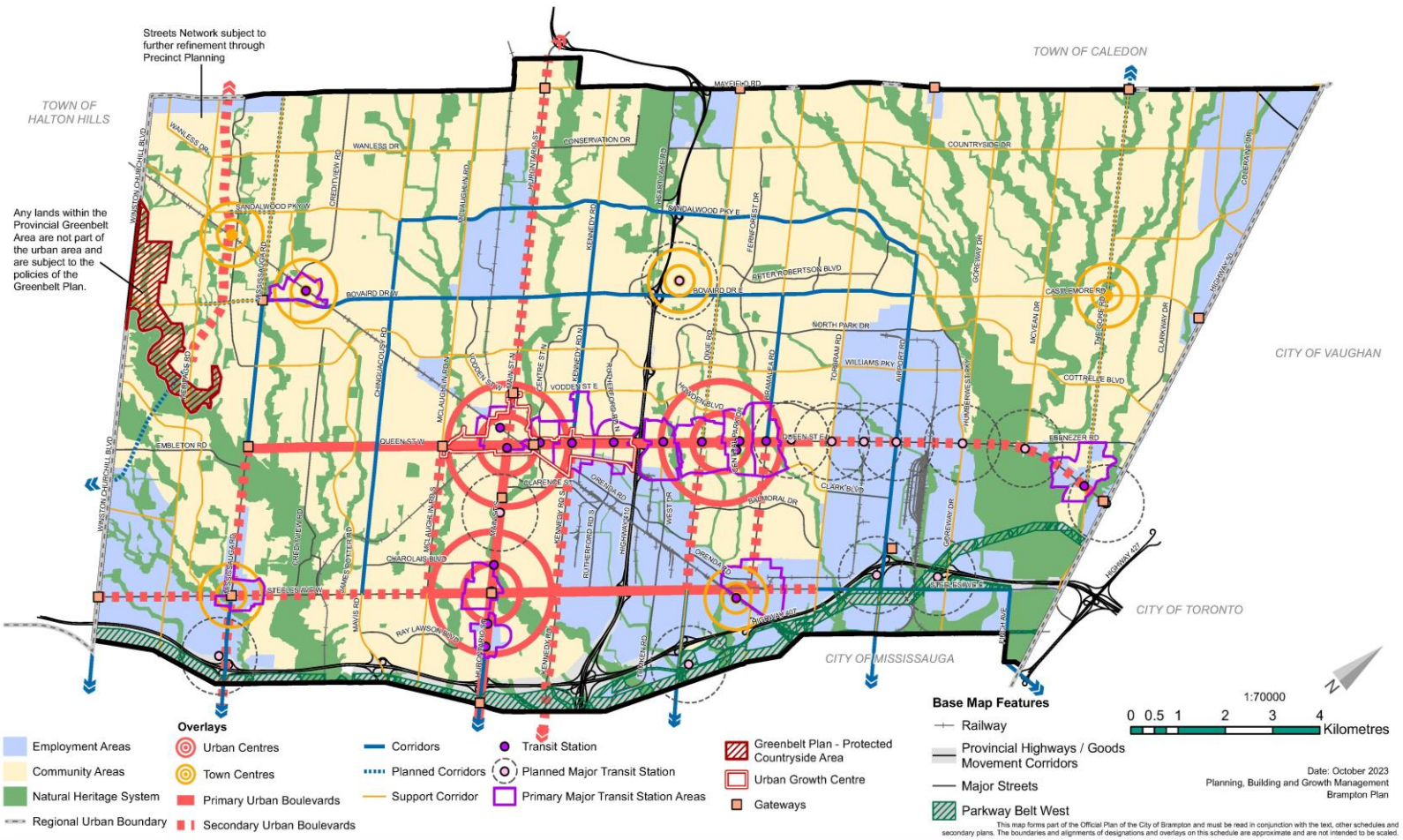
***Bill 150,
Official Plan
Adjustment
Act*
(December
2023)**

**2022
Council
Direction for
UHD in UGC
(September
2022)**



**Regional
Council
approval of
*Brampton
Plan* (targeted
for April 25,
2024)**

Brampton Plan, City Structure



The City Structure demonstrates where and how growth will occur.



Most growth is to occur within Centres and MTSAs, and along Boulevards



Highest intensity is to be located around Centres (Urban & Town) and directly adjacent to transit stations along Boulevards



Brampton Plan, MTSA Objectives



Concentrate the highest intensity adjacent to the transit station/stop.



Provide appropriate transitions in height and density to adjacent established low density residential areas.

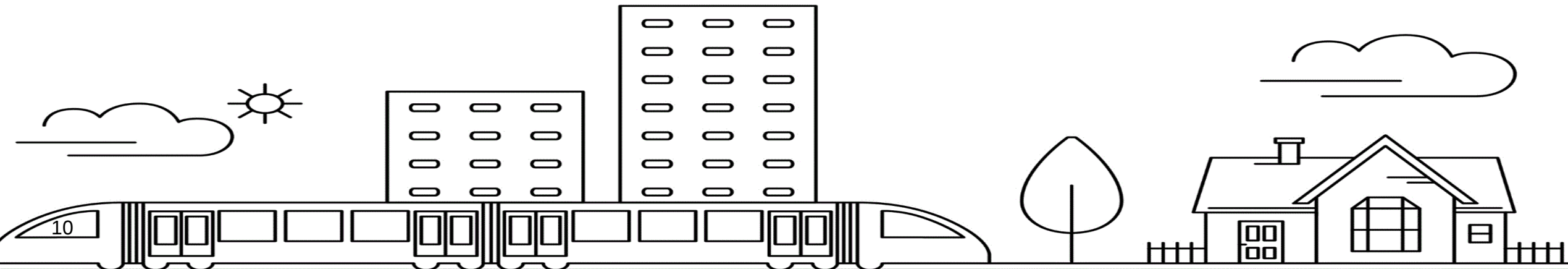


Provide a range and mix of housing options, unit sizes and tenure.



Proposed Modifications to *Brampton Plan* MTSA Policies

- To deliver on Brampton's MTSA policy objectives and in accordance with Bill 150, proposed modifications to the MTSA building height and density policies in the Council adopted *Brampton Plan* are being requested to be endorsed by Council and approved by Regional Council as part of the forthcoming approval process of *Brampton Plan*.
- The proposed modifications will allow staff to propose maximum building heights and densities, and locations for unlimited height and density for MTSA's, as appropriate, **through Phase 2b of Brampton's MTSA Study (Precinct Plan/Secondary Plan Amendments).**



What does Brampton want to achieve by regulating height and density?



Diversity in design



Provide a variety of housing typologies



Generate placemaking activity at grade level



Appropriately plan for infrastructure and community services



Proposed Precinct Plan/Secondary Plan

Brampton Plan height ranges for the low-rise, low-rise plus and mid-rise building typologies to be applied to the associated MTSA land use designations shown on land use schedules 13a – 13n.

Unlimited height and density to be permitted only on properties designated Mixed-Use (High-Rise and Office) on Land Use Schedules 13a – 13n, directly adjacent to higher-order transit station/stops and at Highway 410/Queen Street intersection.

All other Mixed-use (High-Rise and Office) designations would be subject to a maximum height and density based on location.

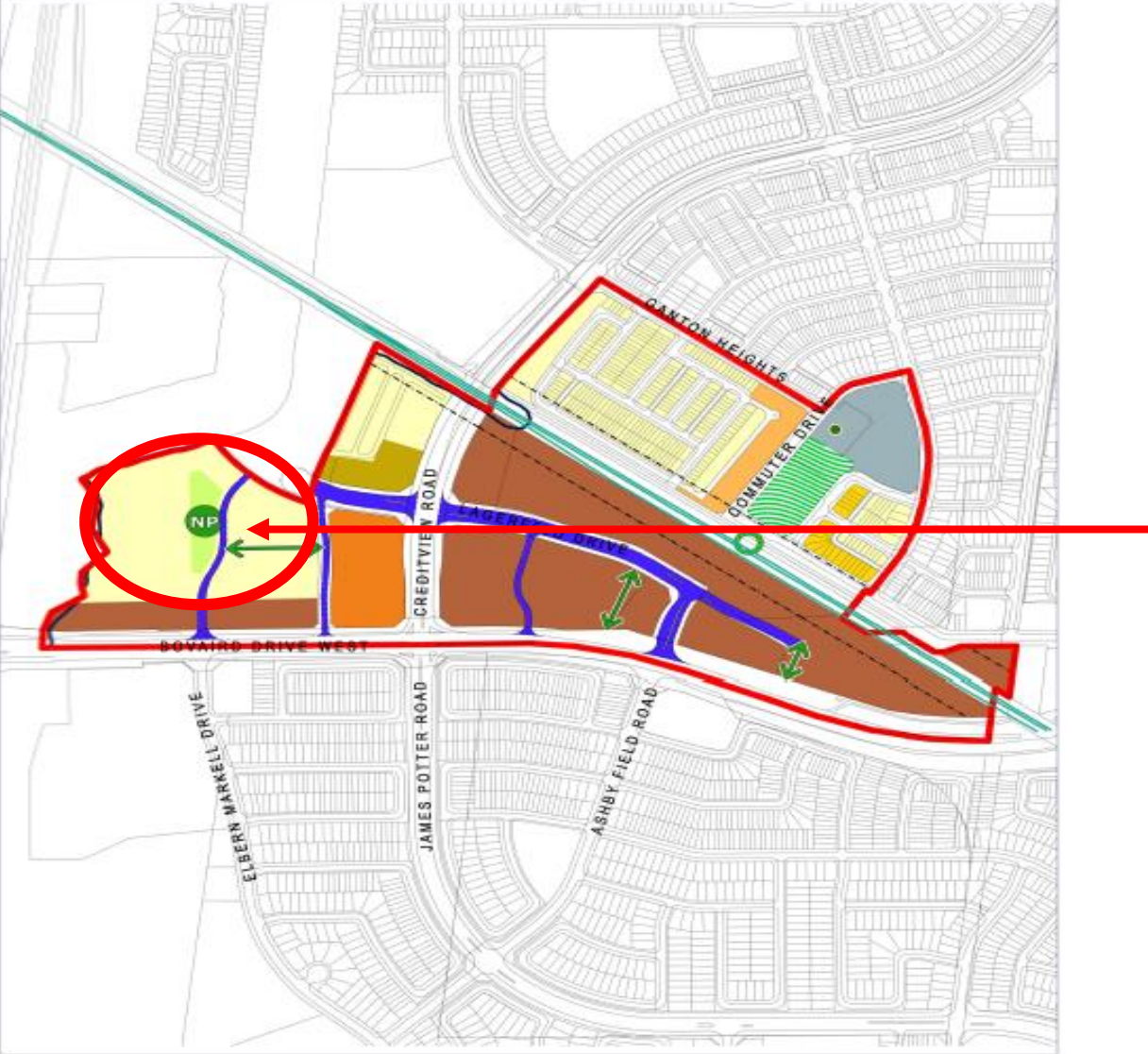
The criteria for allowing additional height and density beyond those established in the future Precinct Plans and Secondary Plans will be included as part of these amendments.



Proposed Modification to Mount Pleasant GO MTSA Land Use Schedule

From:
Neighbourhood (Low-Rise Residential)

To:
Neighbourhood (Mid-Rise Residential)



NOTE: THE LEGAL BASIS FOR REGULATING CONSERVATION AUTHORITY REGULATED AREAS IS DERIVED IN THE TEXT OF THE RESPECTIVE REGULATIONS ISSUED IN ACCORDANCE WITH SECTION 28 OF THE CONSERVATION AUTHORITY ACT. THE INFORMATION IDENTIFYING REGULATED AREAS SHOWN ON THIS SCHEDULE, INCLUDING THE LIMITS OF REGULATED AREAS AND HAZARDOUS WASTE AREAS, SHOULD BE UPDATED AS NEW INFORMATION BECOMES AVAILABLE. REFERENCE SHOULD BE MADE TO THE TEXT AND MAPS OF THE RELEVANT CONSERVATION AUTHORITY REGULATIONS, SITE INSPECTIONS AND DETAILED STUDIES REQUESTED AT THE TIME OF AN APPLICATION MAY FURTHER DEFINE OR DELINEATE THE REGULATED AREA, INCLUDING FLOOD PLAIN SPILL AREAS.

Next Steps

- **May 14 and May 23, 2024 Open houses:**
to present the highlights of Brampton's MTSA Study (Phase 2b) - Official Plan Amendments (Precinct Plans and Secondary Plan Amendments), including the proposed maximum heights and densities.
- **September 9, 2024 statutory public meeting:**
Draft Precinct Plans and Secondary Plan Amendments
- **November 2024:** expected Council adoption





Thank you!