

# Bram West Secondary Plan Review Workshop

January 16, 2026



# Land Acknowledgement

The City of Brampton is located on the traditional territories of the Mississaugas of the Credit, Haudenosaunee, and Wendat Nations who have called this land home since time immemorial. We acknowledge the agreements made in Treaty 19 — the Ajetance Purchase of 1818 — and are committed to our ongoing role in reconciliation through meaningful action rooted in truth, justice, and respect.

We are grateful to the original caretakers of this land who have ensured we are able to work, play, and live in Brampton now and in the future.

# Project Team



- Dominic Bergeron, Associate, BA Consulting Group Ltd.
- Yahya Deen, Lead Transportation Analyst, BA Consulting Group Ltd.
- Jamie Cook, Managing Partner, Watson & Associates
- Brad Post, Senior Project Coordinator, Watson & Associates
- Shannon Brooks, Manager, Official Plan & Growth Management
- Tristan Costa, Policy Planner
- Natasha D'Souza, Principal Planner/Supervisor, Policy
- Vikram Hardatt, Principal Planner/Supervisor, Policy
- Jessica Yadav, Policy Planner
- Christine Tao, Assistant Policy Planner
- Arjun Singh, Principal Planner/Supervisor, Development
- Brian Lakeman, Policy Planner, Transportation
- Richa Dave, Project Manager, Transportation
- Anthony Luo, Transportation Planner
- Martin Bohl, Economic Development
- Stav Kassaris, Policy Planner, Environmental Planning
- Maggie Liu, Manager, Environmental Engineering
- Charlton Carscallen, Principal Planner/Supervisor, Heritage

# How to Participate

- You can participate in the workshop by:
  - Contributing to the discussion groups
  - Leaving post-it notes on the land use concept
  - Leaving post-it notes on the display material
  - Submit written comments to staff
  - Asking questions following the workshop
- Please be respectful and constructive
- Please stay with your assigned group



You can also submit comments to  
the City by e-mail:  
[bramwest@brampton.ca](mailto:bramwest@brampton.ca)



**A copy of the presentation will be available on the webpage following the workshop.**

# Recap and Overview





# Bram West Secondary Plan Review

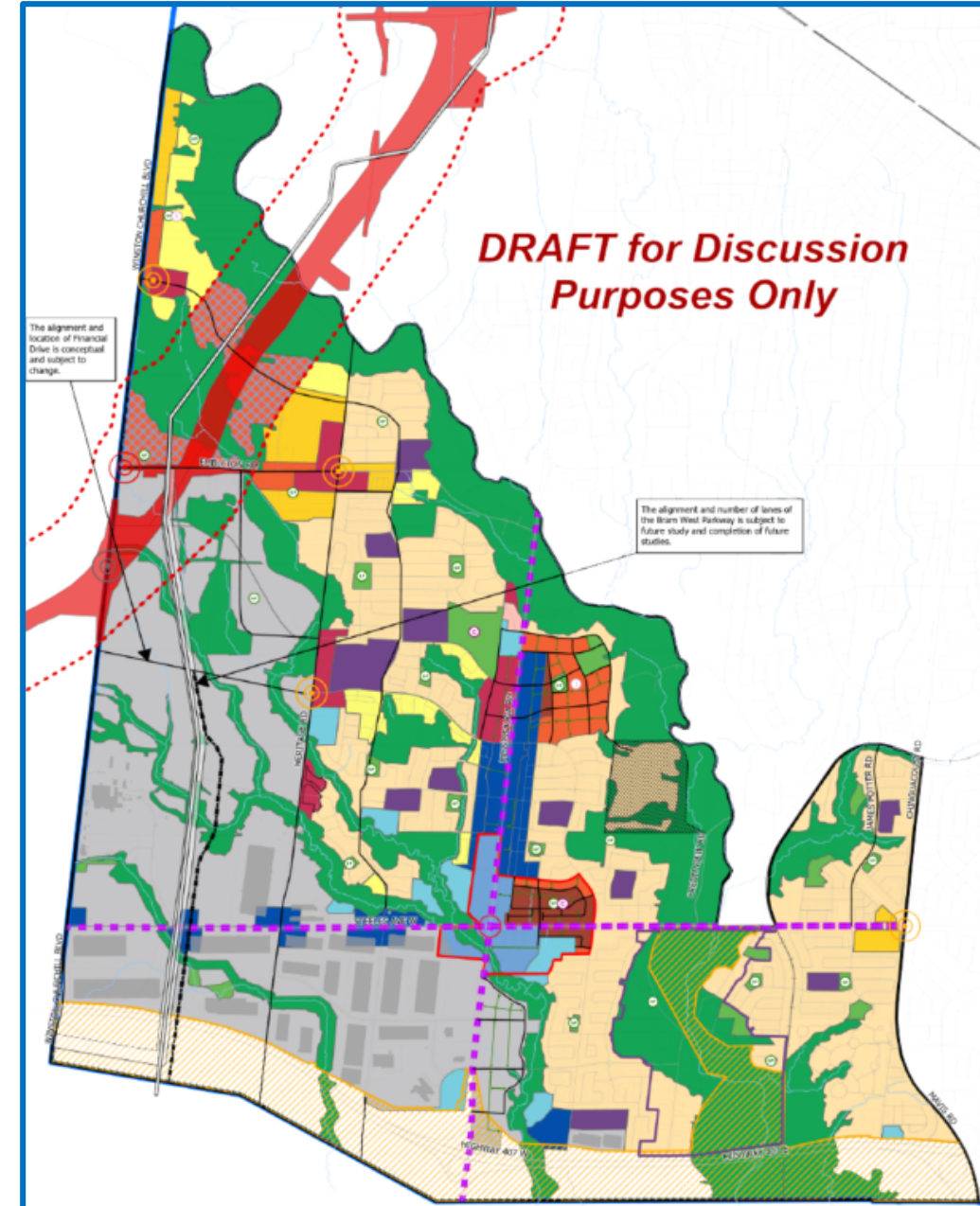
## Recap

- SPR Launched in 2022
- City retained Toole Design Group and WSP to deliver visioning and concept planning as part of the early phases of secondary plan review
- Output – Three (3) Design Charrettes, Critique Week, two land use concepts for the Secondary Plan area



# Guiding Principles & Considerations

1. **Connect people and places** to the rest of the City and adjacent municipalities with an emphasis on mobility, design and goods movement.
2. **Provide** a diverse range of housing choices.
3. **Prepare for the impacts** of a changing climate.
4. **Grow** and support resilient, sustainable and low carbon communities and infrastructure.
5. **Create compact, complete communities** that are scalable and adaptable, while respecting existing approvals and development permissions.
6. **Concentrate intensity** along transit corridors and in key growth areas, with a major focus on the Town Centre and MTSA in alignment with Brampton Plan.
7. **Respect, protect, and promote** Natural Heritage and Cultural Resources.
8. **Leverage existing public and private green spaces** to create green corridors.
9. **Create public spaces and civic places** for people to gather.
10. **Create a community- and business-friendly identity** for Bram West.
11. **Meet population and employment targets to accommodate growth, with emphasis on intensification** in major growth areas, neighbourhood centres, and employment in mixed use centres.
12. **Support success and expansion of existing businesses** while designing to attract innovation, tech sectors, etc.



# Bram West Secondary Plan Review

## *Recap*

- 2025 Restart
- January staff report and secondary plan review revised timeline
- Workshops, Public Information Centre (PIC) and stakeholder meetings
- July staff report on the land use concept and permission to begin technical work
- Technical component studies

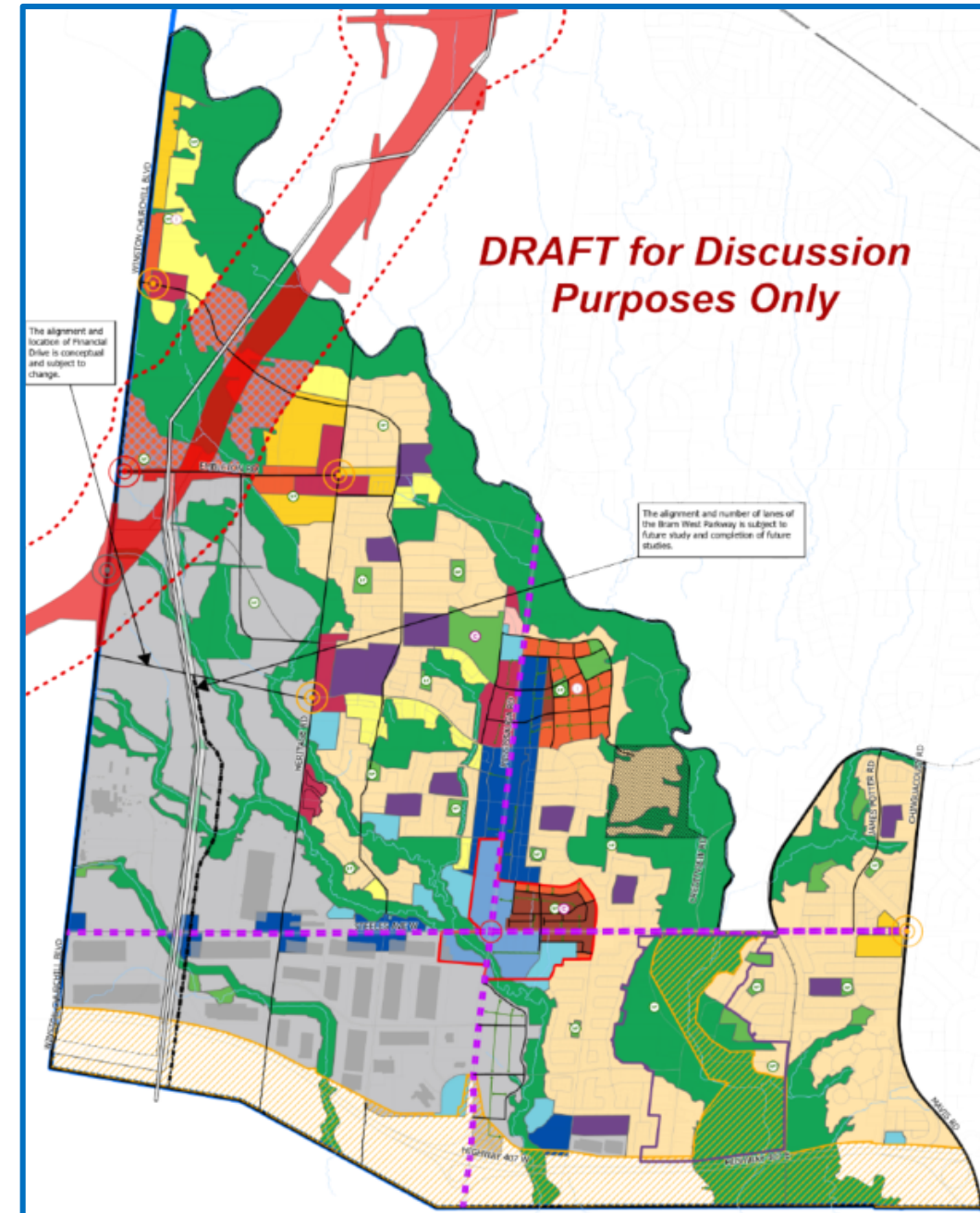




# Feedback to Date

## *High-level Stakeholder Comments*

- Employment/Mixed-Use proposed north and south of Embleton Road
- Location of MTO Maintenance Yard
- Mixed-Use Employment along Mississauga Road Corridor
- Preservation of Huttonville and future of Embleton Road and protection of NHS
- Designation changes to reflect current and future development application submissions
- Technical findings and project timelines



# Technical Work Update



# Technical Work Update

## *Overview of studies*

### **Ongoing**

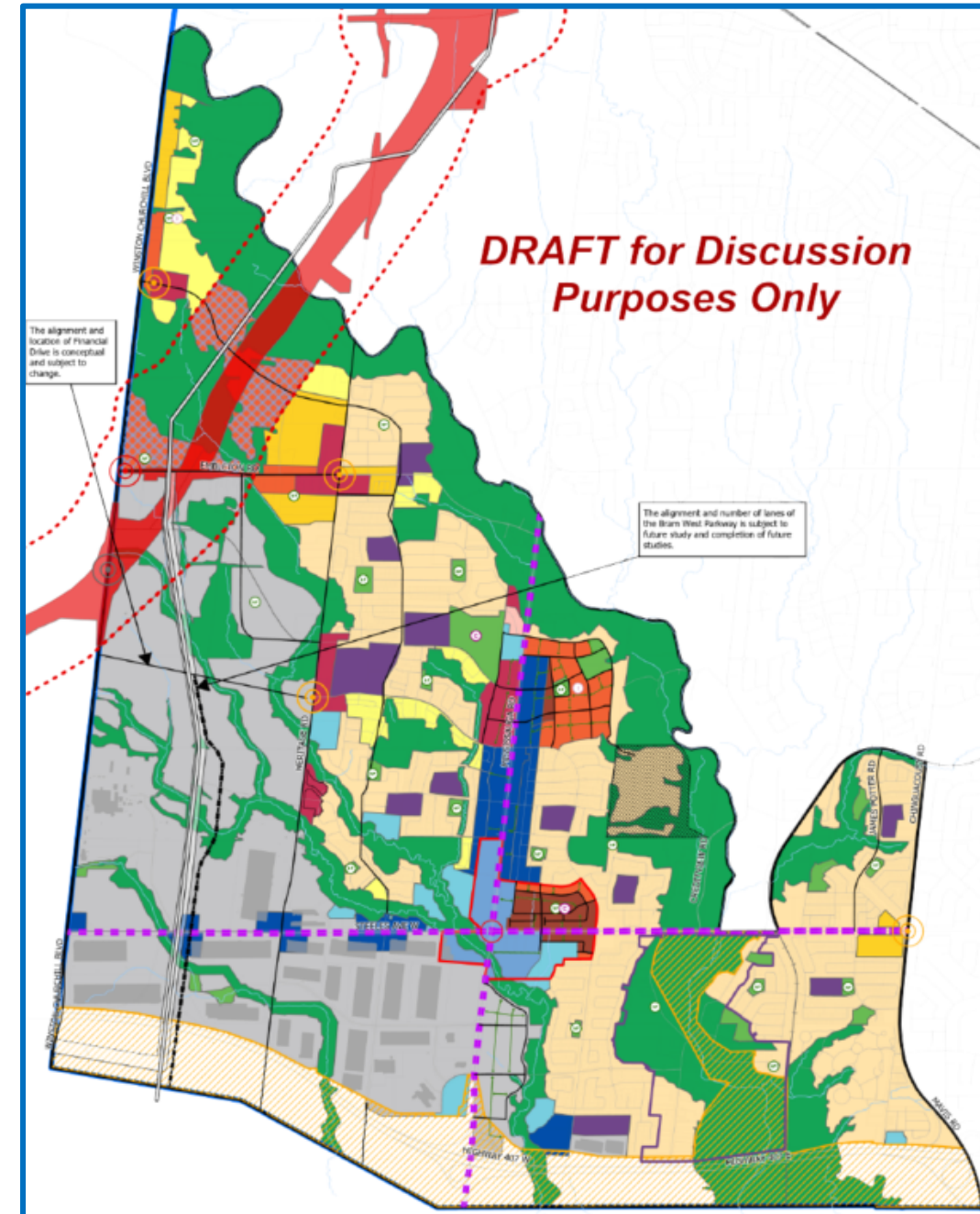
- Transportation Master Plan
- Employment Study
- Housing Needs Assessment
- Infrastructure Servicing Study

### **Commencing**

- Community Energy Study
- Cultural Heritage Study
- Subwatershed Study – Background Work Completed

### **Next Steps**

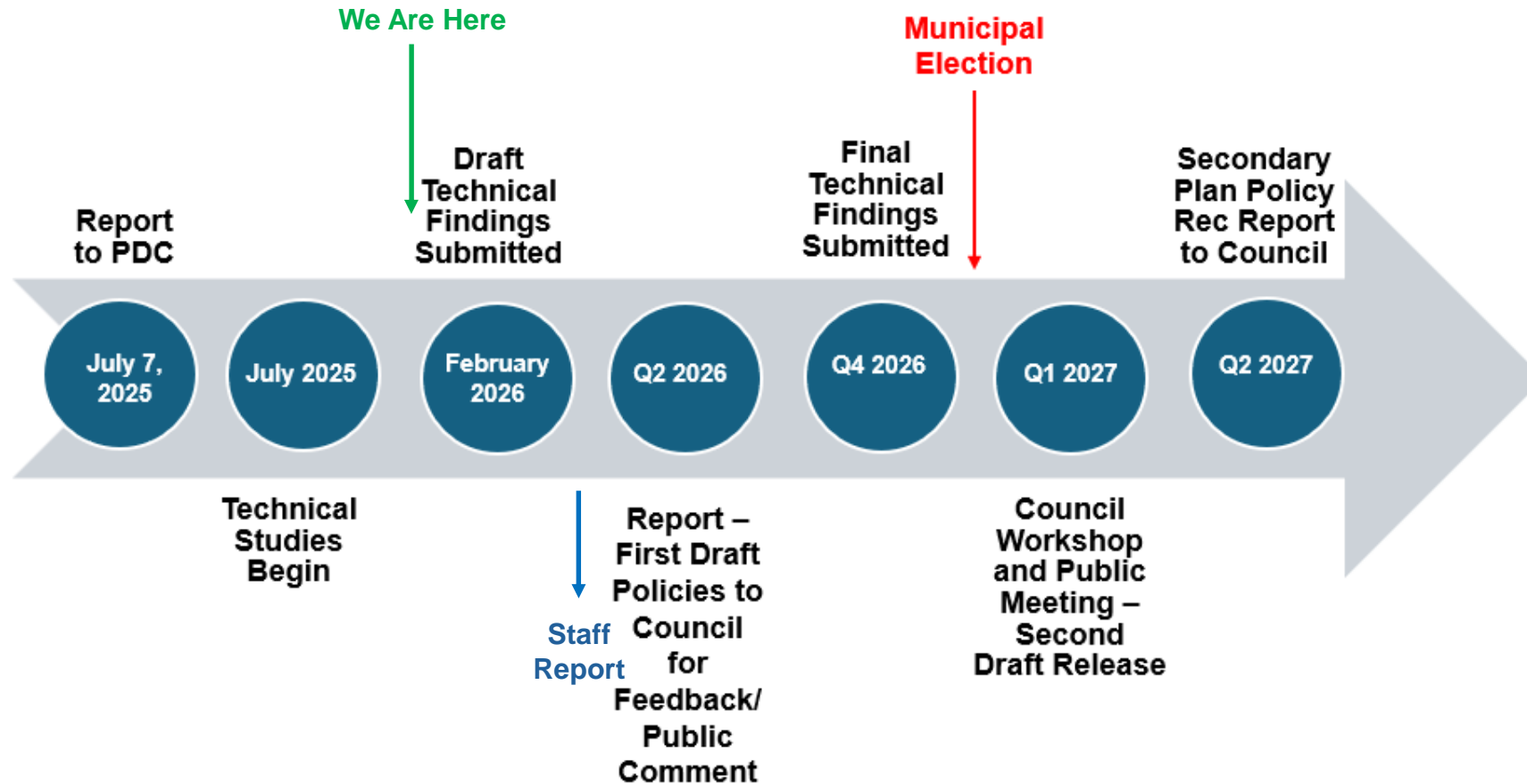
- Initiate second phase of studies in Q1 2026





# Bram West Secondary Plan Review

## Overview





# Workshop Format



# Agenda



## Introductions and Setting the Context

- Background
- Secondary plan recap and work completed to date
- Workshop framework
- Questions and feedback

**30 minutes**

## Discussion Groups

- Land use (Existing Conditions)
- Land use (Opportunities)
- Employment and growth forecasts
- Transportation

**1.5 hours**

## Group report back

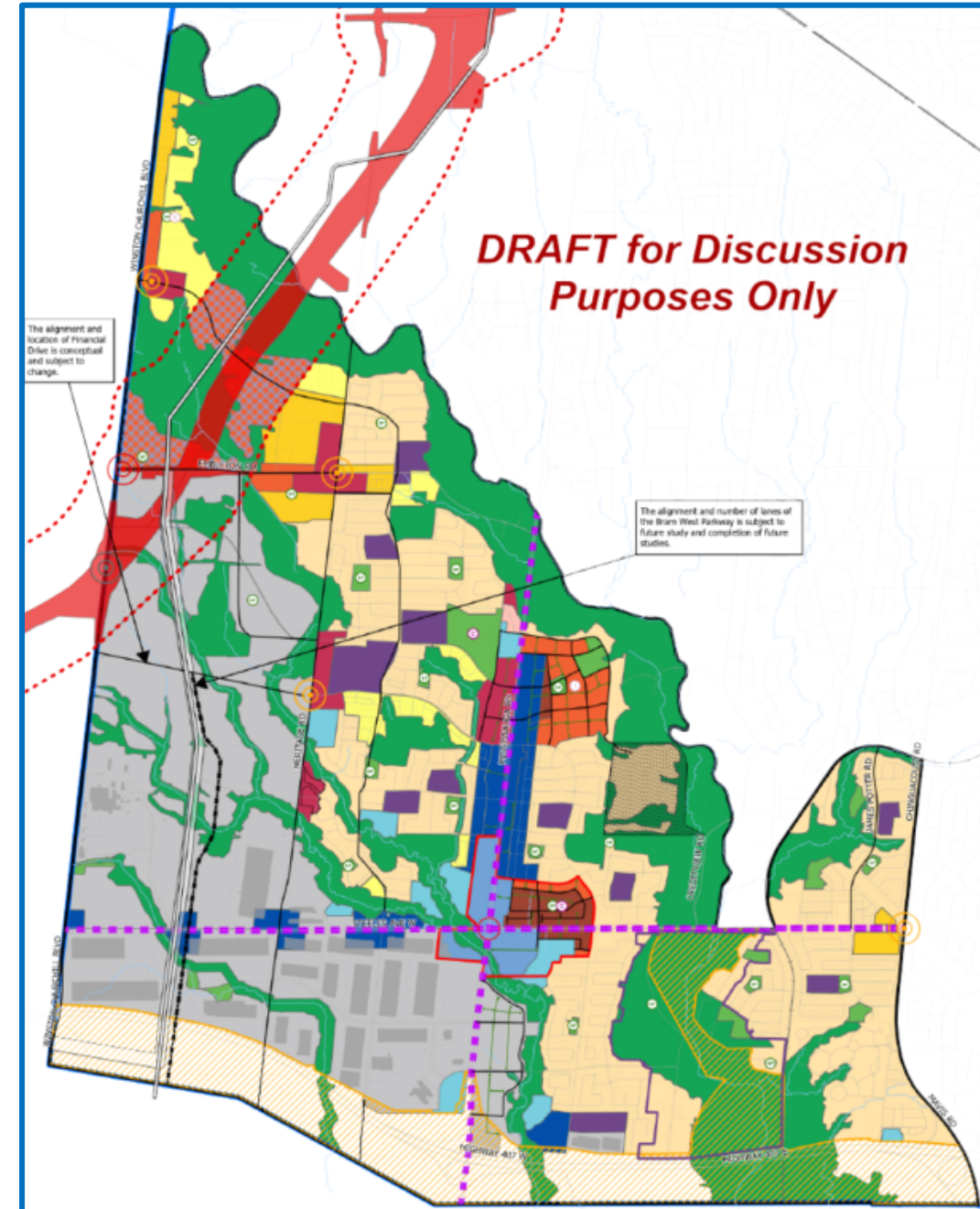
## Next steps

**30 minutes**

# Workshop Format

## *Outline and Expectations*

- Participants are divided into 4 sub-groups based on name tag symbols
- Staff/technical team will facilitate discussion groups using topic areas, sub-topics and guiding discussion questions
  - Transportation
  - Employment and Growth Forecasts
  - Land Use (Existing Conditions)
  - Land Use (Opportunities)
- Discussion groups will examine key variables to consider, new information, potential land use refinements, etc. Groups will rotate to a new topic area every 20 minutes
  - Mechanisms to capture comments
    - Notetakers, post-it notes, land use concept and QR code to submit additional feedback during or following the workshop
- Group report back and next steps



# How to Participate

Transportation → Employment → Land Use 1 → Land Use 2





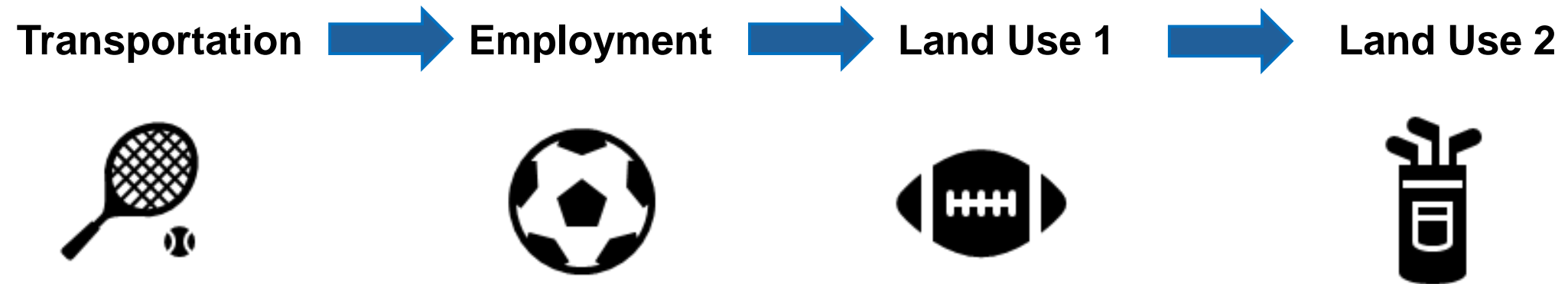
# Questions?



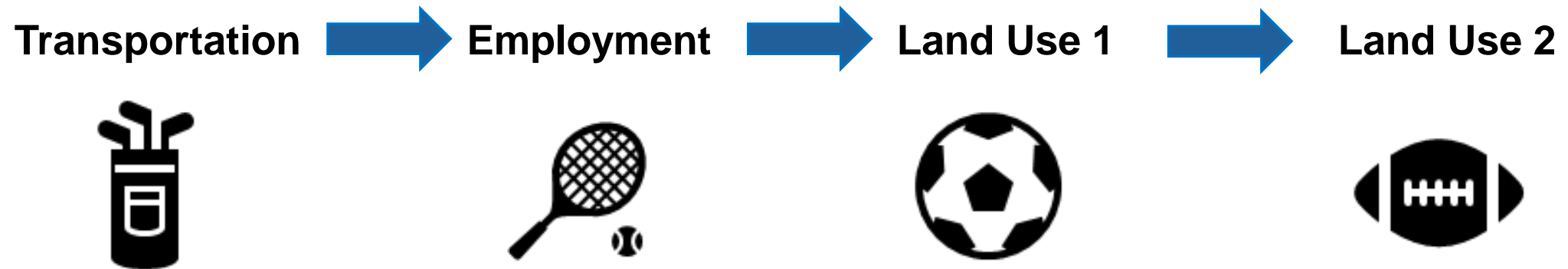
# Bio Break



# Discussion Groups (Rotation 1)

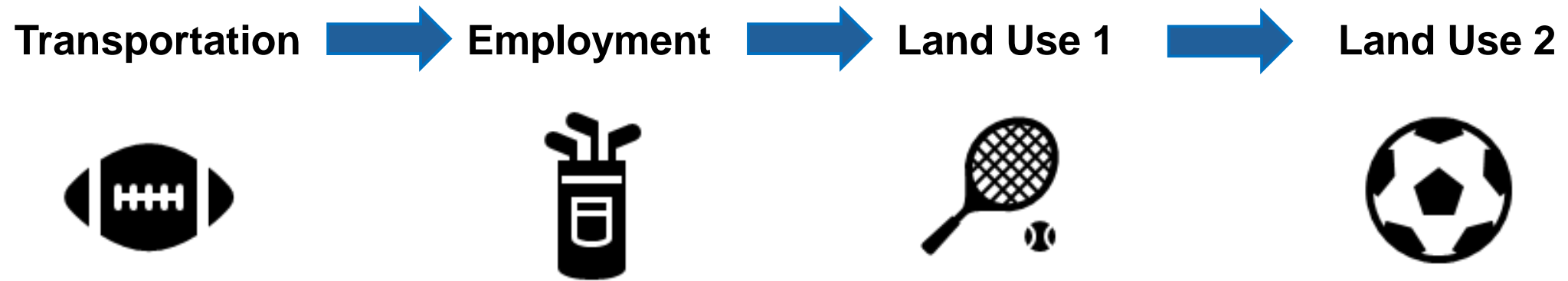


# Discussion Groups (Rotation 2)





# Discussion Groups (Rotation 3)



# Next Steps



# Next Steps

## Workshop Results

- Materials and results to be posted on webpage
- Submit any additional comments by Monday January 26<sup>th</sup>

## Recommendation Report

- Staff report in Q1 2026 to present workshop results, technical findings, concept refinements

## Policy Development

- Draft policies available for review comment in Q2 2026



You can also submit comments to  
the City by e-mail:  
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The background image shows a city street scene. On the left, there is a bus stop shelter with a red roof and glass panels. The word "Wellington" is visible on the shelter's roof. A person is standing near the bus stop. In the background, a large, modern building with a curved facade and many windows is visible. To the right of this building is a tall brick clock tower with a clock face. Further right, a vertical sign on a building reads "CANADA 150". The entire image is overlaid with a semi-transparent blue filter.

# Thank you!

