



**Report**  
**Staff Report**  
 The Corporation of the City of Brampton  
 7/7/2025

**Date:** 2025-07-07

**Subject:** **Recommendation Report – Bram West Secondary Plan Review**

**Secondary Title:** **Draft Land Use Concept (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-2025-560

**RECOMMENDATIONS:**

1. That the report from Tristan Costa, Planner III, Integrated City Planning to the Planning and Development Committee Meeting of July 7, 2025, re:  
**Recommendation Report – Bram West Secondary Plan Review** be received;
2. That Council endorse the draft land use concept in principle, subject to refinements to be informed by forthcoming technical studies;
3. That staff be directed to initiate the necessary technical studies and report back with a refined land use schedule and draft policies informed by these studies to guide growth and development to 2051 for the Bram West Secondary Plan Area;
4. That Council endorse the July 2025 Bram West work plan identified through this report; and,
5. That Council direct staff to continue to engage stakeholders, adjacent municipalities, other levels of government and the public throughout the Bram West Secondary Plan Review process.

**OVERVIEW:**

- **The Bram West Secondary Plan Review was launched in 2022 to align the secondary plan land uses and policy with current planning contexts, and to update technical studies conducted over two decades earlier. An updated secondary plan will guide growth and development to 2051.**

- The Review was paused in 2023 due to continuing uncertainties about the design for Highway 413 and outstanding Heritage Heights Secondary Plan appeals – both of which significantly affect the Bram West area. Given substantial progress on these matters in 2024, staff re-commenced the Secondary Plan Review.
- Following extensive consultation in early 2025, staff presented a draft land use concept for endorsement at the April 7<sup>th</sup> Planning and Development Committee meeting. However, this report was deferred, pending additional engagement with landowners (RM 13/2025).
- Meetings with landowners took place between May 28 and June 3. Many concerns and comments focused on the additional employment lands being proposed in the April 7<sup>th</sup> draft concept plan.
- Watson and Associates Economists Ltd. (Watson) was retained by the City to undertake a technical employment analysis and assess the need for employment lands.
- Findings from the analysis confirm the need for additional employment lands to meet employment forecasts for Bram West to 2051.
- The draft land use concept proposes intensification in a number of key growth areas, including the Town Centre, Major Transit Station Area, and Neighbourhood Centres.
- This report seeks Council's endorsement of the Bram West Secondary Plan Area draft land use concept (Attachment 1). The draft concept plan will inform technical studies and policy development for an updated Bram West Secondary Plan, which may also include further changes or refinements to the draft land use concept itself.
- The draft land use concept proposes the creation of livable, vibrant communities which offer diverse housing options and significant employment activity, while respecting existing development approvals, employment areas, cultural heritage, and natural features. The draft concept integrates feedback from the engagement sessions, identifying existing land use planning considerations and directions identified in the Provincial Planning Statement, Brampton Plan, Master Plans, Environmental Assessments, and other planning documents.

## **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 the 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 in-effect secondary plan is divided up into four sub-areas: 40(a), 40(b), 40(c) and 40(d) (Attachment 2).

## **Bram West Secondary Plan Review Workplan**

The City initiated the Bram West Secondary Plan Review in 2022 to align the secondary plan land uses and policy with current planning contexts, and to update past technical studies conducted over two decades ago. The Secondary Plan Review workplan defined four (4) phases of work:

- Phase 1 – Reconnaissance,
- Phase 2 – Visioning,
- Phase 3 – Design and Testing, and
- Phase 4 – Policies and Council Adoption.

This report supports the completion of Phases 1 and 2 and commences Phase 3.

### ***Completion of Phase 1 and Start to Phase 2: 2022-2023 Engagement***

As part of the initial engagement process and Phase 1 of the Secondary Plan Review workplan, key guiding principles were developed and tested to inform a draft land use concept for the Secondary Plan Area, apart from sub-area 40(a).

The 2022-2023 Consultant Report (Attachment 3) provides details on the work completed (prior to the Secondary Plan Review pause), including:

- engagement milestones and metrics,
- preliminary draft land use concepts,
- jobs and housing analysis,
- community vision and guiding principles,
- density and urban design considerations,
- a preliminary street network analysis, and
- a separate analysis for the Steeles at Mississauga MTSA.

### ***Secondary Plan Review Pause***

Phase 1 of the Secondary Plan Review was completed in March 2023. Phase 2 had subsequently commenced, but due to uncertainties with the Highway 413 design and alignment, as well as the Heritage Heights Secondary Plan appeals process – both deemed to have material land use planning impacts on Bram West – a decision was made to pause the Secondary Plan Review until these matters were substantively resolved.

The potential for development in sub-area 40(a) is limited by City Interim Control By-law 306-2003 and in-force Corridor Protection Area policies intended to protect lands for a future transportation corridor in western Brampton. The Province continues work to finalize the alignment and design of the planned Highway 413 transportation corridor, as

well as a parallel transmission corridor, which would traverse Bram West sub-area 40(a). Both of these facilities fall within the Province's Focused Analysis Area (FAA), which is reflected in the draft land use concept.

In addition, the Heritage Heights Secondary Plan, approved by Council in 2022, was under appeal at the Ontario Land Tribunal at that time. 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 had cascading impacts on the Bram West Secondary Plan Review. The Ontario Land Tribunal approved the Revised Heritage Heights Secondary Plan in July 2024.

### ***Secondary Plan Review Re-start***

With more certainty regarding the design and alignment of the Highway 413 transportation corridor and the settlement of appeals in Heritage Heights, staff brought a report to the [Planning and Development Committee meeting of January 13<sup>th</sup>](#), seeking Council endorsement of a revised workplan to resume the secondary plan review process and report back in Q1 2025 with a draft land use concept. A report proposing a draft land use concept was subsequently brought to the April 7<sup>th</sup> Planning and Development Committee meeting and was referred to staff for additional consultation.

## **CURRENT SITUATION:**

### **A Consultative Process to Developing the Draft Land Use Concept**

Given the year-long pause in the study, and since the sub-area 40(a) lands within the Corridor Protection Area were left unresolved following the 2023 virtual workshops, staff identified a condensed engagement plan that included both a targeted workshop with sub-area 40(a) landowners, as well as Public Information Centres to receive feedback on the overall secondary plan draft land use concept and Guiding Principles.

A comment-response matrix summarizing the results of this consultation is provided in Attachment 4.

Further to Council's direction through the deferred April 7<sup>th</sup> report, staff consulted further with specific Bram West landowners who had submitted formal public input letters. Six separate meetings took place from May 28 to June 3, focusing on concerns related to the increased employment area identified through the draft land use concept. The feedback and comments from these engagements are outlined in Attachment 4.

With consideration of the feedback received and in alignment with key guiding principles, staff have developed a draft land use concept for Council's endorsement (Attachment 1). Further technical studies will evaluate and refine the land use concept to finalize appropriate land use designations, required infrastructure, and inform the

policy formulation process for the Bram West Secondary Plan Review. The proceeding section provides a summary of the draft land use concept and key areas of growth.

### **Strategic Growth Areas**

The draft land use concept identifies areas for short- and long-term growth and intensification within the Secondary Plan Area. Sub-areas 40(c) and 40(d) include a substantial built-out residential and commercial base as part of previous development and subdivision approvals.

The draft land use concept implements Brampton Plan's direction, inclusive of key strategic growth areas through the identification of a Town Centre, Neighbourhood Centres and locating the highest densities in transit-supportive areas (Major Transit Station Areas or MTSA). The function of these land uses pertaining to density, heights and built form is intended to reflect existing permissions associated with their respective development approval processes, while identifying opportunities for infill and intensification and the potential introduction of a greater mix of uses. Permitted uses within the updated land use designations will be further identified through the policies that will be presented to Council at a later stage of the Secondary Plan Review process. A substantial amount of growth within Bram West will be directed to the delineated Town Centre and the Council-approved Steeles at Mississauga MTSA. These areas will accommodate the largest amount of intensification in Bram West given their strategic location along Mississauga Road, existing mix of uses, and proximity to planned higher order transit.

### **Employment Areas**

Bram West is a key area for employment in the city and home to many of Brampton's major employers. Sub-areas 40(a) and 40(b) contain a significant amount of the secondary plan employment lands and represent a major contiguous land area for employment in Brampton. Most of the employment lands in 40(b) include pre-existing employment functions and building structures. The draft land use concept shows employment parcel data to help visualize existing building footprints in the area.

Brampton Plan identifies a defined limit to the employment area, located in and around the proposed Lionhead Golf Club Road extension west of Heritage Road, connecting to Winston Churchill Boulevard on the western edge. Through this Secondary Plan Review process, staff identified the need to evaluate Brampton Plan's delineation based on the planned context of these lands, specifically, separation considerations, the planned transportation network (Highway 413 and Bram West Parkway), and employment area need.

To supplement consultations and provide a technical rationale for the proposed employment changes outlined in the April 7th Planning and Development Committee report, Watson and Associates was retained to review the proposed employment in the

original land use concept (April 7th) and provide a land needs assessment of employment lands within Bram West based on employment forecasts. This memo is provided as Attachment 6 – Employment Technical Memo.

A summary of the findings outlined in the Memo are provided below:

- The analysis considered the existing constraints to the area, namely the future alignment of the Bram West Parkway, the majority land holder of employment lands in 40a is Maple Lodge Farms with minimal redevelopment plans projected on a large portion of the lands, and the Natural Heritage System.
- Given the anticipated employment growth of 5,300 jobs to 2051 in the Bram West area and due to changes to the definition for areas of employment under Provincial planning policy, Bram West has a shortfall of **120 hectares of employment lands or 3,600 jobs**.
- City staff had proposed employment through the original land use concept on an additional 93 gross developable hectares in sub-area 40a which would help to address the 120-ha shortfall of employment land area need while supporting an increase in the city's activity rate.
- Watson evaluated the potential for these lands in delivering three types of jobs: Employment Land Employment (ELE), Population-Related Employment (PRE or Commercial based employment), and Major Office Employment (MOE).
- A refined boundary for an Employment Area in Bram West is proposed to include sites south of Embleton Road and west of the Natural Heritage System located near Heritage Road.
- This boundary would result in the allocation of 93 hectares, including 49 ha of gross developable designated Employment land aligned with the Provincial definition. The remaining 44 ha of gross developable land is recommended for Community Area uses, which would include a mix of residential, commercial and office uses.

Based on the Watson employment analysis and any future refinements, the secondary plan policies will target a specific percentage or quota of jobs that need to be delivered on the hatched lands identified on the draft land use concept, to support the provision of jobs for the City, with the aim of increasing the area's activity rate, while supporting a greater mix of uses.

### **Endorsement of the Bram West Secondary Plan Draft Land Use Concept**

Staff are seeking Council's endorsement of the recommended draft land use concept for the Bram West Secondary Plan Area. The land use concept represents the creation of livable, vibrant and complete communities, offering a greater mix of uses, housing

options of varying densities and increased employment activity while respecting existing development approvals, the area's unique cultural heritage, and natural features.

Generally, as a significant portion of the Bram West Secondary Plan is already built out, sub-areas 40(b), (c), and (d) are focused on infill and intensification opportunities. In contrast, sub-area 40(a) provides some of the last remaining greenfield development for Brampton and an opportunity to evaluate the long-term vision and uses for the area in achieving city-building goals and objectives.

The concept incorporates recommendations from Watson's analysis by distributing traditional employment uses south of Embleton Road and co-locating employment uses that are compatible with residential north of Embleton Road. The delivery of significant population-related and major office employment functions is denoted as hatched areas on the draft land use concept within 40(a).

The concept will be refined as technical studies are completed and as further engagement takes place with relevant stakeholders through subsequent phases of the project.

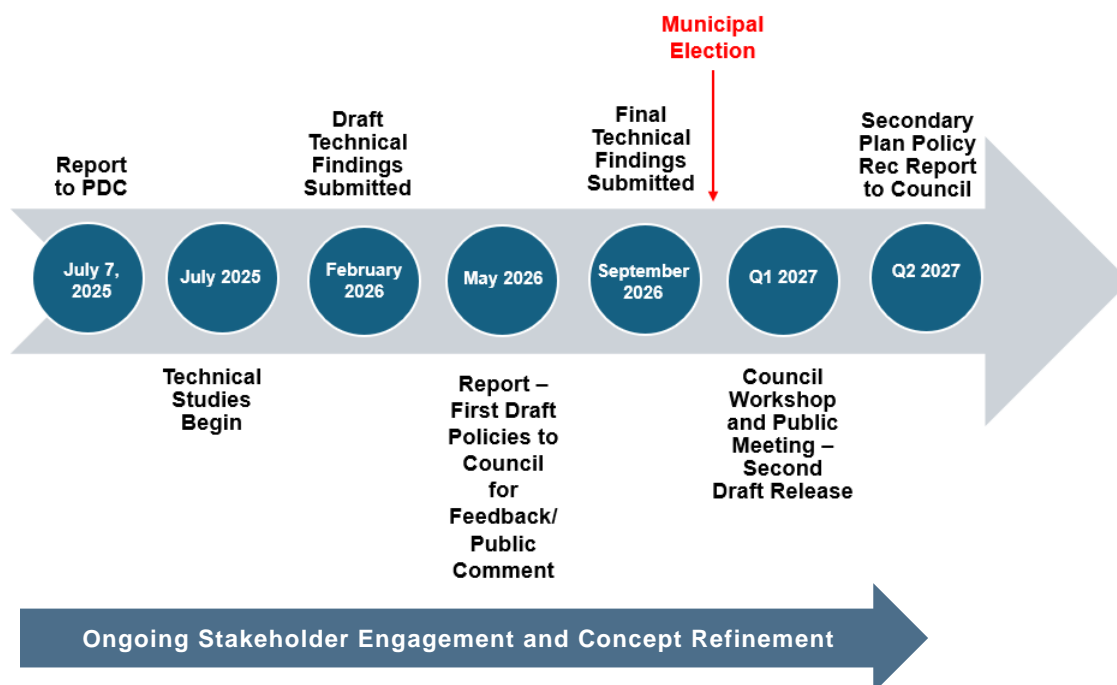
The draft land use concept represents good planning and applies a comprehensive approach to stakeholder engagement that will continue through subsequent phases of the Secondary Plan Review.

## **Next Steps**

As identified in the [January 2025 Planning and Development Committee Report](#), this land use concept will provide the basis to proceed with technical studies to evaluate and refine the land use concept to finalize appropriate land use designations, required infrastructure, and policies for the Bram West Secondary Plan.

Staff originally targeted the April 7<sup>th</sup> Planning and Development Committee meeting to bring forward a recommendation report on the draft land use concept and expedite the technical studies to complete the secondary plan review by Q2 2026. This report was deferred to allow for additional engagement with landowners, and to address specific concerns that were raised. The above-mentioned engagement plan is modified to include additional landowner meetings and comments based on Council direction.

Further to the deferral of the April 7<sup>th</sup> report and the time needed to complete additional consultation leading up to this recommended draft land use concept, a revised workplan is proposed for Council endorsement to reflect changes to the January 2025 timeline. It is recognized that some technical studies may need additional time beyond this workplan to finalize the studies, and subsequent updates may be required. These studies will ensure technical analysis and data used for decision-making reflect the current and planned context to guide growth and development to 2051.



## 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.

### Economic Development Implications:

Bram West is one of the largest and most continuous employment areas in the City of Brampton, with some of the most innovative and influential employers in the region located within its boundaries. Notable company headquarters, such as MDA Space, Canon Canada, Medtronic Canada, Loblaws Group of Companies, and Survalent, as well as other major employers such as Amazon, Stellantis (MOPAR), Maple Lodge Farms, G&W Electric, the Air Canada Systems Operations Centre, and the Peel Regional Police Operational Support Facility, have chosen this area due to its strategic location at the intersection of major transportation corridors.

As part of Brampton's broader vision for long-term economic development, the Bram West area has been earmarked for continued employment growth and transformation. The draft concept supports a diverse range of businesses, from manufacturing and logistics to cutting-edge technology and innovation sectors. These industries contribute to local job creation, economic diversification, and the development of a dynamic, resilient business ecosystem.



In Brampton, office vacancy rates are below 1%, with even tighter availability for Class A office space. Bram West presents an opportunity to leverage the strong demand and limited supply of office space to attract high-end employers to the city. The draft land use concept takes a robust approach to protecting employment lands to support the City's identified employment base and potential employment growth in Bram West. Economic Development encourages future land-use policies, infrastructure development, and urban design that will not only protect employment opportunities but also enhance the area's appeal to both businesses and residents

### **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:**

The draft land use concept sets the direction to conduct technical analysis and develop the policy framework for the Bram West Secondary Plan area to guide development and land use decisions in conformity with the City's new Official Plan, Brampton Plan, to 2051. Staff recommend Council's endorsement of the draft land use concept and will regularly report pertinent updates relevant to the Secondary Plan Review to Council, with the intent to finalize the Secondary Plan policies for Council endorsement in 2027

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**Attachments:**

- Attachment 1 – Bram West Secondary Plan Draft Land Use Concept June 2025
- Attachment 2 – Secondary Plan Boundary
- Attachment 3 – 2022-2023 Consultant Report: Engagement Summary, Technical Analysis and Preliminary Draft Land Use Concepts
- Attachment 4 – 2025 Engagement Summary
- Attachment 5 – Strategic Growth Areas Analysis
- Attachment 6 – Employment Technical Memo (Watson) May 2025
- Attachment 7 – Steeles at Mississauga MTSA Land Use Schedule