

“PRIMARY” MAJOR TRANSIT STATION AREAS

Proposed Brampton Plan MTSA policies and land use schedules

City-Wide

August 28, 2023

WHAT IS A

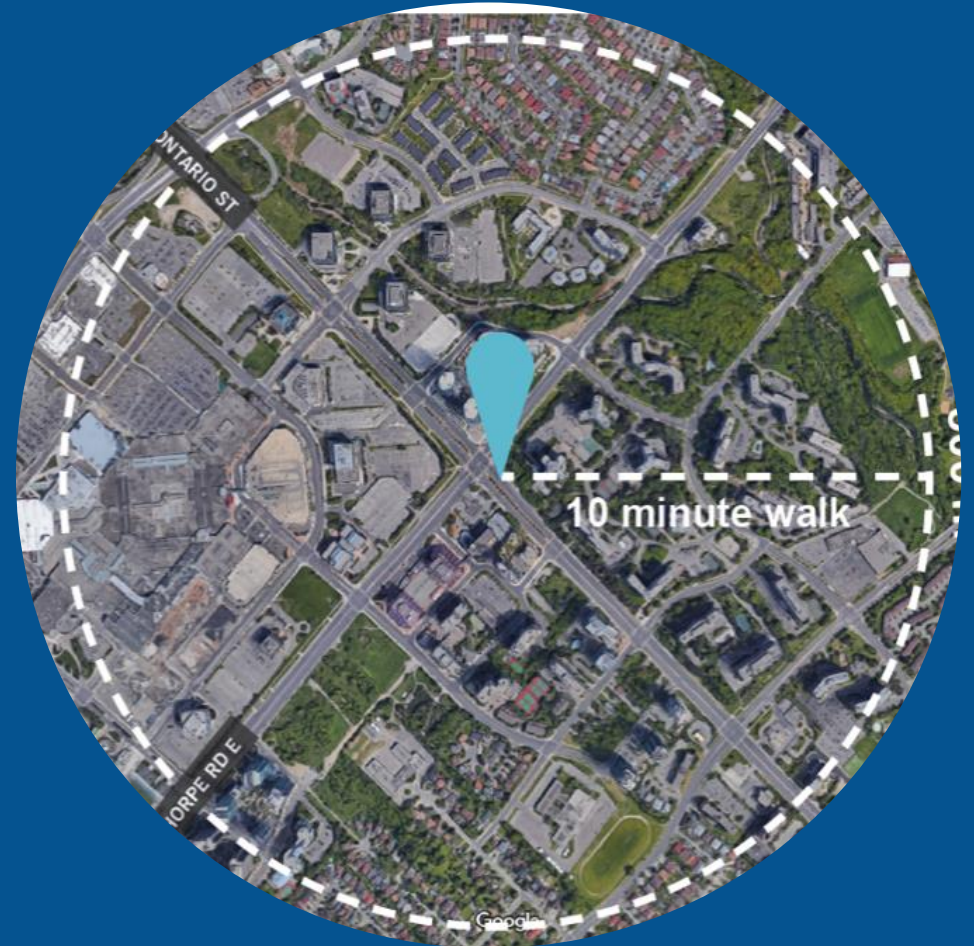
Major Transit Station Area?

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

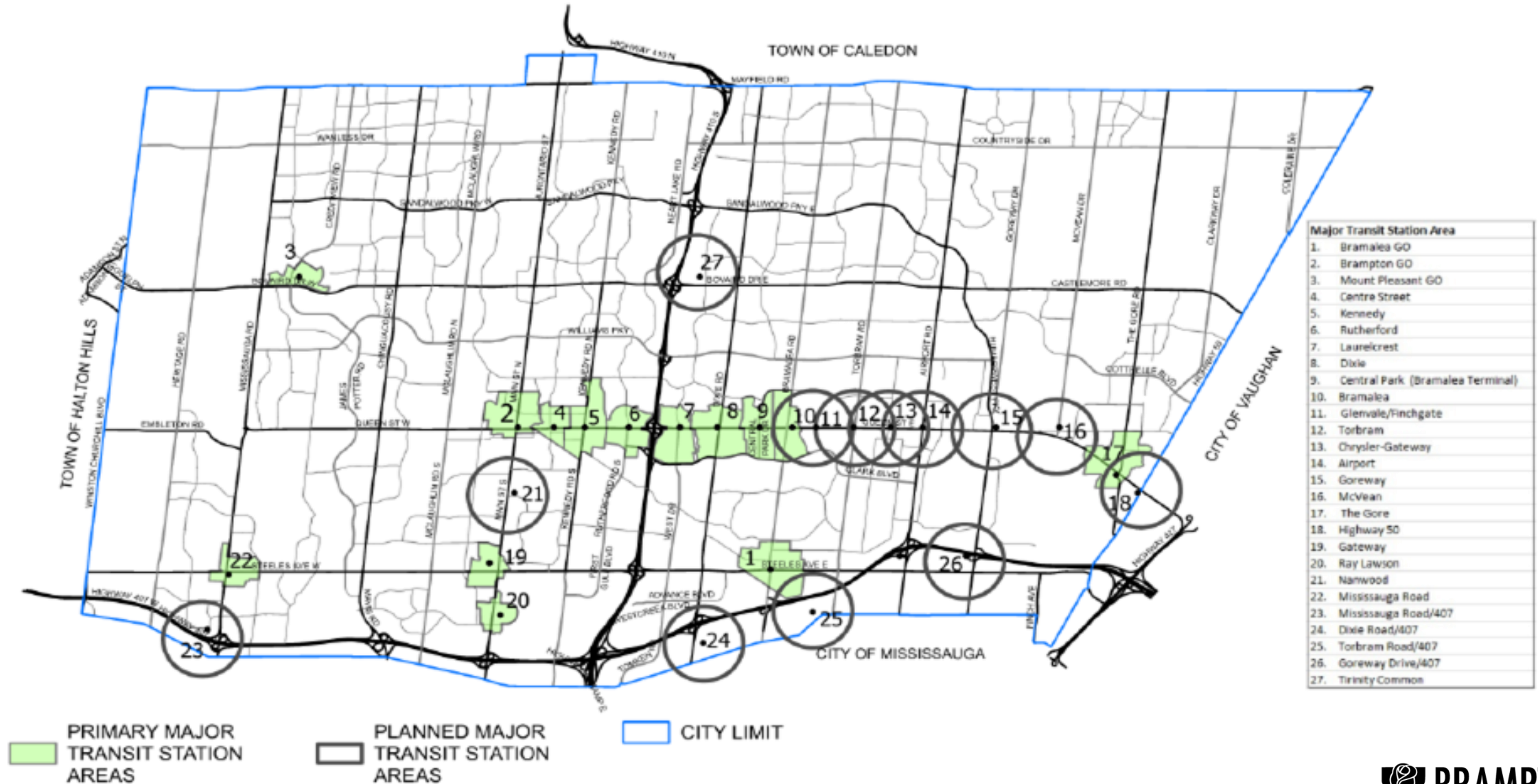
- Light Rail Transit (LRT)
- Bus Rapid Transit (BRT)
- GO Transit (commuter rail)

MTSA

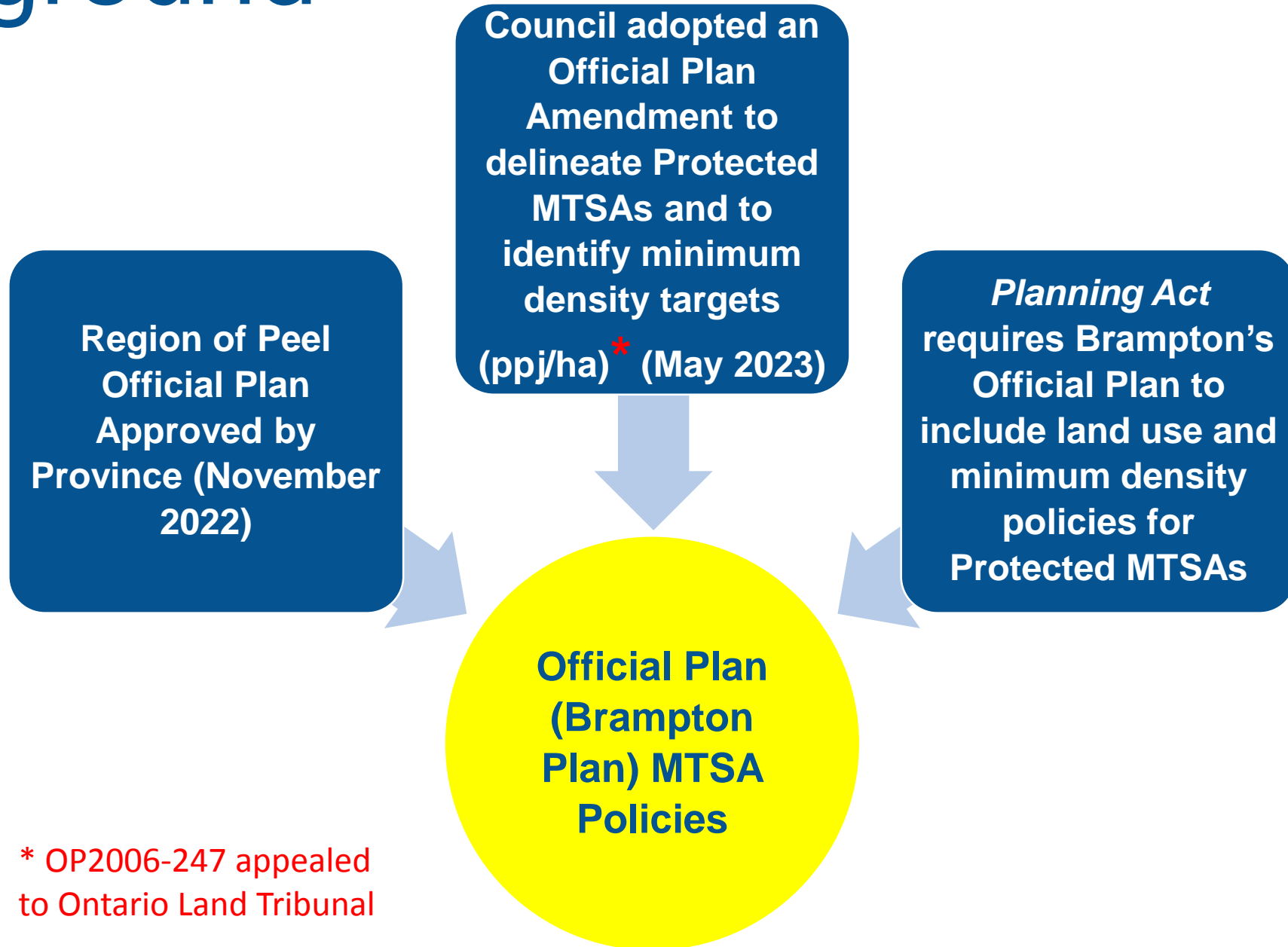
500-800 meter distance



Location of MTSAs



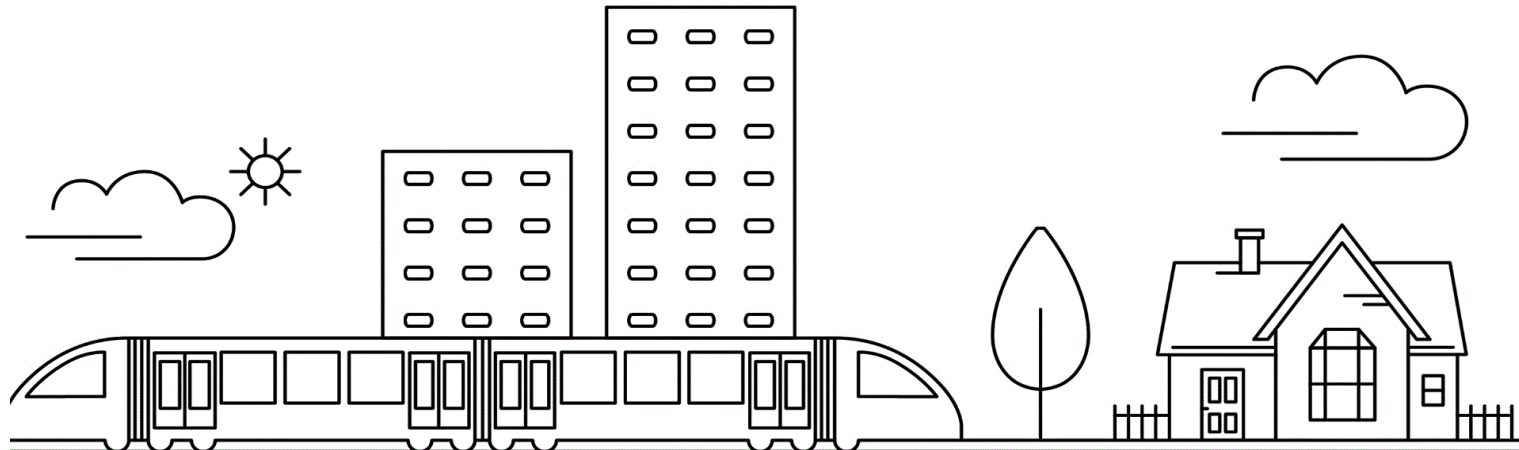
Background



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.

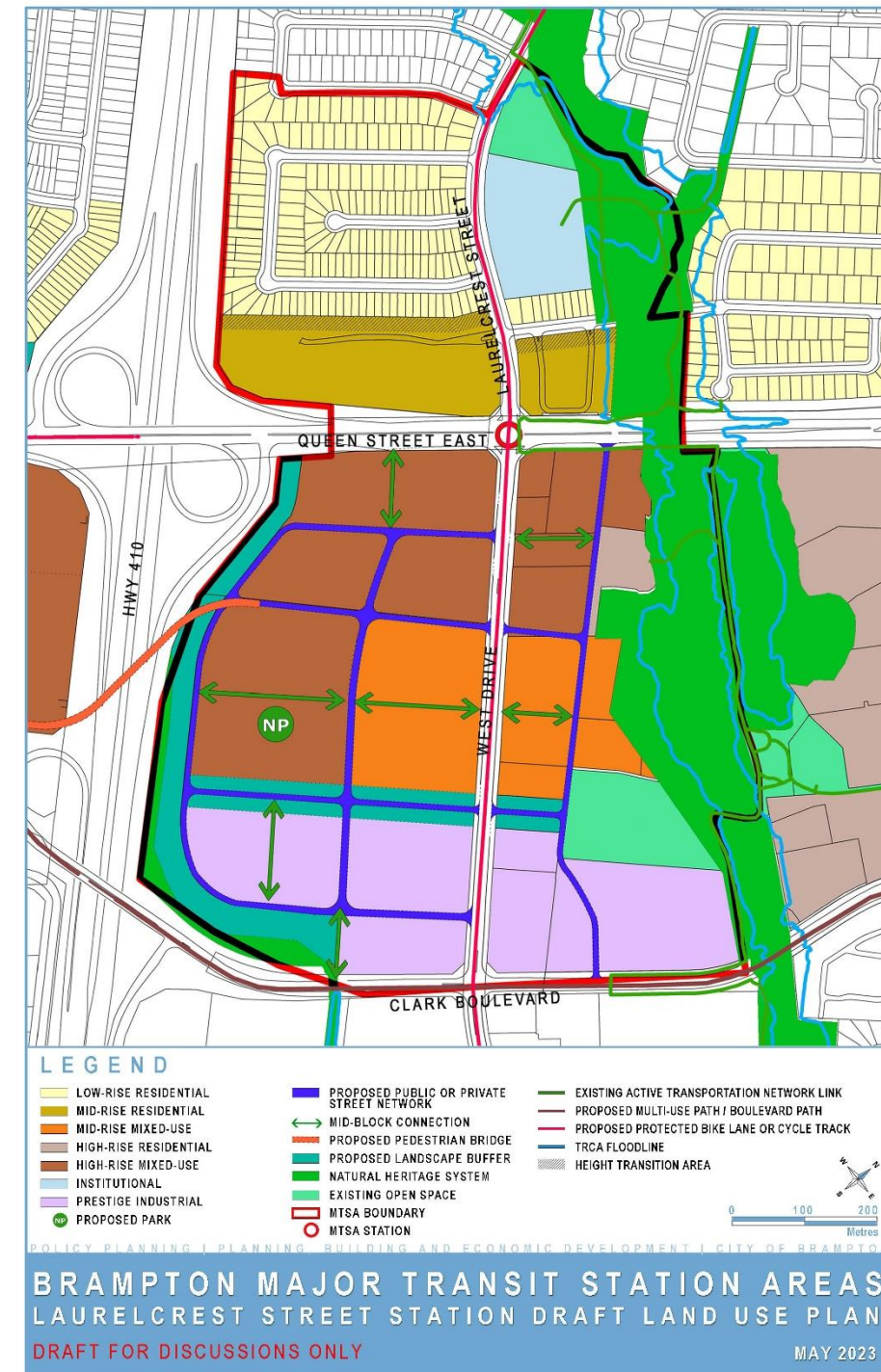
The following is proposed to be included in Brampton Plan:

- Land use schedules for 14 “Primary” MTSAs; and
- 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

The draft Brampton Plan includes land use policies for a number of the proposed MTSA land use designations, such as:

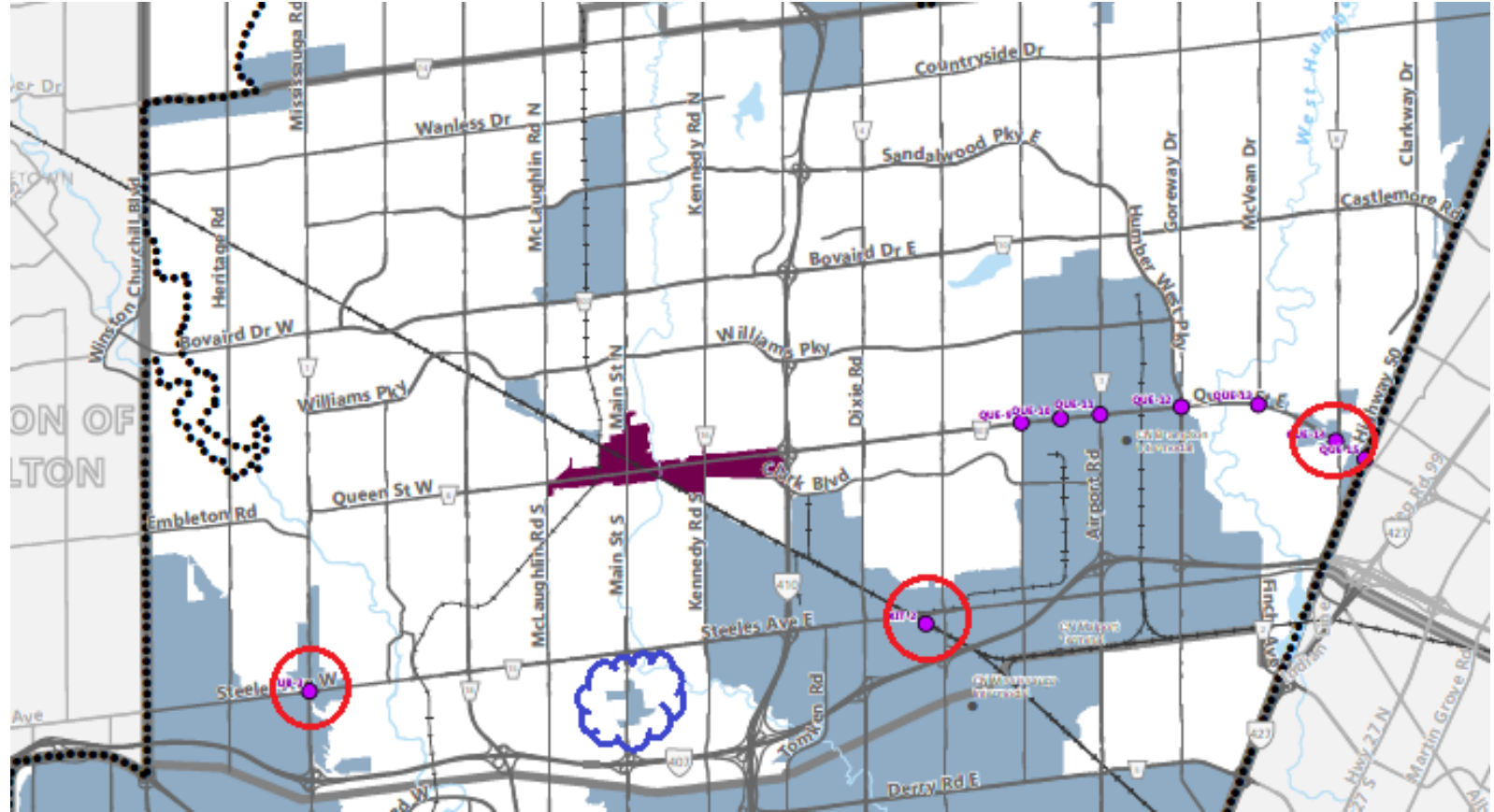
- Neighbourhoods (Low-Rise, Mid-Rise and High-Rise),
- Mixed-use,
- Employment (Industrial and Institutional),
- Natural Heritage System,
- Parks and Open Space, and
- Community Hubs

For the other MTSA land use designations (shown on the image), policies are proposed to be included in Brampton Plan.



MTSAs in Employment Areas

- 4 MTSAs are within the Region's Employment Areas (Schedule E-4).
- Steeles at 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

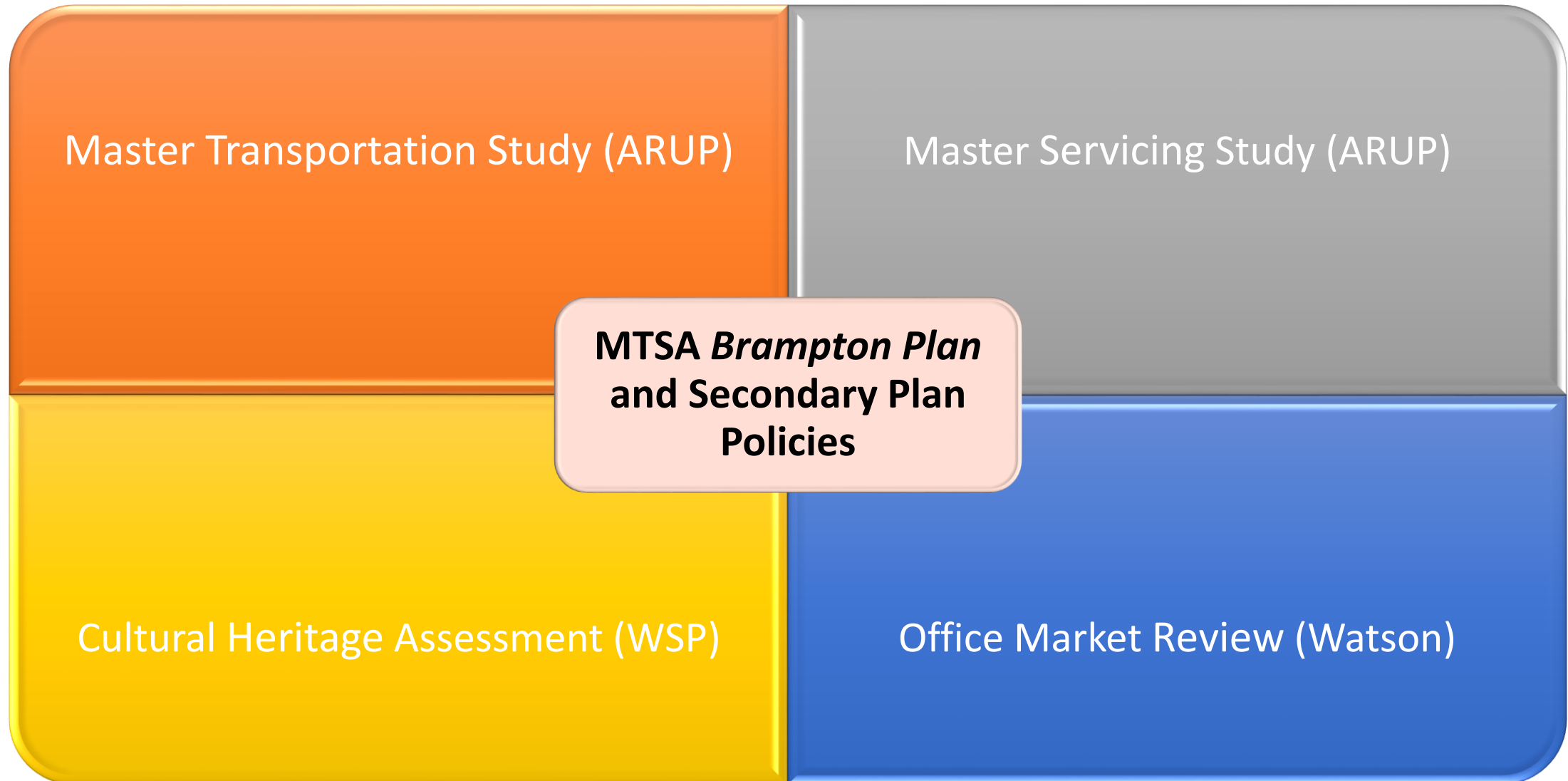
To deliver the City's office growth until 2051, the ratio of jobs to population that is required in each of the four office-focused MTSAs is:

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

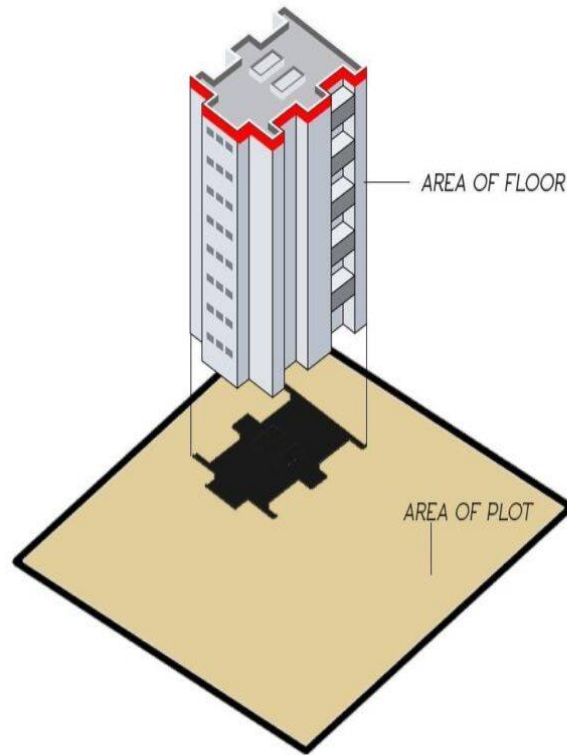
Lands designated 'Office Mixed-Use' may also contain mid-rise or high-rise residential uses, subject to providing the appropriate ratio of employment and residential use.



Technical Studies



Policies - Minimum Density



FSI

To meet the MTSA *Planning Act* requirements and to ensure that the desired built form is delivered in MTSA, 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.



MUNICIPAL HOUSING PLEDGE

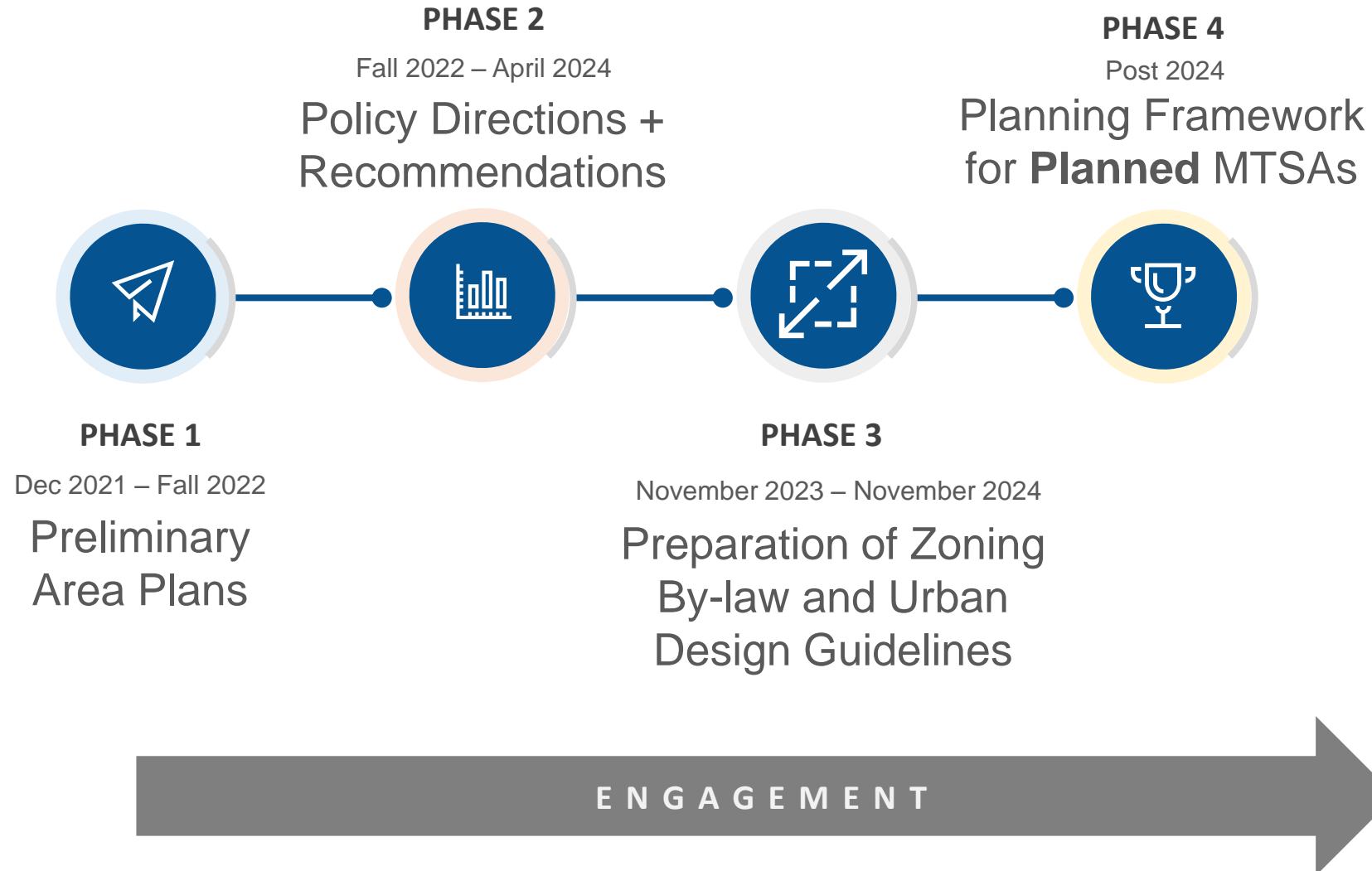
City of Brampton
March 2021



Integrated City Planning
Planning, Building and Community Development
City of Brampton

BRAMPTON

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

- Future City-initiated Official Plan Amendments (OPAS) will be required once the comprehensive land use planning has been completed for each “Primary” MTSA.
- This may include the preparation of a Precinct Plan or a complete City-initiated review of a Secondary Plan area.
- The future OPAs will amend the 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, on the [Council and Committee Meetings and Agendas](#) page.
- City staff contact:
Claudia LaRota
Integrated City Planning
Planning, Building and Growth Management Department
- MTSA project website at www.brampton.ca/mtsa
- Submit comments via email to the MTSA team at mtsa@brampton.ca



Thank you!