

# 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.

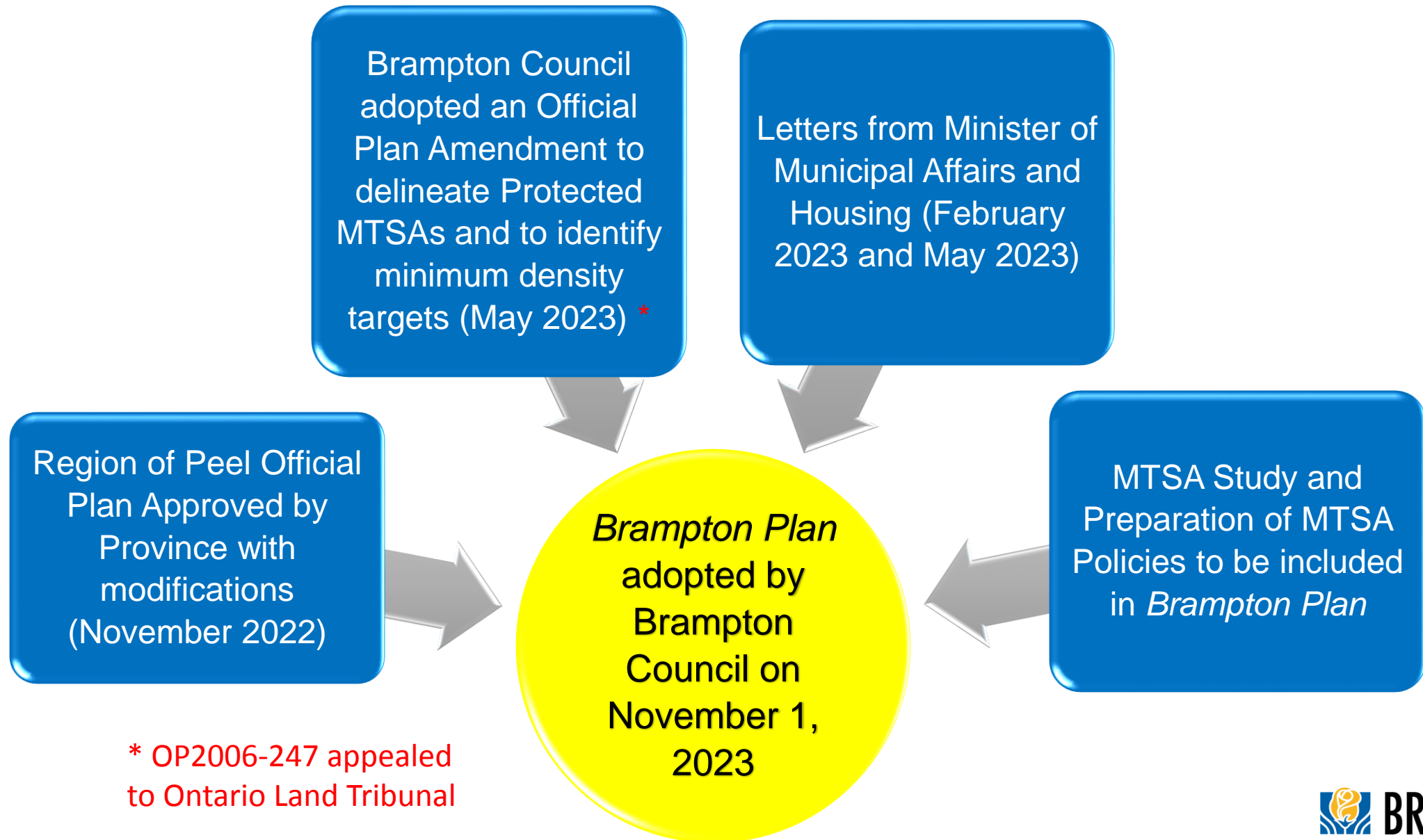
2021

2022

2022

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



# 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)**

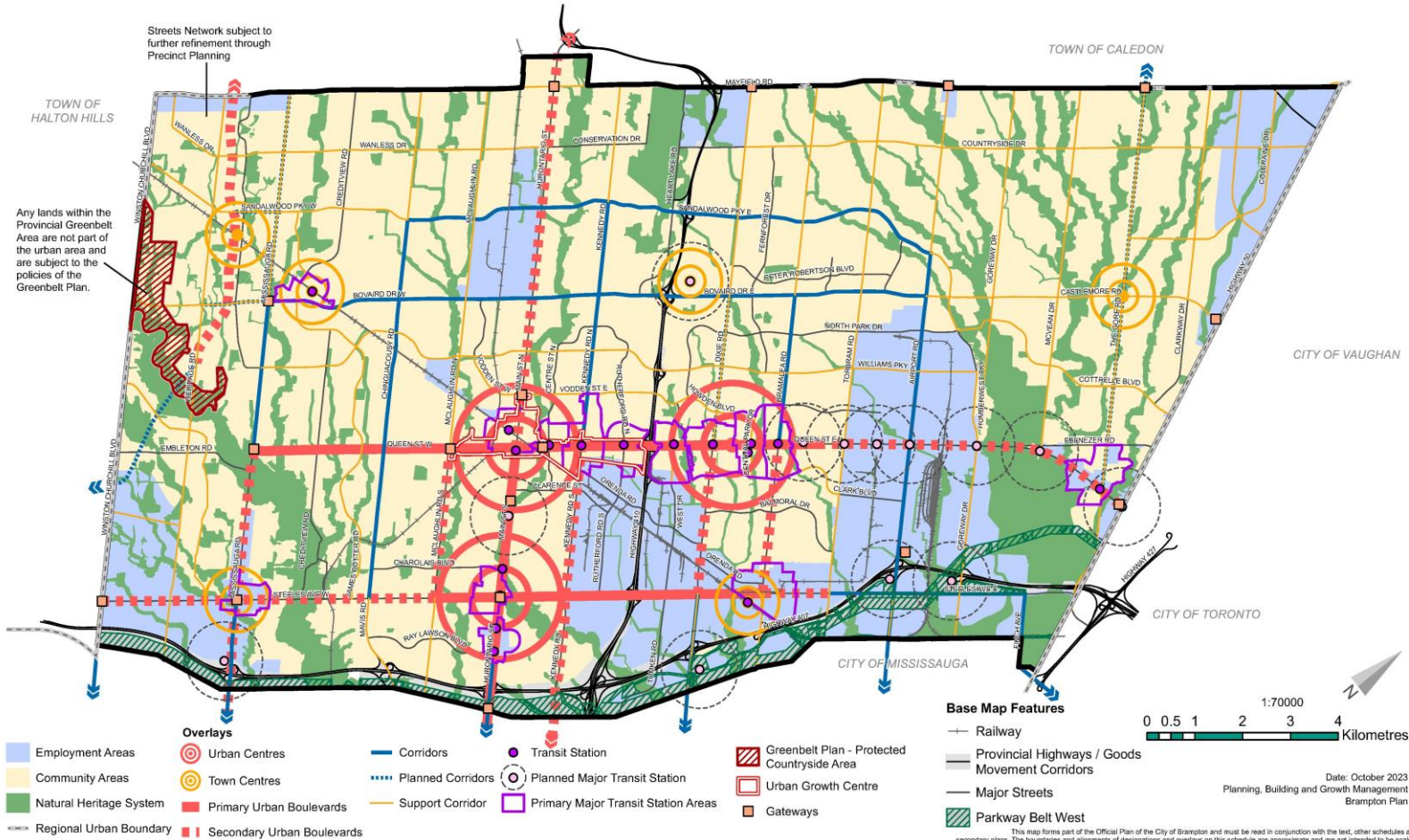
***Bill 150,  
Official Plan  
Adjustment  
Act*  
(December  
2023)**

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



**Regional  
Council  
approval of  
*Brampton  
Plan***

# Brampton Plan, City Structure



The City Structure demonstrates where and how growth will occur.



Most growth is to occur within Centres and MTSA's, 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.



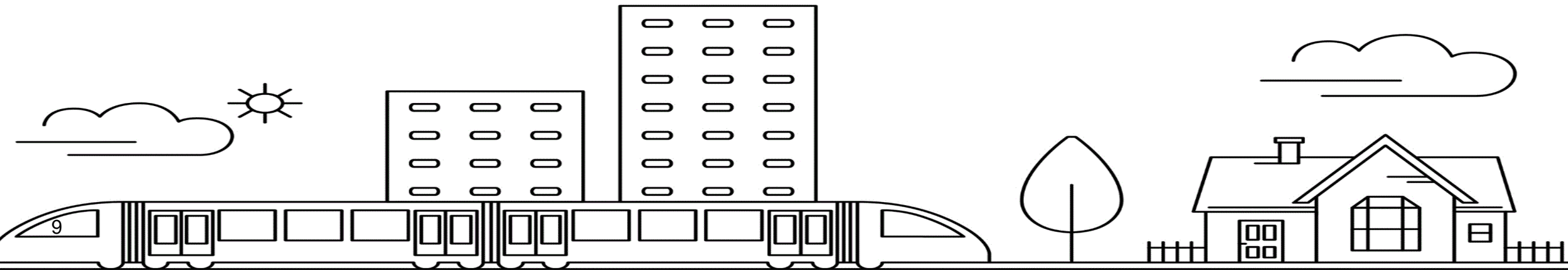
Provide a range and mix of housing options, unit sizes and tenure.





# 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, 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 place making 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.

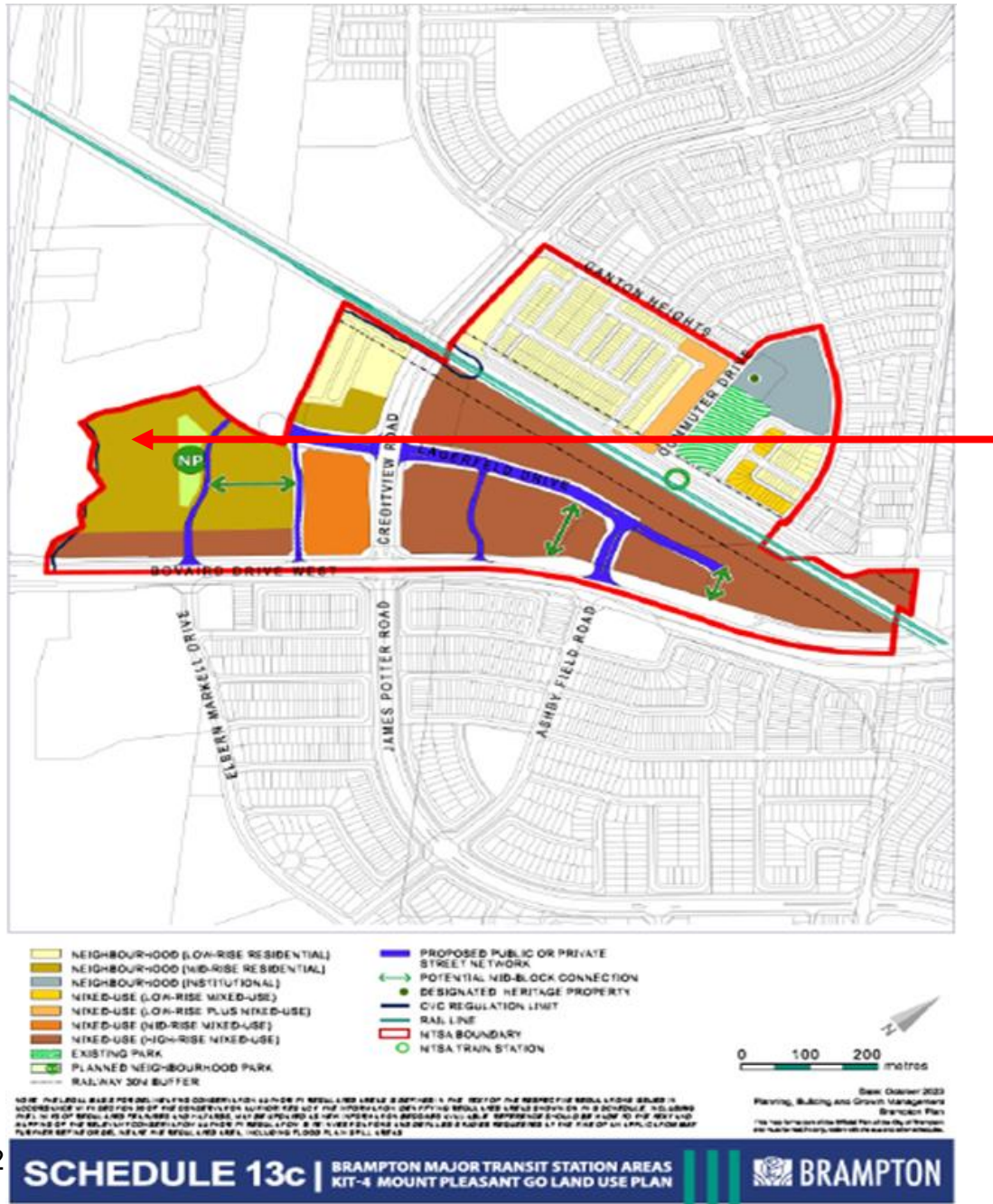




# Proposed Modification to Mount Pleasant GO MTSA Land Use Schedule

From:  
Neighbourhood (Low-Rise Residential)

To:  
Neighbourhood (Mid-Rise Residential)



# 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!