

Bram West Secondary Plan Review Workshop

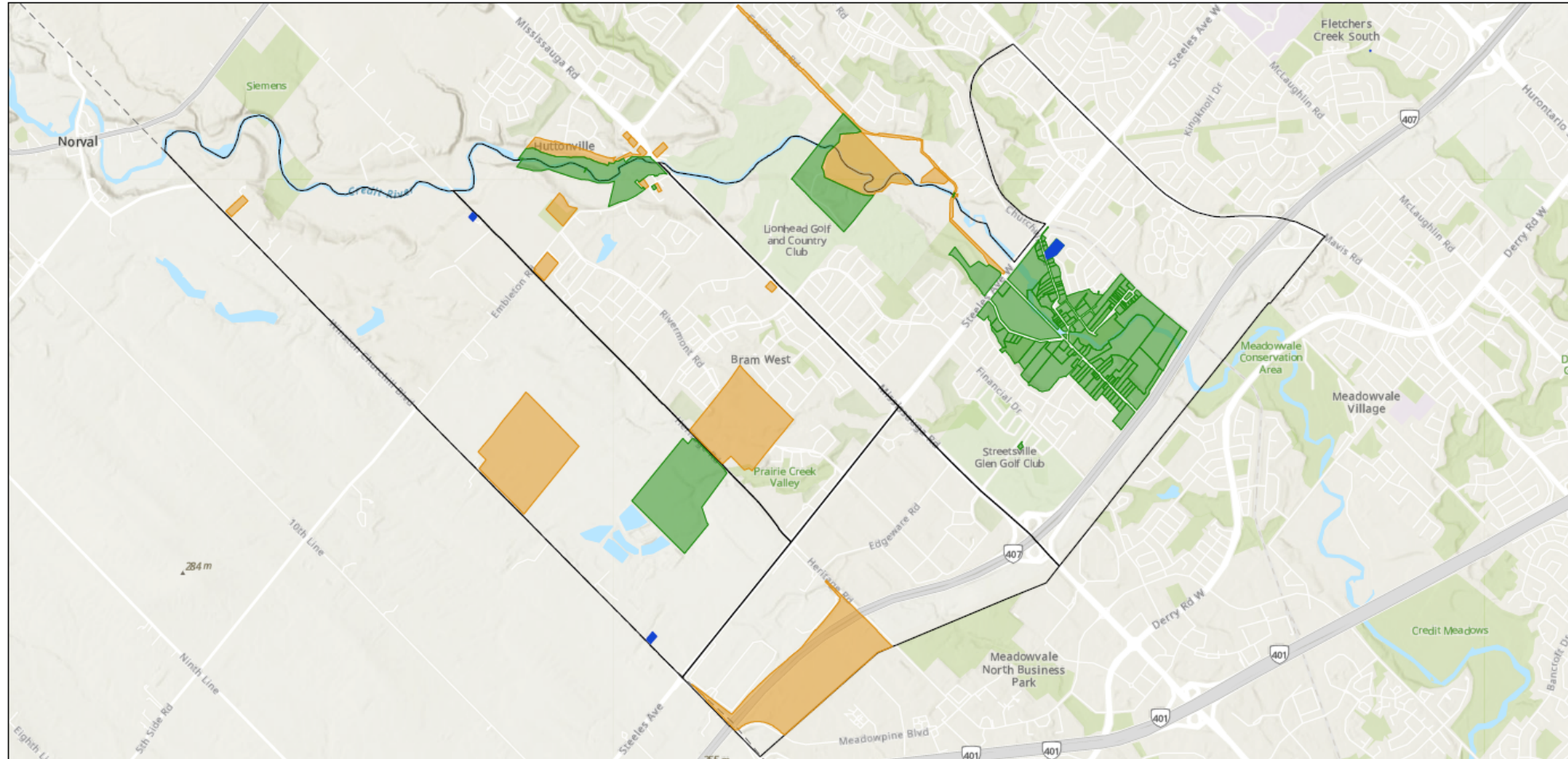
January 16, 2026

1:00pm – 4:00pm

Please sign-in and join us.



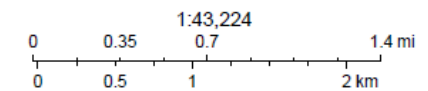
Bram West Heritage Properties



1/9/2026

- Heritage Properties - Cemeteries
- Heritage Properties - Designated
- Heritage Properties - Listed
- Bram-West Secondary Plan Area

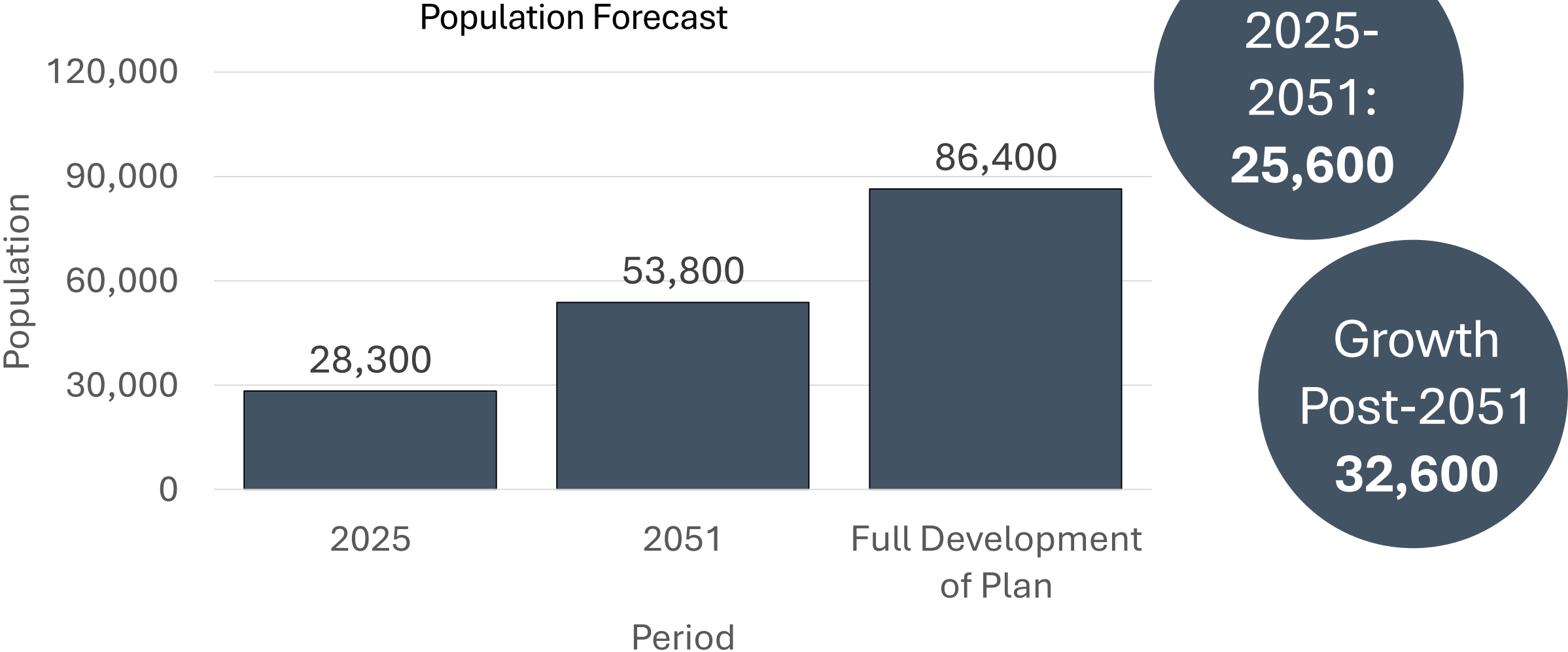
World_Hillshade



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Population – Bram West

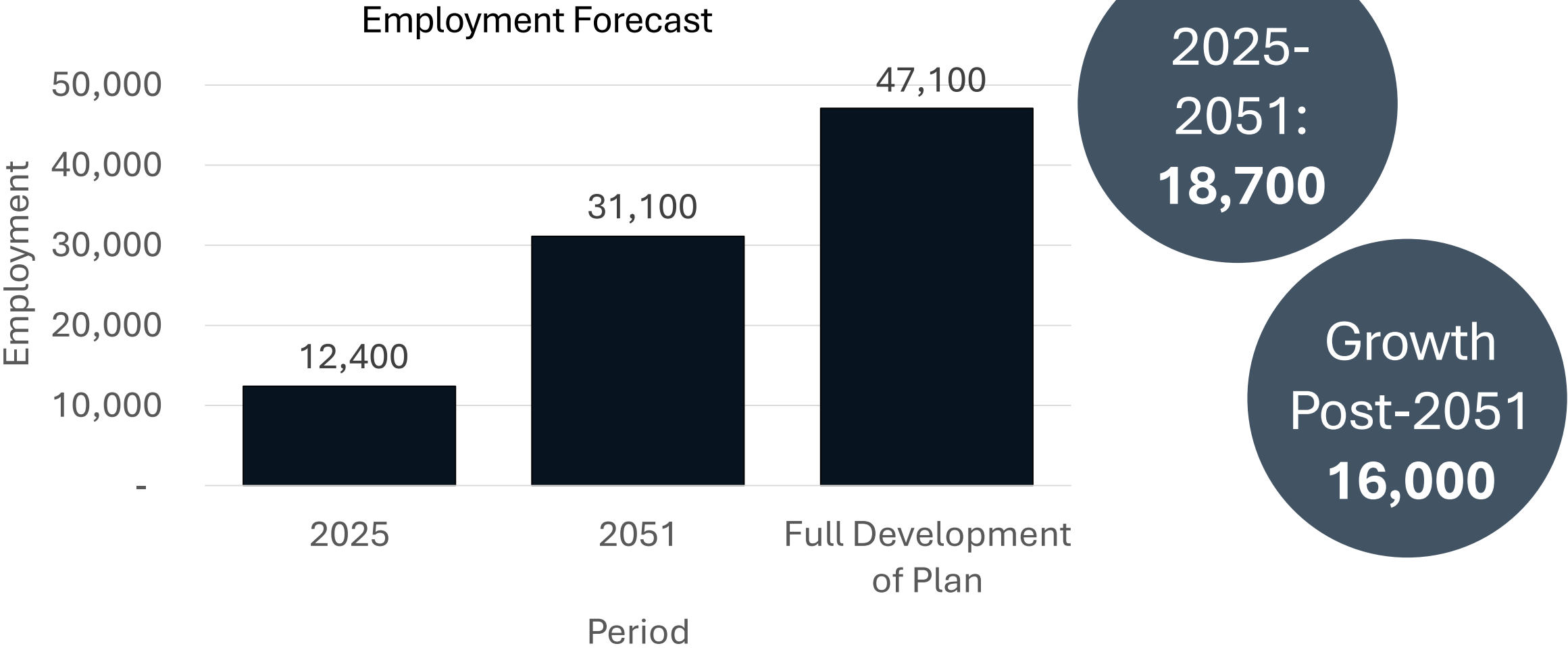
2051 and Full Development of Concept Plan



Source: 2025 is an estimated by Watson & Associates Economists Ltd. 2021 to 2051 forecast based on the Region of Peel Growth Forecast Scenario 1.

Employment Forecast – Bram West

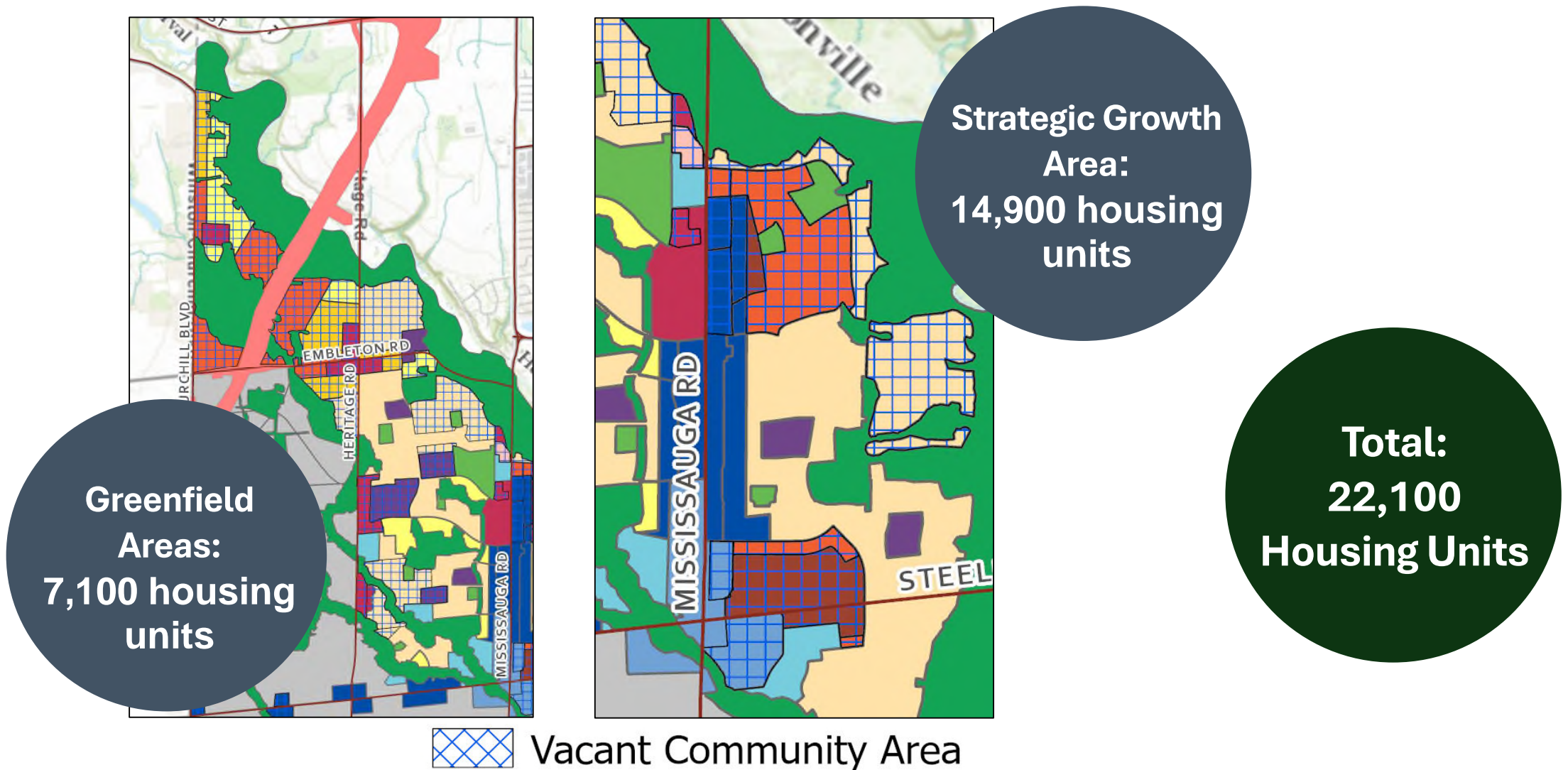
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Housing Supply Opportunities – Bram West

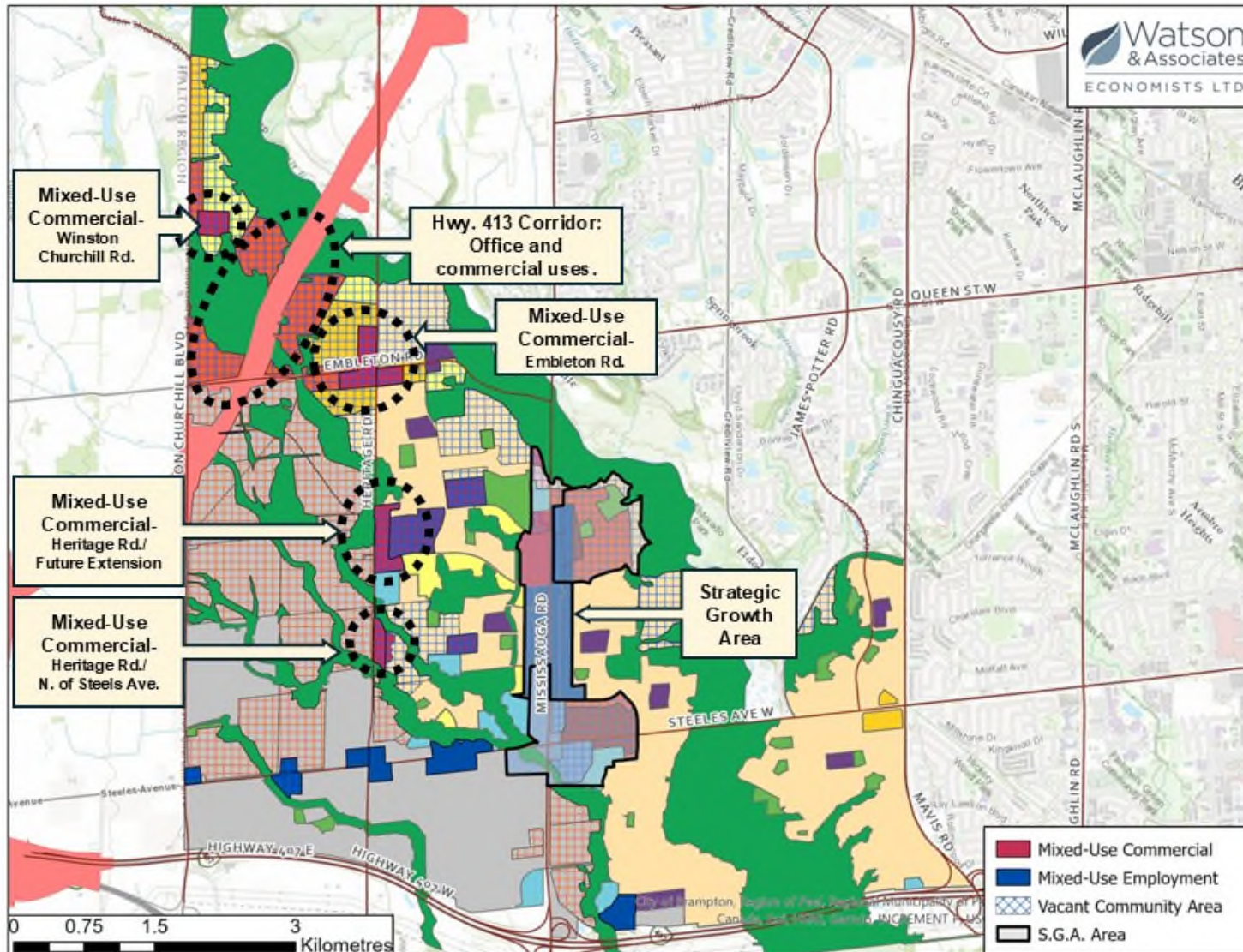
Greenfield Areas and Strategic Growth Area



Source: Based on estimates by Watson & Associates Economists Ltd.

Non-Residential Growth Opportunities – Bram West

Key Commercial Areas

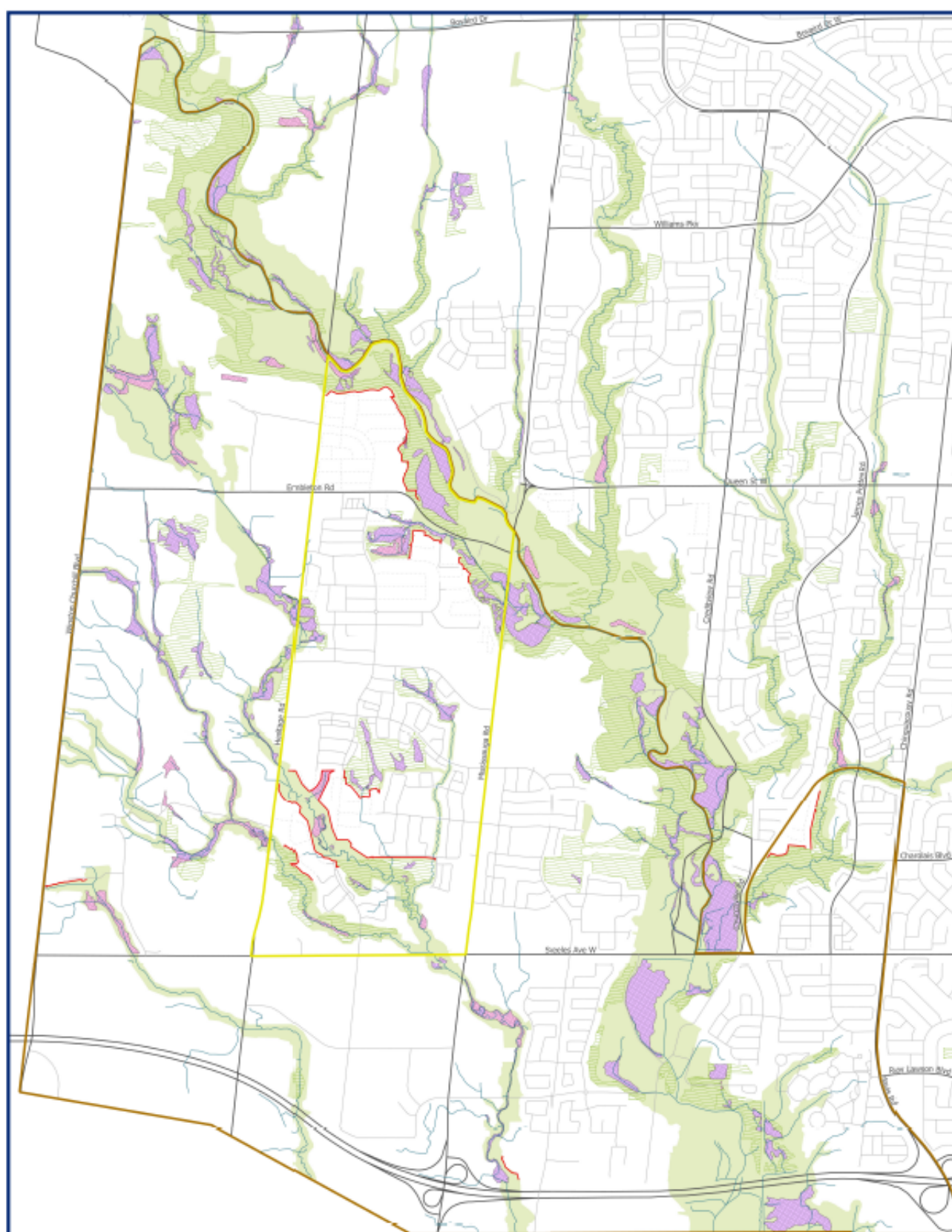


Strategic
Growth Area

Highway 413
Corridor

Mixed-Use
Sites

Bram West Conceptual NHS



DRAFT - FOR DISCUSSION PURPOSES ONLY



BRAMPTON
Flower City

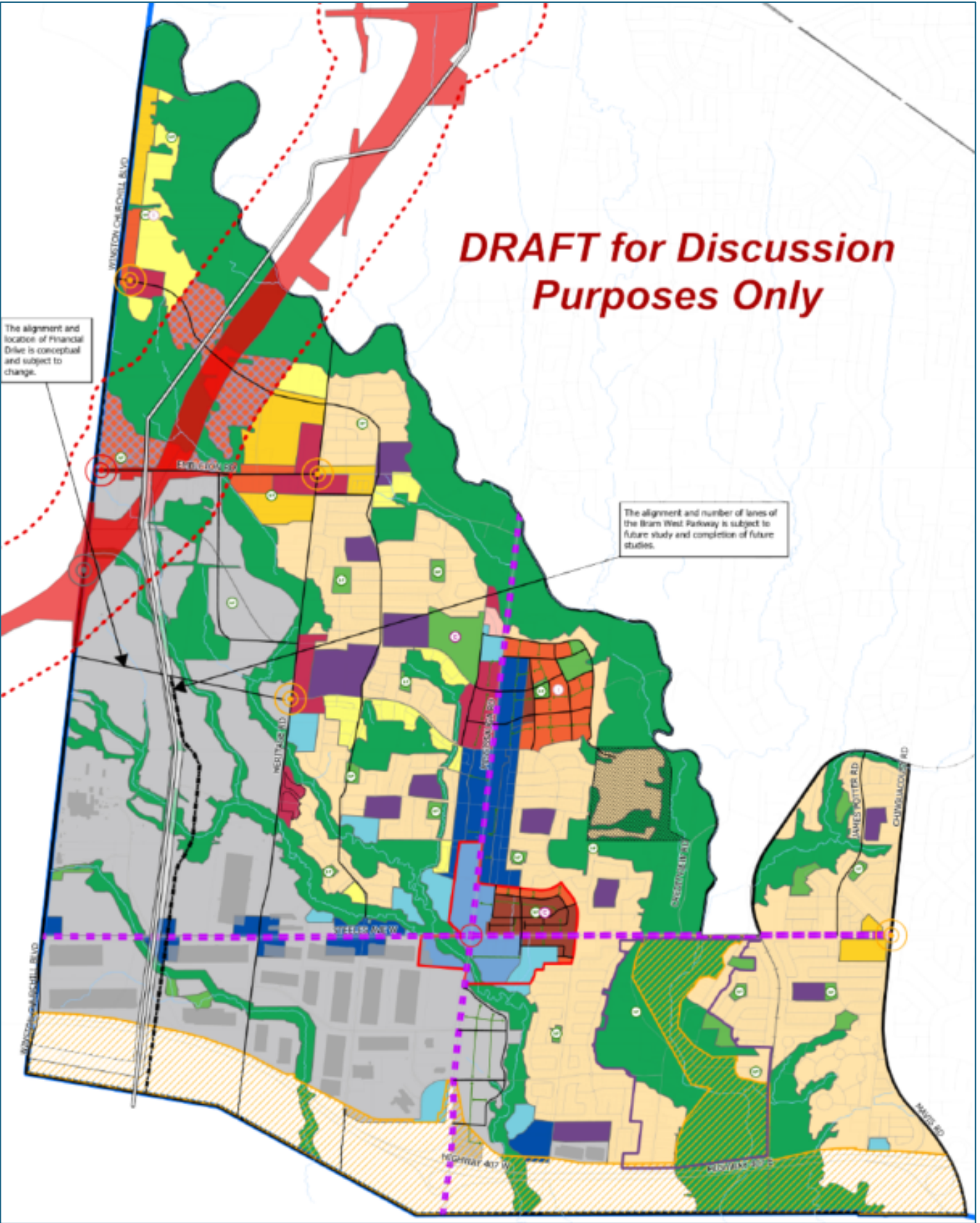


BramWest Secondary Plan - Draft NHS

-  Refined NHS compared to Brampton Plan Schedule 5A/B*
 Riverview Heights/Bram West Block 40-3 EIS
 Bram/West Secondary Plan Boundary*
 Provincially Significant Wetland
 Unvalued/Other Wetland
 Woodland
 Valleyland

^aFMHC boundary delineated through site-specific studies associated with development applications.

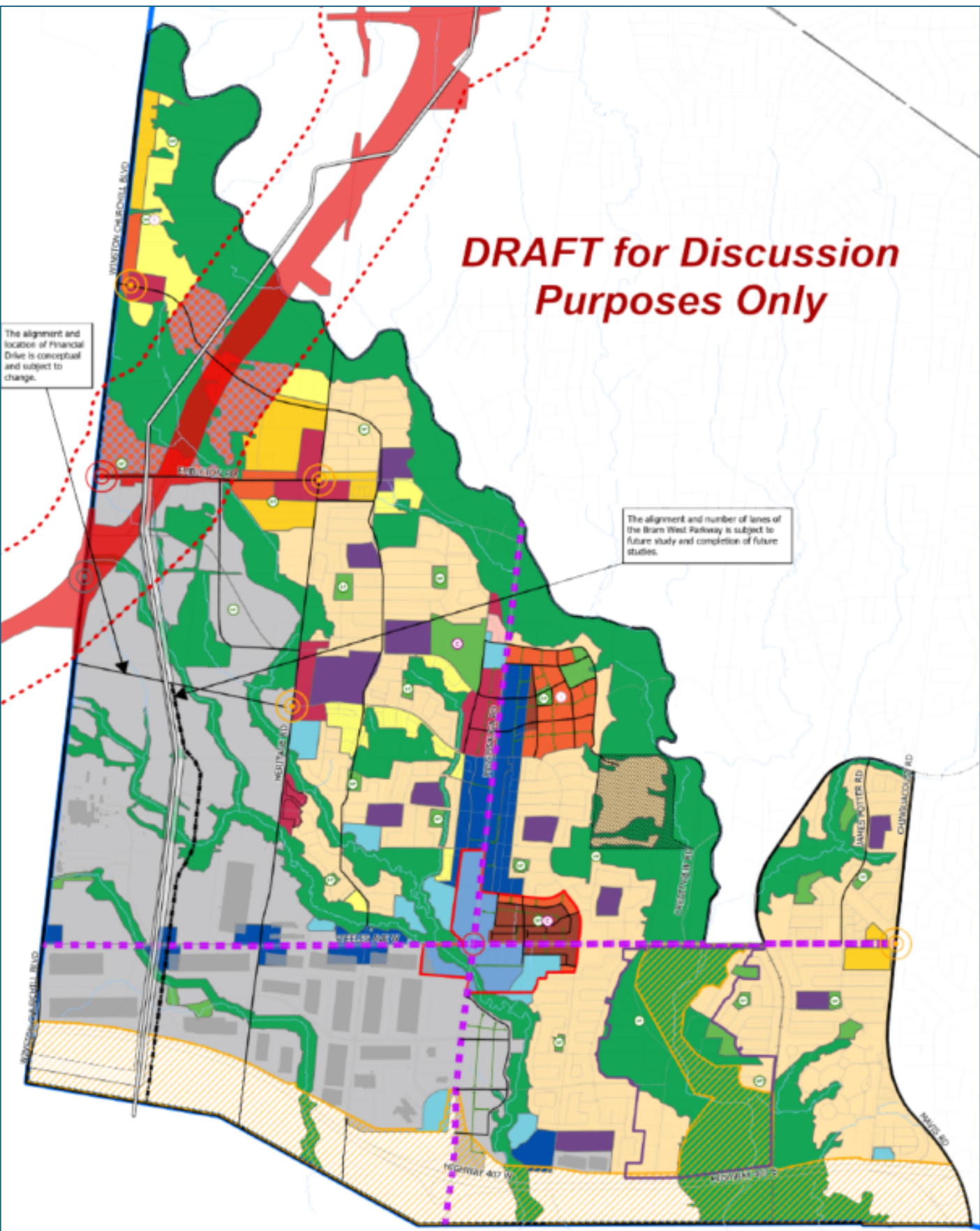
Use a post-it to add a comment or scan the QR code to submit comments online



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|--|--|---|--|--|--|--|
| <ul style="list-style-type: none">Low-Rise ResidentialLow-Rise Plus ResidentialMid-Rise ResidentialMixed-Use (Low-Rise)Mixed-Use (Mid-Rise)Mixed-Use (High-Rise)Mixed-Use Commercial | <ul style="list-style-type: none">Mixed-Use OfficeMixed-Use EmploymentEmploymentExisting Institutional and SchoolsStormwater ManagementNatural Heritage SystemOpen Space | <ul style="list-style-type: none">Bram West Secondary Plan BoundaryExisting Employment Building FootprintsLands Subject to MZOMTSA BoundaryChurchville Heritage Conservation DistrictParkway Belt West | <ul style="list-style-type: none">Proposed Highway 413 AlignmentHighway 413 Focused Analysis AreaLands Subject to Employment Special Policy AreaCity LimitMTSA Station | <ul style="list-style-type: none">Existing / Potential Neighbourhood ParkPotential InstitutionalPotential Community CentreNeighbourhood CentreGateway FeatureProposed Highway 413 Interchange | <ul style="list-style-type: none">Road/ROW ParcelsTCE Prescribed Area 2024TransCanada Gas PipelineSecondary Urban BoulevardsPotential Mid-Block Connection | <ul style="list-style-type: none">Proposed Bram West ParkwayProposed Public or Private Street NetworkRailwaysMajor Watercourses |
|--|--|---|--|--|--|--|

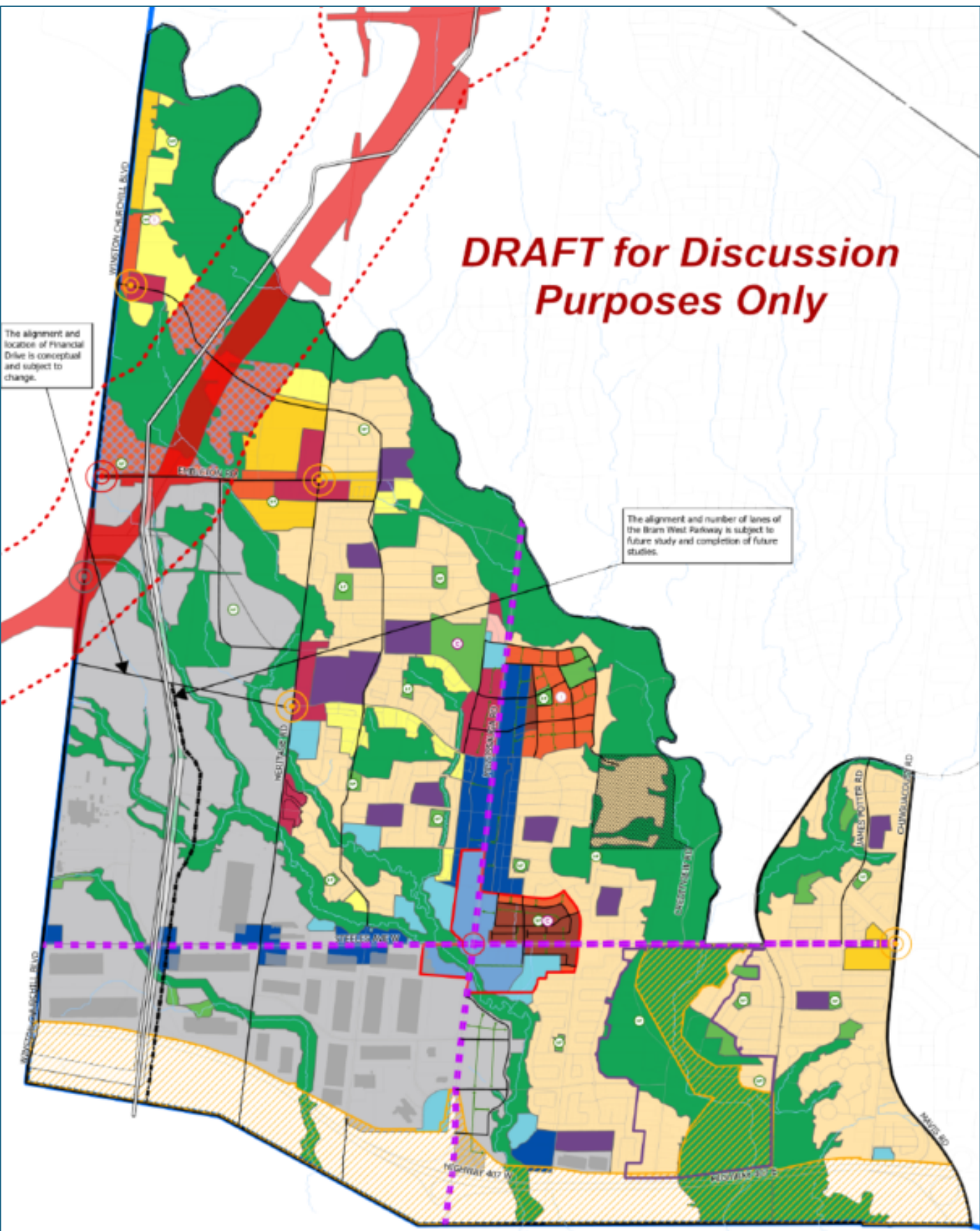


Draft Land Use Concept



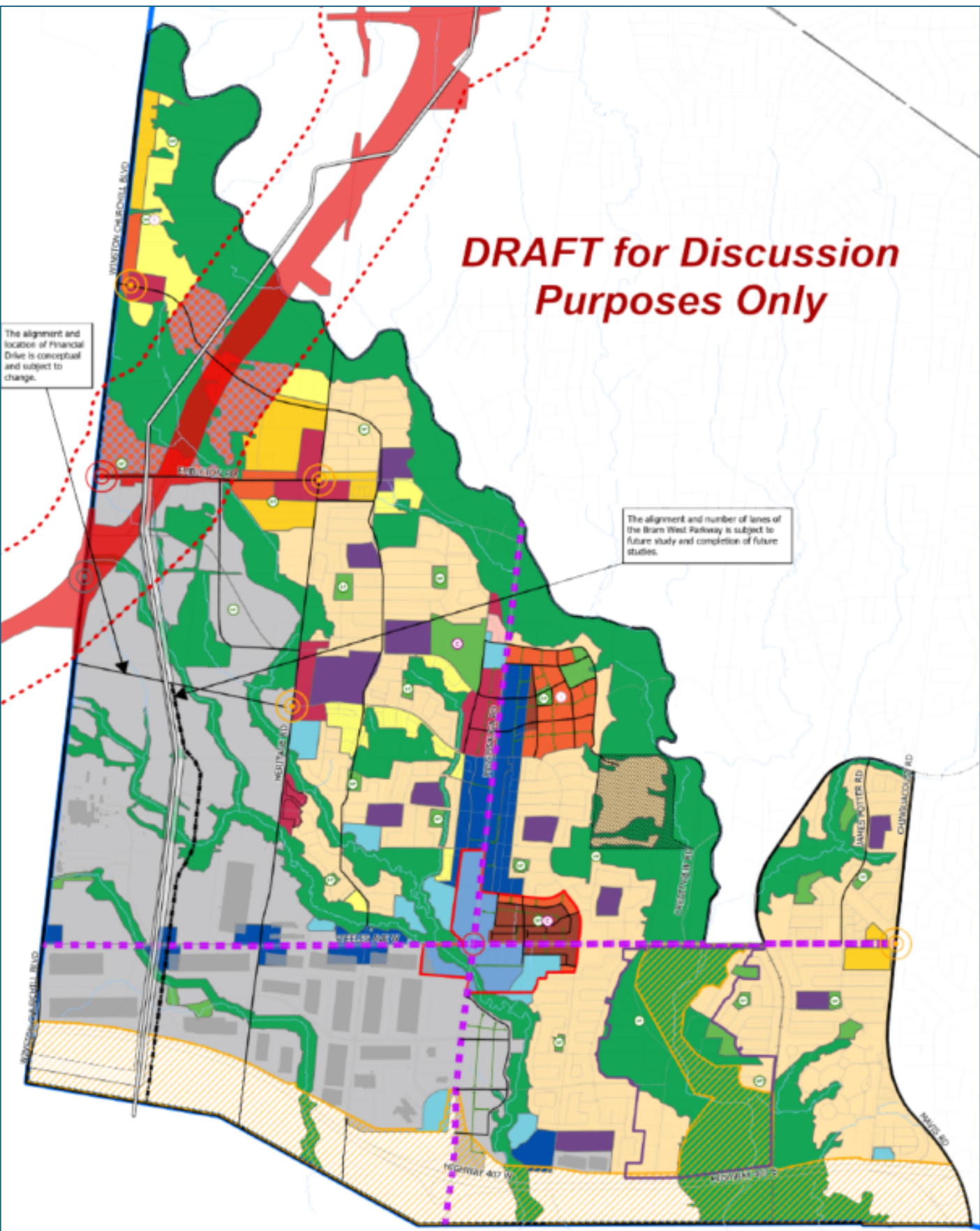
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| Low-Rise Residential | Mixed-Use Office | Bram West Secondary Plan Boundary | Proposed Highway 413 Alignment | Existing / Potential Neighbourhood Park | Road/ROW Parcels | Proposed Bram West Parkway |
| Low-Rise Plus Residential | Mixed-Use Employment | Existing Employment Building Footprints | Highway 413 Focused Analysis Area | Potential Institutional | TCE Prescribed Area 2024 | Proposed Public or Private Street Network |
| Mid-Rise Residential | Employment | Lands Subject to MZO | Lands Subject to Employment Special Policy Area | Potential Community Centre | TransCanada Gas Pipeline | Railways |
| Mixed-Use (Low-Rise) | Existing Institutional and Schools | M TSA Boundary | City Limit | Neighbourhood Centre | Secondary Urban Boulevards | Major Watercourses |
| Mixed-Use (Mid-Rise) | Stormwater Management | Churchville Heritage Conservation District | M TSA Station | Gateway Feature | Potential Mid-Block Connection | |
| Mixed-Use (High-Rise) | Natural Heritage System | Parkway Belt West | | Proposed Highway 413 Interchange | | |
| Mixed-Use Commercial | Open Space | | | | | |

Draft Land Use Concept



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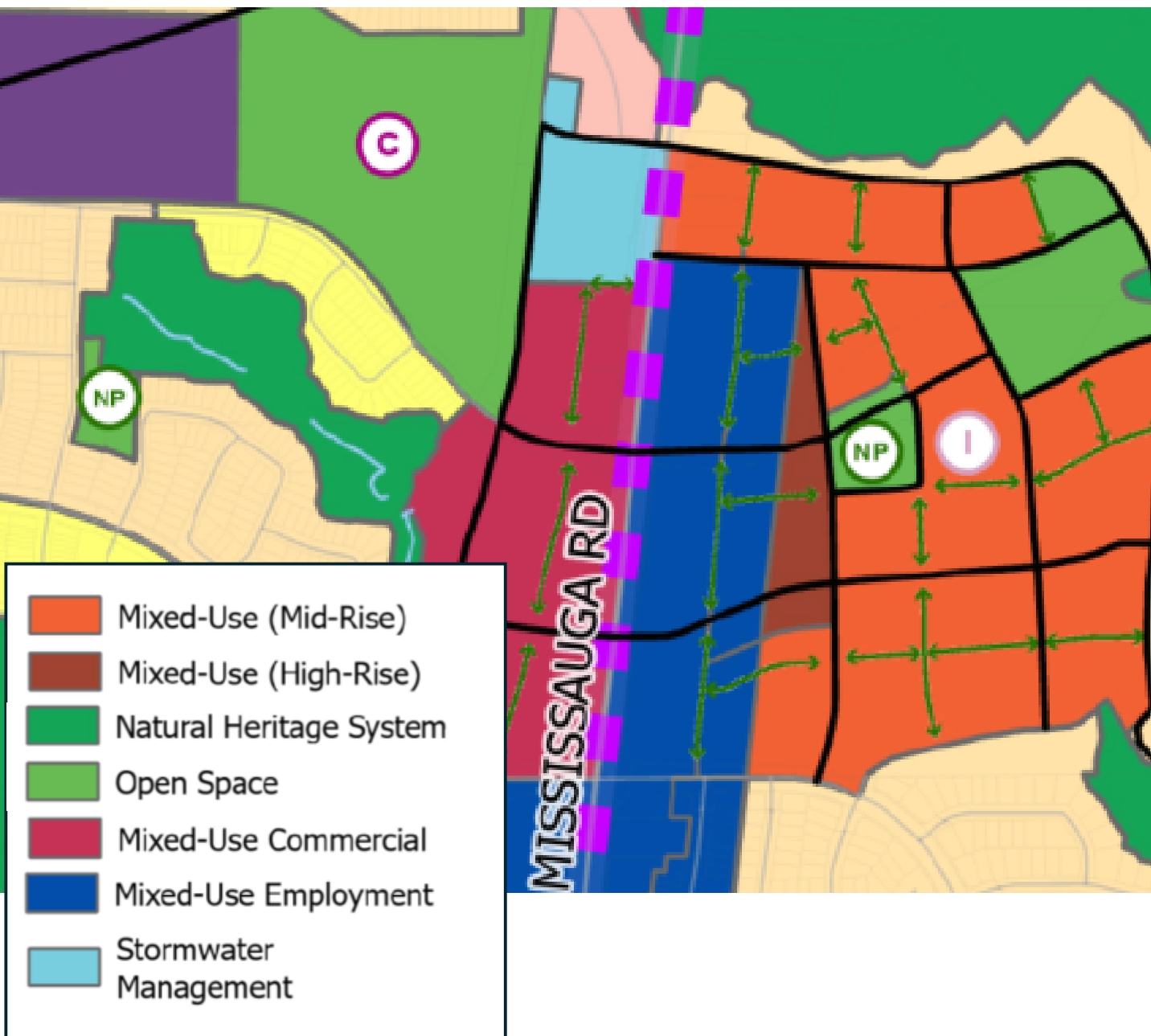
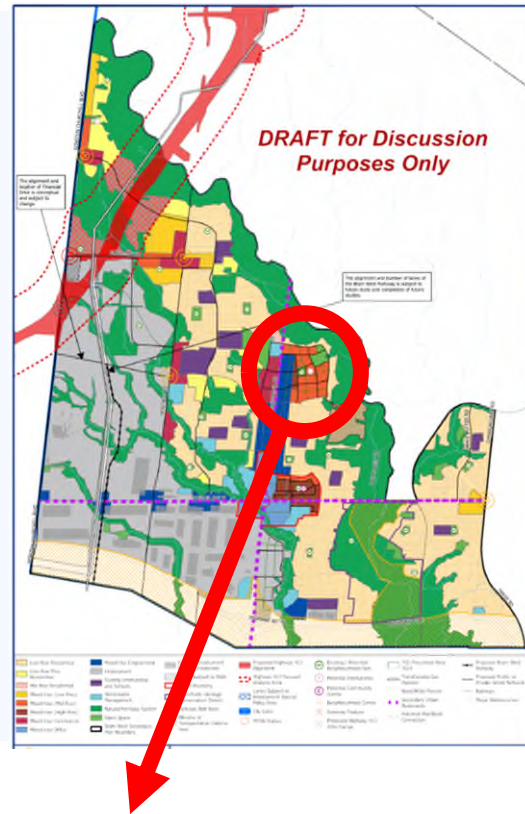
Draft Land Use Concept



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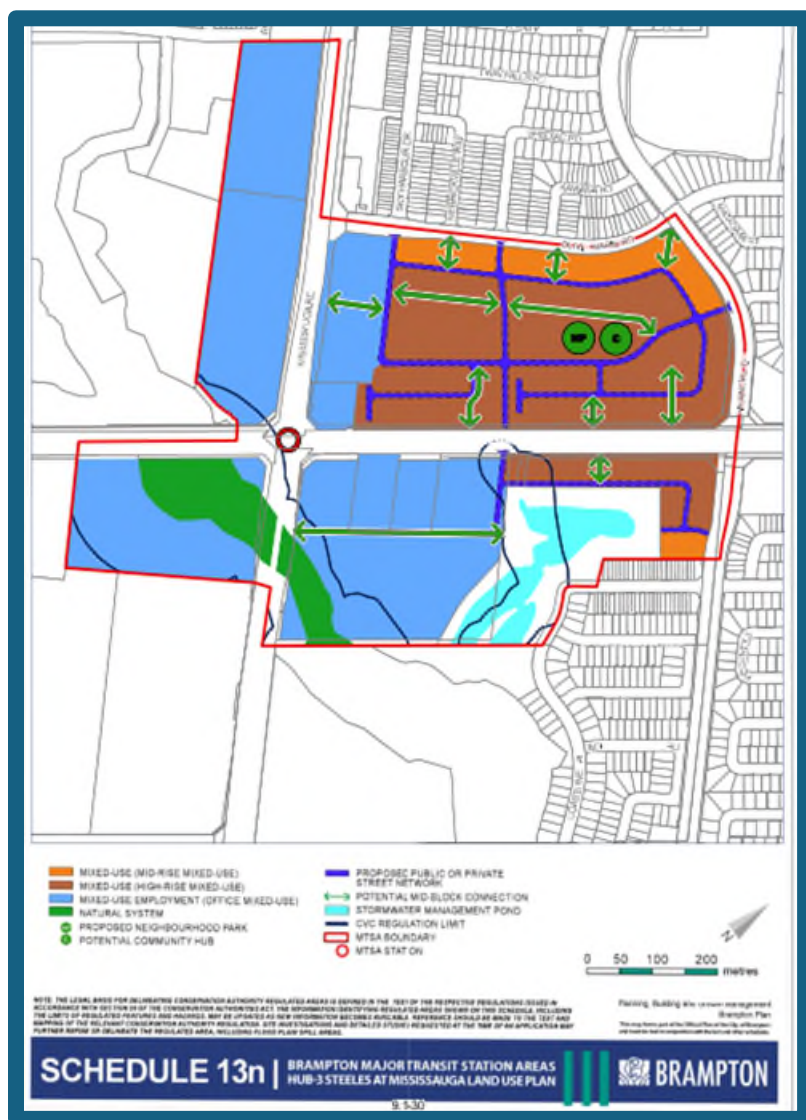
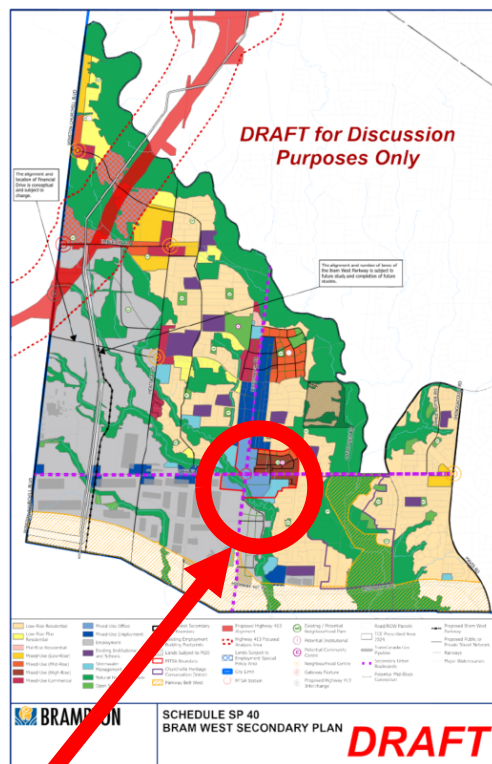
Town Centre

- Bram West has an identified 'Town Centre' through Brampton Plan.
- Town Centre's are vibrant mixed-use centres, connected by higher order transit.
- The Bram West Town Centre will provide:
 - A sense of place
 - Great amenities, parks and public spaces
 - Shopping
 - Local jobs and employment opportunities
 - A mix of housing options
- Through stakeholder discussions, Lionhead Golf Club Road and Mississauga Road was identified as an ideal location for the Bram West Town Centre.



Steeles at Mississauga Major Transit Station Area (MTSA)

- Major location where density will be directed.
- Supported long-term by Steeles and Mississauga Higher Order Transit (HOT) lines.
- Mixed-Use Office and High-Rise Mixed-Use as the predominant uses at Mississauga and Steeles.
- High proportion of employment uses fronting Mississauga Road, connecting to the employment area to the south.



The land uses within the MTSA were approved through a separate City Project, and these uses will be integrated into the Bram West Secondary Plan.

Use the QR code to learn more about the City's MTSA's.

Potential Neighbourhood Centres

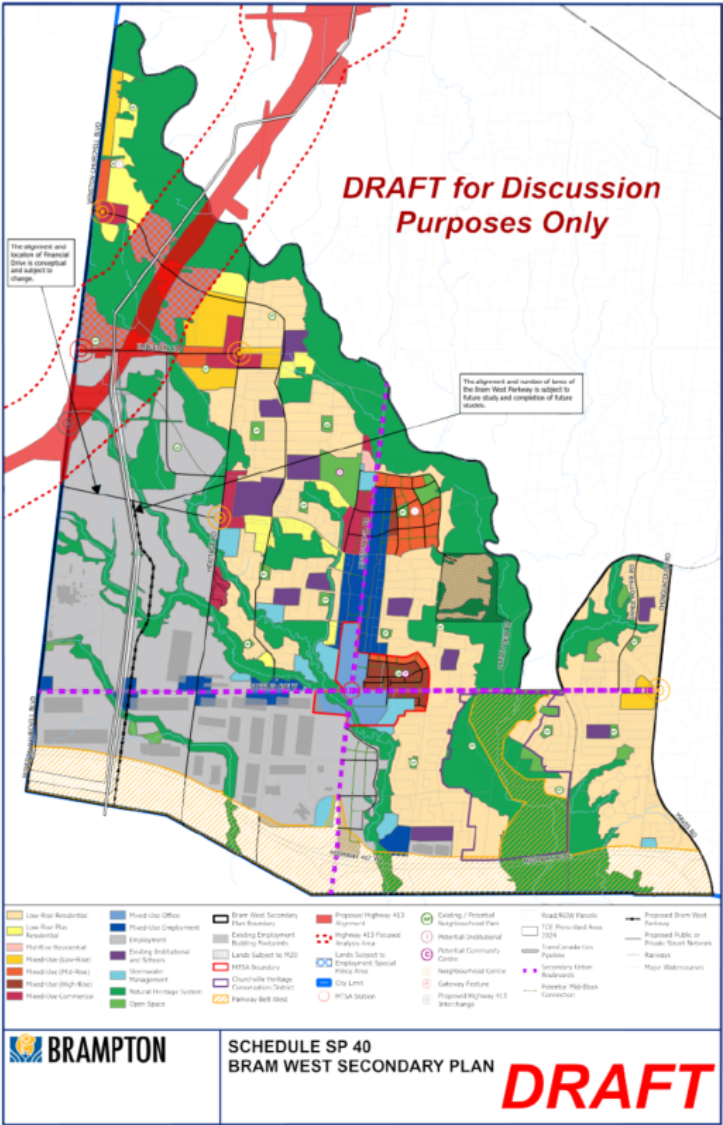
What is a Neighbourhood Centre?

Neighbourhood Centres include a broad range of neighbourhood supportive uses, such as local institutional (schools), local commercial and community services and facilities to support the creation of complete communities.

They act as a focal point for the community supported by transit and a mix of housing options. They are intended to be low to mid-rise in scale.



Brampton Plan directs that ‘Neighbourhood Centres’ be identified through the secondary plan process. Through past engagement with stakeholders, four future neighbourhood centres have been proposed. Using the available sticker dots, help us to identify additional locations for Neighbourhood Centres.



Surrounding Winston Churchill Boulevard and Rivermont Road

Surrounding Embleton Road and Heritage Road

Surrounding Financial Drive and Heritage Road

Surrounding Chinguacousy Road and Steeles Avenue

Mississauga Road Corridor

- Mississauga Road Corridor is a Special Policy Area identified in Brampton Plan.
- Through engagement to date, the City received support for the protection of employment areas and mixed-use growth.
- Mississauga Road Corridor (north and south of Steeles) are additional areas for intensification and growth outside of the key growth areas (Town Centre and MTSA).

