

“PRIMARY” MAJOR TRANSIT STATION AREAS (MTSAs)

City-initiated Official Plan Amendments (Secondary Plans)

Queen Street Corridor Secondary Plan Area 36

Bram West Secondary Plan Area 40

Bram East Secondary Plan Area 41

Mount Pleasant Secondary Plan Area 51

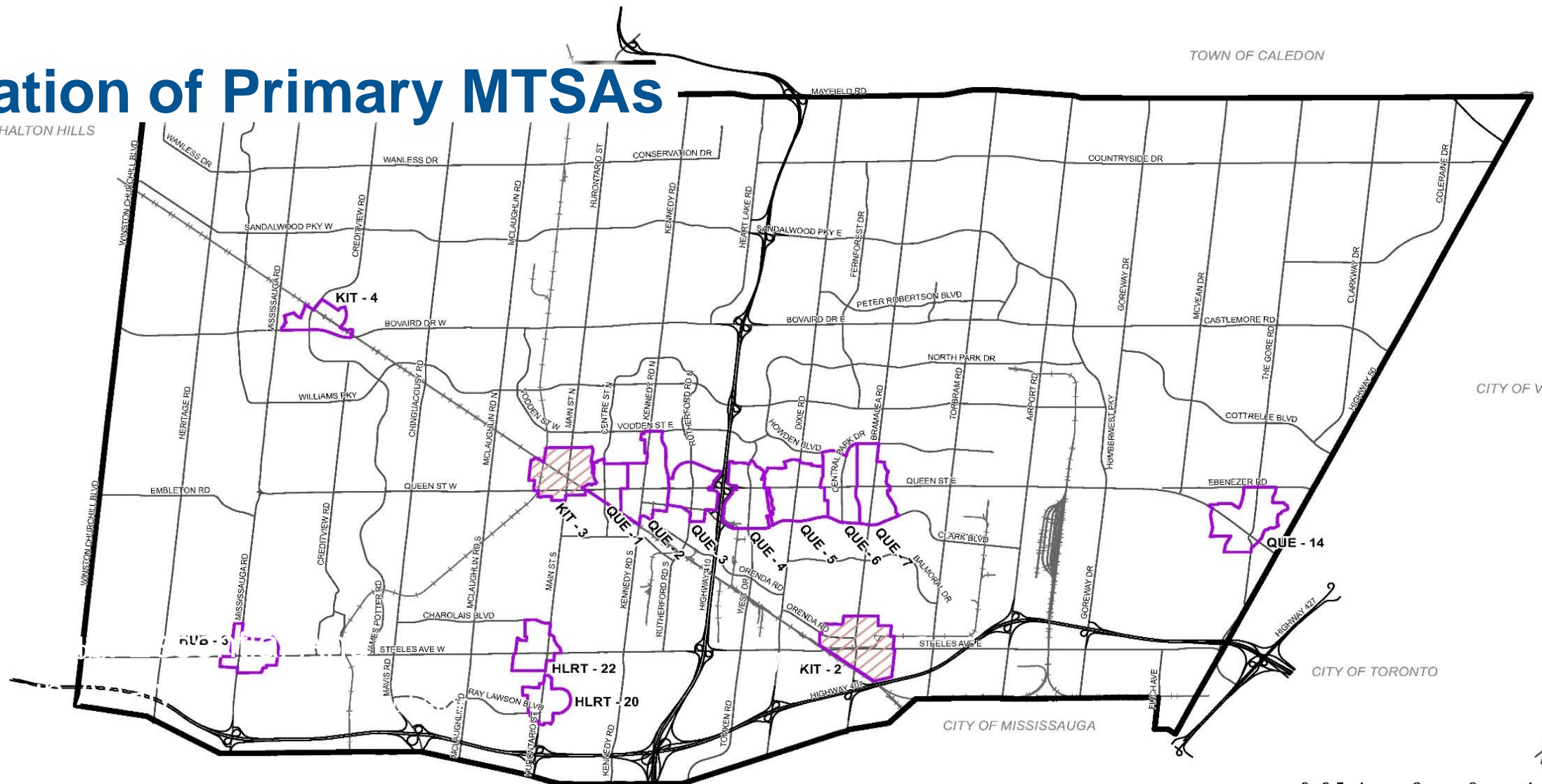
Hurontario-Main Corridor Secondary Plan Area 55

September 9, 2024

Location of Primary MTSAs

TOWN OF CALEDON

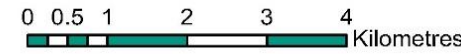
HALTON HILLS



- Primary Major Transit Station Areas
- MTSA's not subject to these amendments

Base Map Features

- Railway
- Highway
- Major Streets

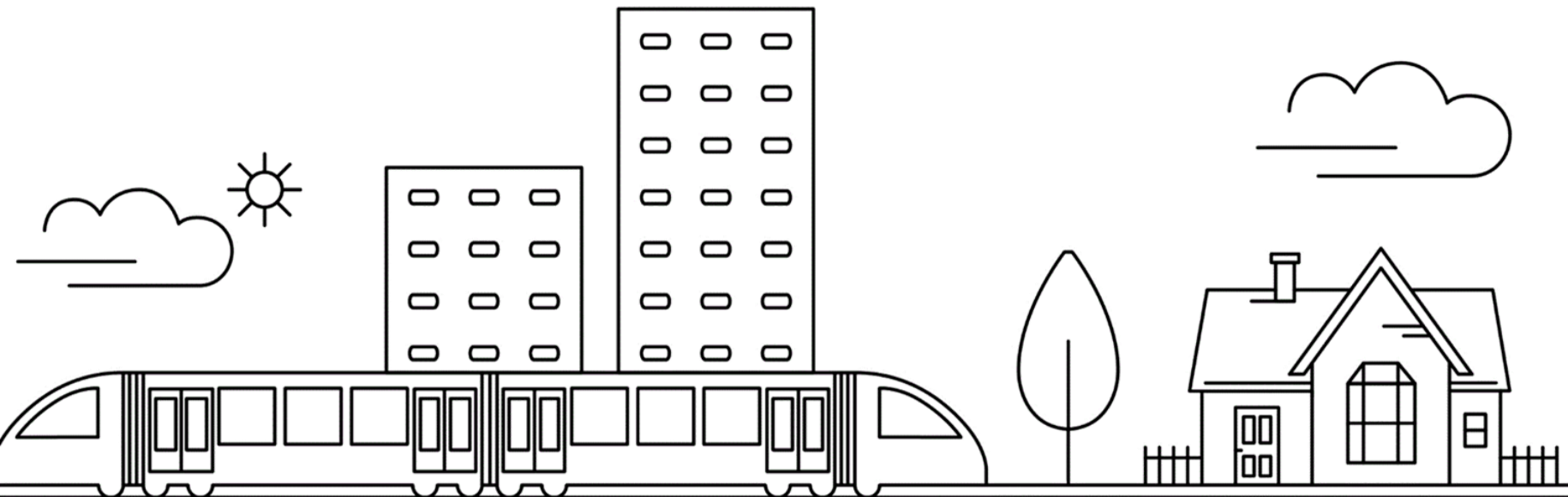


Date: October 2023
 Planning, Building and Growth Management
 Brampton Plan

This map forms part of the Official Plan of the City of Brampton and must be read in conjunction with the text, other schedules and secondary plans. The boundaries and alignments of designations and overlays on this schedule are approximate and are not intended to be scale.

MTSA Study Phases

- ✓ Phase 1 | Preparation of Preliminary Area Plans
- ✓ Phase 2a | Policy Directions and Recommendations (*Brampton Plan*)
- ★ Phase 2b | Refined Policy Directions and Recommendations (**Secondary Plans**)
- Phase 3 | Preparation of Zoning By-law standards to be included as part of the Comprehensive Zoning By-law Review



MTSA Study



We are here





Purpose

To present proposed amendments to

5 Secondary Plans (SP)

that will implement detailed policies for

12 Primary MTSAs

- 1. Bram West SP Area 40**
Steeles@Mississauga
- 2. Bram East SP Area 41**
The Gore
- 3. Mount Pleasant SP Area 51**
Mount Pleasant GO
- 4. Queen Street Corridor SP Area 36**
Centre, Kennedy, Rutherford, Laurelcrest, Dixie, Central Park, Bramalea
- 5. Hurontario-Main Corridor SP Area 55**
Ray Lawson/County Court, Gateway Terminal

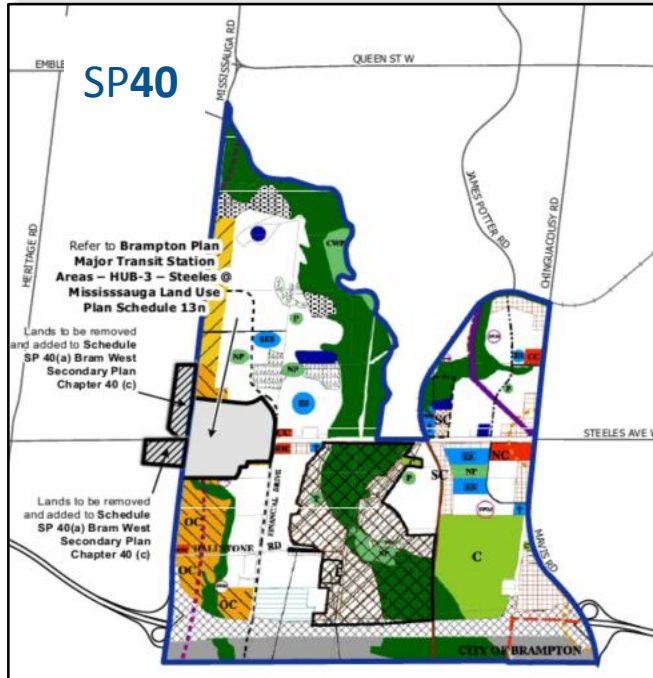
Official Plan Amendments (OPAs)

Implement MTSA policies within 3 Secondary Plans:

1. Bram West

Secondary Plan Area 40

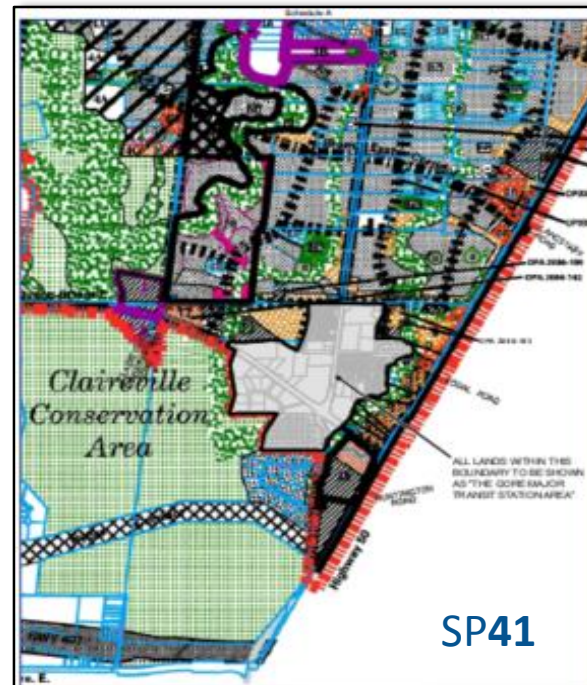
Steeles@Mississauga MTSA



2. Bram East

Secondary Plan Area 41

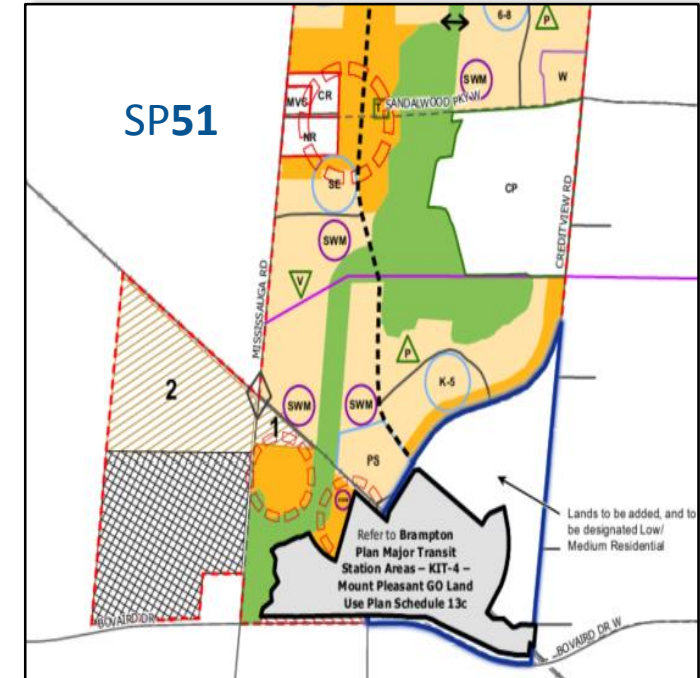
The Gore MTSA



3. Mount Pleasant

Secondary Plan Area 51

Mount Pleasant GO MTSA



4. Proposed new Queen Street Transit Corridor Secondary Plan Area 10 (formerly Area 36)

Creation of a new Secondary Plan applying to the Queen Street Corridor for: *Centre, Kennedy, Rutherford, Laurelcrest, Dixie, Central Park and Bramalea MTSAs.*



4. Proposed Queen Street Transit Corridor SP – Precinct Plans

Creation of 2 new *Precinct Plans* for the Queen Street Corridor:

I. Queen East

*Centre, Kennedy, Rutherford MTSA*s

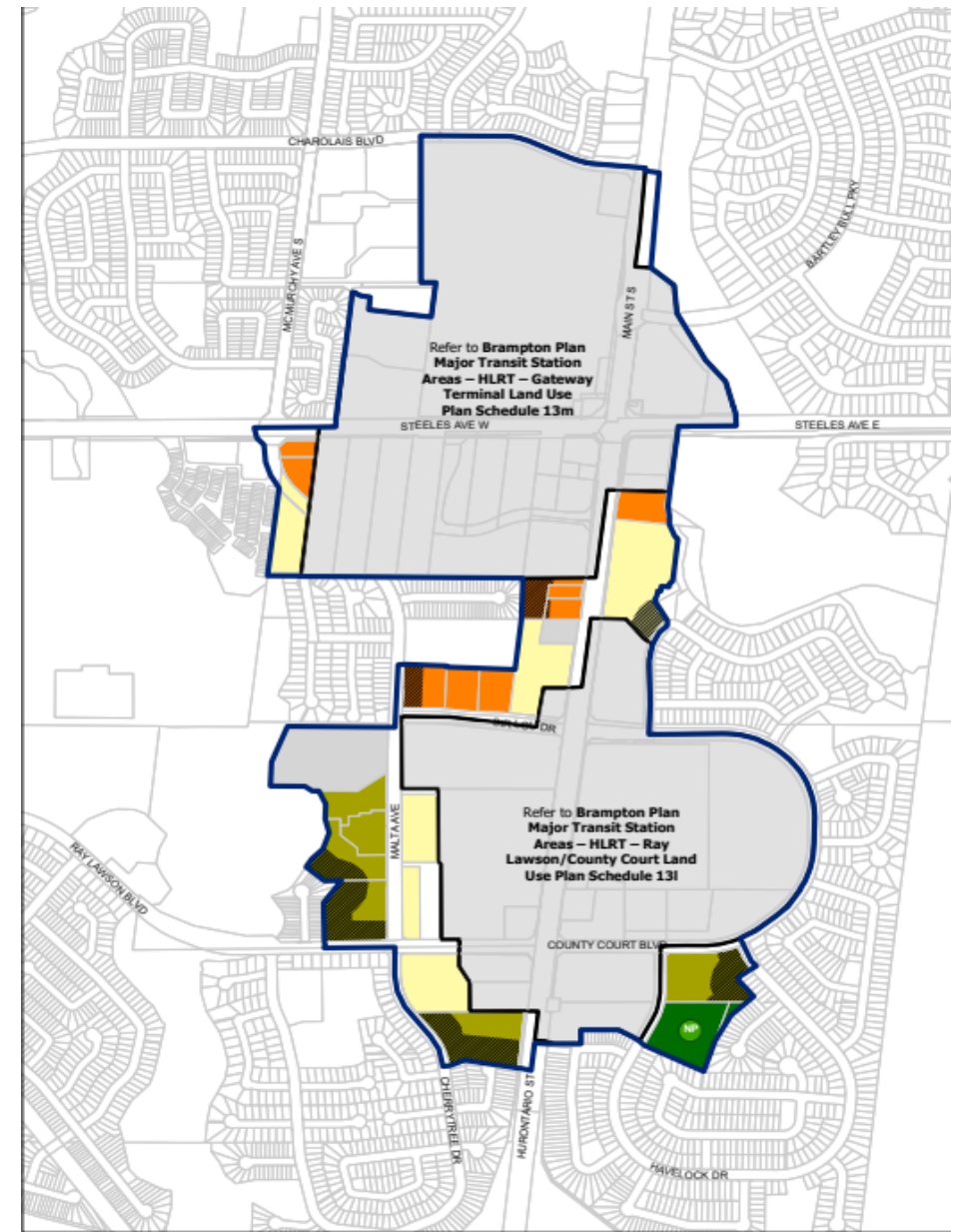
II. Bramalea Centre

*Laurelcrest, Dixie, Central Park, Bramalea MTSA*s



5. Proposed new Hurontario LRT SP Area 11 (formerly SP Area 55)

- Creation of a new Secondary Plan applying to the Hurontario-Main Corridor: *Gateway Terminal and Ray Lawson/County Court MTSAs.*



Landuse	
Low Rise Residential	Height Transition Area
High Rise Residential	Major Transit Station Area
Mixed Use	Parcel Fabric
Institutional	
Neighbourhood Park	

OPAs – Height and Density



Appropriate distribution and range of height and density that corresponds to the land use designations in *Brampton Plan*.



The City's Comprehensive Zoning By-law will provide the site-specific minimum and maximum height and density permissions for MTSA's.

Commercial Policies

- To create animated, pedestrian-active frontages by providing a minimum of at-grade non-residential uses along key *Boulevards*.



Servicing

Wastewater/Sanitary

- Constraints likely requiring upgrades to existing infrastructure.

Stormwater

- Utilization of bioswales (vegetated areas) to manage stormwater runoff from pavement surfaces (to be considered within the right-of-way for new public roads).

Water

- No service constraints identified.

Proposed Policies

- The timing and progression of development shall be supported by the adequate provision of servicing infrastructure.
- Subject to potential holding (H) provision to ensure there is sufficient infrastructure capacity.



Next Steps

Notice of Public Meeting - August 2024

Public Meeting (We are here)

Collect & Review Public, Technical and Other Comments

Recommendation Report and Adoption of
Secondary Plan Amendments – November 2024
(Phase 2b)

Official Plan Amendments Appeal Period

Zoning By-law Amendments (Phase 3)

Additional Information

- The report and presentation from tonight’s meeting are available online at www.brampton.ca, on the “Council and Committee Meetings & Agendas” page.

- City staff contacts:

Michelle Gervais

Advisor, Special Projects (MTSAs)

Planning, Building and Growth Management Department

michelle.gervais@brampton.ca

Natasha D’Souza

Policy Planner

Planning, Building and Growth Management Department

natasha.dsouza@brampton.ca

- MTSA project website: www.brampton.ca/mtsa
- Submit comments via email: mtsa@brampton.ca

Thank you!