

# **“PRIMARY” MAJOR TRANSIT STATION AREAS**

Proposed Brampton Plan MTSA policies and land use schedules

City-Wide

August 28, 2023

WHAT IS A

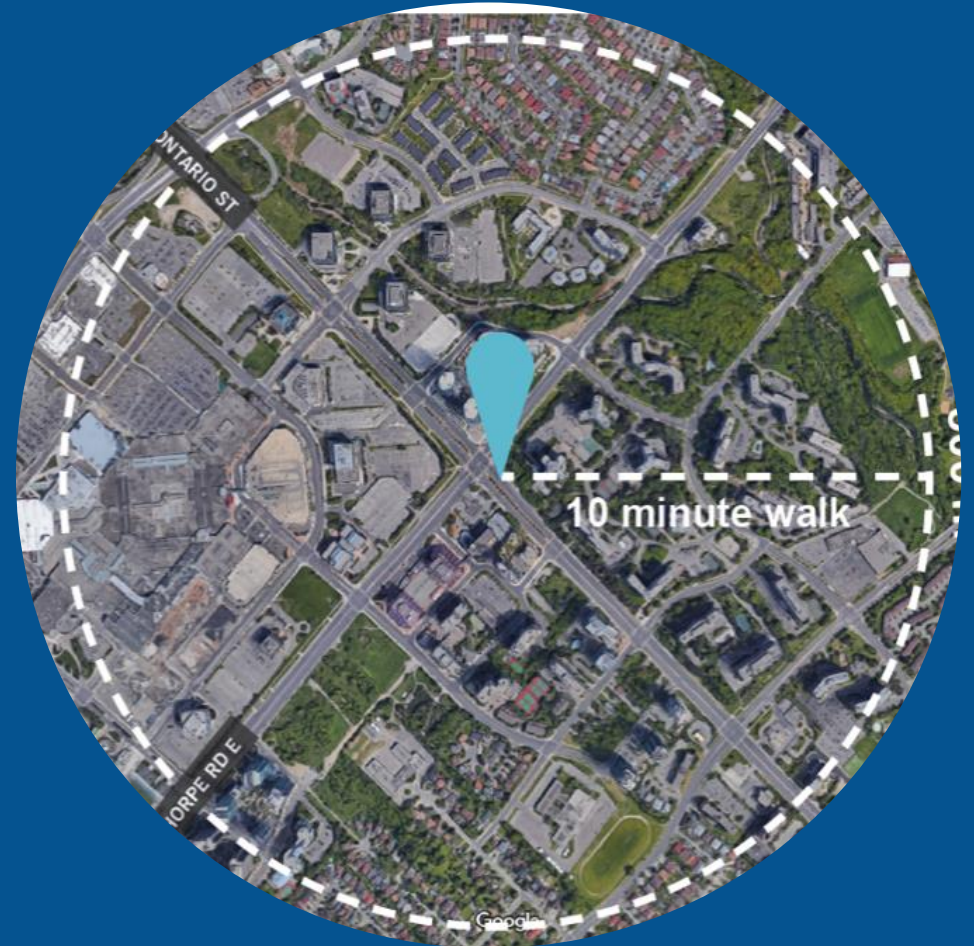
# Major Transit Station Area?

The area around an existing or planned **higher order transit** station or stop:

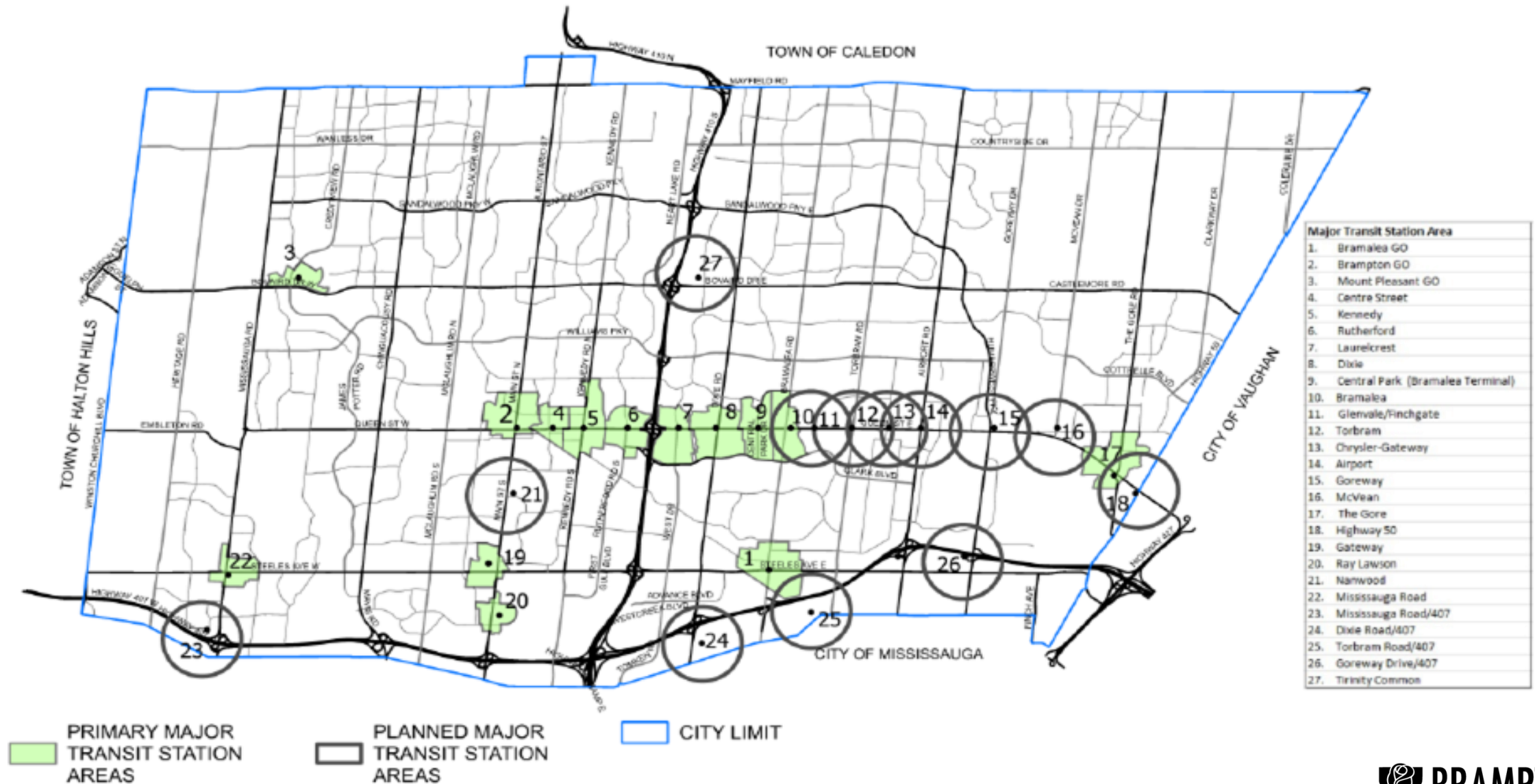
- Light Rail Transit (LRT)
- Bus Rapid Transit (BRT)
- GO Transit (commuter rail)

MTSA

500-800 meter distance

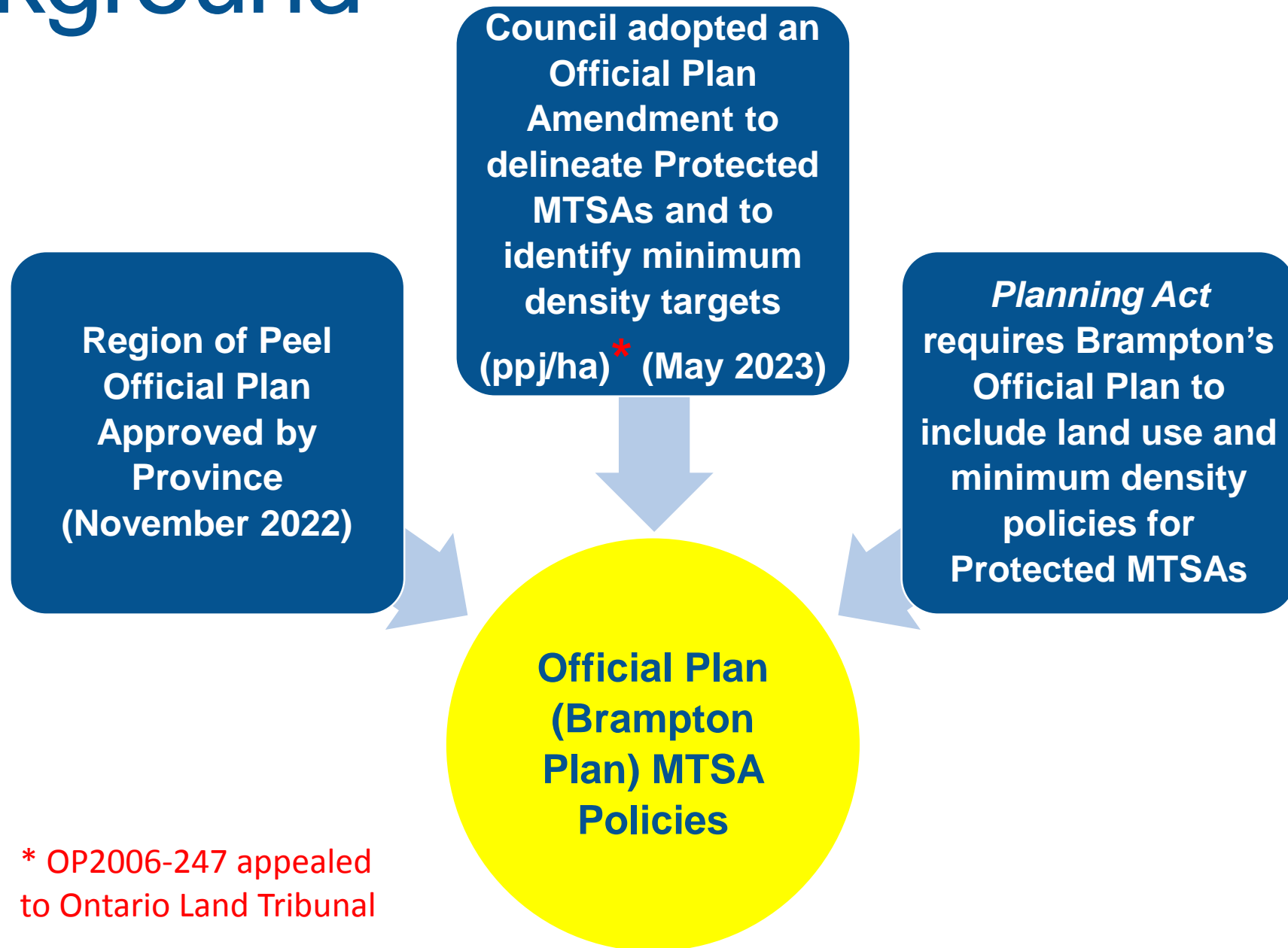


# Location of MTSAs





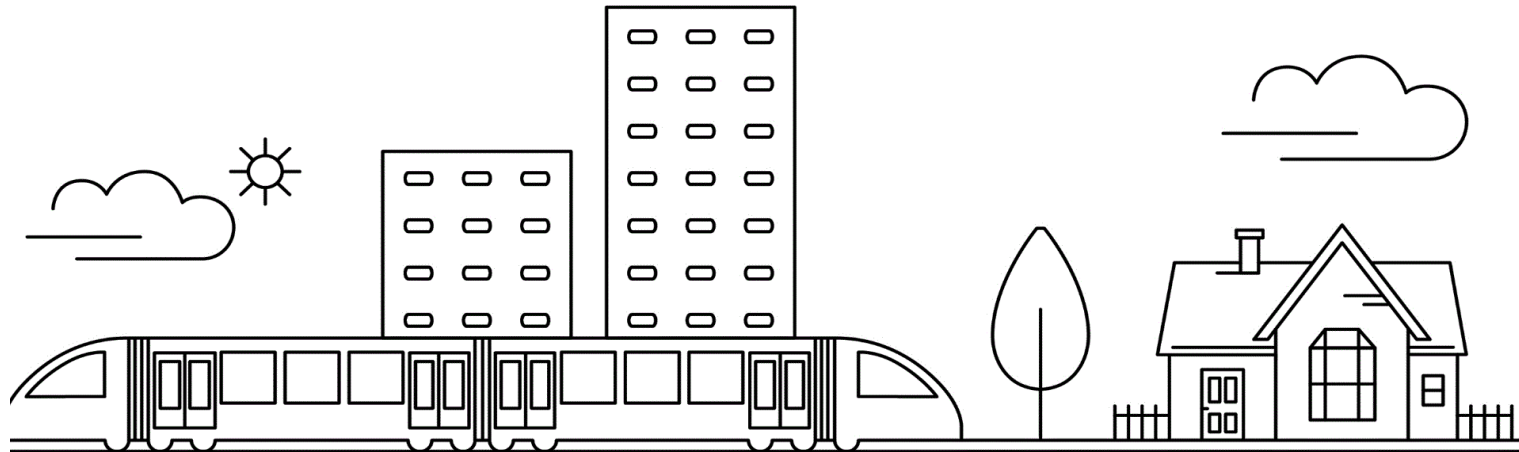
# Background



# Background

Phase 1 (Preliminary Area Plans) of the MTSA Study is completed.

July 31, 2023 Planning and Development Committee (PDC) approved  
*“Recommendation Report –  
“Primary” MTSA –  
Preliminary Land Use Plans”*



# Purpose

To present proposed MTSA land use policies and schedules that align and conform with Provincial and Regional Plans.

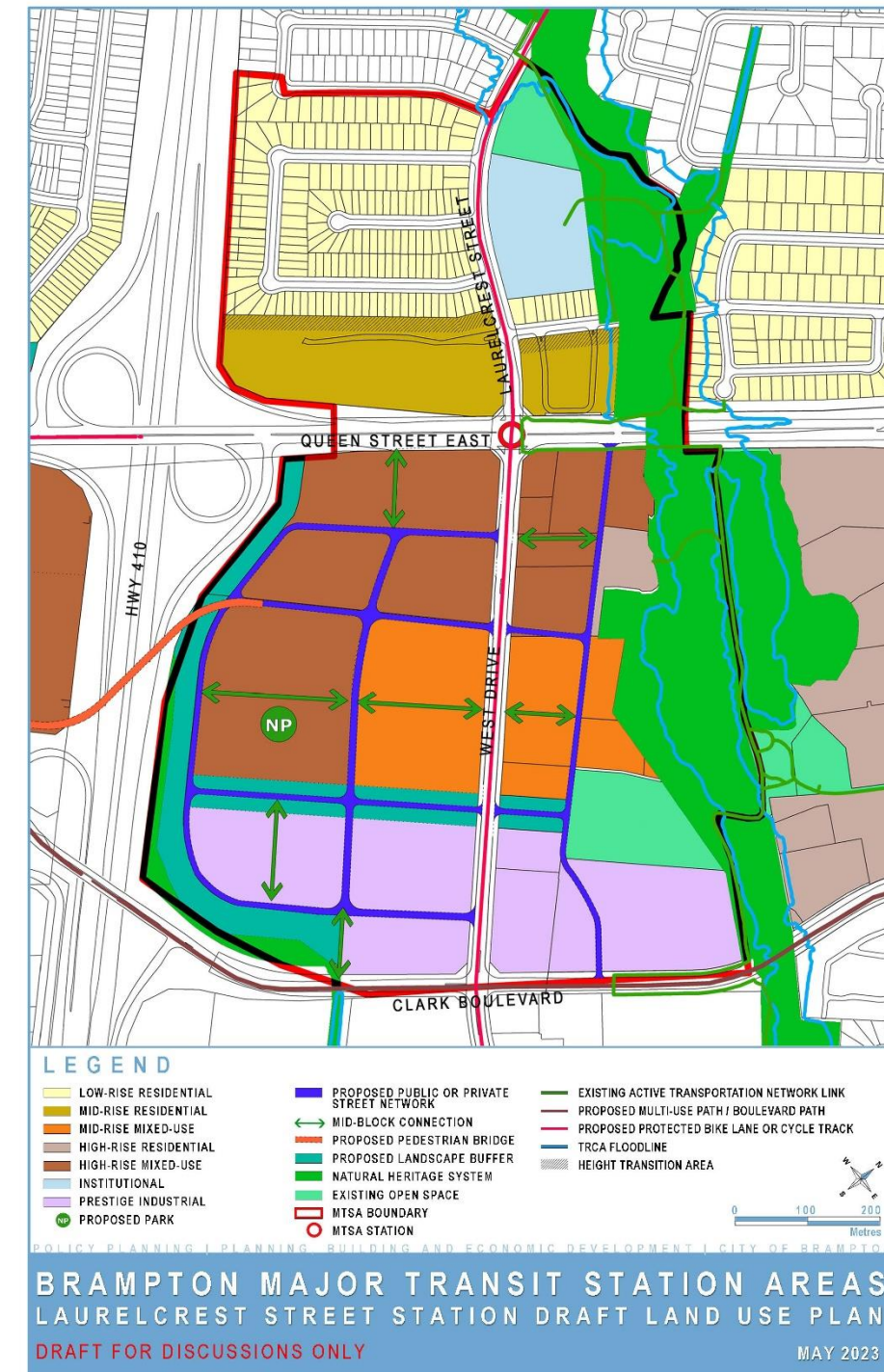
The following is proposed to be included in *Brampton Plan*:

- **Land use schedules** for 14 “Primary” MTSAs;
- **General policies, land uses and minimum density targets** (floor space index)



# Land Use Schedules

- Promote vibrant, mixed-use, transit-supportive neighbourhoods;
- Provide a full range and mix of housing options and employment opportunities;
- Encourage efficient movement of people (active transportation network, mid-block connections);
- Appropriate transition in land-uses;
- New parks and community facilities; and
- Preservation of the natural heritage system and cultural heritage resources.



# Policies - Use of Land

Draft *Brampton Plan* includes land use policies for several proposed MTSA land use designations:

- **Neighbourhoods** (Low-Rise, Mid-Rise and High-Rise)
- **Mixed-use**
- **Employment** (Industrial and Institutional)
- **Natural Heritage System**
- **Parks and Open Space**
- **Community Hubs**

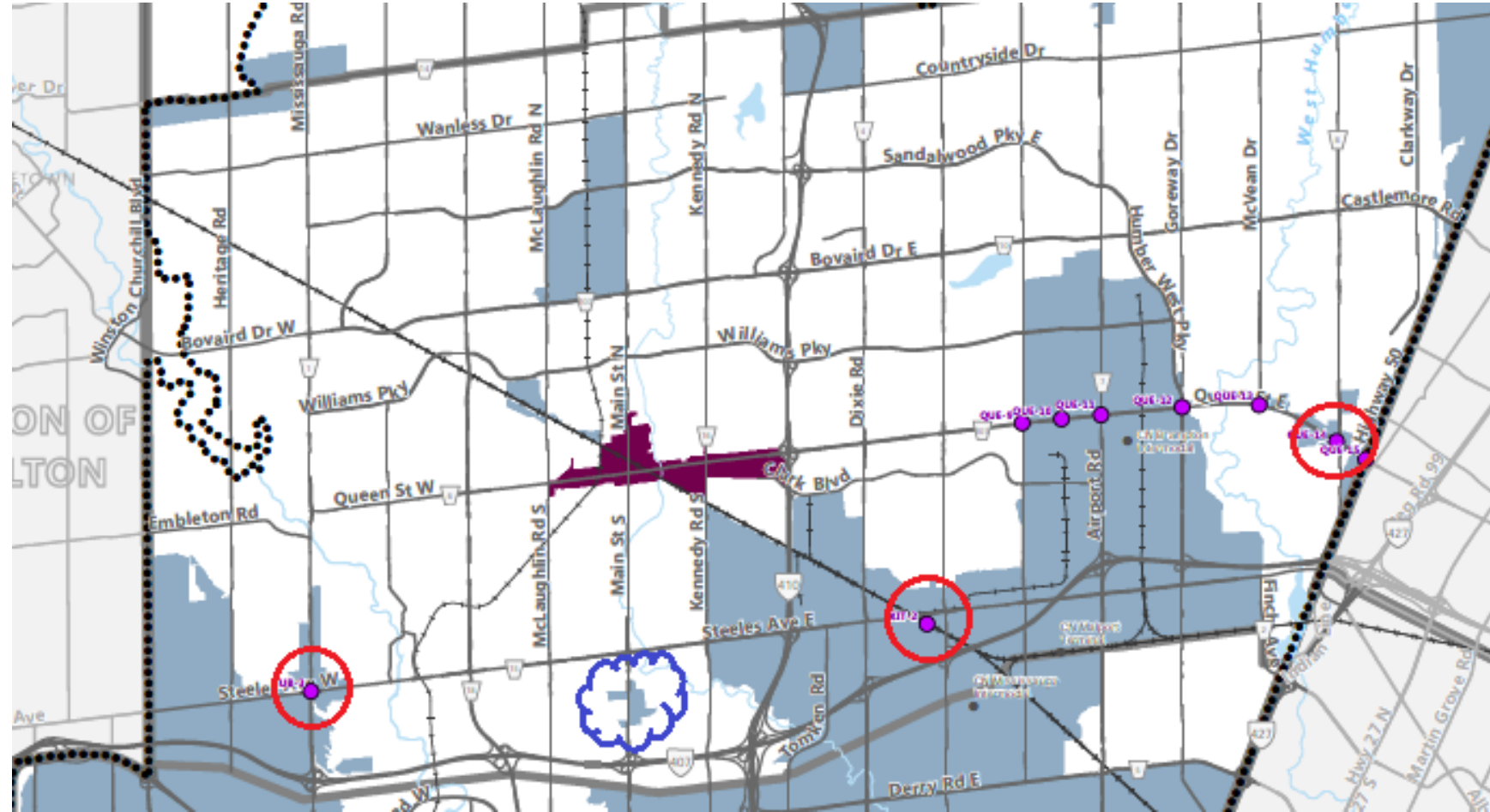
For the remaining MTSA land use designations (shown on the image), policies will be added in *Brampton Plan*.





# MTSAs in Employment Areas

- 4 MTSAs are within the Region's Employment Areas (Schedule E-4).
- **Steeles/Mississauga, Bramalea GO and The Gore** are subject to flexible employment policies subject to criteria in 5.8.36.
- **Ray Lawson** may be permitted to have non-employment uses subject to a municipally initiated OPA.



# Office Mixed-Use Policies

- To deliver the City's Major Office Employment growth until 2051, the ratio of jobs to population that is required in each of the four office-focused MTSA's is:

MTSA	MOE Jobs:Population
Steeles at Mississauga	6.3:1
Ray Lawson	1.2:1
The Gore	1.0:1
Bramalea GO	2.2:1

- Lands designated "Office Mixed-Use" may also contain mid-rise or high-rise residential uses, subject to providing the appropriate ratio of employment and residential use.



# Technical Studies

Master Transportation Study (ARUP)

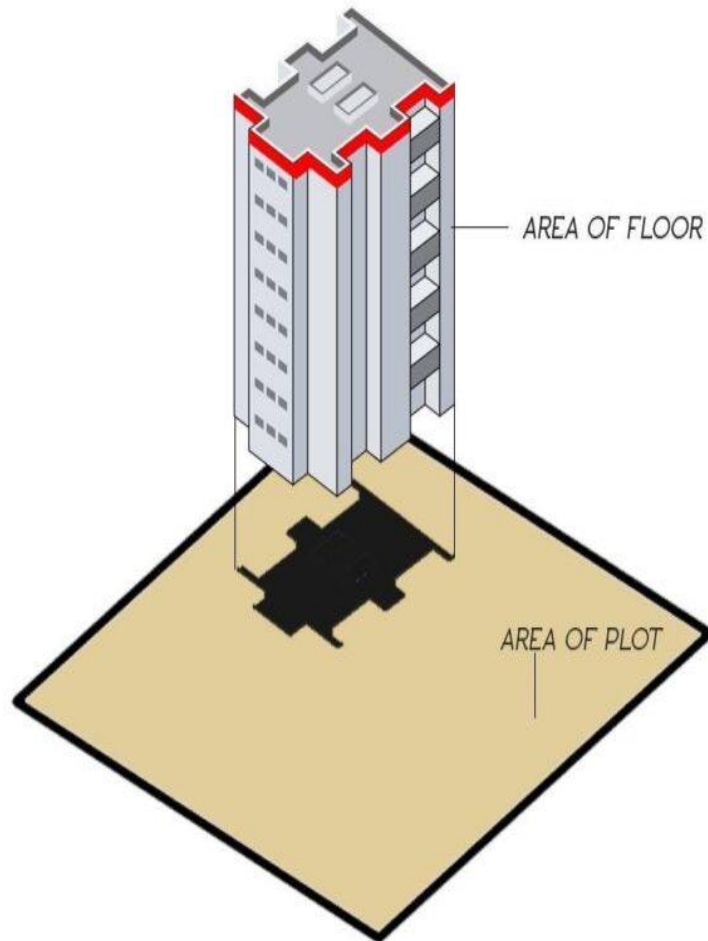
Master Servicing Study (ARUP)

**MTSA *Brampton Plan*  
and Secondary Plan  
Policies**

Cultural Heritage Assessment (WSP)

Office Market Review (Watson)

# Policies - Minimum Density



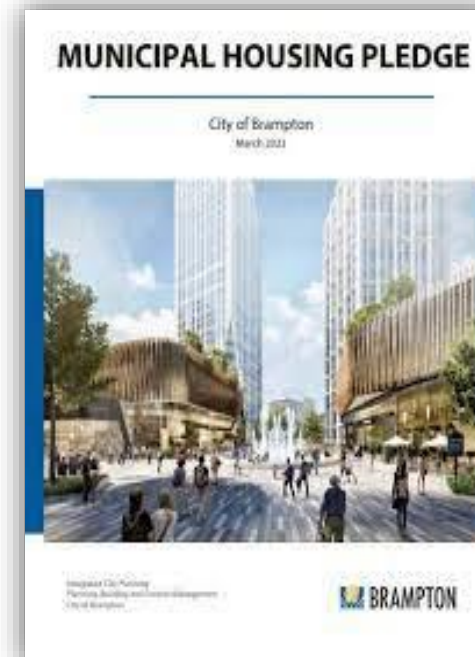
# FSI

To meet the MTSA *Planning Act* requirements and to ensure that the desired built form is delivered in MTSAAs, minimum density policies (expressed in floor space index) are proposed to be included in *Brampton Plan* for residential and non-residential land uses.

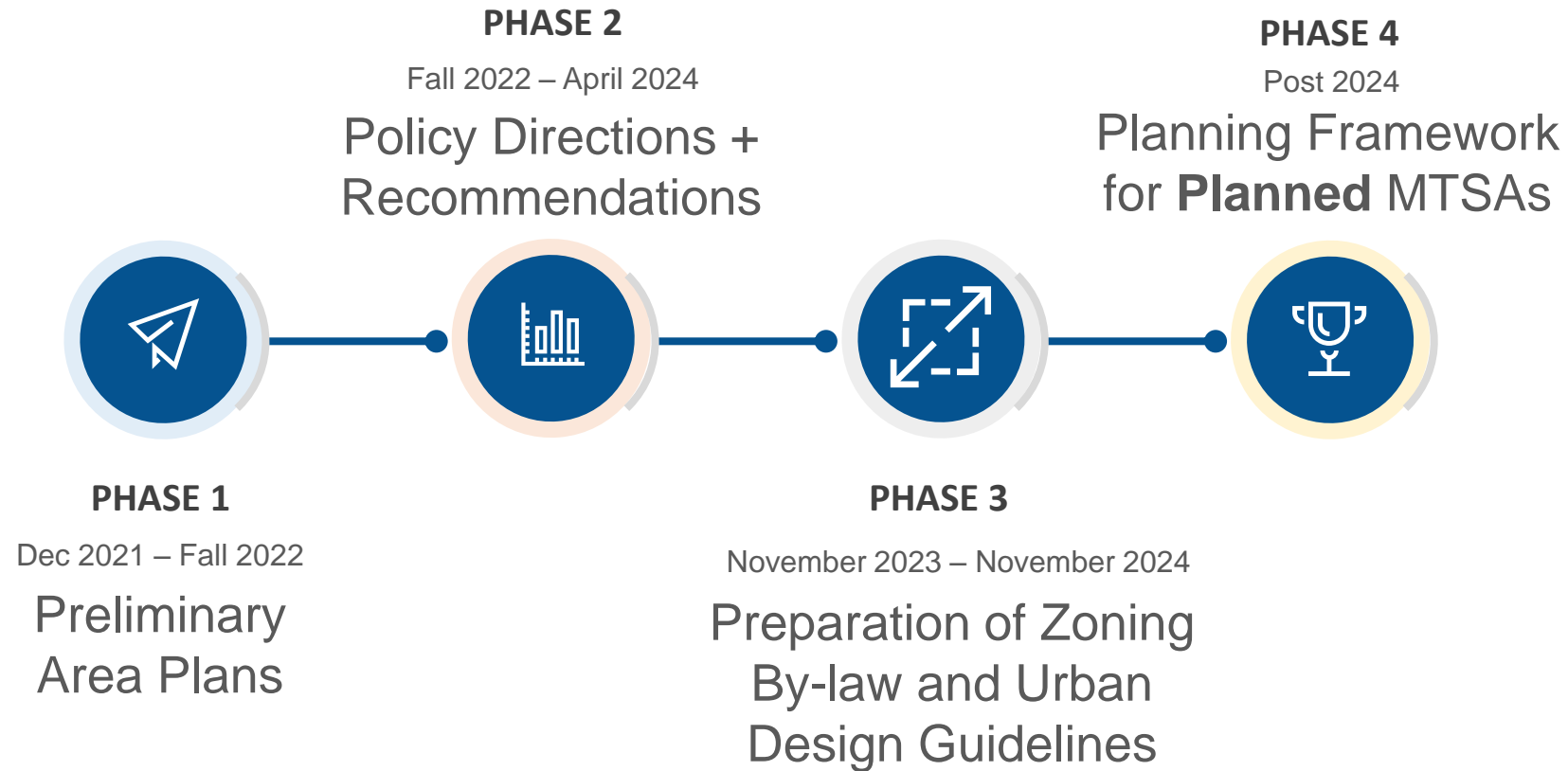


# Projected Density and Housing Units

- Most of Brampton's "Primary" MTSA's significantly exceed the Province's minimum density targets.
- The proposed land uses within Brampton's "Primary" MTSA's will assist in achieving Brampton's Municipal Housing Pledge to deliver 113,000 new housing units by 2031.



# MTSA Project Timeline



It is intended that the proposed MTSA policies and schedules will be incorporated into *Brampton Plan* that will be forwarded to Council for adoption on November 1, 2023.

# Next Steps

- City-initiated Official Plan Amendments (OPAs) will be required once the comprehensive land use planning has been completed for each “Primary” MTSA.
- May include preparation of a Precinct Plan or a complete City-initiated review of a Secondary Plan area.
- Future OPAs will amend applicable Secondary Plans to include policies pertaining to:
  - urban design;
  - built form;
  - transportation network;
  - community services;
  - parks and open space;
  - infrastructure; and
  - phasing and implementation.

# Next Steps

Direction to Proceed to Public Meeting –  
August 9, 2023 City Council

Notice of Public Meeting - August 2023

**Public Meeting (We are here)**

Collect & Review Public, Technical and Other Comments

Recommendation Report and Adoption of  
Brampton Plan (to include MTSA land use schedules and policies)

Appeal Period



# Additional Information

- The report and presentation from tonight's meeting are available online at [www.brampton.ca](http://www.brampton.ca), on the [Council and Committee Meetings and Agendas](#) page.
- City staff contacts:  
**Michelle Gervais, Claudia LaRota**  
Integrated City Planning  
Planning, Building and Growth Management Department
- MTSA project website at [www.brampton.ca/mtsa](http://www.brampton.ca/mtsa)
- Submit comments via email to the MTSA team at [mtsa@brampton.ca](mailto:mtsa@brampton.ca)

The background image shows a city street scene. On the left, there is a glass-enclosed bus stop with a red roof. Above the bus stop, the word "Wellington" is visible. A person is standing inside the bus stop. Behind the bus stop is a large, multi-story building with a curved facade and many windows. To the right of the main building is a tall, narrow structure with a clock face near the top. The entire image has a blue overlay.

# Thank you!