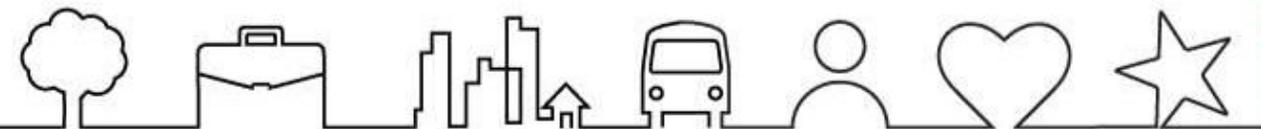




# BRAMPTON PLAN



**Discussion Papers – Growth Management, Employment & Retail, Urban Design, Open Spaces & Recreation**

**July 26, 2021**

# Why Are We Here Today?

- To provide members of the public with an opportunity to learn about the **Brampton Plan**.
- To present the findings of the **Draft Discussion Papers**.
- To seek community input related to the various **policy recommendations** contained within the Discussion Papers.
- To outline **next steps** related to the Brampton Plan.

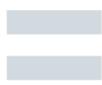


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# Overview of the Brampton Plan Project



# What is the Brampton Plan?

A New Brampton  
Official Plan  **The Brampton  
Plan**

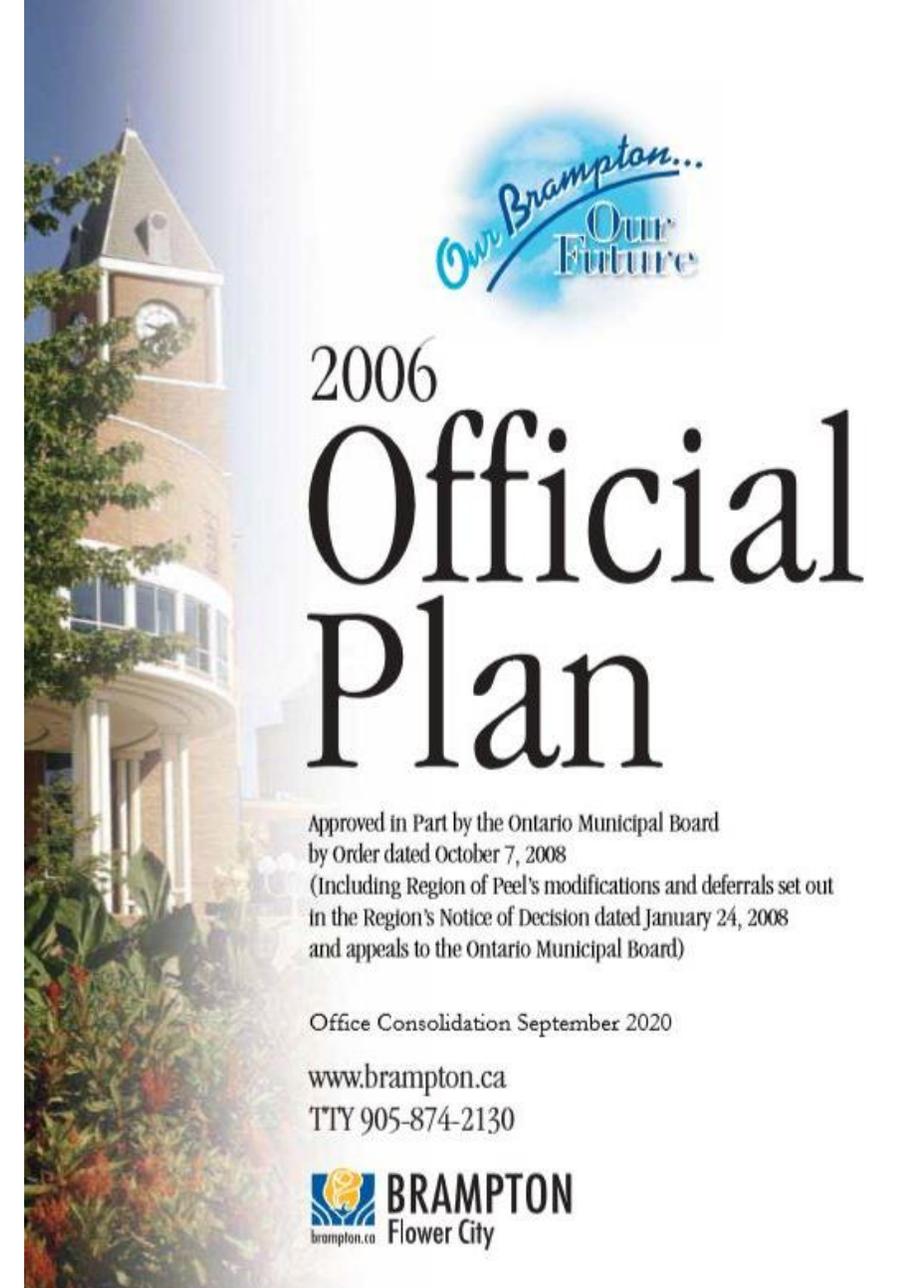
- Clarifies and provides **city building objectives**
- Guides the realization of the **2040 Vision** for the future of Brampton
- Identifies and defines the components of the city – **not as they are today, but as they are envisioned**
- Provides a **policy framework** to realize the vision & guide decision-making
- Will be **adopted** by Brampton Council and Region of Peel Council



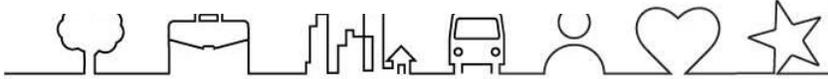
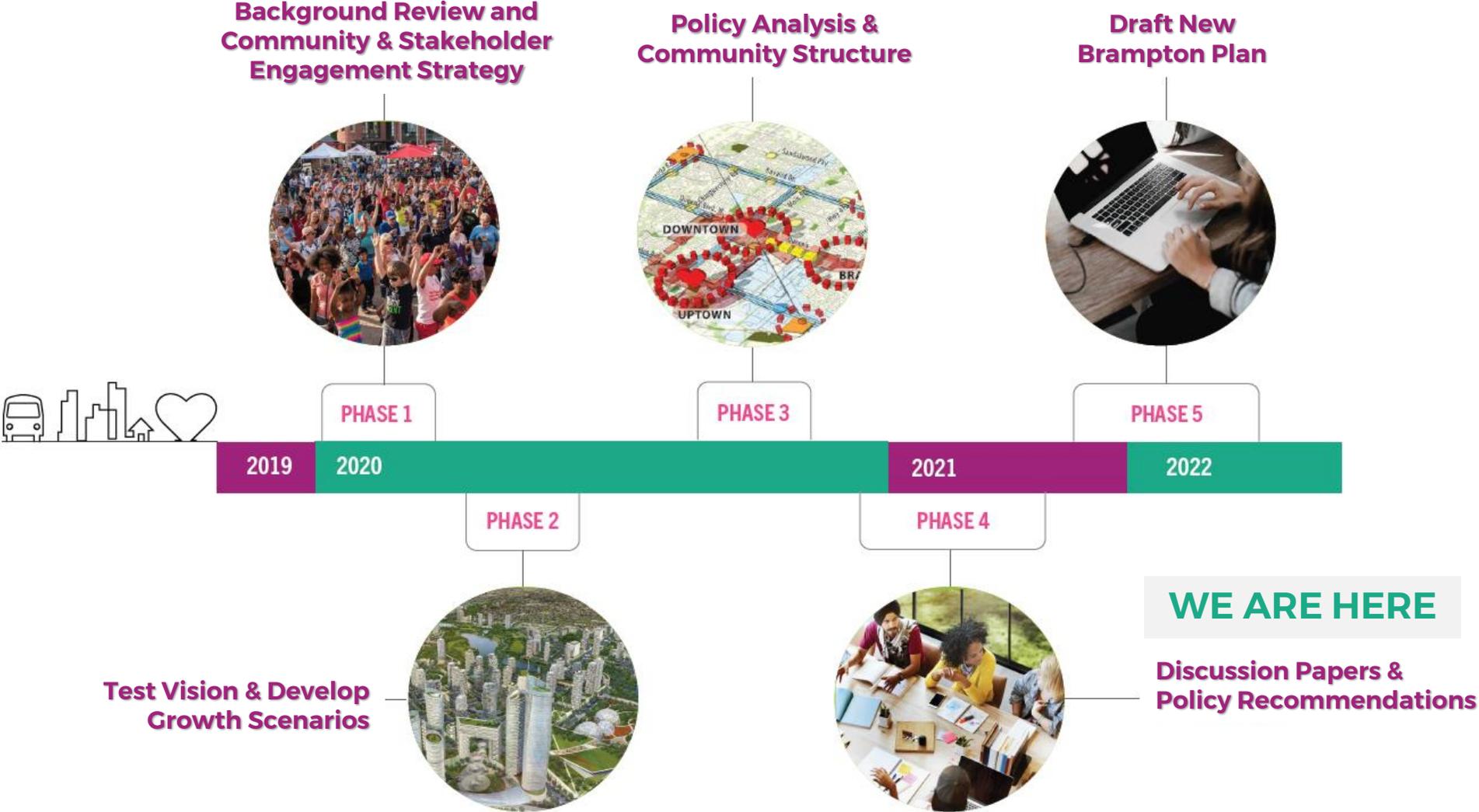
# Why is the City reviewing the Official Plan?

- Brampton's current Official Plan was **approved in 2006**
- The Official Plan **no longer fully reflects City priorities or embodies best practices** in municipal planning
- **Provincial policy & legislation** governing municipal planning has been updated
- To align with the initiatives of **Brampton's 2040 Vision** and conform to the **Regional Official Plan**

5



# The Brampton Plan Timeline



# Discussion Paper Overview

		Arts and Cultural Heritage
		Attainable and Supportive Housing
		Natural Environment, Climate Change & Resiliency
		Implementation of the Growth Management Framework and Official Plan Structure
		Employment and Retail
		Transportation and Connectivity
		Urban Design, Open Spaces and Recreation

**Discussion Papers** have been prepared to account for new and emerging issues, trends, and topics.

The topics align with the seven core **2040 Vision Statement** Areas.



# What is a Discussion Paper?

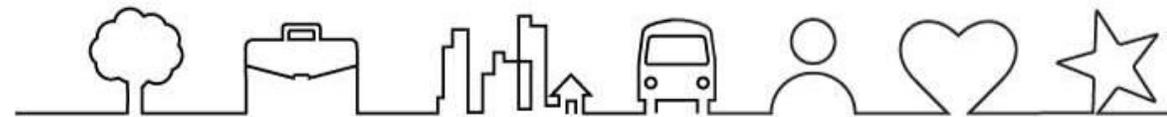
- Meant to get readers thinking about solutions for solving problems and charting a course for the city's future.
- Set the stage for subsequent policy direction.

## When reading the Discussion Papers consider:

- Has the project team accurately captured the issues of importance to the city?
- Given this information, how do you see the city best developing and responding to current and potential future issues over the next 30 years?
- What ideas/solutions come to mind when reading the information?

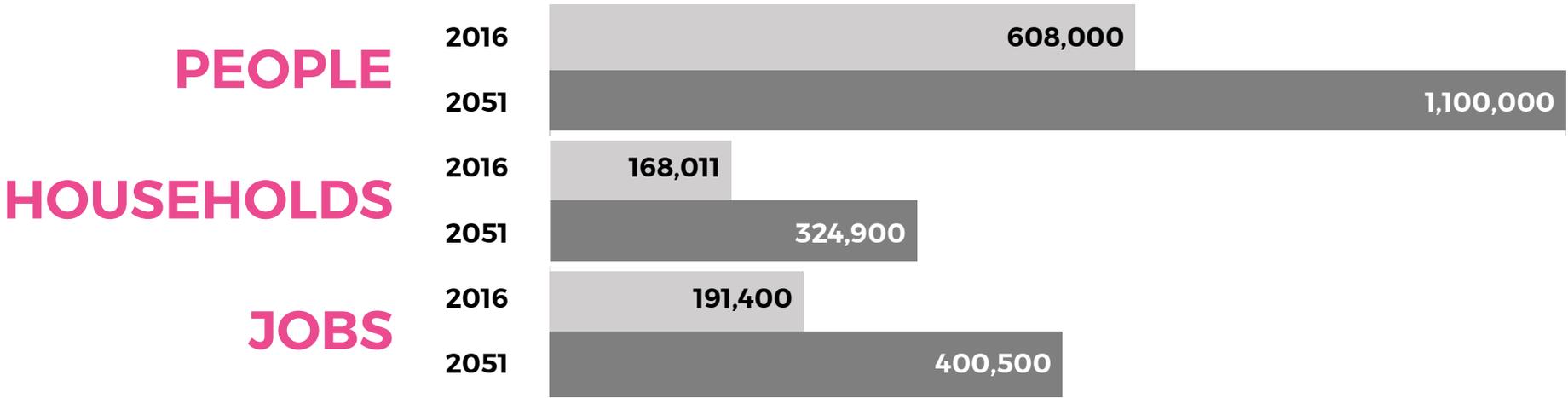


# Implementation of the Growth Management Framework and Official Plan Structure Discussion Paper



# What is Growth Management?

## Growth Projections for the City of Brampton

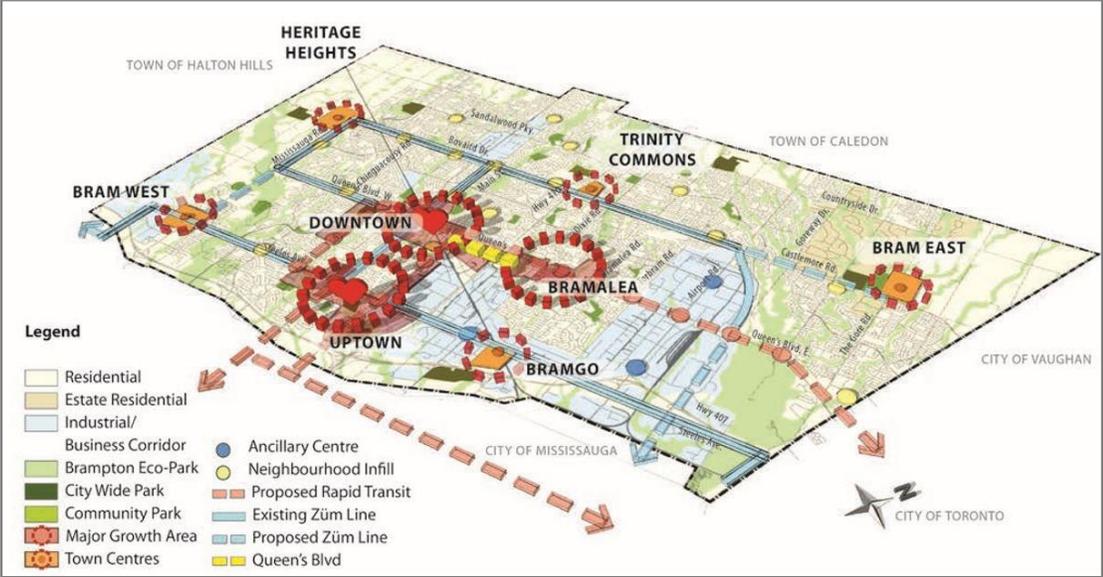
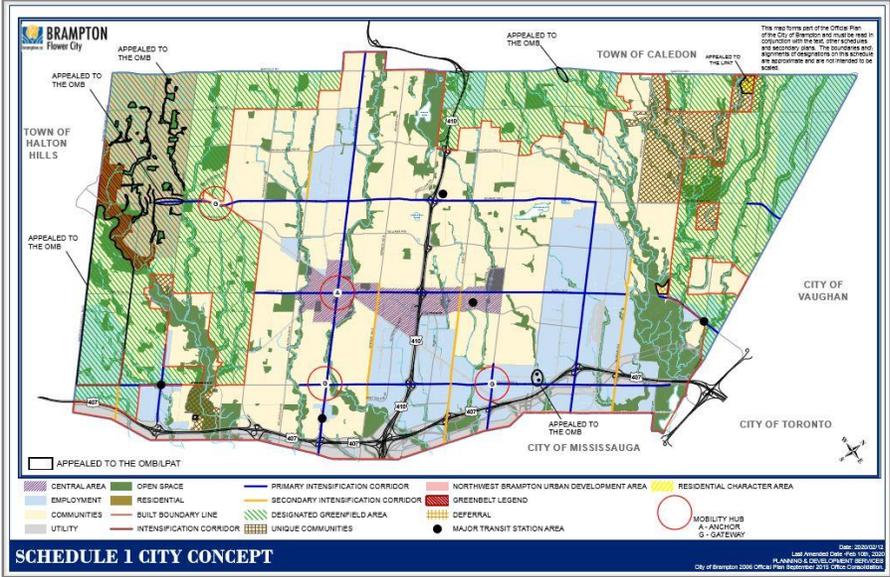


Brampton Plan will need to **plan for and direct growth to 2051** based on Provincial and Regional policies. As Brampton transitions and accommodates more **intensification and urbanization**, where we should direct growth and also, where we should not, becomes very important.



# City Structure Evolution

## Current Official Plan "City Concept"

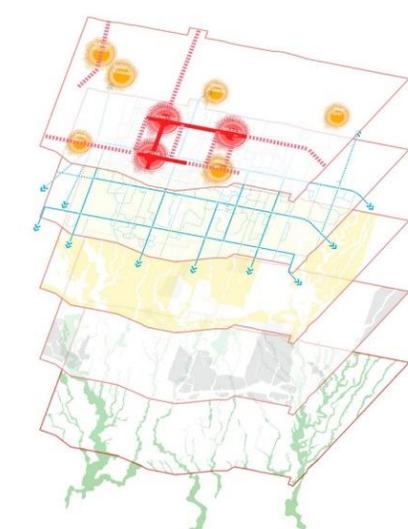
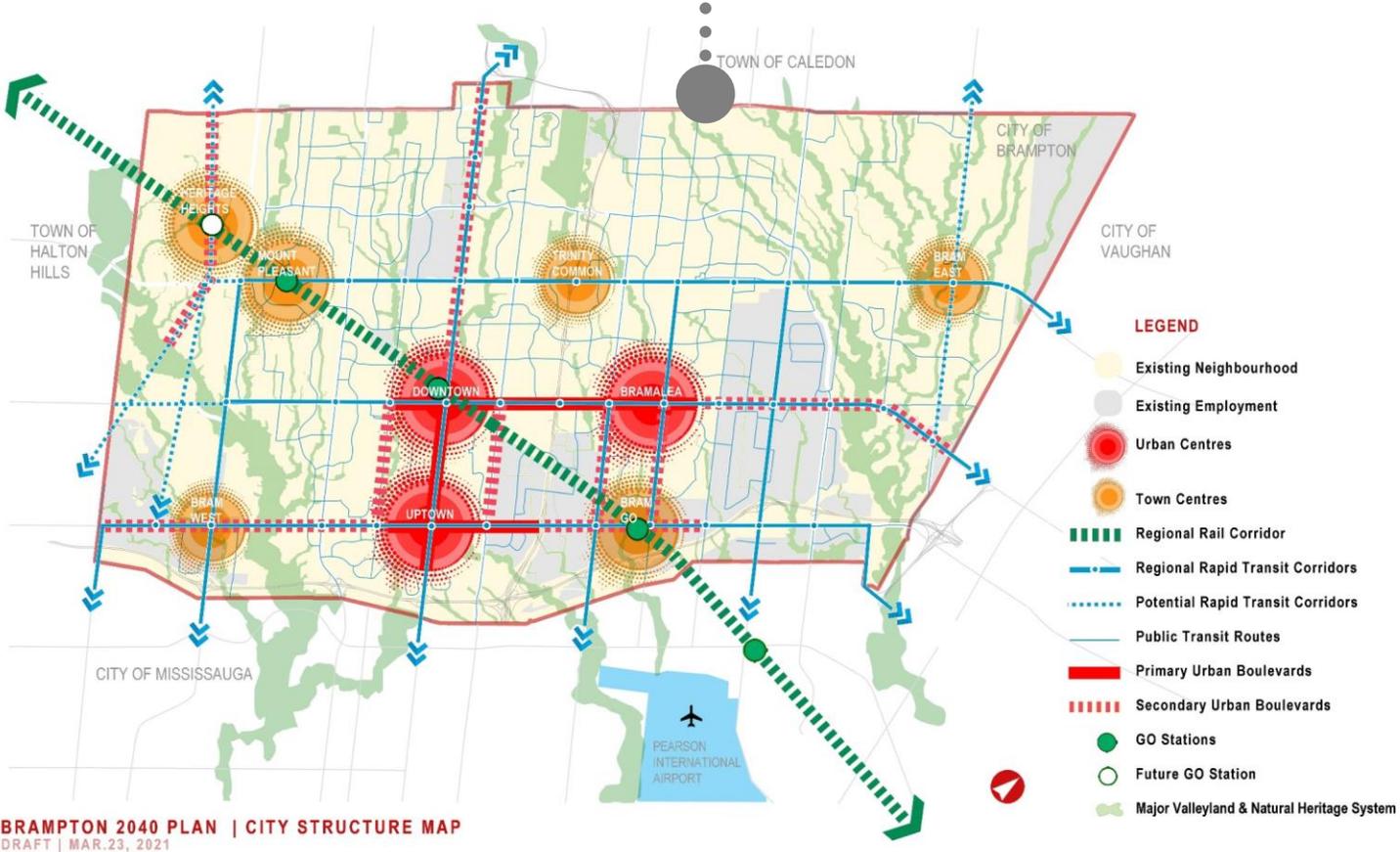


## 2040 Vision Conceptual Structure

A City Structure is intended to identify key elements and relationships that will help guide future growth in Brampton.



# Proposed Brampton Plan City Structure



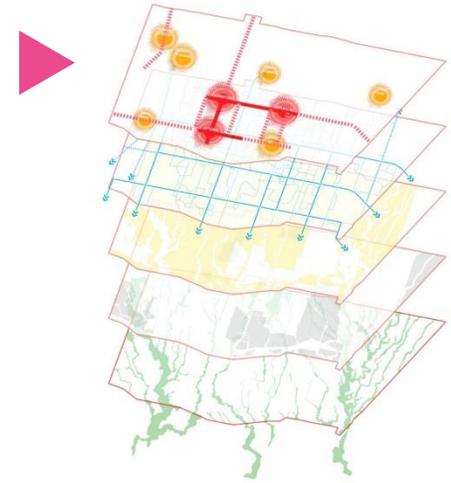
The proposed City Structure is comprised of a series of 'layers'.



# Urban Centres and Primary Urban Boulevards

## Strategic Directions & Recommendations

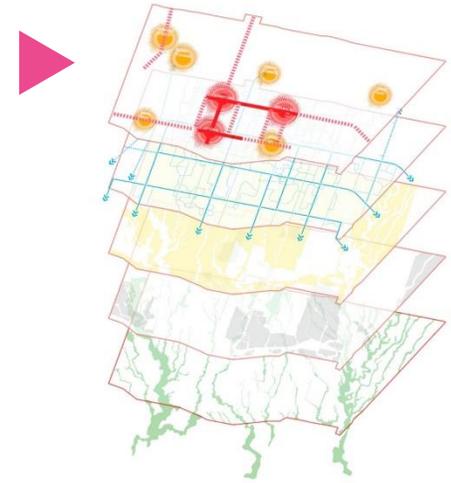
- Prioritize intensification in areas where supporting municipal infrastructure is existing or planned.
- Consider the role of Community Hubs and other community spaces.
- Develop policies to guide the transition of built form to certain areas of the city.
- Tie increases in height and density to the provision of community benefits.
- Support mixed-use development.



# Town Centres and Secondary Urban Boulevards

## Strategic Directions & Recommendations

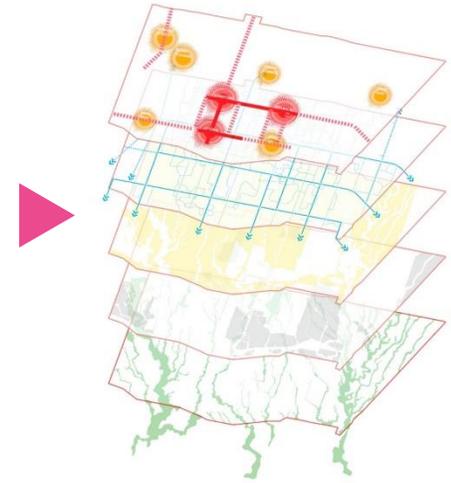
- Consider the timing of (re)development within each of the Town Centres.
- Provide appropriate transition policies to surrounding neighbourhoods.
- Consider the unique function of each Town Centre (e.g., Bram West vs. Trinity Commons).



# Higher-Order Transit Corridors

## Strategic Directions & Recommendations

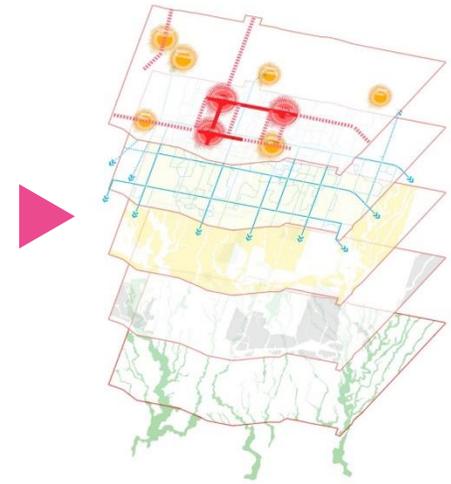
- Support mixed-use development along the corridors, with a focus on locations where two or more corridors connect.
- Integrate corridors with pedestrian and cycling infrastructure.
- Introduce provisions for the transition of built-form between corridors and neighbourhoods.
- Offer a range of housing, retail, community, and employment uses.



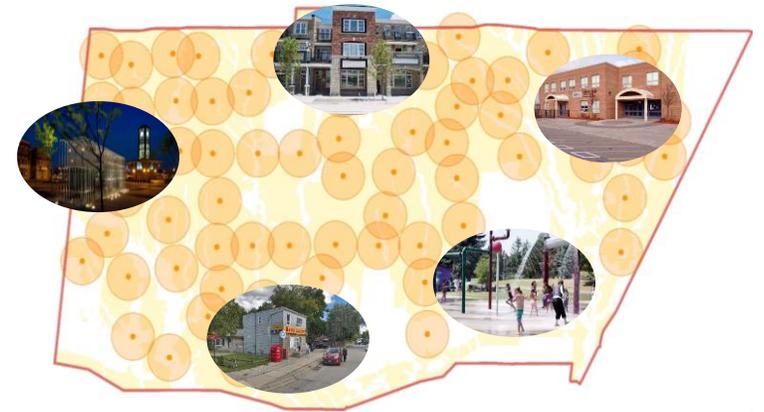
# Neighbourhoods

## Strategic Directions & Recommendations

- Develop policies for 20-minute neighbourhoods and complete communities.
- Promote infill and intensification through context-sensitive (house-scaled) housing.
- Consider the need to identify unique neighbourhoods in Brampton.
- Identify priority neighbourhoods for place-making and community investment.
- Promote formal and informal gathering spaces.



A 20-minute neighbourhood is...



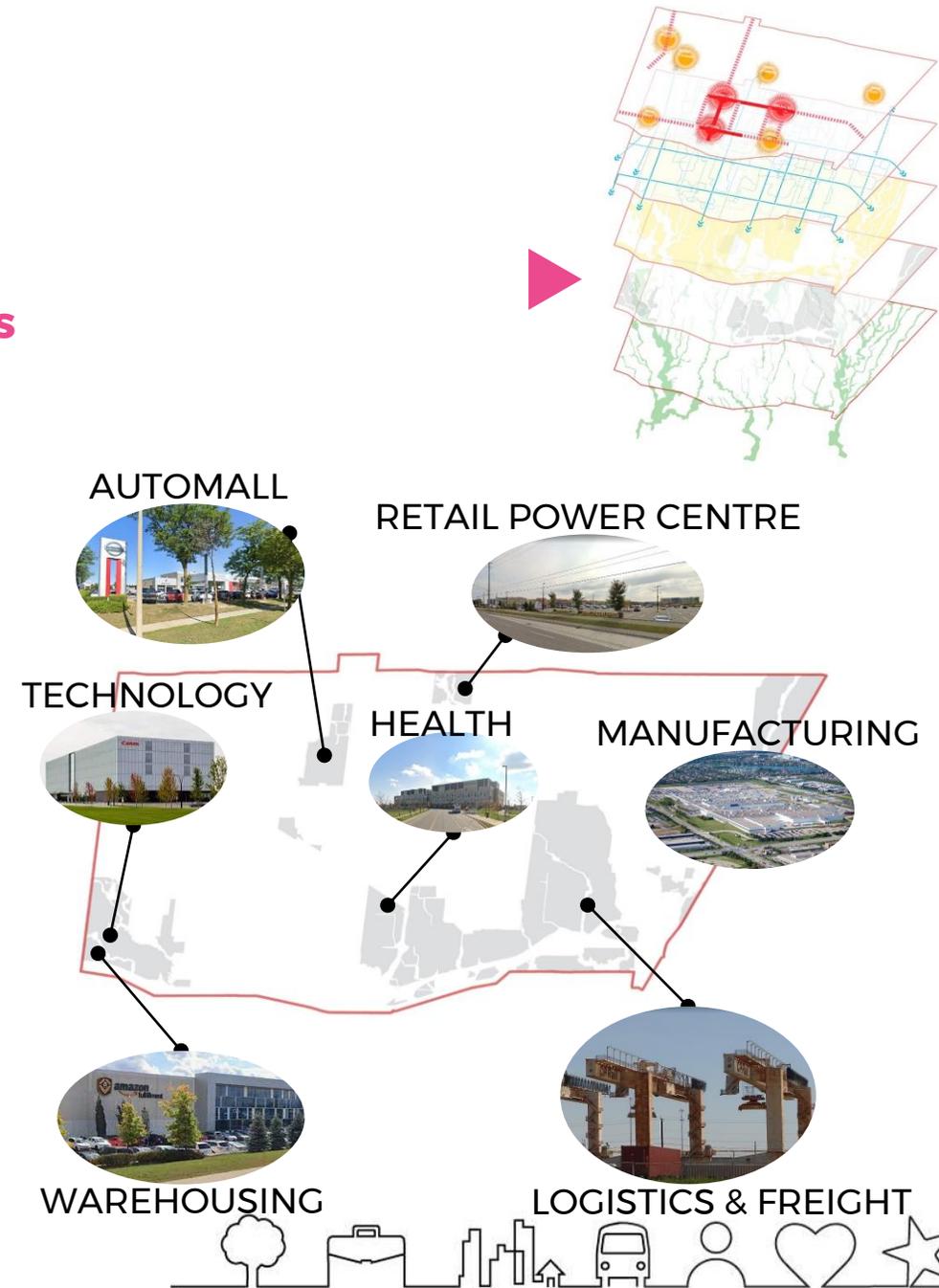
...where you can undertake most of your daily needs within a 20-minute walk.



# Non-Residential

## Strategic Directions & Recommendations

- Provide opportunities for mixed-use development in certain areas.
- Protect from incompatible land uses (e.g., homes and schools) in certain areas.
- Connect areas with high employment density to transit.
- Retain and attract new jobs.
- Recognize the significance of freight and logistics movements in Brampton.
- Promote the development of green industries.

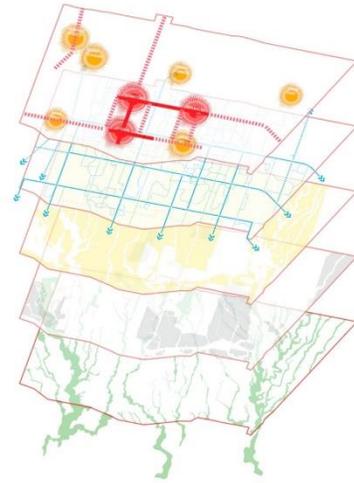


# Institutional Uses & Places of Worship

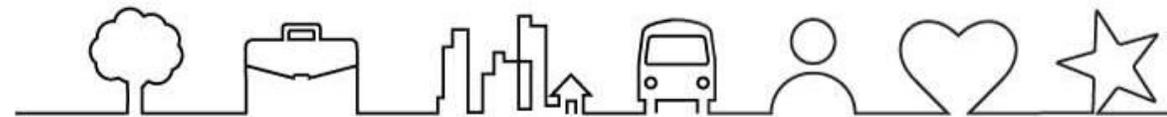
- Local institutional uses, such as schools and places of worship, will be permitted in most areas of the city.
- Specific policies are required for places of worship to address their potential impact on employment areas.
- There is a need to consider policies for major institutional uses, such as key government and post-secondary campuses.

## Strategic Directions & Recommendations

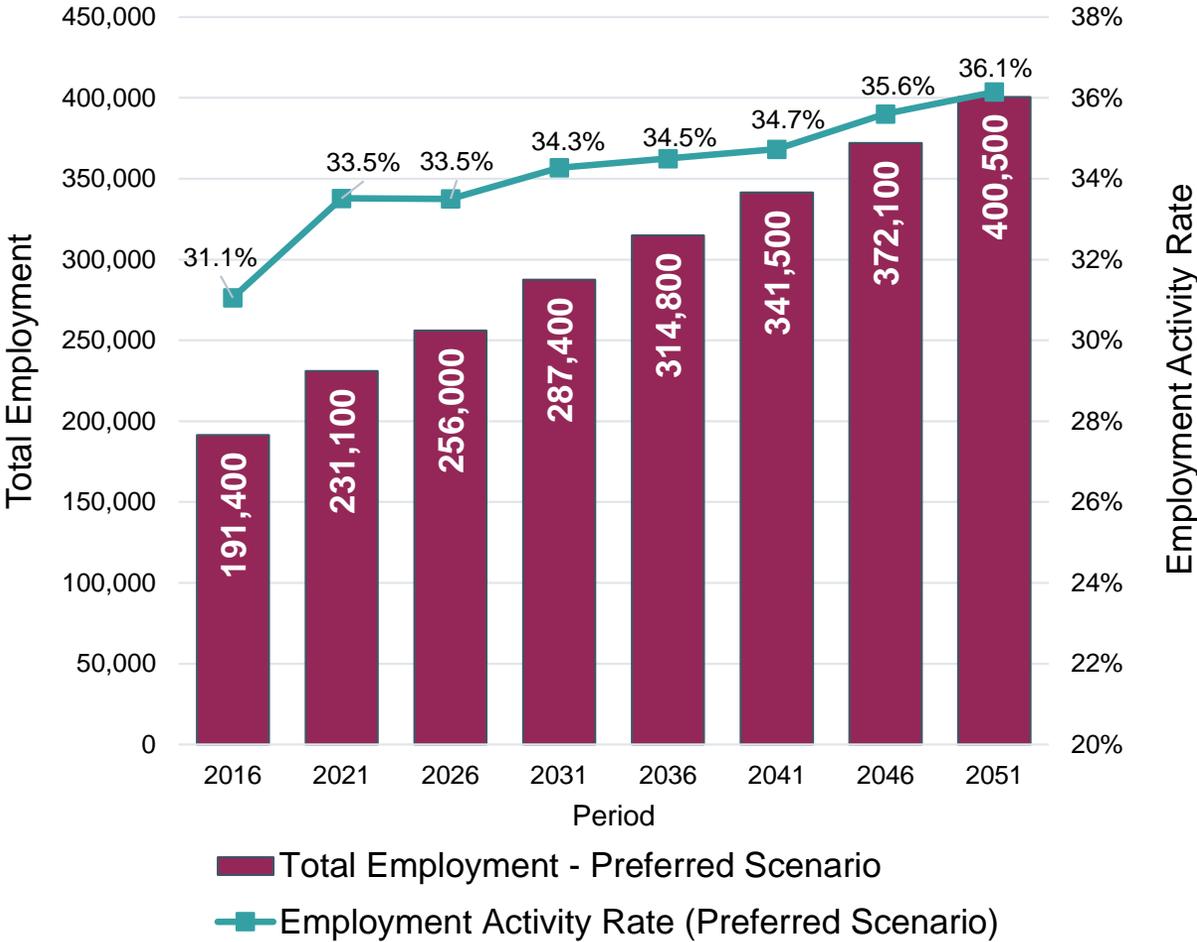
- Review the current policy framework and development criteria in the Official Plan for these uses.
- Direct new places of worship away from employment areas, to neighbourhoods and mixed-use areas.
- Review key directions and objectives for major institutional uses and places of worship.
- Consider appropriate design policies.



# Employment and Retail Discussion Paper



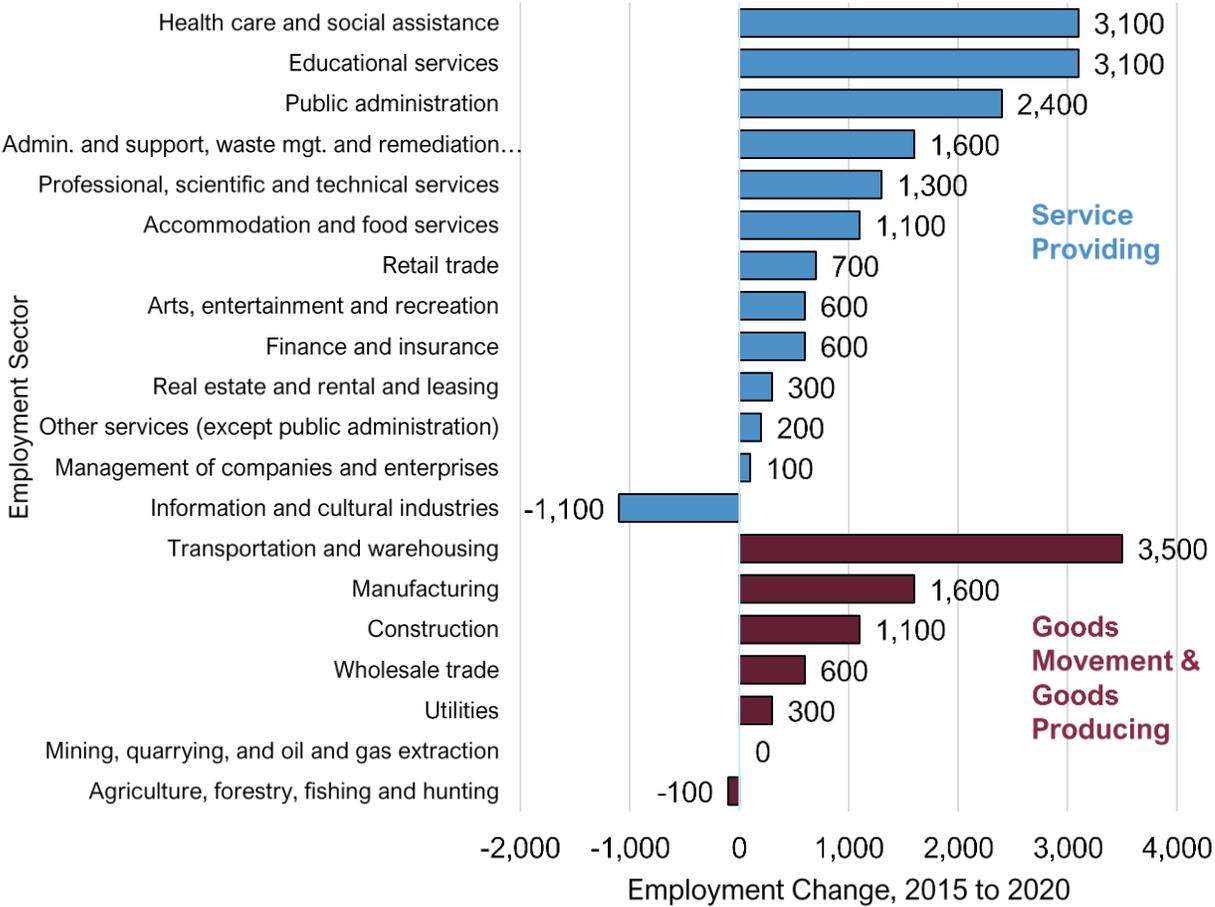
# Overview



By 2051 it is forecast that the City will reach an employment base of 400,500, an increase of 164,900 employees over the 2021 to 2051 period, or annual growth rate of 1.8%.



# City of Brampton, Employment Growth Trends

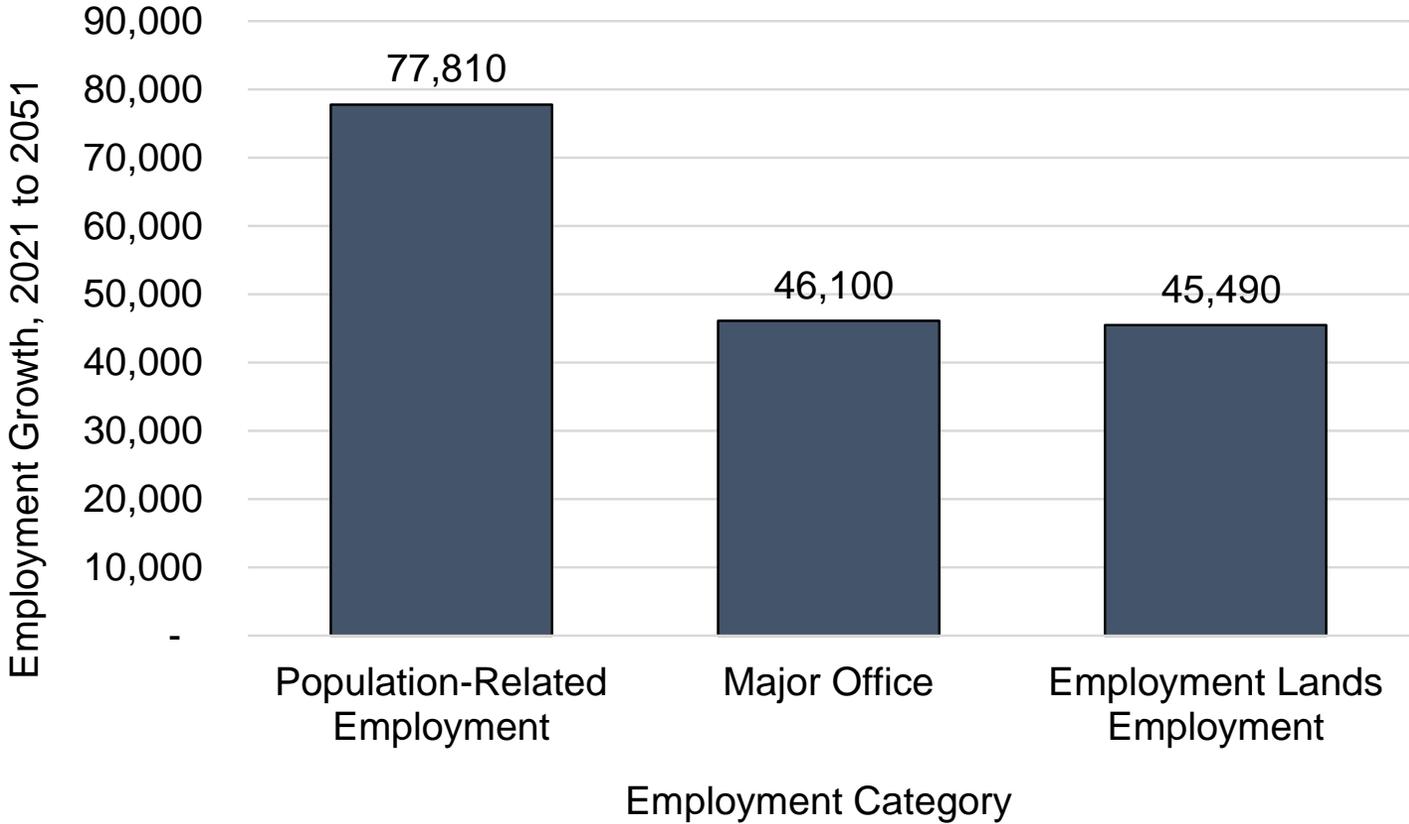


Similar to the GGH as a whole, the City of Brampton experienced employment growth in most employment sectors from 2015 to 2020.

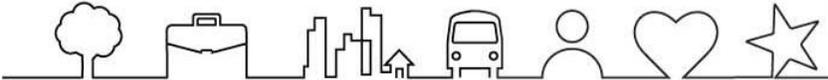
Source: Derived from OMAFRA EMSI Analyst by Watson & Associates Economists Ltd.



# City of Brampton, Employment Growth Trends

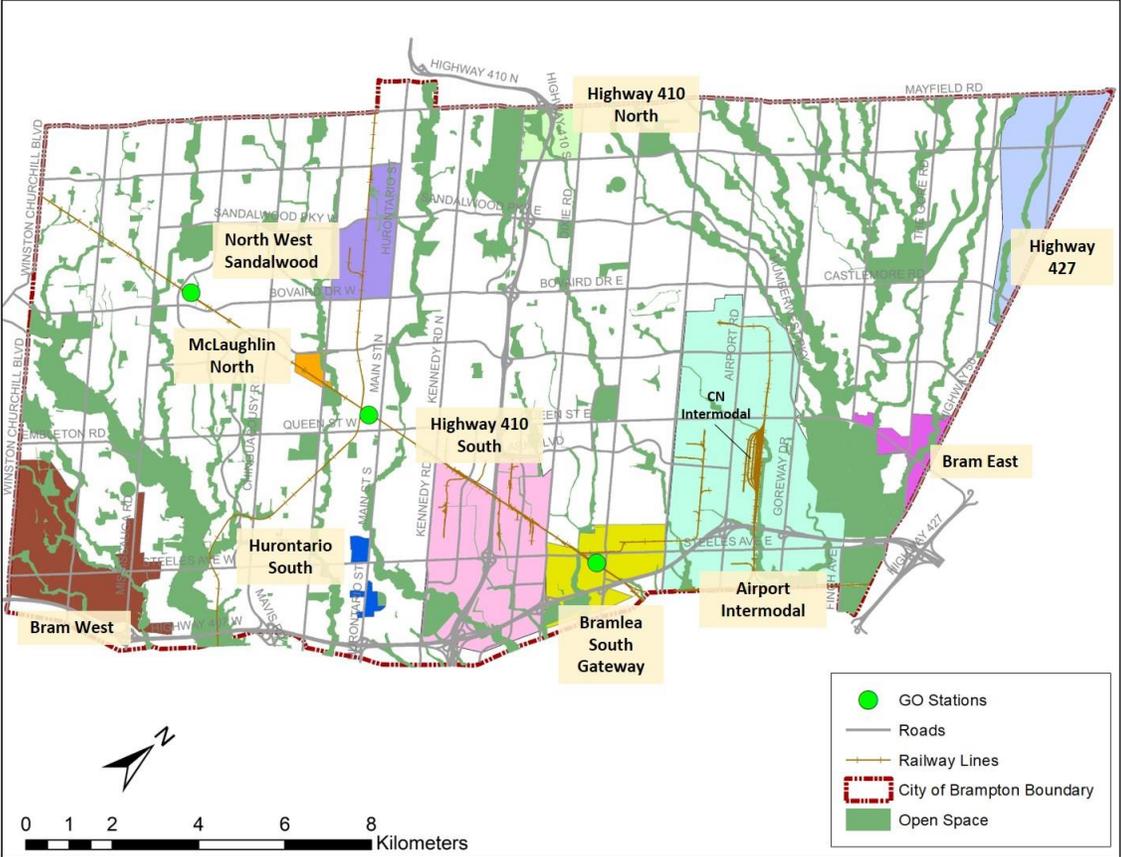


Source: Watson & Associates Economists Ltd., 2021.

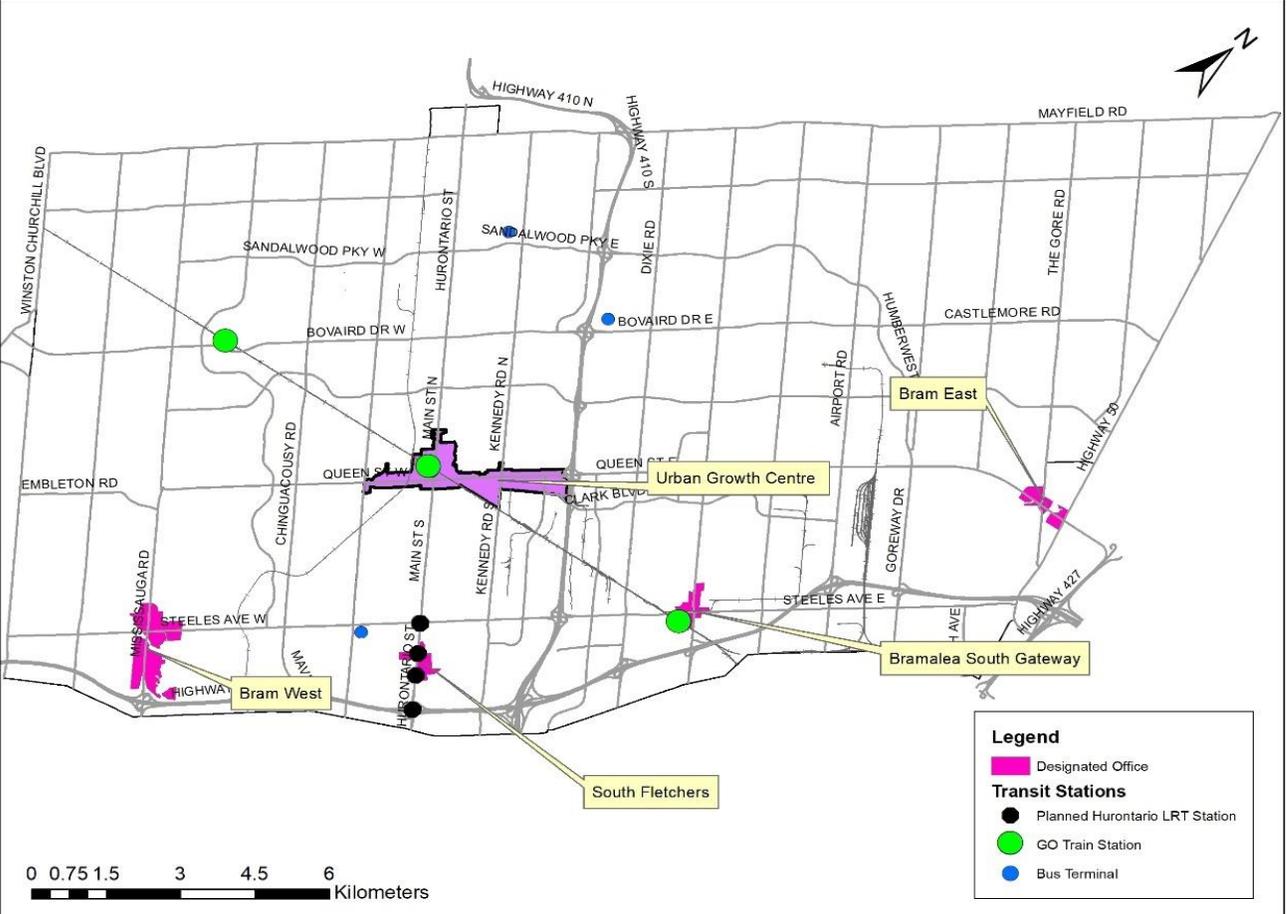


# City of Brampton Employment Areas

- Employment Areas accommodate approximately 58% of the City's employment.
- Approximately less than 10% (632 of 6,500 gross ha) of the City's Employment Area lands remain vacant as of 2020.
- Manufacturing is the largest sector in Employment Areas, representing 35% of the employment in Employment Areas.



# City of Brampton, Major Office Market



- The City of Brampton has 16 major office buildings with 1.7 million sq.ft. (440,000 sq.m) of office building space.
- Relative to population size, the City of Brampton has a low share of office space compared to other municipalities in the GTHA.



# City of Brampton Retail Commercial Structure

- The retail sector in Brampton represents just under a third of the City's employment (approximately 27%).
- oriented along arterial roads
- location characteristics of retail nodes make them highly accessible by automobile.
- Accommodating local serving retail uses that contribute towards building walkable communities should be a key objective in planning for intensification as well as greenfield areas.



Recently built plaza that represents recent trends in retail, Lionheard Marketplace, Brampton.



# Policy Recommendations Highlights



Reduce out-commuting and encourage more live/work opportunities;



Plan employment growth in concert with transit investments;



Develop an Employment Area conversion framework.



Plan for a Competitive Office Market; and



Update the Commercial Policy framework to support intensification and alternative modes of transportation.



# Urban Design Open Spaces and Recreation Discussion Paper



# Overview

## Goal:

Create places and spaces that promote design excellence, enable active and healthy living, celebrate the city's diversity and contribute to resiliency.



Image courtesy Brampton 2040 Plan

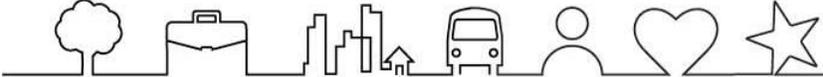


# Key Areas - Public Realm and Built Form

Public Realm / Streetscape



Intensification and Built Form



# Key Areas – Public Realm

- Open and urban spaces should be designed as Complete Communities, incorporating and encouraging Age-friendly design, LIDs, a vibrant public realm, social equity, and the creation of Community Hubs.
- Streetscapes should be designed to facilitate the movement of people and be designed keeping the comfort of pedestrians, cyclists and transit users top of mind.
- Identify Streetscape enhancement areas in the Official Plan.
- Encourage aesthetically pleasing and comfortable streetscapes.
- Implement Crime Prevention Through Environmental Design (CPTED) in all publicly accessible areas.

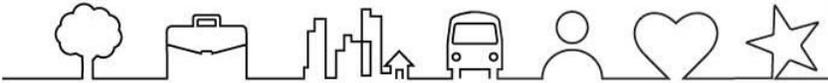


## Key Areas – Built Form

- Encourage Compact built form to promote pedestrian-friendly, walkable neighbourhoods.
- Encourage active transportation.
- The design of buildings should be informed by shade and micro-climatic studies that examine sun, shadow, and wind impacts on streets, parks and open spaces, publicly accessible areas, and buildings.
- The design of buildings should provide weather-protected spaces that promote activity year-round.



# Key Areas - Urban Agriculture



# Key Areas - Urban Agriculture

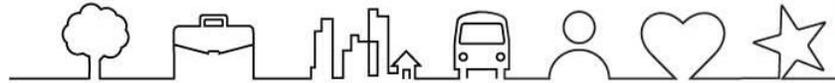
- Mandate frequency and distribution.
- Support species selection of food producing (people and animals) trees and shrubs, including concepts such as food forests and community orchards.
- Tie the cultural heritage of agriculture into park programming.
- Establish allotment and agriculture priorities and programming (fruit trees, community gardens) into parks space.



# Key Areas - Parks Hierarchy

Smaller Parkettes / Gathering Spaces

Linear Green Corridors / Retrofits



# Key Areas – Redefine Parks Hierarchy

- Redefine park spaces to include smaller spaces, linear green corridors, retrofits, and spaces integrated with the public realm.
- Larger focus on access and connectivity.
- Support POPS and urban spaces that allow people to pause.
- Facilitate the inclusion of park/open spaces into urban areas.
- Redefine parkland distribution targets to facilitate both concentrated larger parks and more frequent alternative park spaces.
- Support alternative approaches to connecting and managing assets through partnerships (e.g. utility corridors /POPs etc.)



# Key Areas – Refine Parkland Dedication

- Reconsider how/where cash-in-lieu is acceptable and allow more flexible parklands dedication to promote small, but impactful urban spaces.
- Support existing park redevelopment and upgrades.
- Include trail systems in addition or as an alternate to traditional park spaces.
- Adjust targets for traditional multi-programmed park spaces to a City-wide lens neighborhood area level.
- Place minimums for alternative park and trail spaces with a neighborhood walkable lens.



# Key Areas - Naturalized Parks



# Key Areas – Move to More Naturalized Spaces

- Move towards more naturalized spaces.
- Support filling 'gaps' within the Natural Heritage System.
- Feature stormwater management and treat as a valuable use of park/open space.
- Integrate LID and park space opportunities to maximize asset management benefits.



# Policy Recommendations Highlights



Creating a Vibrant Public Realm



Contemporary / New Design Solutions



Rethinking Traditional Park Spaces and Hierarchies



# Policy Recommendations Highlights



Align with City Structure



Capitalize on New Development



Support Climate Change Resilience



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# Engaging with the Community



# Our Commitment to Engagement



A comprehensive **Engagement Strategy** has been developed to engage all target audiences in the Brampton Plan process.



# Introducing the Discussion Papers

## Public Open House #1

June 7, 2021

Arts & Culture  
Attainable & Supportive Housing

## Public Open House #2

June 21, 2021

Environment & Climate Change  
Transportation & Connectivity

## Public Open House #3

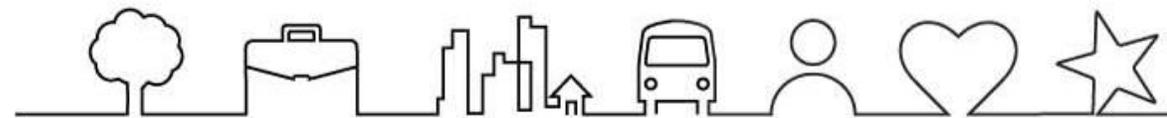
July 26, 2021

**Implementation of Growth Management**  
**Employment & Retail**  
**Urban Design, Open Spaces, & Recreation**



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# Next Steps & Staying in Touch



# Getting Involved



## Email us!

[opreview@Brampton.ca](mailto:opreview@Brampton.ca)



## Visit the Project Webpage

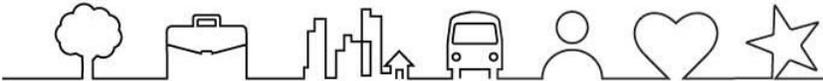
[www.Brampton.ca/BramptonPlan](http://www.Brampton.ca/BramptonPlan)



## Review and Comment on a Discussion Paper

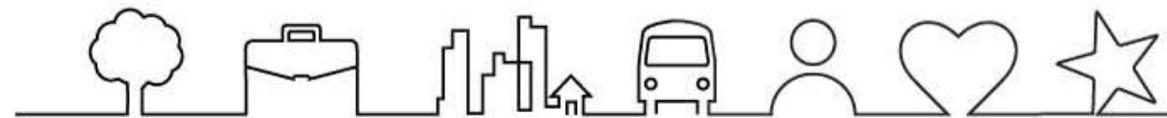


# Next Steps



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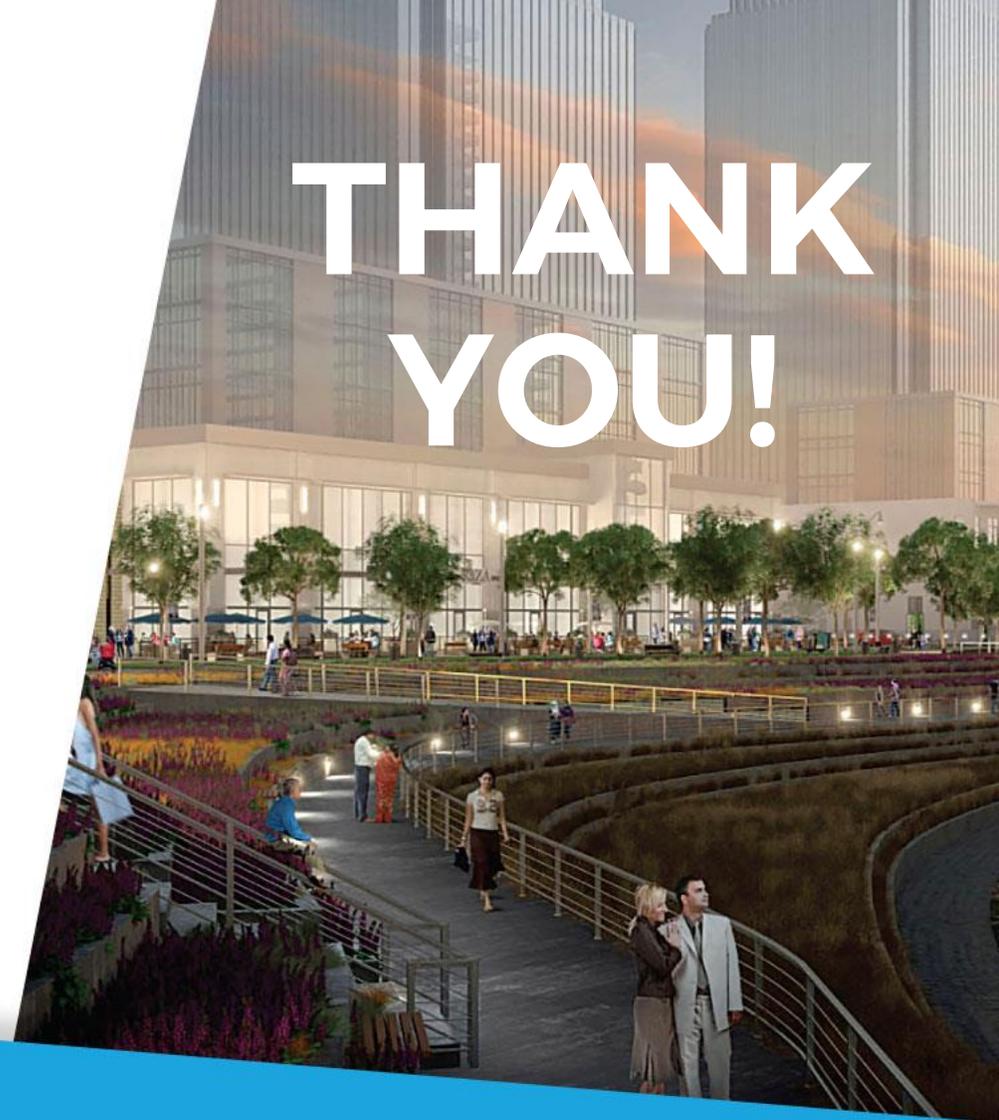
**Any questions?**



# BRAMPTON PLAN

YOUR CITY.  
OUR FUTURE.  
TELL US WHAT.  
YOU THINK.

THANK  
YOU!



[brampton.ca/bramptonplan](https://brampton.ca/bramptonplan)

