

BRAM WEST SECONDARY PLAN REVIEW
PUBLIC KICK-OFF MEETING

JANUARY 24, 2023

INTRODUCTIONS

- **City of Brampton**

- Anand Balram
- Tristan Costa

- **Toole Design**

- Ian Lockwood
- Andrea Ostrodka
- Jesse Vassos
- Bonnie Moser

- **WSP**

- Matt Rodrigues

HOW TO PARTICIPATE IN TODAY'S OPEN HOUSE

- Your microphone will be muted unless called upon during the Discussion and Question period
- This meeting is being **recorded**
- You can **participate** in the Public Open House by:
 - Asking a question using the Chat Function.
 - Using the “raise hand” feature to speak with the Project Team
- You can also submit comments to the City by e-mail: **bramwest@brampton.ca**

The personal information collected during this meeting is collected under the authority of the *Municipal Act* S.O. 2001, c.25. The information will be used for future reference and planning purposes for the City of Brampton's Planning, Building, and Economic Development Department.

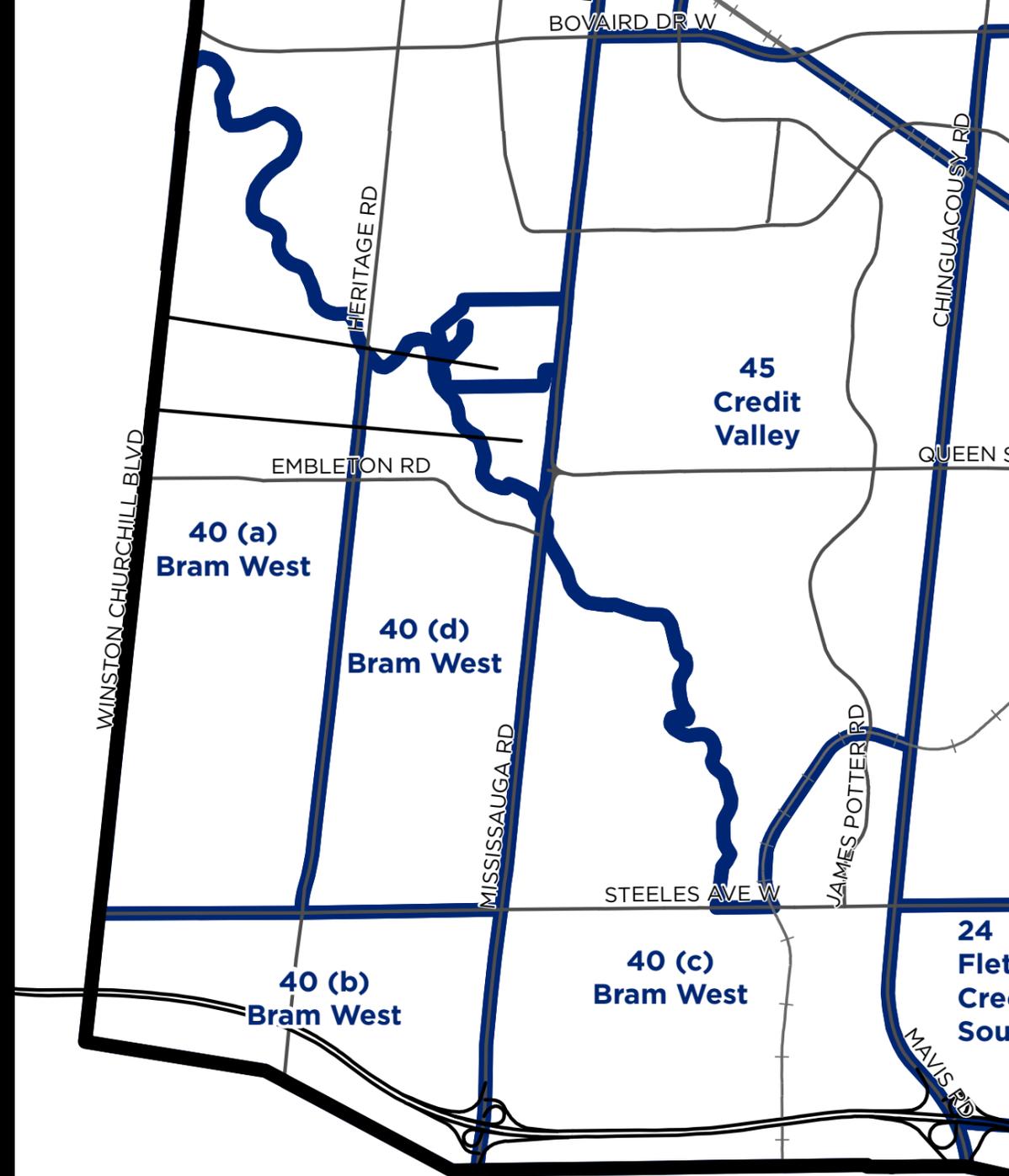
Questions about the collection of personal information and information collected should be directed to opreview@brampton.ca information collected during this meeting is collected under the authority of the *Municipal Act* S.O. 2001, c.25. The information will be used for future reference and planning purposes for the City of Brampton's Planning, Building, and Economic Development Department.

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CONTEXT

Area: 2,488 hectares

- Defined by:
 - Credit River to the north and east
 - Town of Halton Hills to the west
 - Highway 407 & City of Mississauga to the south



CONTEXT

- Bram West is subject to four existing Secondary Plans, in various stages of construction.
- Secondary Plans establish local development policies to guide growth and change in defined areas of Brampton.
- This Secondary Plan Review will result in a new Secondary Plan for Bram West.

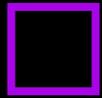


BRAMPTON PLAN CONTEXT

The City of Brampton is preparing a new Official Plan – called Brampton Plan, that provides direction for a more urban future in Bram West.

The Secondary Plan Review will need to consider:

- The Bram West **Town Centre**;
- Mississauga Rd. and Steeles Ave. **Major Transit Station Area**; and
- **Secondary Urban Boulevards** along Mississauga Rd. and Steeles Ave.



PROJECT PROCESS



Charrette No. 1 | Discovery & Reconnaissance

Completed in September 2022



Charrette No. 2 | Design & Discussion

WE ARE HERE



Critique + Economic Impact Analysis



Charrette No. 3 | Design Refinement & Final Concepts



Policy Implementation

CHARRETTE NO. 1 DISCOVERY





CHARRETTE NO. 2 DESIGN + DISCUSSION

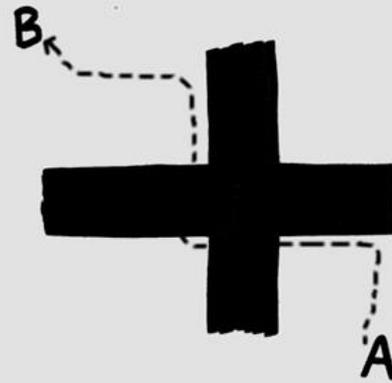
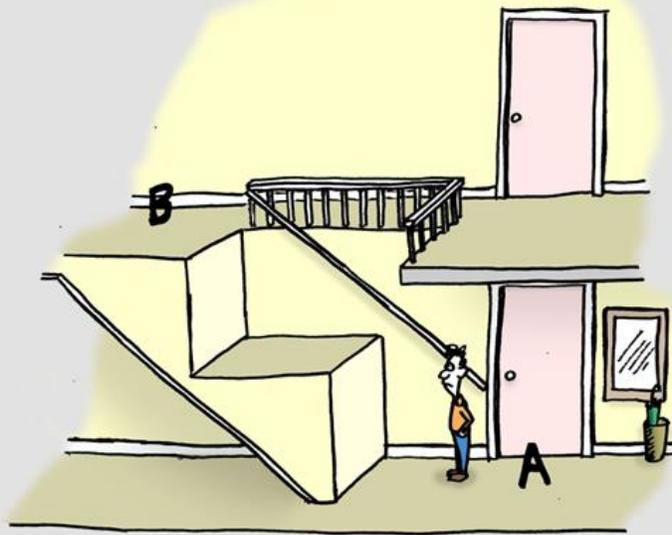
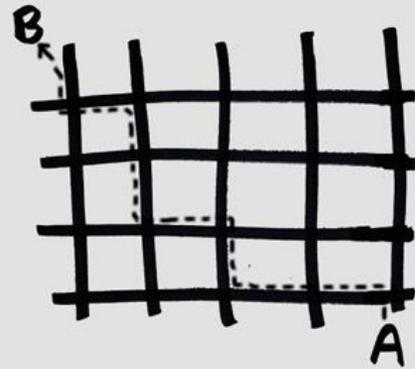
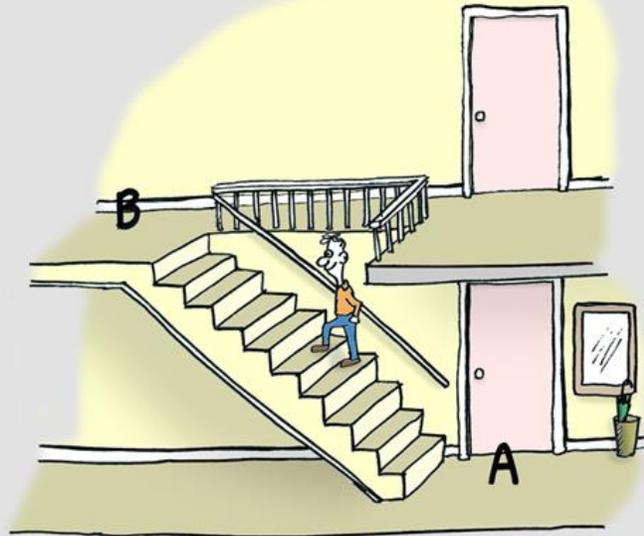
GUIDING PRINCIPLES

1. Connect people and places with a **human-scaled transportation network**.
2. Provide more **housing choices**.
3. Prepare for the impacts of a **changing climate**.
4. Grow and support resilient, **sustainable communities and infrastructure**.
5. Create communities that are **scalable and adaptable**.
6. Respect, protect, and promote **Natural Heritage and Cultural Resources**.
7. Leverage existing public and private green spaces to **create green corridors**.
8. **Create public spaces and civic places** for people to gather.
9. Create a community- and business-friendly **identity** for Bram West.

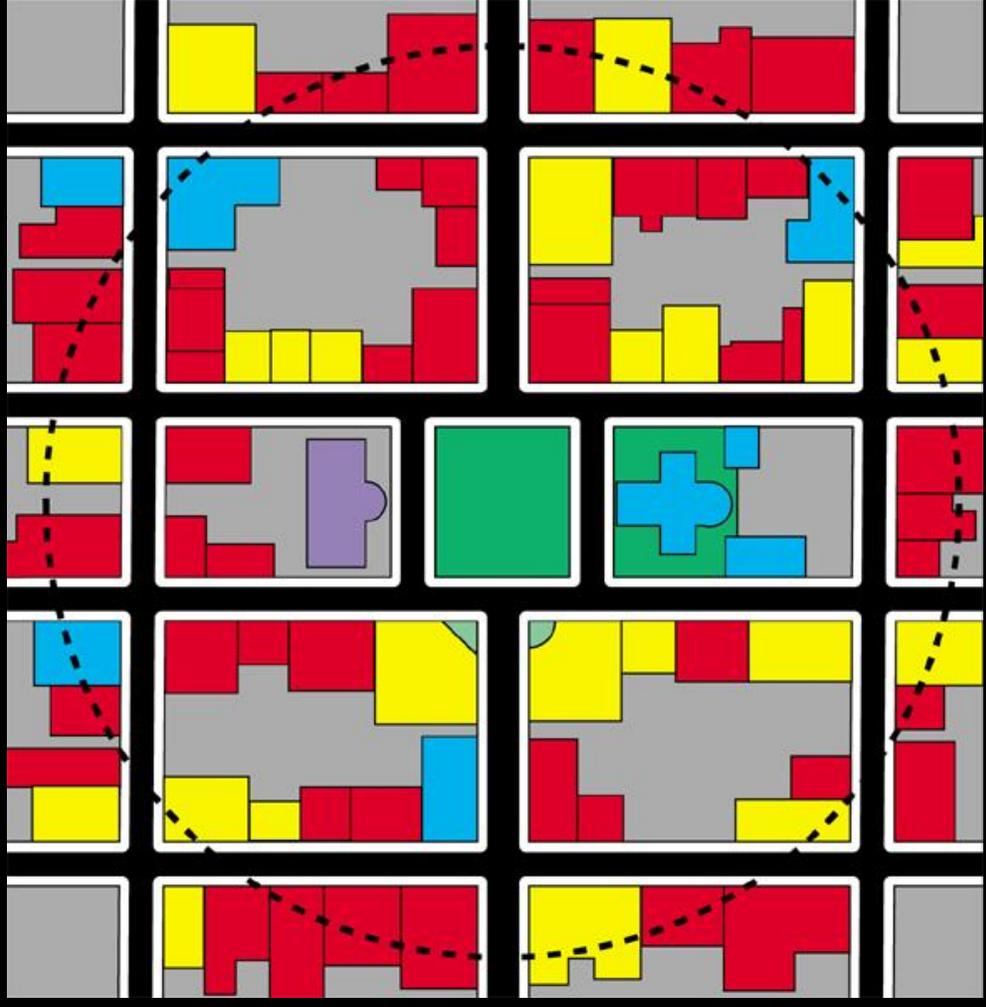
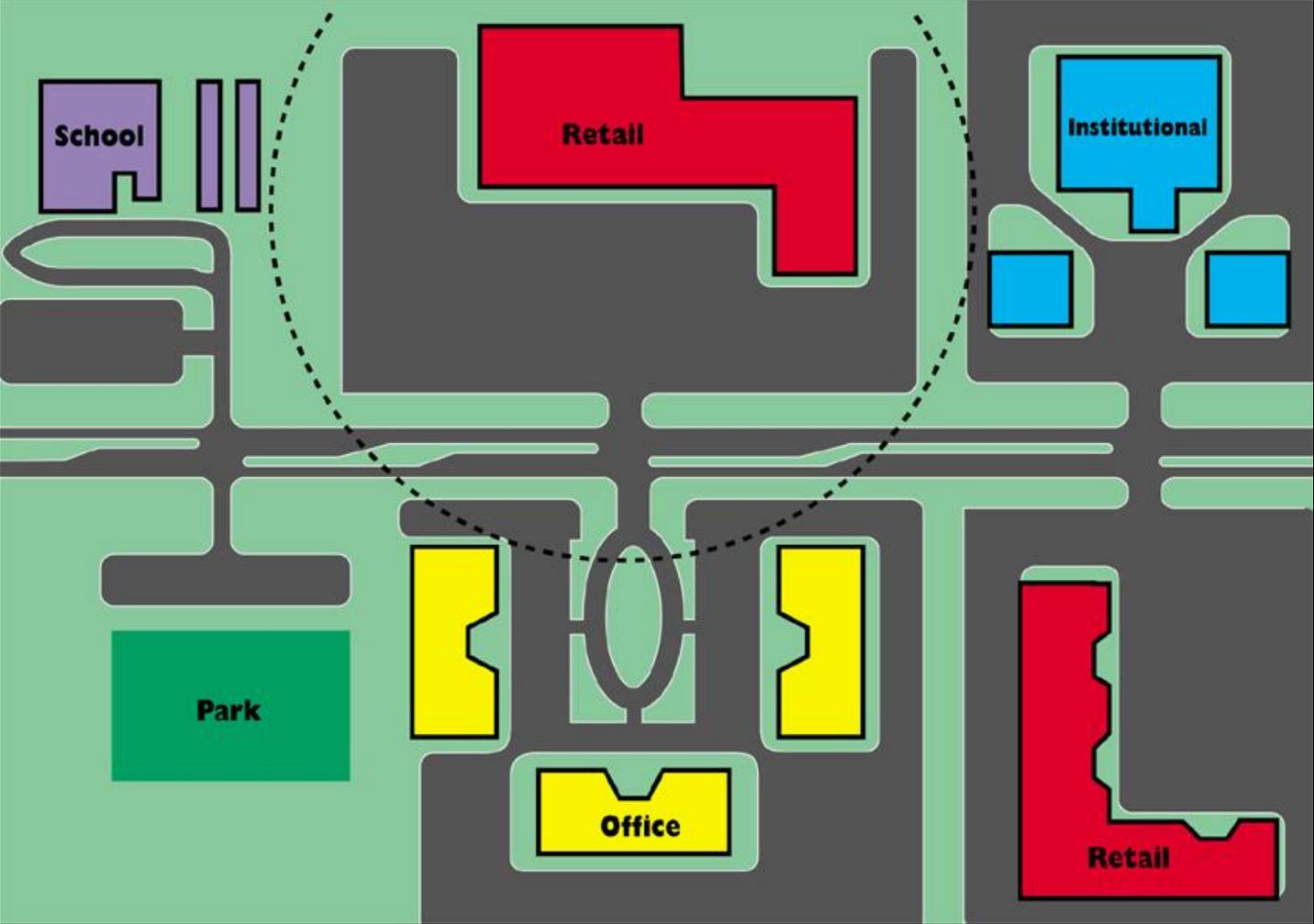


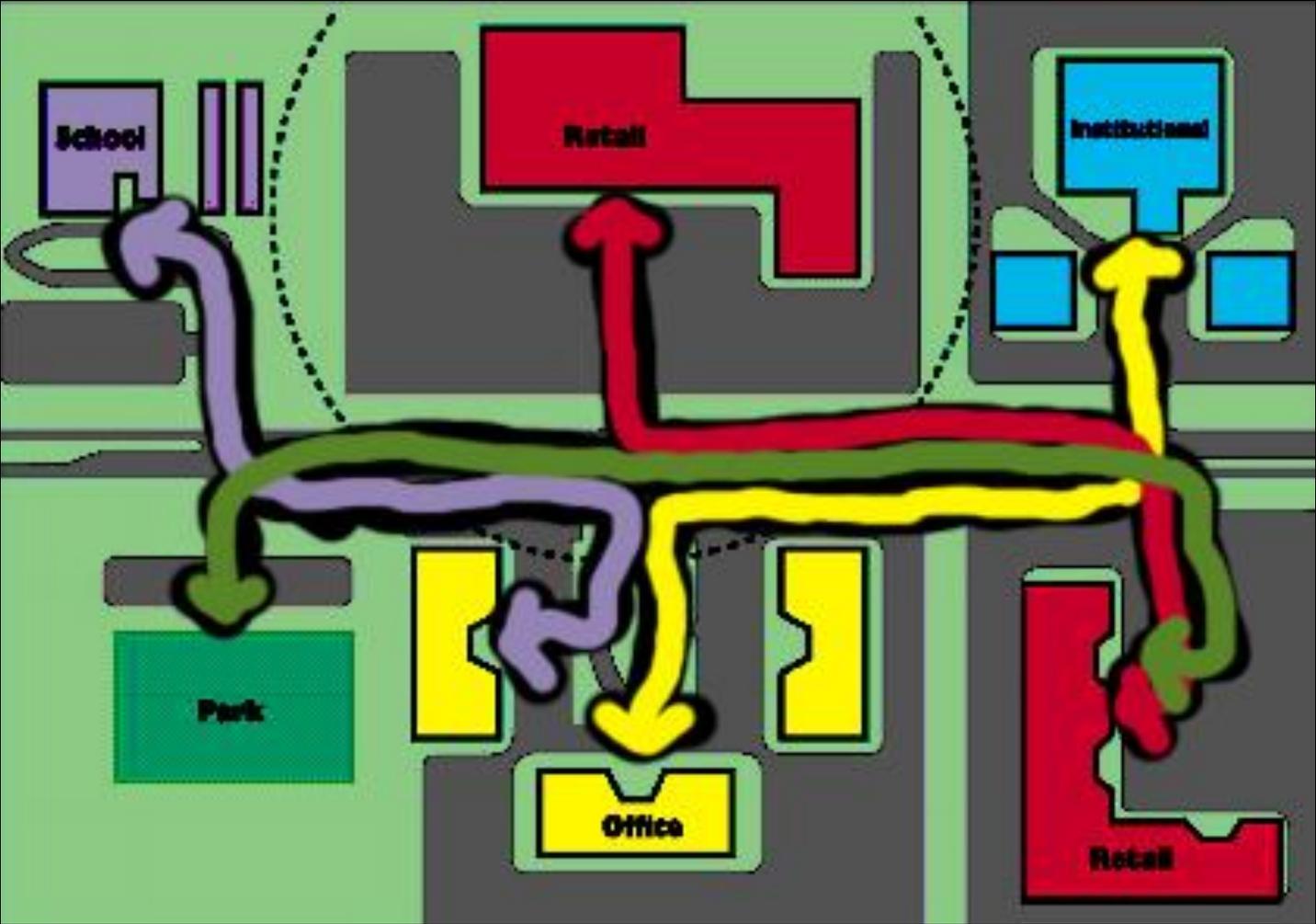




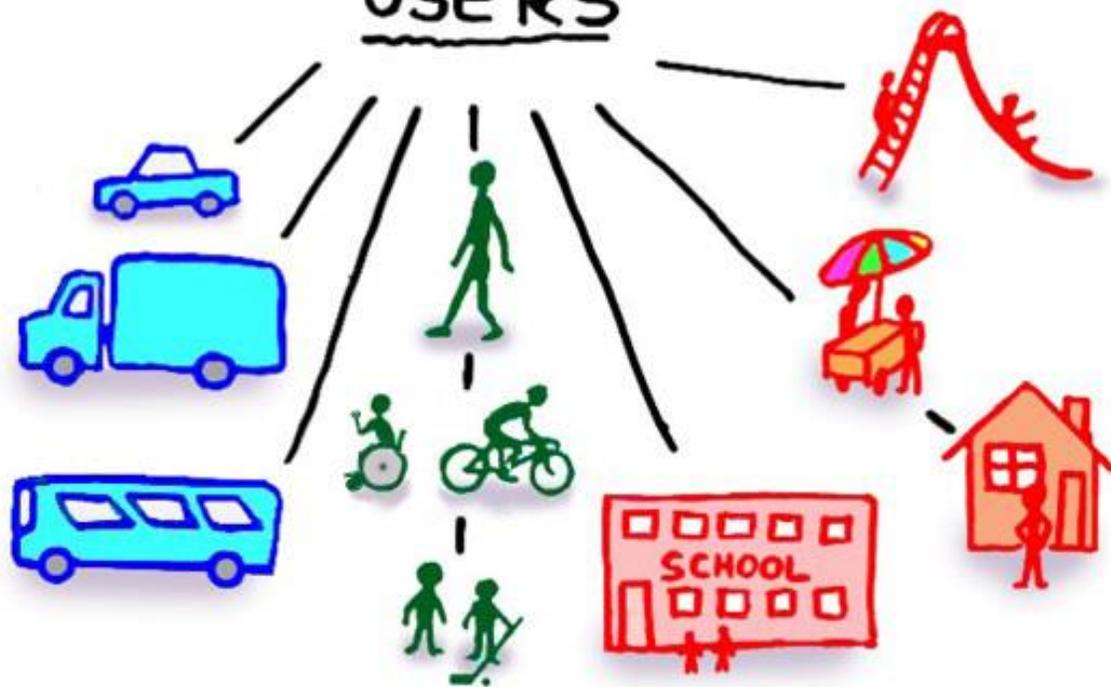


Lockwood





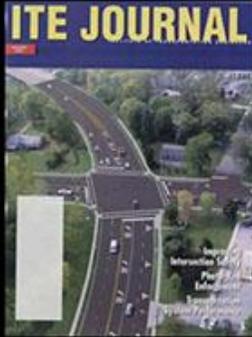
STREET USERS



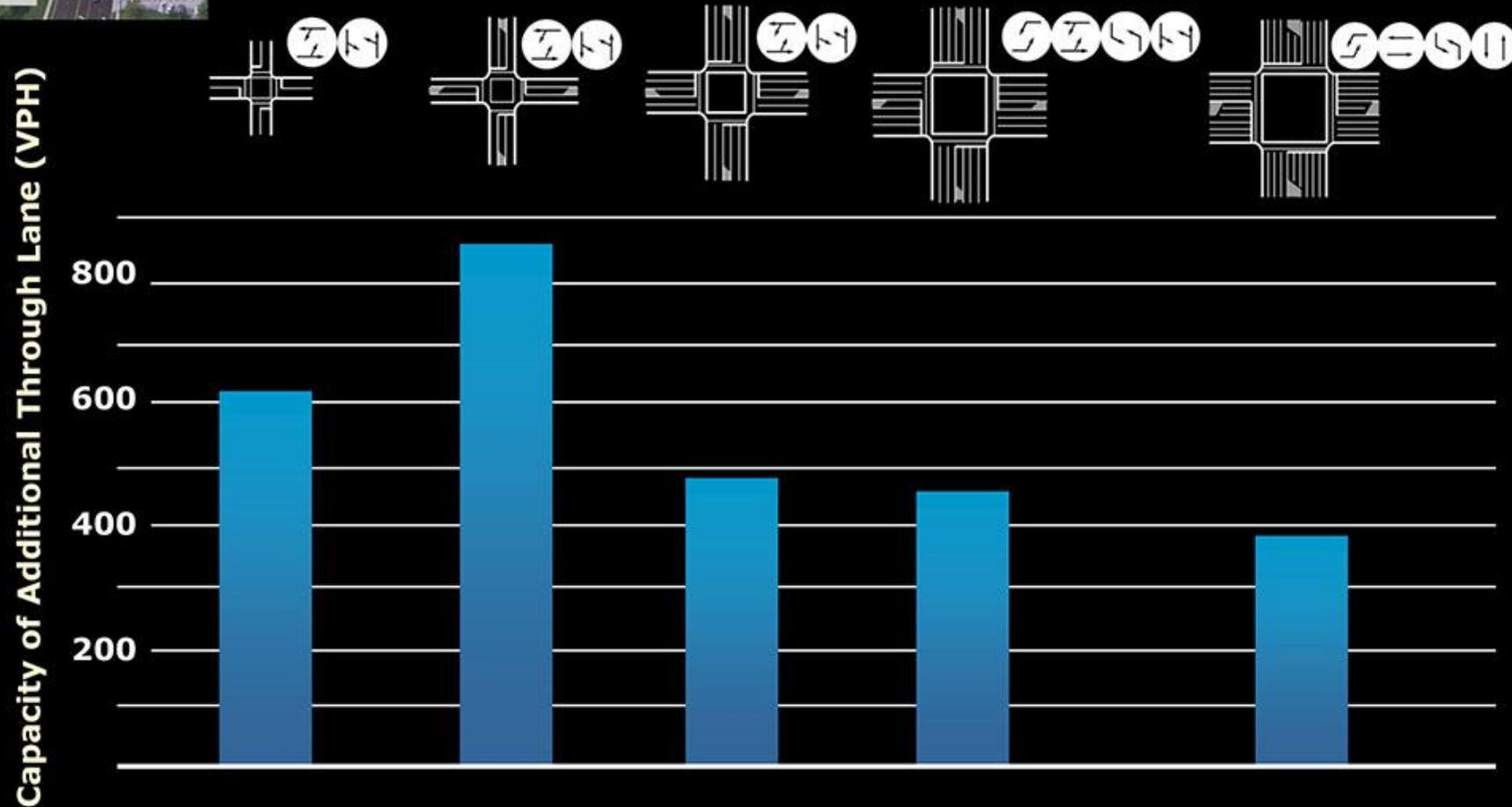
MOBILE

PLACE

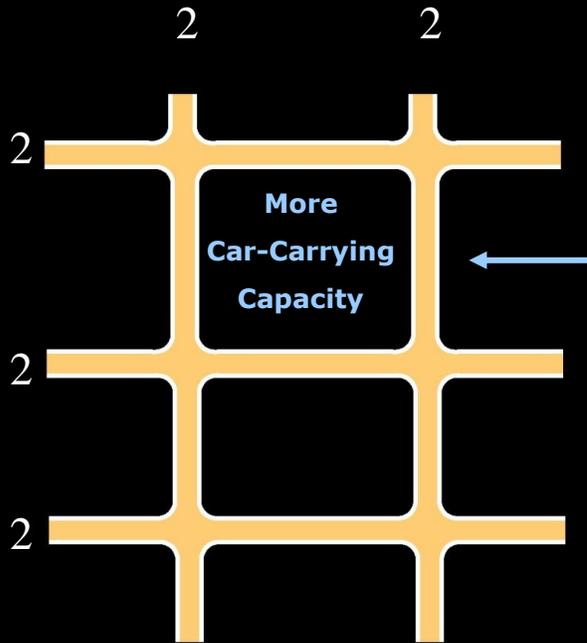
VULNERABLE



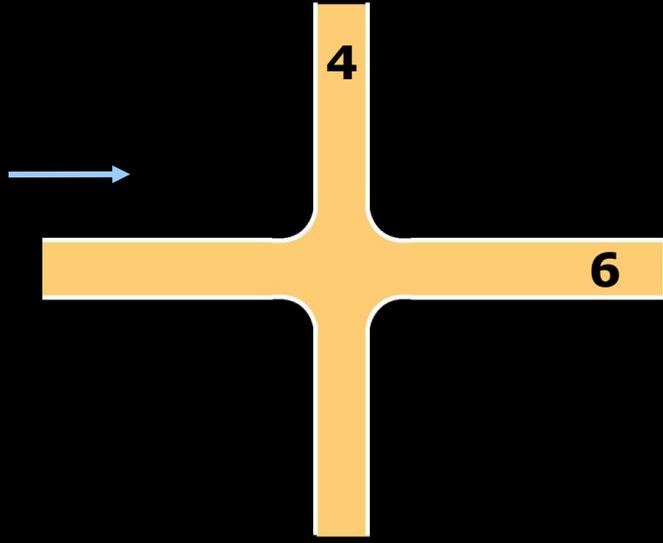
2-lane roads with left turn lanes maximize cars per through lane. Each additional through lane provides diminishing returns. So a 4-lane road with left turn lanes carries more cars than a 2-lane road with left turn lanes but not double.



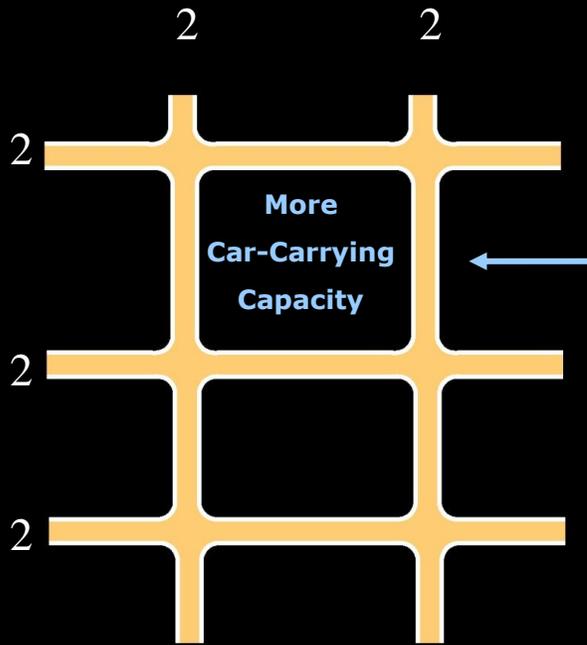
Source: Dr. Ata M. Kahn, P.E., ITE Journal, Washington, D.C.



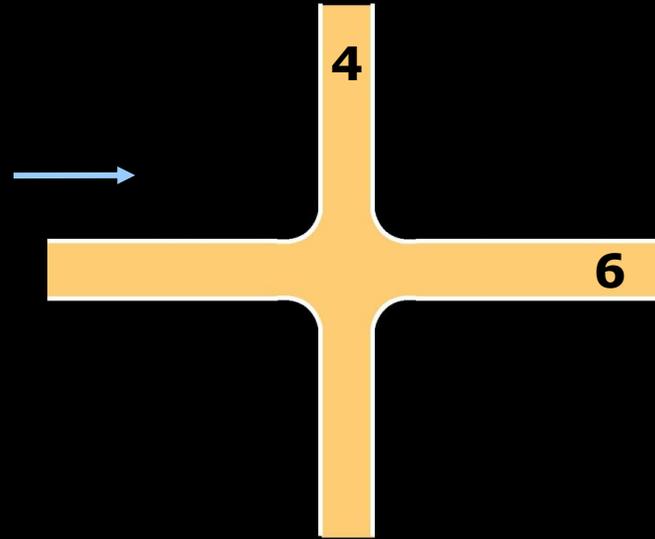
Same
Total
Lanes



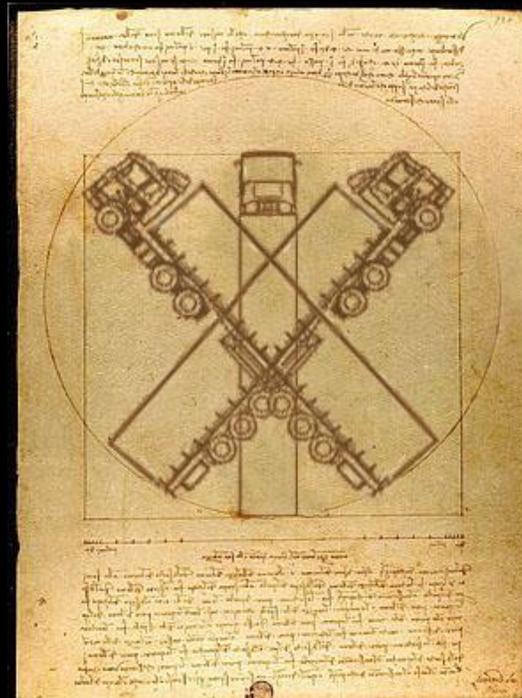
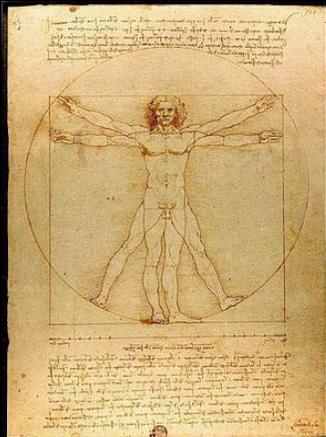
Network
&
Scale

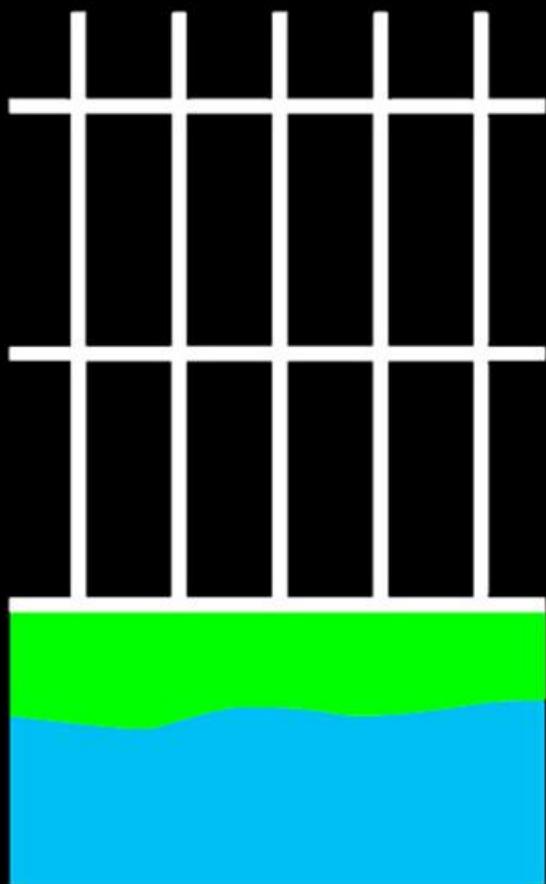


Same Total Lanes

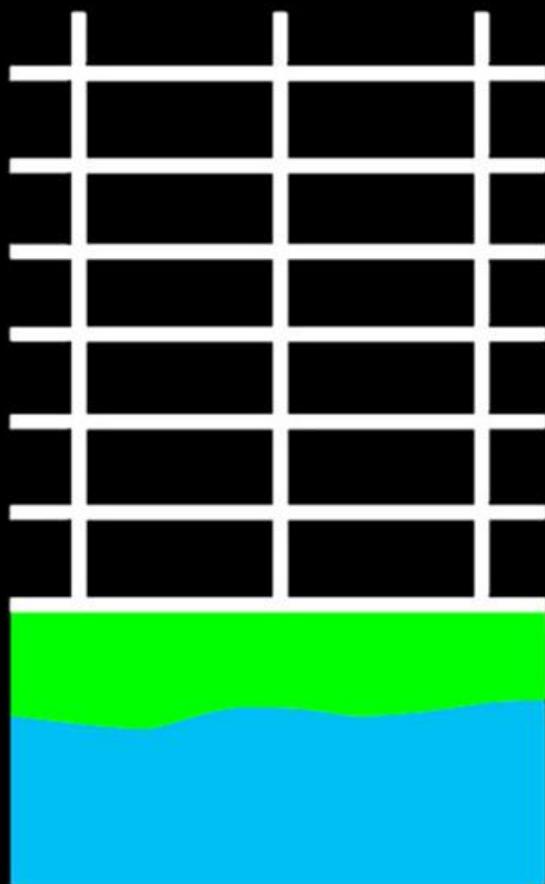


Network & Scale

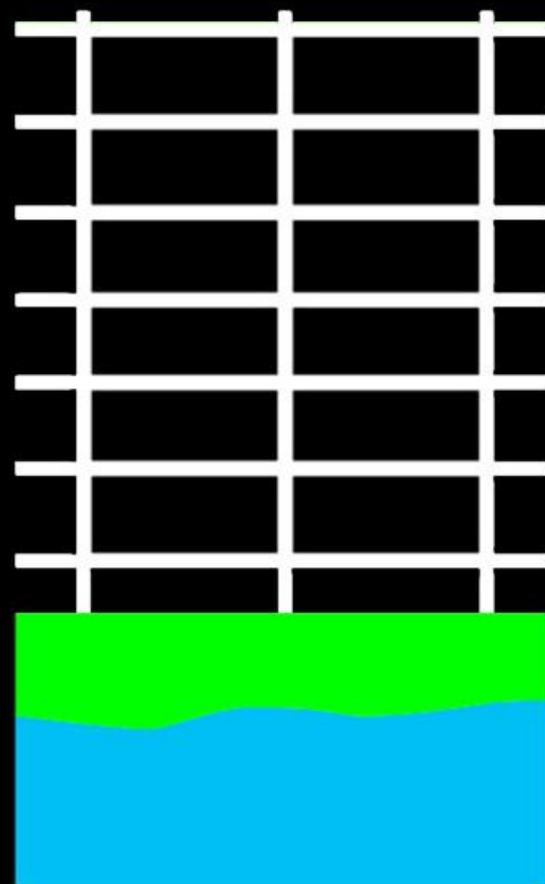




A



B



C

Land Value/Acre

Hennepin County, MN

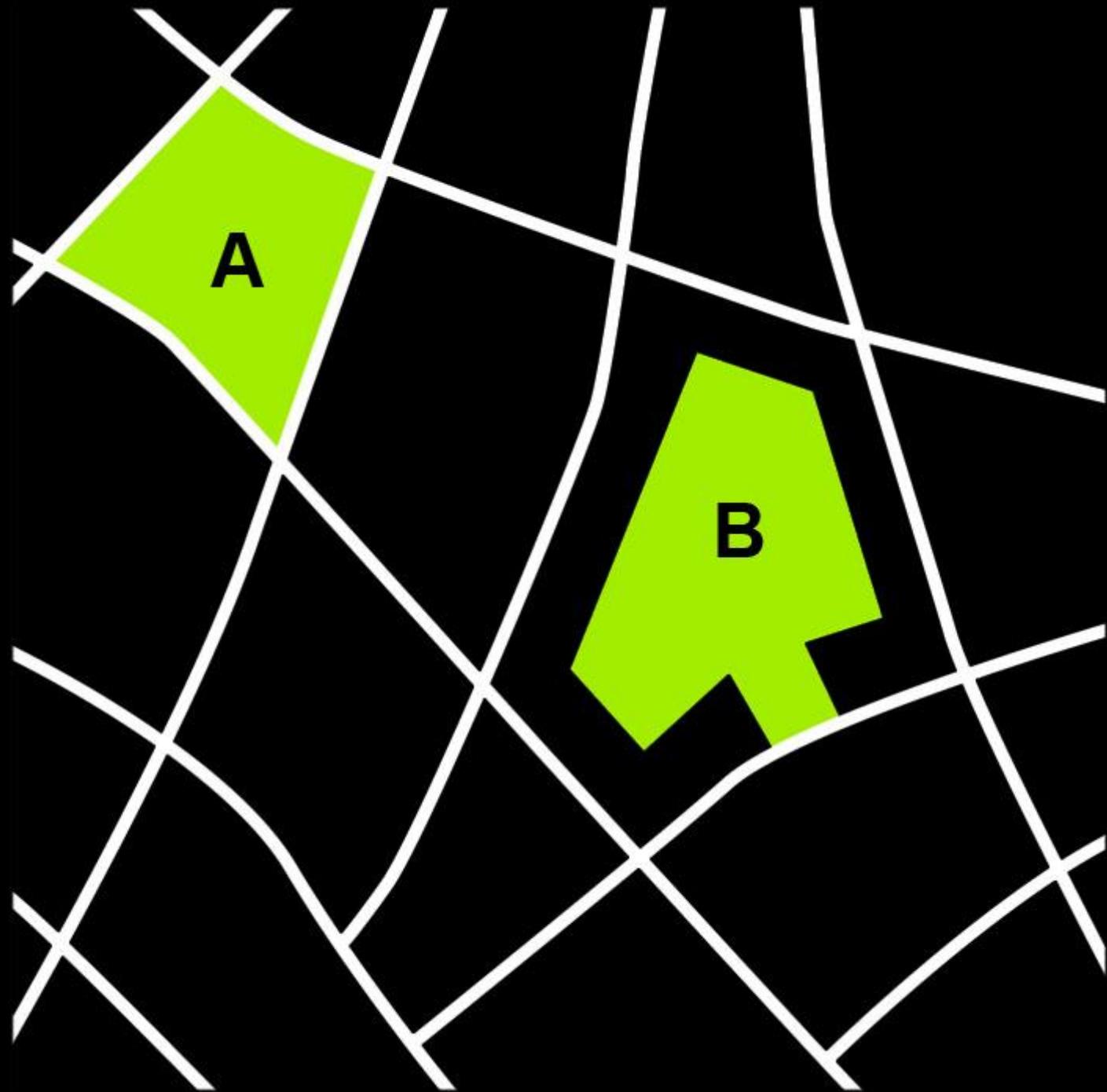
Wayzata

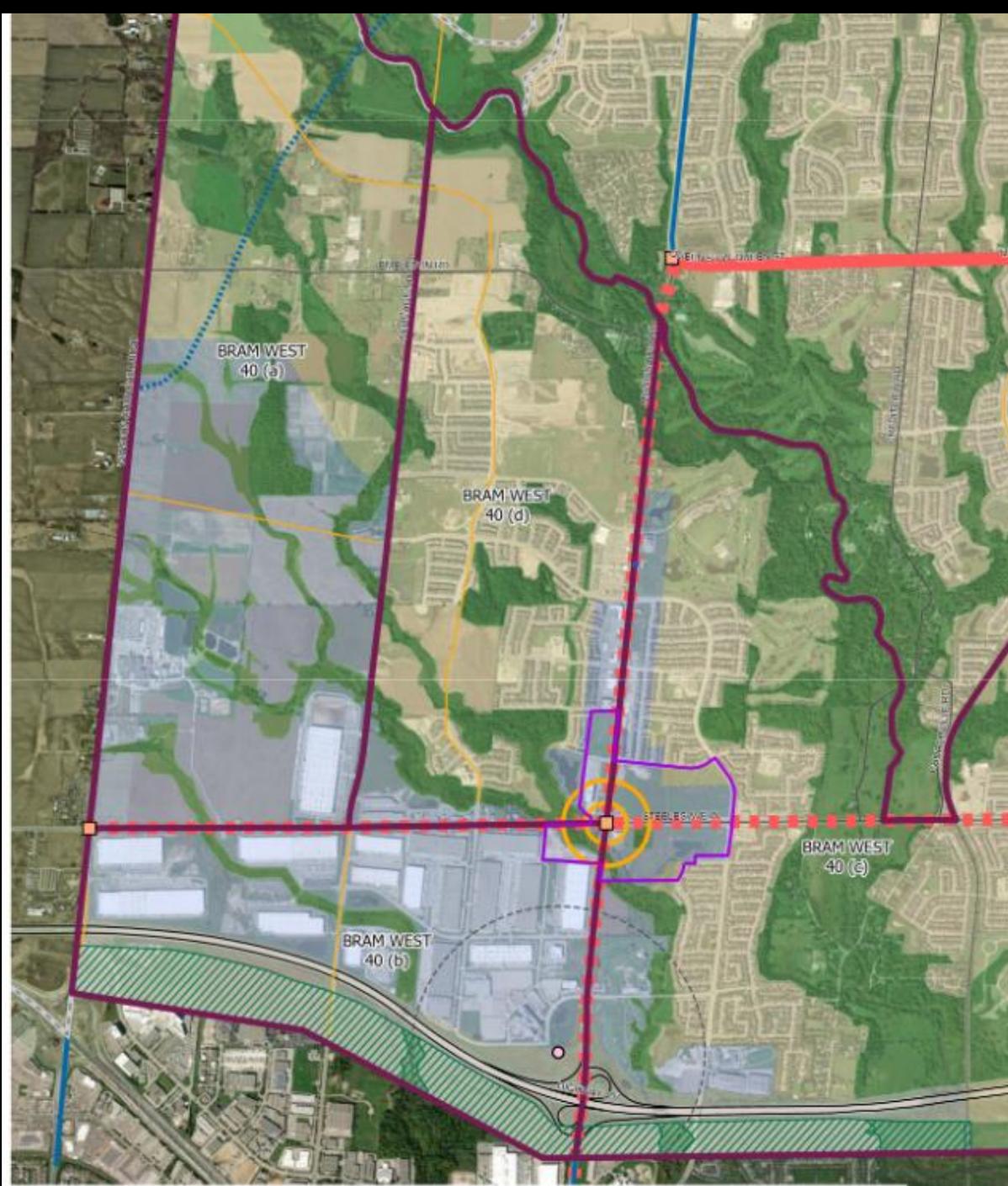
Minneapolis

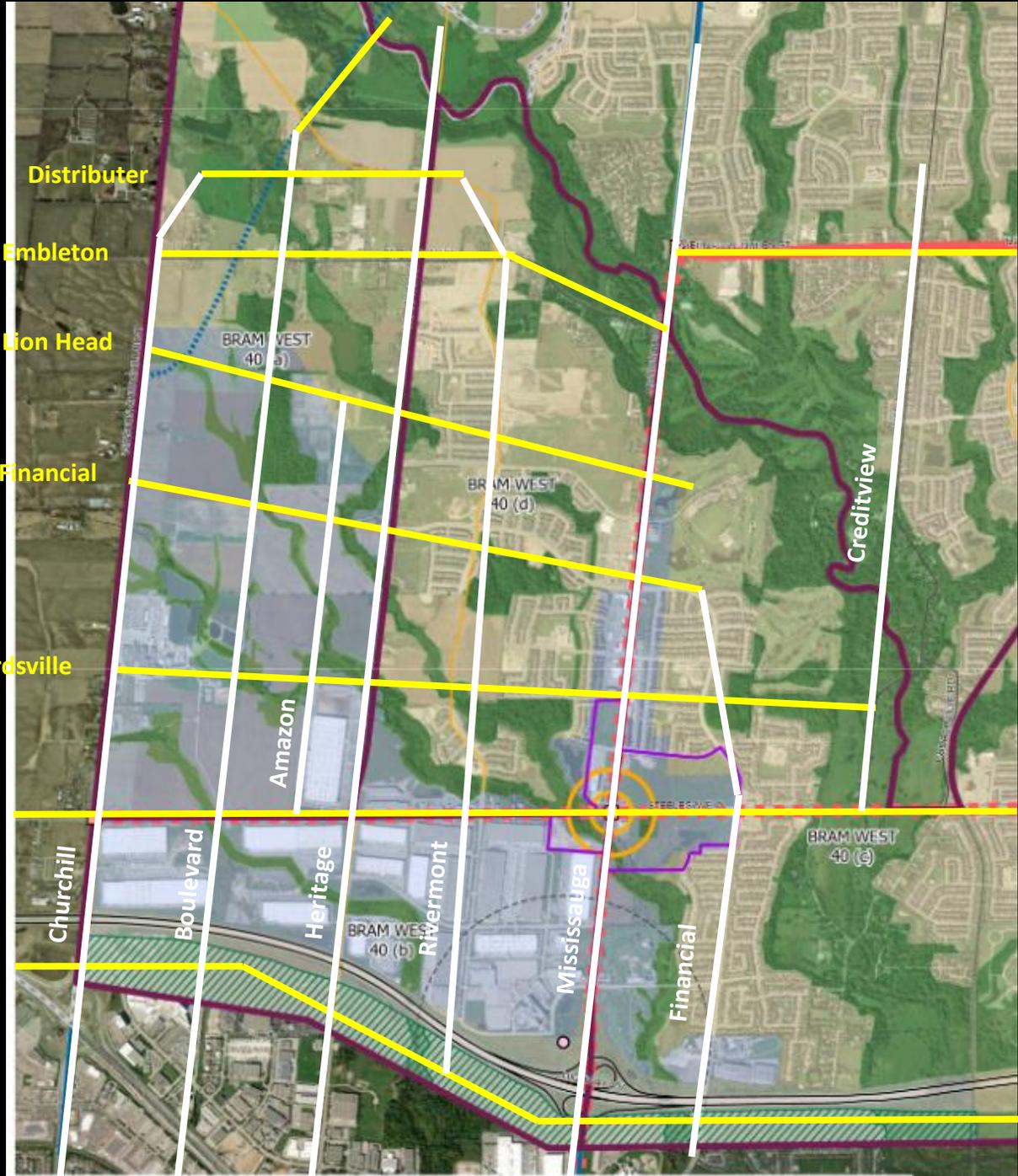


Land Value Per Acre (\$)

- 0 - 100,000
- 100,001 - 250,000
- 250,001 - 500,000
- 500,001 - 750,000
- 750,001 - 1,000,000
- 1,000,001 - 3,000,000
- 3,000,001 - 5,000,000
- 5,000,001 - 7,500,000
- 7,500,001 - 10,000,000
- 10,000,001 - 15,000,000
- > 15,000,001







Distributer

Embleton

Lion Head

Financial

Howard Stewart/Wardsville

Steeles

Service

Churchill

Boulevard

Heritage

Rivermont

Mississauga

Financial

BRAM WEST 40 (a)

BRAM WEST 40 (d)

BRAM WEST 40 (c)

BRAM WEST 40 (b)

Creditview

Queen

Distributer
Embleton
Lion Head
Financial
Howard Stewart/Wardsville
Steeles
Service



Queen

Creditview

Churchill

Boulevard

Amazon

Heritage

Rivermont

Mississauga

Financial



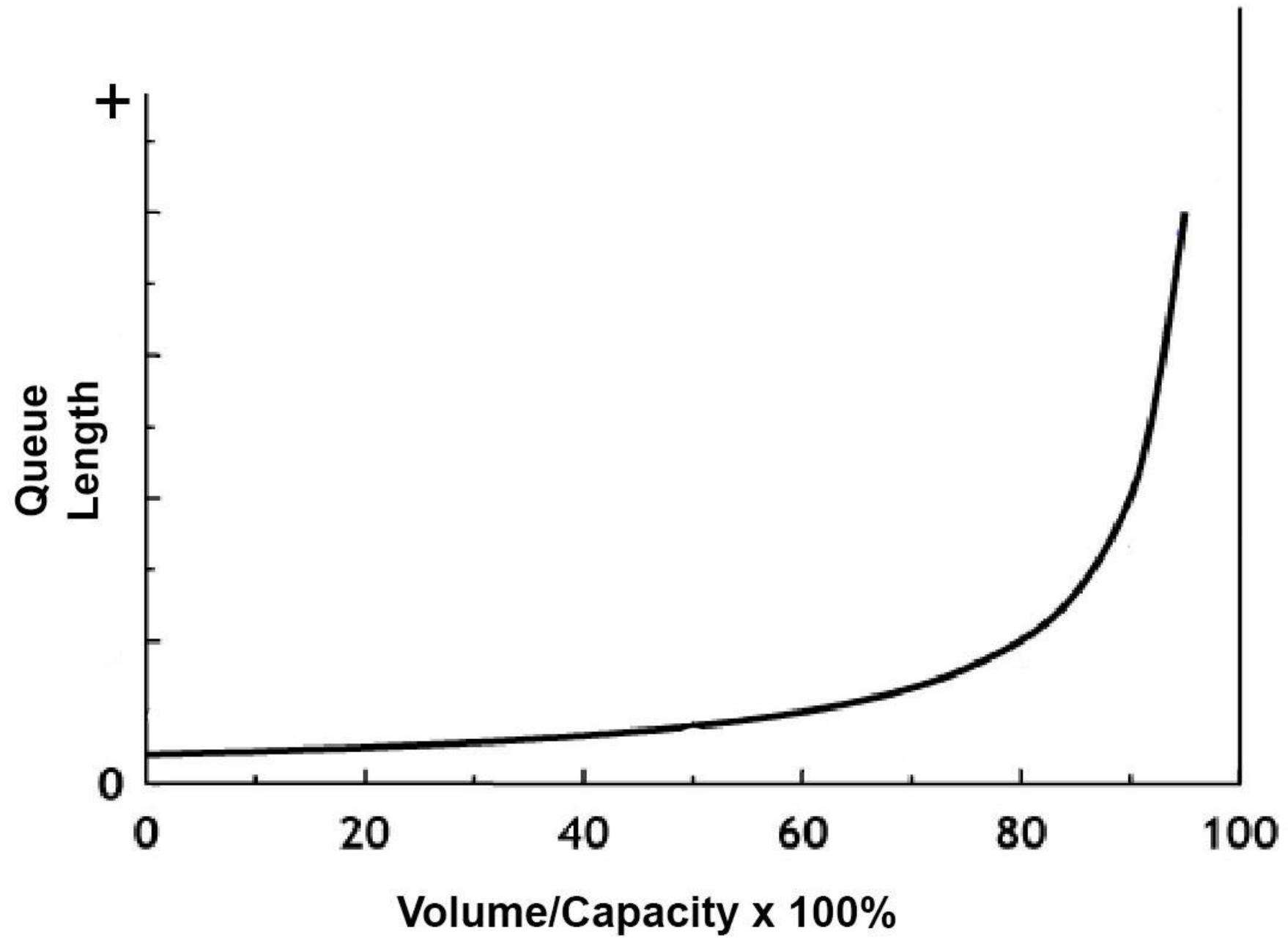


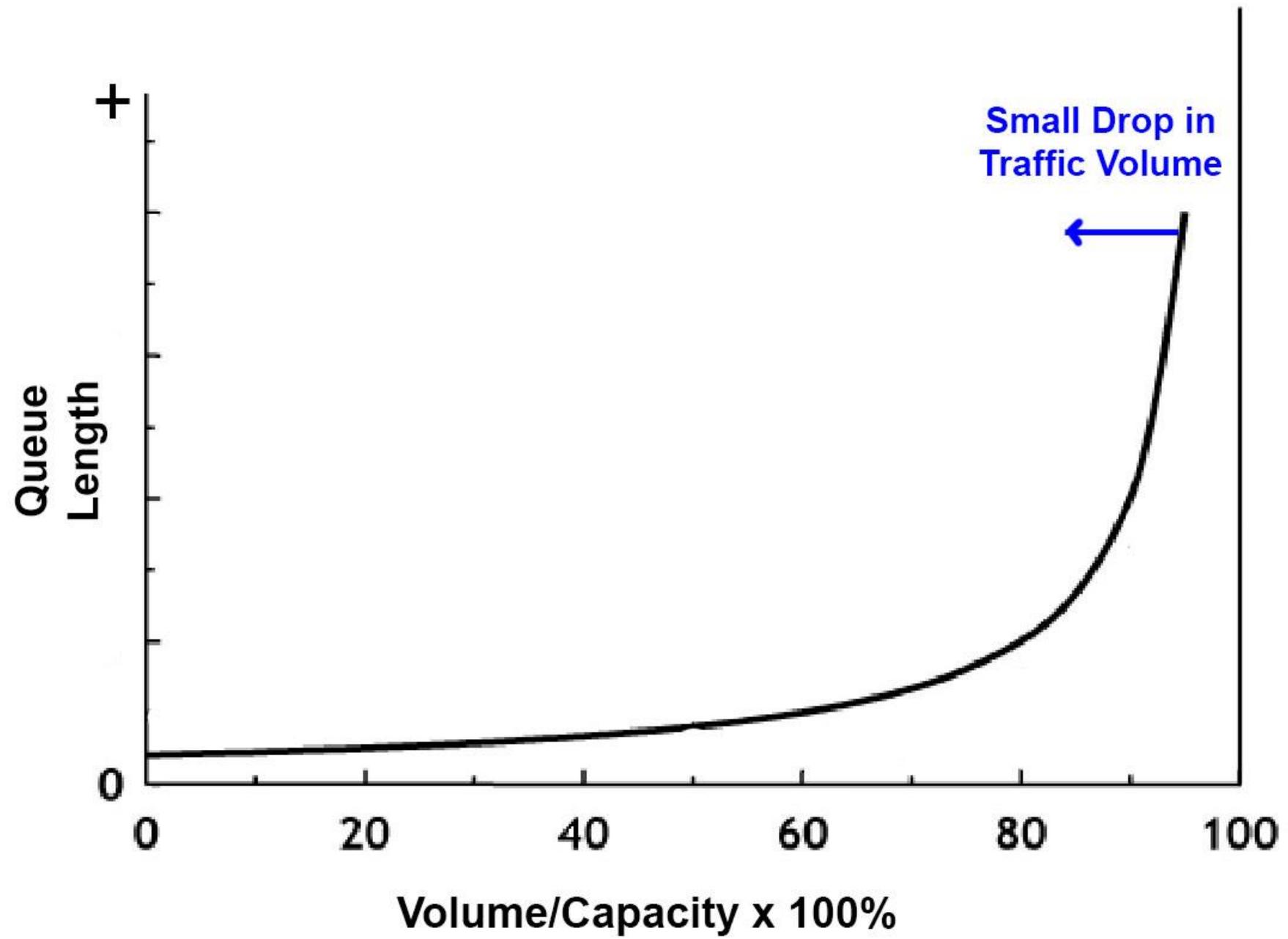


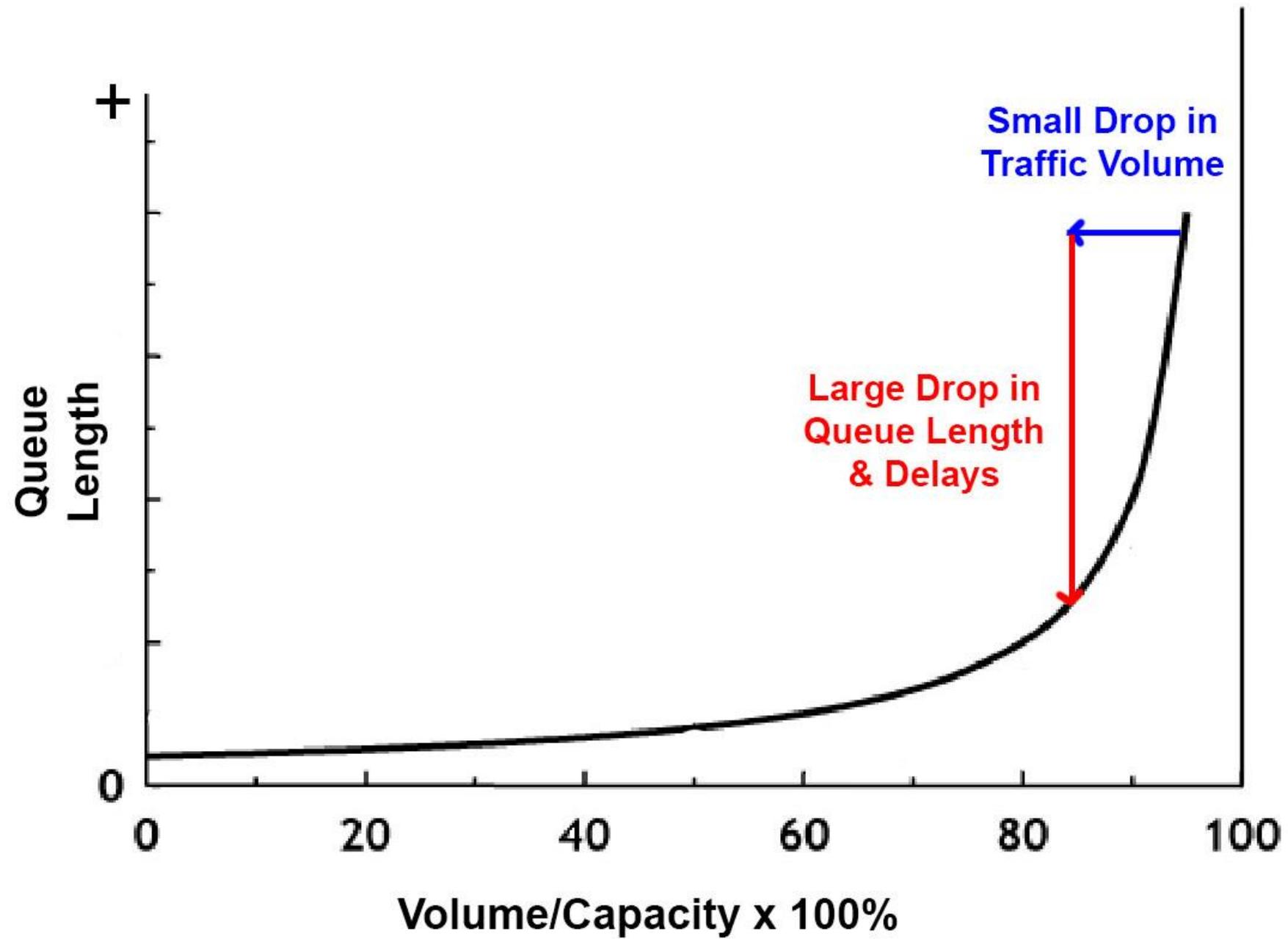










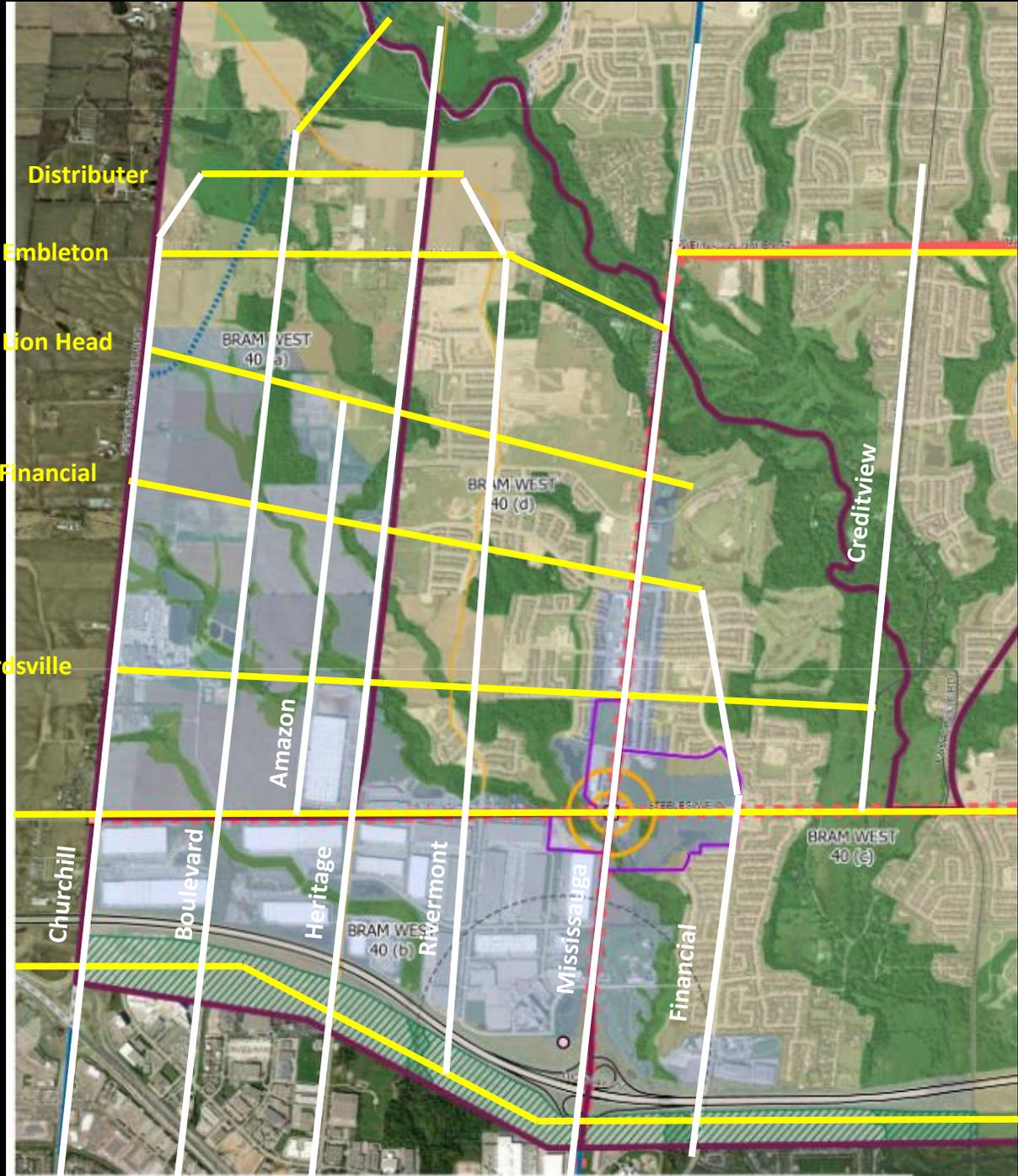


Distributer
Embleton
Lion Head
Financial
Howard Stewart/Wardsville
Steeles
Service



Churchill
Boulevard
Heritage
Rivermont
Mississauga
Financial

Queen



Distributer

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BRAM WEST 40 (a)

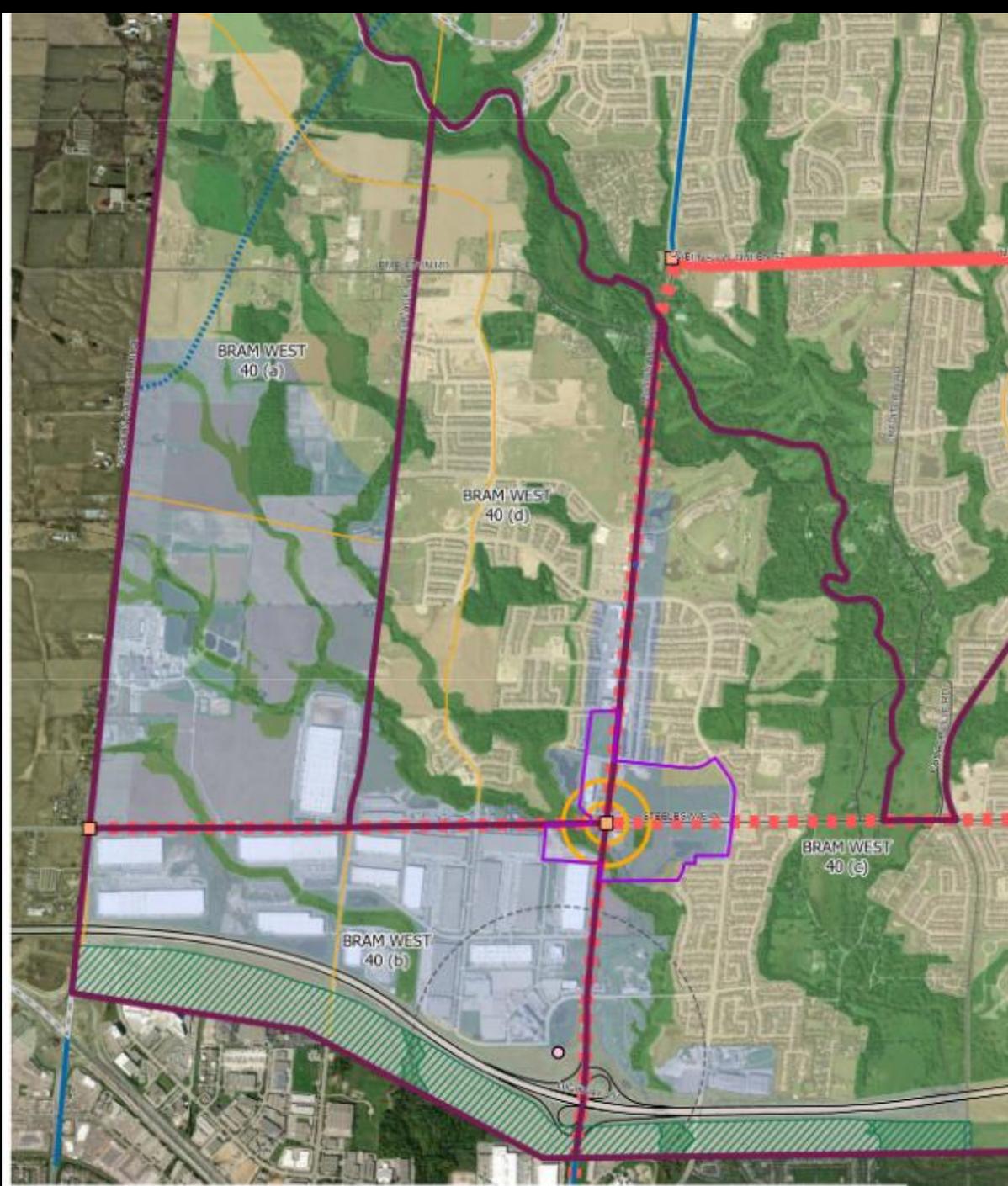
BRAM WEST 40 (d)

BRAM WEST 40 (c)

BRAM WEST 40 (b)

Creditview

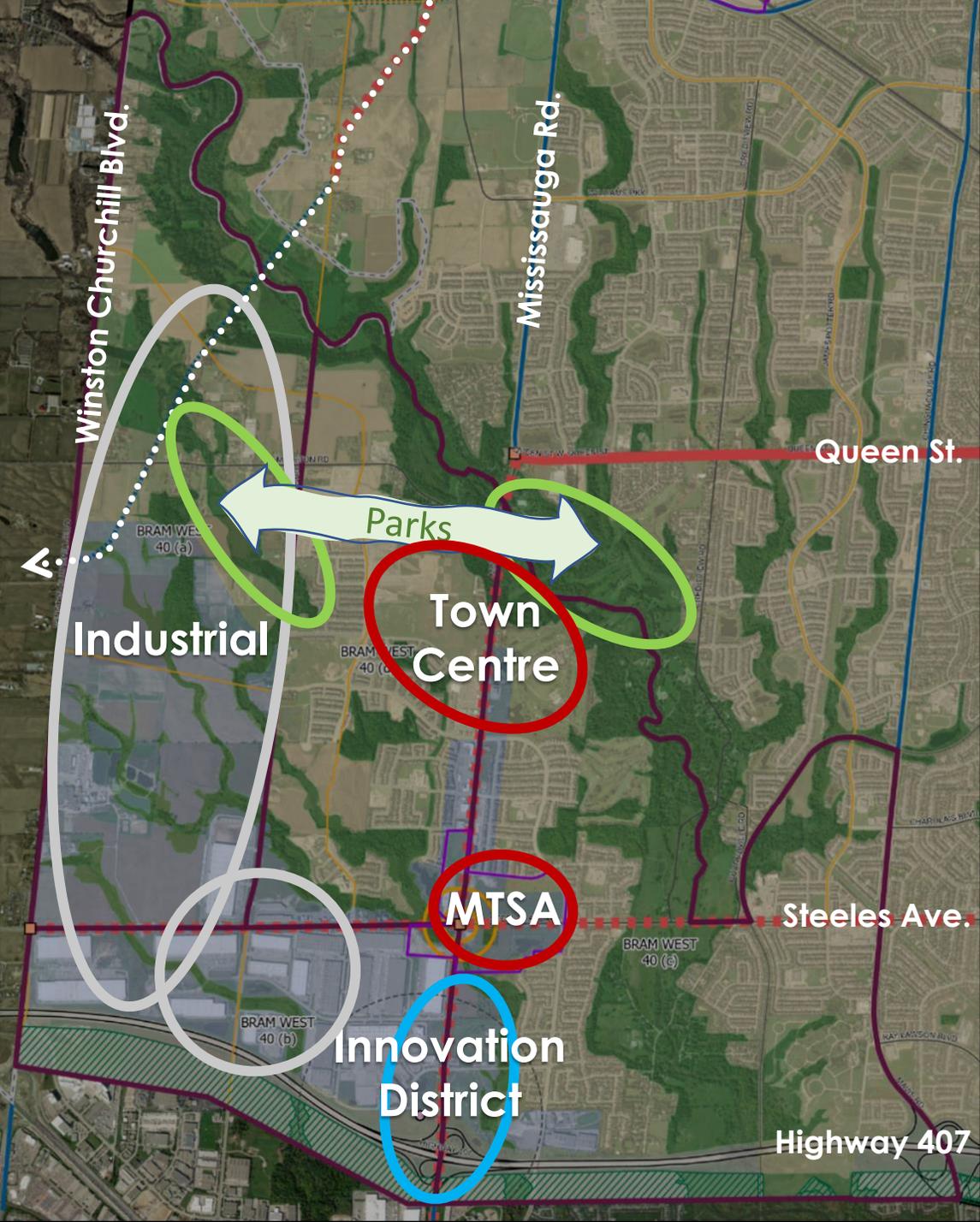
Queen



DESIGN: BIG MOVES

1. **Enhance the street network** by creating more connections, emphasizing access and mobility in design, and facilitating logistics/goods movements.
2. Support success and expansion of existing **businesses** while designing to attract innovation and tech sectors.
3. Create **identity with focus on Mississauga and Steeles** corridors with special places (Town Centre and MTSA)
4. Create a **Complete Community** in which people reside, work, recreate, shop, start businesses and raise families.
5. Design for **economic and infrastructure sustainability** by focusing on proximity and mix of uses

DESIGN: BIG MOVES



WHAT QUESTIONS OR IDEAS DO YOU HAVE?

- What are you excited about for the future of Bram West?
 - When asked to describe Bram West today, what words or ideas come to mind?
 - What unique areas of Bram West should the Project Team be aware of in preparing this Secondary Plan?
-

- You can **share your ideas** by:
 - Asking a question using the Chat Function.
 - Using the “raise hand” feature to speak with the Project Team
- You can also submit comments to the City by e-mail: **bramwest@brampton.ca**

NEXT STEPS

- **This Week:** Prepare draft Secondary Plan concepts
 - **Thursday:** Present draft Secondary Plan concepts at Public Open House No. 2
 - **Coming Up:** Critique and Charrette No. 3
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Staying in Touch

Email the project team at bramwest@brampton.ca to submit your questions or comments, and visit Brampton.ca/BramWest for the latest information.

FOSTERING AGRICULTURE



SUPPORTING TRANSIT

