



Report
Staff Report
The Corporation of the City of Brampton
1/13/2025

Date: 2025-01-13

Subject: **Recommendation Report – Bram West Secondary Plan Review Process and Update (Wards 4 and 6)**

Contact: Tristan Costa, Policy Planner III, Integrated City Planning
Shannon Brooks, Manager, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2025-037

RECOMMENDATIONS:

1. That the report from Tristan Costa, Planner III, Official Plan and Growth Management to the Planning and Development Committee Meeting of January 13, 2024, **Recommendation Report – Bram West Secondary Plan Review Process and Update** be received;
2. That staff be directed to report back with the proposed Bram West Secondary Plan land use concept for Council endorsement in Q1 2025 in order to proceed with secondary plan technical studies;
3. That staff be directed to expedite the procurement of all technical studies listed in this report, and that Council authorize staff to be excluded from a competitive procurement process as per section 2.3.2 of the Purchasing By-law, to support the timely completion of the Bram West Secondary Plan Review;
4. That Council advocate to the Province to work with City staff in evaluating potential alignments of the Bram West Parkway to the Highway 413 Focused Analysis Area; and
5. That Council endorse the proposed work plan for the Bram West Secondary Plan Review and the approach to support the expediting of development applications where possible, subject to sufficient completion of secondary plan technical studies, as part of a parallel alternative process alongside the Secondary Plan Review.

OVERVIEW:

- **This report provides a status update and proposed work plan to complete the Bram West Secondary Plan Review.**
- **In 2022, the City initiated the review and update of the Bram West Secondary Plan Area (SP40) comprising of 2,450 hectares located in the southwest quadrant of Brampton. This process would thoroughly evaluate all four sub-areas (40a-d), providing comprehensive updates to the technical studies undertaken approximately two decades ago.**
- **A series of virtual charrettes took place between September 2022 and March 2023 where landowners, City and Region of Peel staff, members of the public and other stakeholders worked to develop a land use vision and principles for sub-areas 40 b-d.**
- **Due to uncertainties surrounding the design and alignment of Highway 413 in sub-area 40a, appeals to the Heritage Heights Secondary Plan and given their significant impact on the Bram West Secondary Plan Area, a decision was made to pause the Secondary Plan Review until there was substantial resolution or significant progress on these matters.**
- **As the Ontario Land Tribunal has approved the Heritage Heights Secondary Plan, development applications can proceed upon sufficient completion of three technical studies for the Heritage Heights Secondary Plan area. The Ministry of Transportation (MTO) continues to review development applications within the Focused Analysis Area (FAA) of Highway 413 and has encouraged the City to proceed with the review of applications in the FAA. The MTO recently announced the 90% design completion for the alignment and will release the lands not required for Highway 413 upon design completion. The timing of these elements and lessons learned through Heritage Heights can be applied to the Bram West Secondary Plan review process.**
- **Staff seek direction to resume the secondary plan review in a manner that expedites the appropriate technical studies and allow for an alternative secondary planning process to support the timely processing of development applications, where possible.**

BACKGROUND:

The Bram West Secondary Plan Area is in the southwest quadrant of Brampton and encompasses approximately 2,450 hectares. The area is generally bounded by 407 ETR and City of Mississauga to the south, the Credit River Valley to the north, Winston Churchill Boulevard and Town of Halton Hills to the west, and Chinguacousy Road to the east. The secondary plan is divided up into four sub-areas: 40(a), 40(b), 40(c) and 40(d) (Attachment 1).

Bram West Secondary Plan Review

Staff initiated the Bram West Secondary Plan Review in 2022 to align the secondary plan land uses and policy with current planning contexts. The study workplan defined four (4) phases of work:

Phase 1 – Reconnaissance

Phase 2 – Visioning and Concept Planning

Phase 3 – Detailed Design & Testing – Technical Studies

Phase 4 – Plan Preparation and Finalization – Policy Drafting and Council Adoption of the Secondary Plan

Phase 1 is complete. Phase 2 will be complete upon finalization of the land use concept which is planned to be brought to Council for adoption in Q1 2025.

With input from stakeholder sessions, key guiding principles were developed and tested to inform a proposed land use concept for the Secondary Plan Area, with the exception of sub-area 40(a).

Given factors outside of the scope and control of the Secondary Plan Review process, namely the lack of certainty regarding design and alignment of the future Highway 413 and the Corridor Protection Area that encompasses sub-area 40(a), as well as the ongoing process at the time to address appeals to the Heritage Heights Secondary Plan, the Bram West Secondary Plan Review was paused.

Highway 413 and Heritage Heights Secondary Plan Appeals:

In July 2023, the Bram West Secondary Plan Review was paused due to ongoing work by the province to finalize the Highway 413 design and alignment, and the Heritage Heights Secondary Plan appeals process. Since both these matters were deemed to have material land use planning impacts on Bram West, a decision was made to pause the Secondary Plan Review until the 413 and the Heritage Heights matters were substantially resolved.

The potential for development in Sub Area 40(a) is limited by City Interim Control By-law 306-2003 and adopted Corridor Protection policies intended to protect lands for a future transportation corridor in Northwest Brampton. The province continues to study an appropriate alignment for a planned Highway 413, which would traverse Bram West Sub Area 40(a).

As of December 2024 the Province had reached its 90% design phase for Highway 413, providing greater certainty on the preferred alignment, and the draft Focused Analysis Area (FAA) has been refined accordingly.

In addition, the Heritage Heights Secondary Plan, approved by Council in 2022, was under appeal at the Ontario Land Tribunal. Given the geographic proximity, and

planning decisions having direct impacts on the Bram West area from a transportation, connectivity and land use perspective, the outcome of the Heritage Heights Secondary Plan appeals has cascading impacts to the Bram West Secondary Plan Review. As the Ontario Land Tribunal approved the Heritage Heights Secondary Plan in July 2024, it is an opportune time to continue the Bram West Secondary Plan Review process and apply lessons learned and key decisions from a land use perspective to the Bram West Secondary Plan area, notably in 40a.

Technical Studies Required for Updating as Part of the Bram West Secondary Plan Review:

Technical Studies related to the four in-effect Bram West Secondary Plan sub-areas were completed between the late 1990s and early 2000s, and due to their age, require updating as part of the Secondary Plan Review to ensure technical analysis and data used for decision-making reflects the current and planned context to plan for growth and development to 2051. Some of the critical studies for the Secondary Plan area are identified below.

Study	Driver for the Study	ETA for Completion
Subwatershed Study	The current Subwatershed Study (Gateway Subwatershed Plan) was completed in 1999 and updated in 2005. Given the length of time that has elapsed since the completion and update of the Gateway West Subwatershed Study, it is necessary to improve the subwatershed plan to incorporate current data, respond to the current development climate and comprehensively approach wetland evaluations and the Bram West Greenlands system. This will ensure the protection, improvement, and restoration of water resources, mitigating health and safety risks from natural hazards due to a changing climate, and facilitating the creation of complete communities.	~12-18 months Data collection, modelling, and analysis may require extended timelines, particularly related to matters such as hydrology, hydrogeology, and ecology,.
Transportation Master Plan (TMP) and Bram West Parkway Environmental Assessment Study (EA)	Through the Bram West Secondary Plan TMP and associated Bram West Parkway Environmental Assessment (EA), staff will need to determine the northern terminus of the Bram West Parkway Facility as well as the alignment to determine how development may proceed in the Corridor Protection Area. As the Province has advanced and refined the FAA, a similar process needs to be undertaken by the City to identify the lands required for the Bram West Parkway alignment based on this technical analysis.	To Be Determined after staff explore opportunities of combining TMP and EA into a single undertaking

Infrastructure Servicing Study	The Corridor Protection Area (CPA) has had long-term limitations on development that would have informed servicing planning for the area. An update to the Servicing study for these lands would be imperative to meet updated technical requirements and accommodate significant growth across the Secondary Plan area.	~12-18 months
Employment Study	Bram West is an integral employment area for Brampton and brings significant economic growth opportunities and jobs to the city and its residents. By studying the projected employment needs and designating the required employment lands through the Secondary Plan Review, staff will be able to protect and preserve the long-term employment function of this area.	~8 months

In addition to these four critical studies, as part of a Secondary Plan Review process, the preferred land use concept is tested and refined based on the technical input from various component studies, including but not limited to:

- Cultural Heritage Study;
- Community Energy Study;
- Urban Design and Open Space Study;
- Healthy Development Framework Study;
- Housing Needs Analysis Study;
- Economic Impact Study;
- Commercial Study;
- Staging and Sequencing Study;
- Community Services and Facilities Strategy; and
- Aggregates Study

These technical component studies provide the planning rationale required to proceed with the drafting of policies and refinements to the land use designations identified for the Secondary Plan Area.

Staff are exploring opportunities to expedite timelines to support the sufficient completion of these studies in 2025 to progress the Secondary Plan Review. One method of achieving this outcome is to expedite the procurement process normally associated with retaining consultants to undertake the above noted studies.

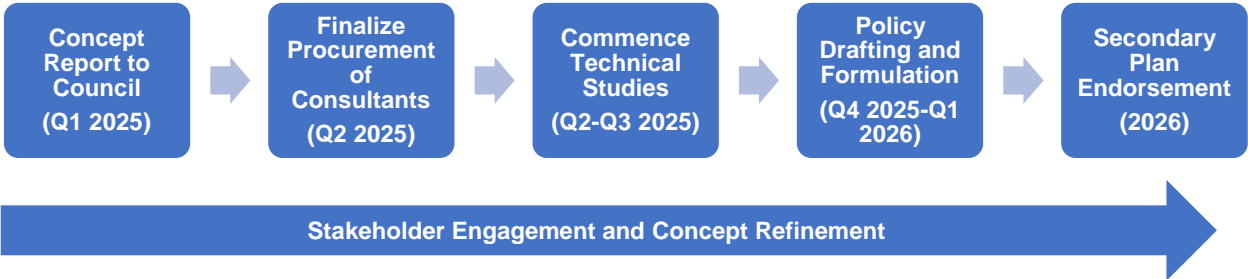
Given the synergies between the Heritage Heights Secondary Plan and the Bram West Secondary Plan, there would be benefits from leveraging the continuity of technical consultants working on the Heritage Heights Secondary Plan. Staff recommend that Limited Tendering for consultants be undertaken, where possible. Section 2.3.2 of the Purchasing By-law provides that, "Where it is known before commencement that a Procurement may not comply with this By-law in some respect, the Procurement shall

not be commenced unless the Procurement has been authorized by Council.” Should a Limited Tendering approach not be possible, staff are requesting Council’s authorization for the aforementioned studies, per section 2.3.2 to support an expedited review process.

CURRENT SITUATION:

With more certainty regarding the design and alignment of Highway 413 and the settlement of appeals in Heritage Heights, staff are seeking direction to resume the secondary plan review with the proposed work program through an expedited process where possible (including procurement), to support growth and development in alignment with the Secondary Plan area objectives (Figure 1).

Figure 1: Proposed Work Plan for the Bram West Secondary Plan Review



The secondary planning approach is an iterative process whereby concept plans are developed, vetted and tested. The concept plan is refined based on the outcomes of technical studies and which inform a final land use designation schedule, corresponding mapping and Secondary Plan level policies.

The work program identified in Figure 1 outlines an expedited approach for completing the Bram West Secondary Plan Review and bringing it forward for Council adoption in 2026.

Processing Development Applications in the Bram West Secondary Plan Area in an Expedited Manner

The timely completion of the Bram West Secondary Plan Review outlined in the previous section will support the timely processing of development applications, while ensuring city-building objectives set out through Brampton Plan are delivered. However, there may be instances where development applications can proceed in tandem with the Secondary Plan Review process, where larger-scale private development applications can proceed in smaller, area specific contexts by way of a Precinct-level Plan.

While existing studies for Bram West are outdated (going back 20 years) they have guided the growth and development of built out areas for the Bram West area to date.

The baseline framework can be updated and refined as part of the alternative secondary planning process for areas that have been built out. However, a thorough evaluation is required to determine where comprehensive updates to the technical studies must be undertaken based on the context of the subject lands in question. This would require technical studies be completed by the applicant in a scoped manner and in coordination with the greater technical studies as part of the Secondary Plan Review, working with City staff and consultants hired to complete the Secondary Plan technical studies. This would expedite the review of their development applications to achieve shorter approval timelines versus a traditional Secondary Plan Review, collaborating with staff to ensure the principles, vision and objectives for the Secondary Plan Area are achieved.

Due to the contextual factors of the Bram West Secondary Plan Area, the determination of how development applications can be assessed in an expedited and aligned manner as part of the Secondary Plan Review process may be dependent on the location and constraints of the subject lands, depending on the potential impacts of the required technical studies being conducted Secondary Plan Area-wide. For certain areas within the Secondary Plan, such as greenfield locations, it may be necessary to ensure the completion of the Secondary Plan-wide technical studies or even the completion of the Secondary Plan Review process itself before proceeding with development.

There are several risks that will be evaluated by staff in determining when it is appropriate to proceed with this approach on a case-by-case basis. Without being able to evaluate decision-making at the Secondary Plan level, this could lead to piecemeal service planning for areas as a result of evaluating impacts for smaller sub-areas (e.g., Precincts) of the Secondary Plan. In particular, the applicability of an alternative approach must consider greater city impacts from a servicing perspective in coordination with the Region of Peel and the City's Growth Management Program. In absence of a technical analysis or proceeding with development in advance of or concurrent with technical studies, submitted applications may be delayed or paused as revisions are requested, while the technical studies advance or are completed, and as privately initiated studies are reviewed by subject matters experts.

Implications of the Bram West Parkway on the Bram West Secondary Plan Review

The City's Transportation Master Plan identifies the need for the Bram West Parkway as a key arterial facility to accommodate future growth in the city's north-west. The alignment of the Bram West Parkway as depicted in the City-wide TMP is conceptual, and any changes to the transportation network in the Bram West Secondary Plan Area will be confirmed through the Bram West Secondary Plan Transportation Master Plan update as part of this Secondary Plan Review process and a future Bram West Parkway Environmental Assessment (EA).

There are a number of potential alignments/connections for the Bram West Parkway that will need to be evaluated through the TMP and EA process:

- The DC By-Law, HPBATS, and former Official Plan all currently reflect Bram West Parkway terminating at Rivermont Road.

- Schedule 3C of Brampton Plan, 2023 depicts the facility terminating at Embleton Road.
- The HPBATS recommends a connection of the Bram West Parkway to the Halton-Peel Freeway as such, a potential third option is to connect the Bram West Parkway to Highway 413 at the Winston Churchill interchange. Such an option would require further consultation with the province.

Through the TMP and EA process for the Bram West Secondary Plan, City staff will engage with the province in the process to determine the Bram West Parkway alignment and possible connections to Highway 413.

Next Steps

Upon completion and presentation of the proposed land use concept to Council in Q1 2025, the Council-endorsed concept will be refined as technical studies are completed and as further engagement takes place with relevant stakeholders prior and during the policy formulation stage. Staff will refine the land use concept with internal staff and external stakeholder input prior to bringing forth the concept to Council for approval and direction to move forward with the technical analysis. In advance of receiving Council approval, staff will explore the most expeditious to undertake critical studies requiring updates, utilizing existing capital funds allocated previously through past budget cycles and existing Purchase Orders, where appropriate. Where privately initiated studies can be completed based on the context of the area, staff will work with applicants to ensure alignment of the development application with the goals, objectives and vision of the Bram West Secondary Plan area based on public and stakeholder engagement.

Staff propose to continue to maintain the current Secondary Plan Review process identified in the above work plan. The applicability of where the alternative process can support development applications to proceed at the same time of the Secondary Plan Review process will be evaluated by staff on a case-by-case basis. Staff will keep Council apprised of these cases as they arise.

CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial implications to this report. All work being conducted as part of the Bram West Secondary Plan is funded within the approved Capital Budget.

Other Implications:

There are no other implications associated with the recommendations contained within this report.

STRATEGIC FOCUS AREA:

This report and associated recommendations support the Strategic Focus Area “Growing Urban Centres & Neighbourhoods” by creating strong and connected communities and “Health & Well-being” by focusing on citizens’ belonging, health, wellness, and safety.

CONCLUSION:

This report recommends that Council endorse the proposed work program for the Bram West Secondary Plan, which supports a streamlined Secondary Plan Review while allowing for development applications to be processed in a timely manner where possible and where identified from a technical analysis determined by City staff. Staff will report back to Council with the land use concept and request direction to proceed with the technical studies at the end of Q1 2025.

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Attachments:

- Attachment 1 – Secondary Plan Boundary