

# Bram West Secondary Plan Review Workshop

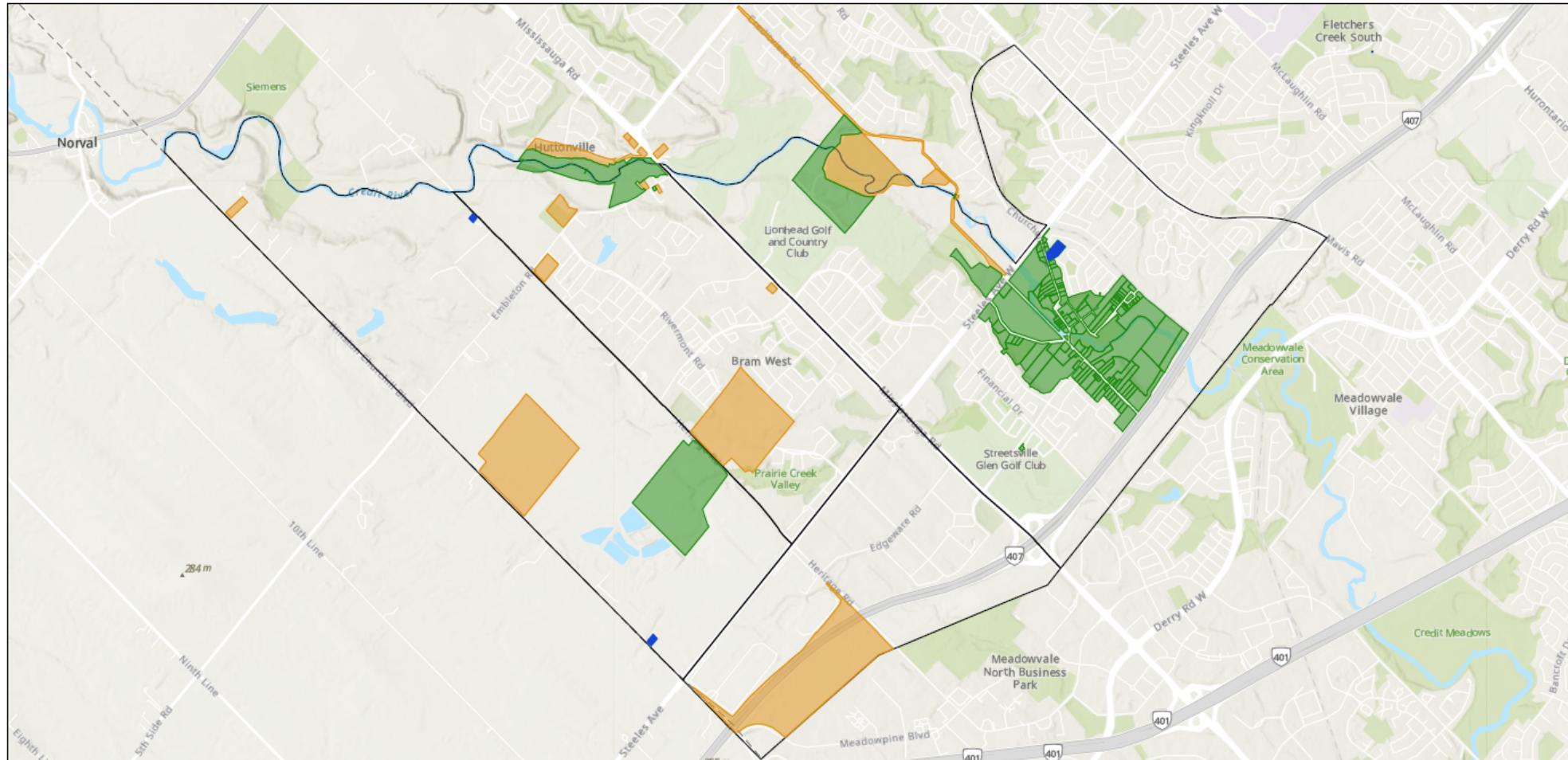
January 16, 2026

1:00pm – 4:00pm

*Please sign-in and join us.*



# Bram West Heritage Properties



1/9/2026

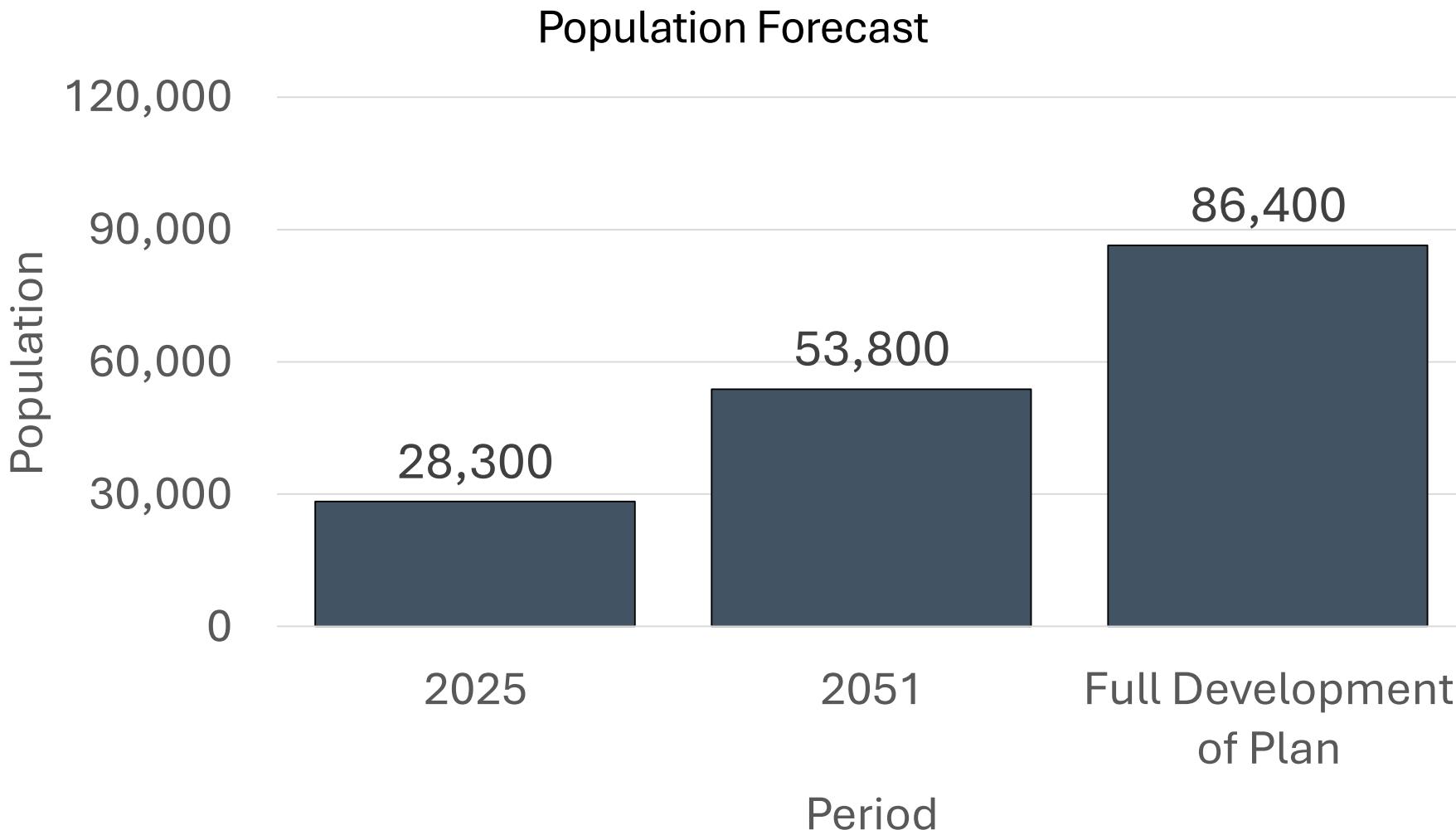
- Heritage Properties - Cemeteries
- Heritage Properties - Designated
- Heritage Properties - Listed
- Bram-West Secondary Plan Area

World\_Hillshade

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

# Population – Bram West

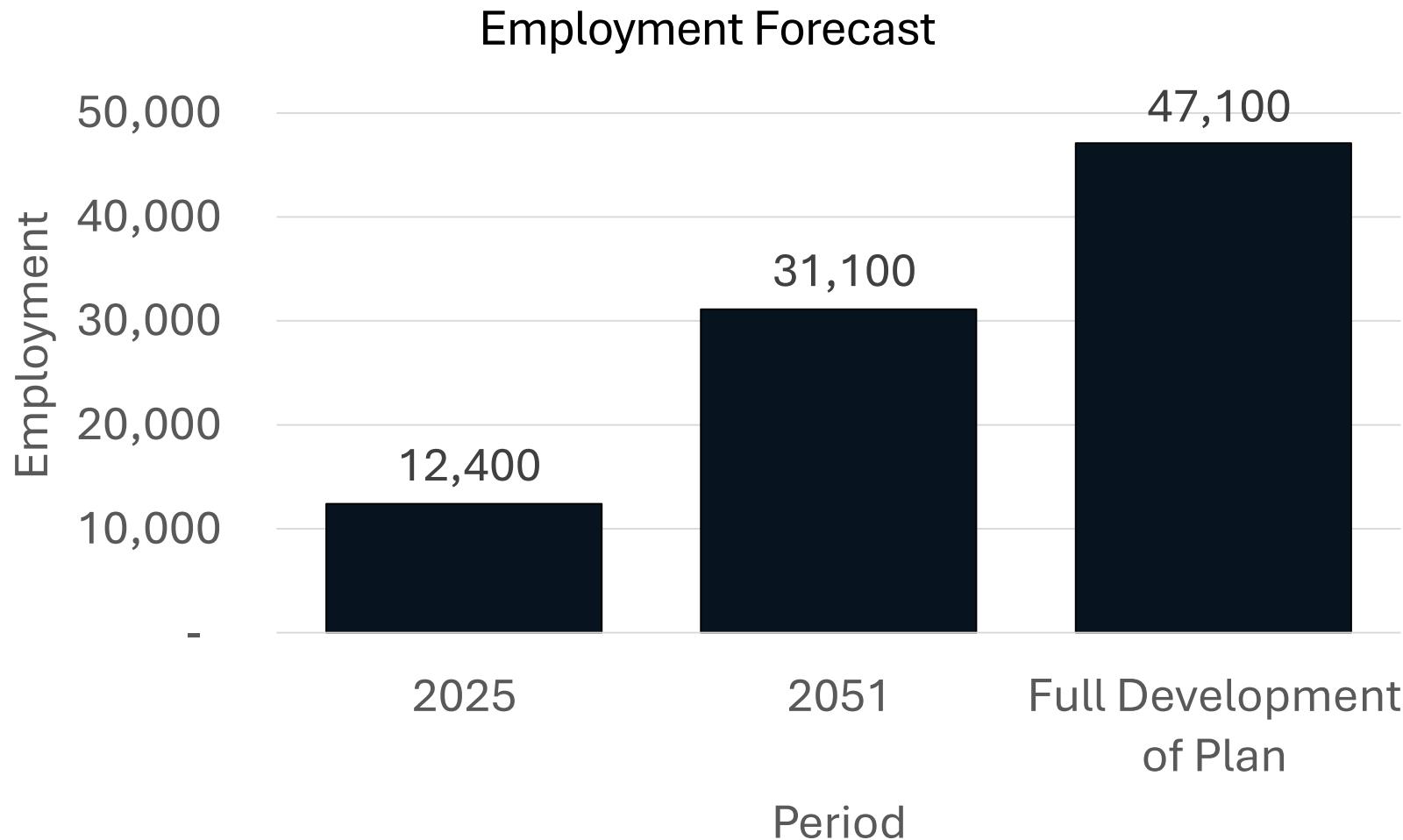
## 2051 and Full Development of Concept Plan



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

2051 and Full Development of Concept Plan

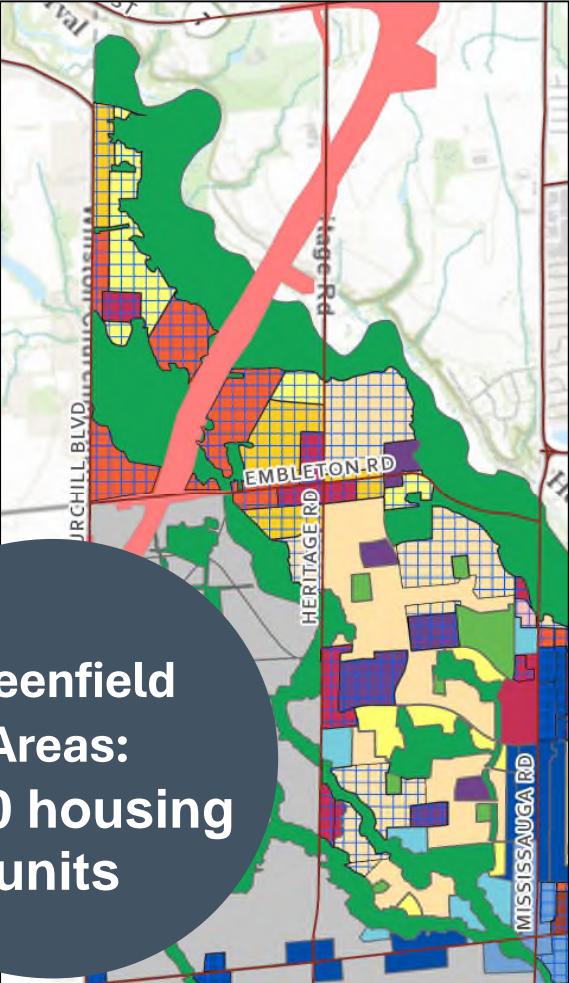


Source: 2025 is an estimated by Watson & Associates Economists Ltd. 2021 to 2051 forecast based on the Region of Peel Growth Forecast Scenario 1.

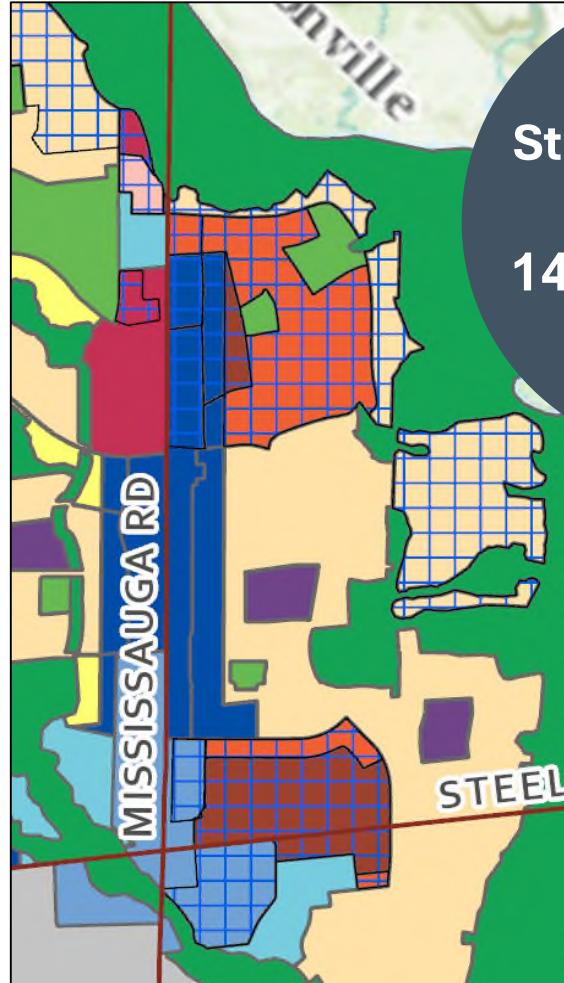
# Housing Supply Opportunities – Bram West

## Greenfield Areas and Strategic Growth Area

**Greenfield Areas:**  
7,100 housing units



**Strategic Growth Area:**  
14,900 housing units



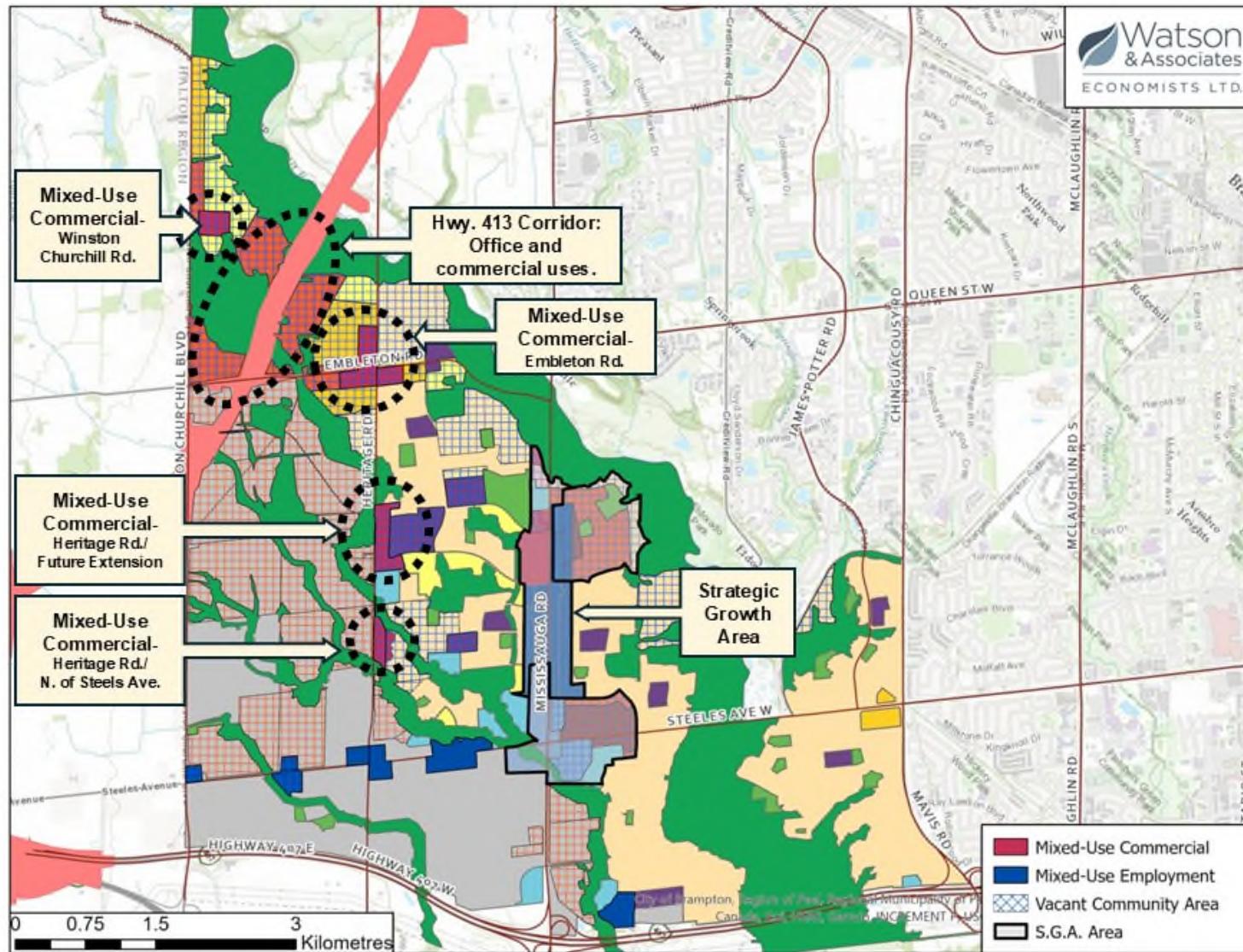
**Total:**  
22,100  
Housing Units



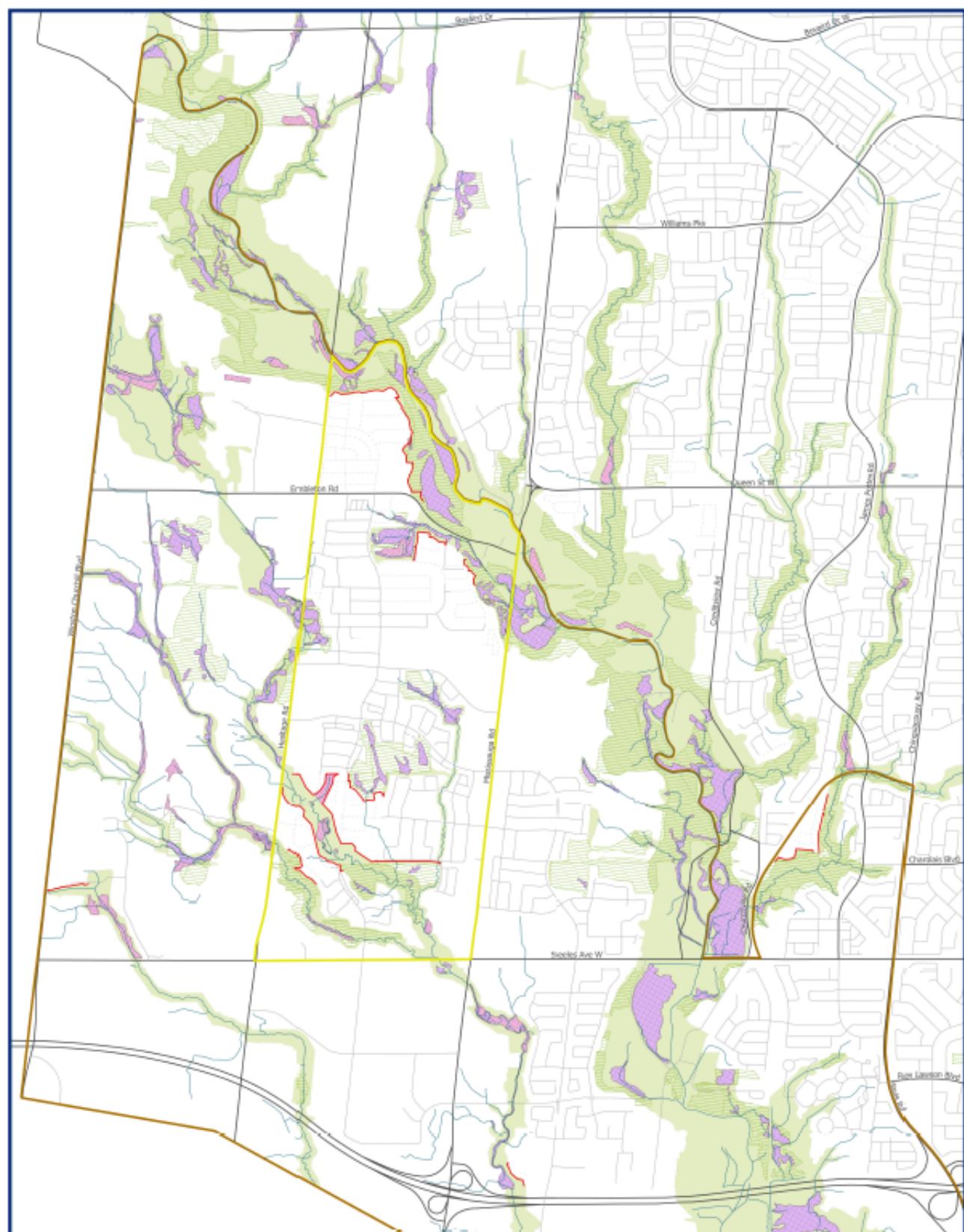
Vacant Community Area

# Non-Residential Growth Opportunities – Bram West

## Key Commercial Areas



# Bram West Conceptual NHS



DRAFT - FOR DISCUSSION PURPOSES ONLY



**BRAMPTON**  
Flower City



0 0.2 0.4 0.8 1.2 1.6  
Kilometres

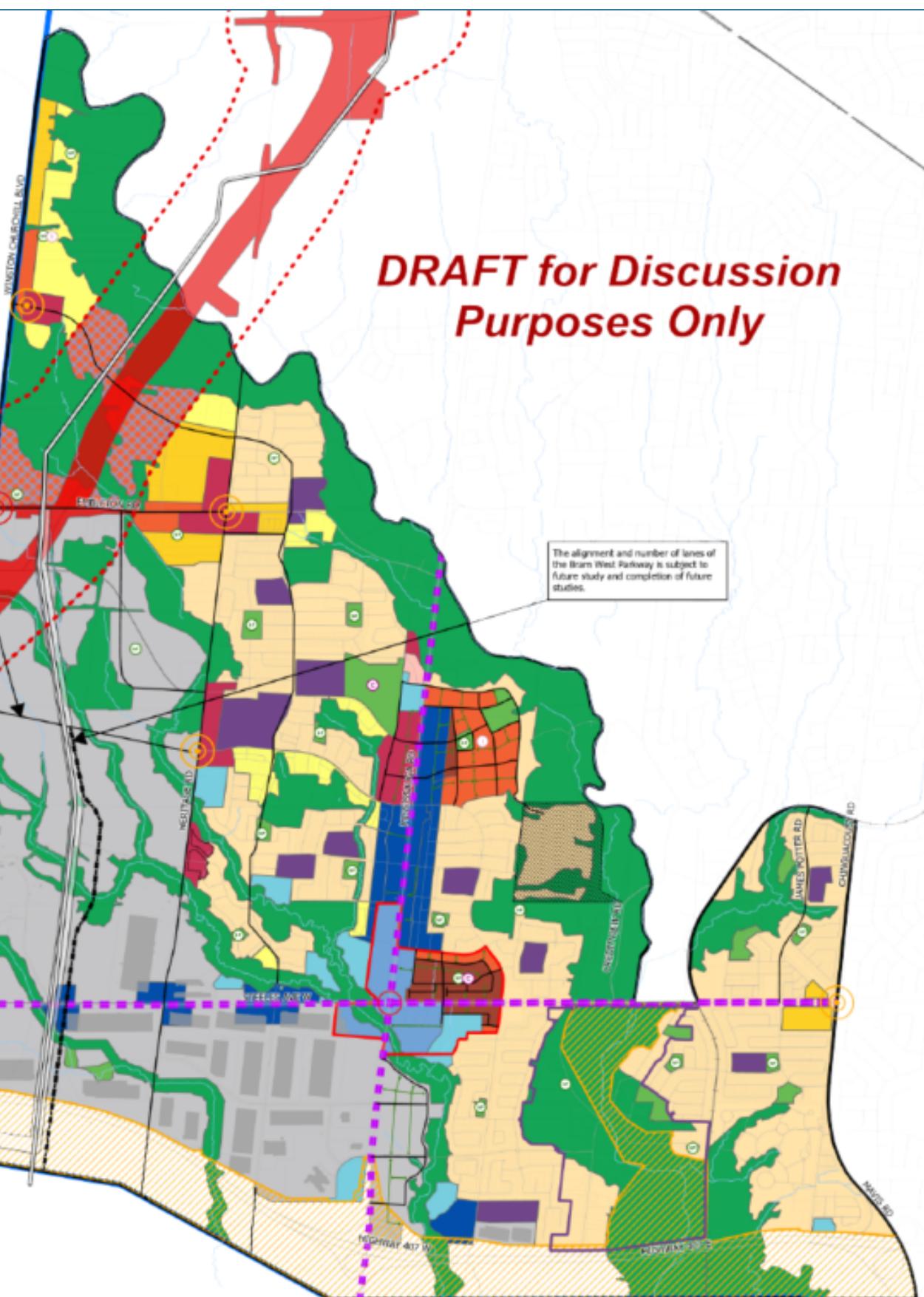
## BramWest Secondary Plan - Draft NHS

- Refined NHS compared to Brampton Plan Schedule 6A/B\*
- Riverview Heights/Bram West Block 40-3 EIS
- BramWest Secondary Plan Boundary\*
- Provincially Significant Wetland
- Woodland
- Unevaluated/Other Wetland
- Valleyland

\*NHS boundary delineated through site-specific charts associated with development applications

ED00/03/13

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

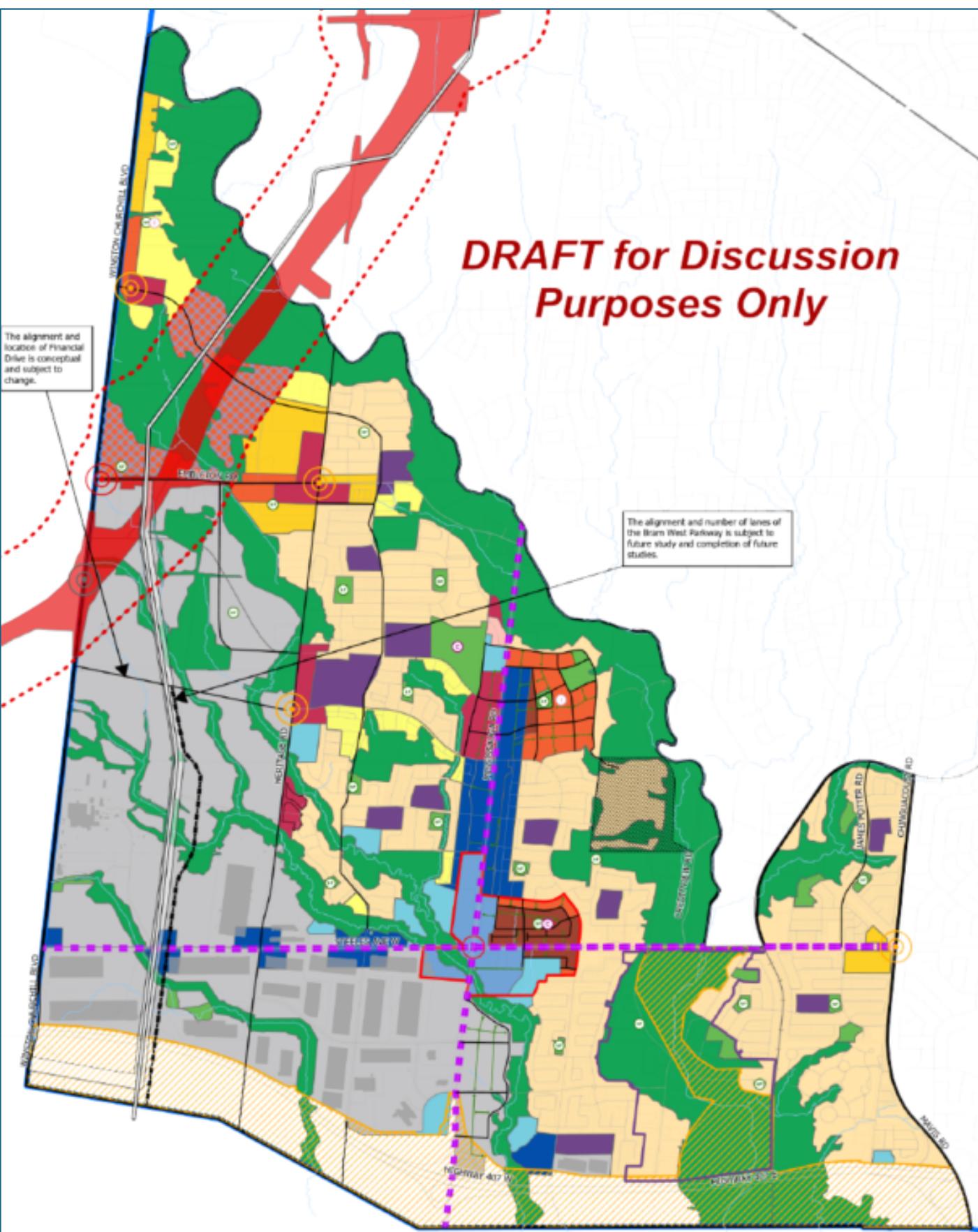


Low-Rise Residential	Mixed-Use Office	Bram West Secondary Plan Boundary	Proposed Highway 413 Alignment	Existing / Potential Neighbourhood Park	Road/ROW Parcels	Proposed Bram West Parkway
Low-Rise Plus Residential	Mixed-Use Employment	Existing Employment Building Footprints	Highway 413 Focused Analysis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



# Draft Land Use Concept

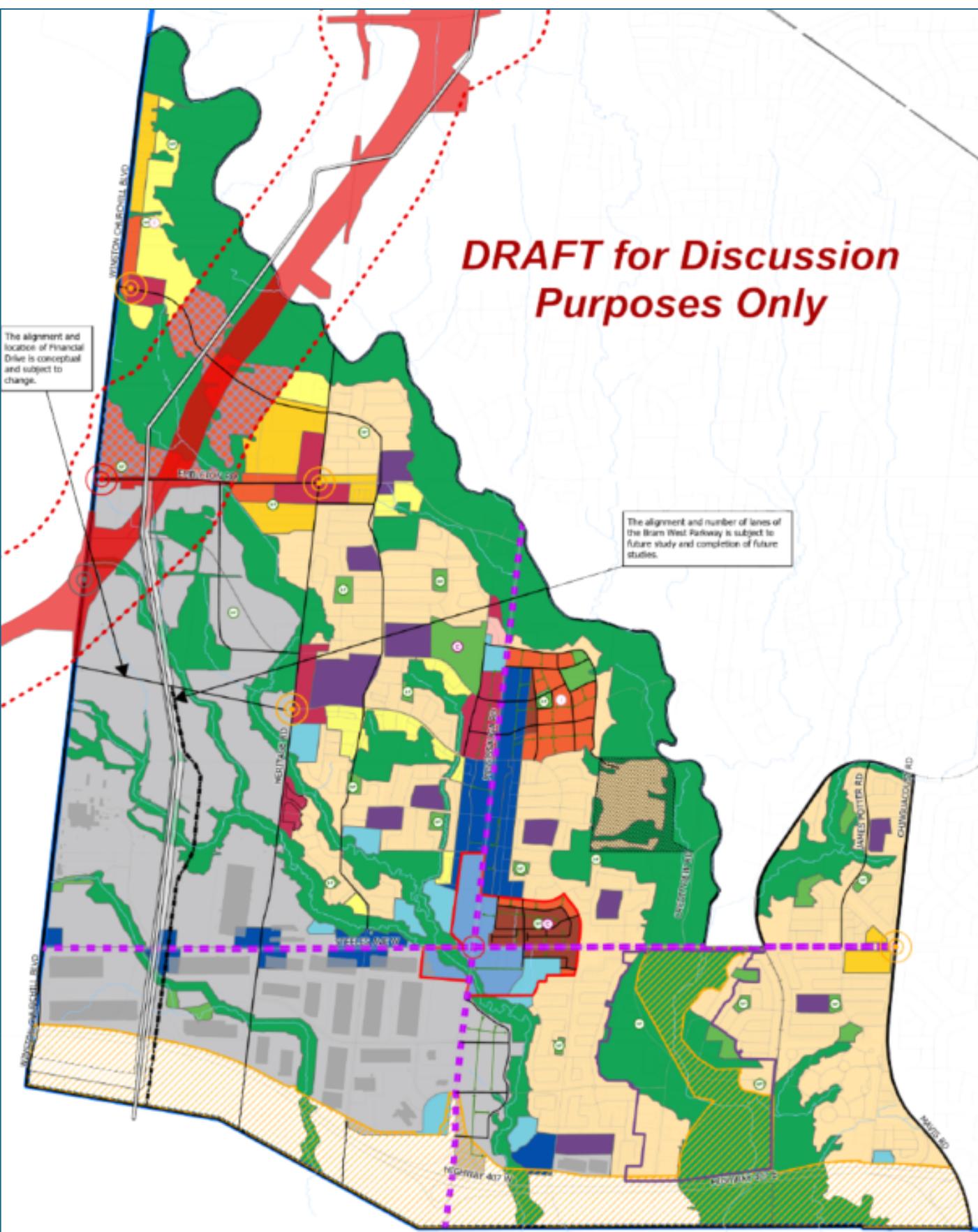
**DRAFT for Discussion  
Purposes Only**



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 MTSAs	Potential Community Centre	TransCanada Gas Pipeline	Railways
Mixed-Use (Low-Rise)	Existing Institutional and Schools	MTSA Boundary	Employment Special Policy Area	Neighbourhood Centre	Secondary Urban Boulevards	Major Watercourses
Mixed-Use (Mid-Rise)	Stormwater Management	Churchville Heritage Conservation District	City Limit	Gateway Feature	Potential Mid-Block Connection	
Mixed-Use (High-Rise)	Natural Heritage System	Open Space	MTSA Station	Proposed Highway 413 Interchange		

# Draft Land Use Concept

**DRAFT for Discussion  
Purposes Only**

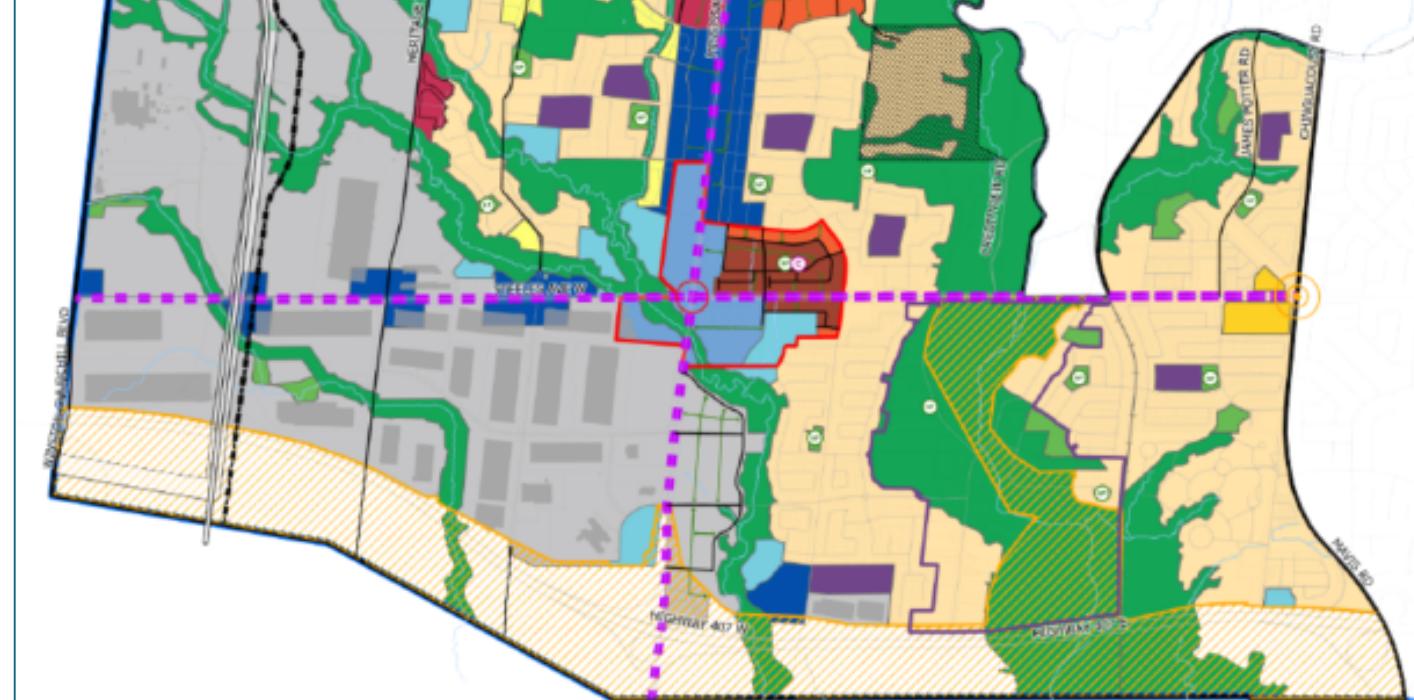


# Draft Land Use Concept

**DRAFT for Discussion  
Purposes Only**

The alignment and location of Financial Drive is conceptual and subject to change.

The alignment and number of lanes of the Bram West Parkway is subject to future study and completion of future studies.



█ Low-Rise Residential  
█ Low-Rise Plus Residential  
█ Mid-Rise Residential  
█ Mixed-Use (Low-Rise)  
█ Mixed-Use (Mid-Rise)  
█ Mixed-Use (High-Rise)  
█ Mixed-Use Commercial

█ Mixed-Use Office  
█ Mixed-Use Employment  
█ Employment  
█ Existing Institutional and Schools  
█ Stormwater Management  
█ Natural Heritage System  
█ Open Space

█ Bram West Secondary Plan Boundary  
█ Existing Employment Building Footprints  
█ Lands Subject to MZO  
█ MTSA Boundary  
█ Churchville Heritage Conservation District  
█ Parkway Belt West

█ Proposed Highway 413 Alignment  
█ Highway 413 Focused Analysis Area  
█ Lands Subject to Employment Special Policy Area  
█ City Limit  
█ MTSA Station

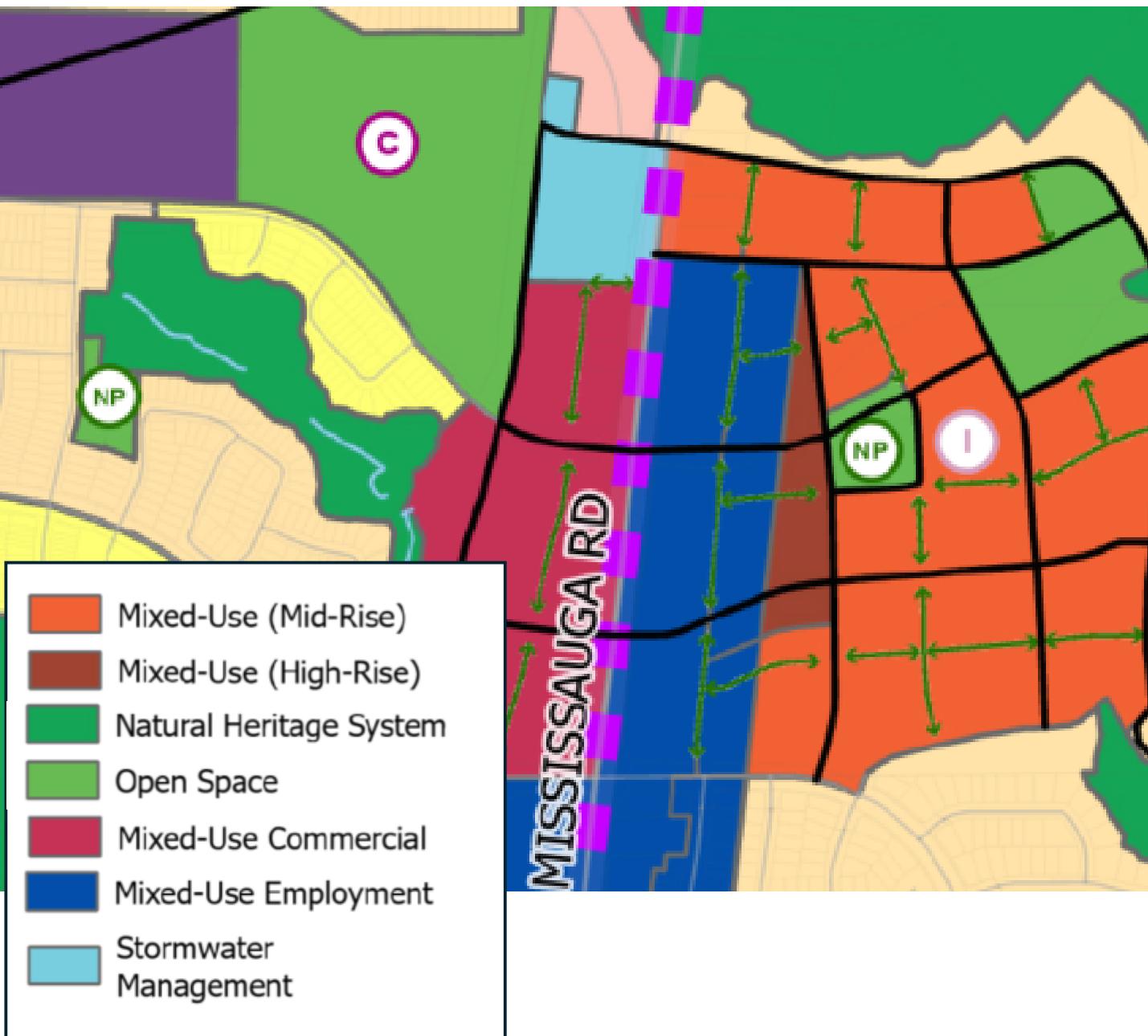
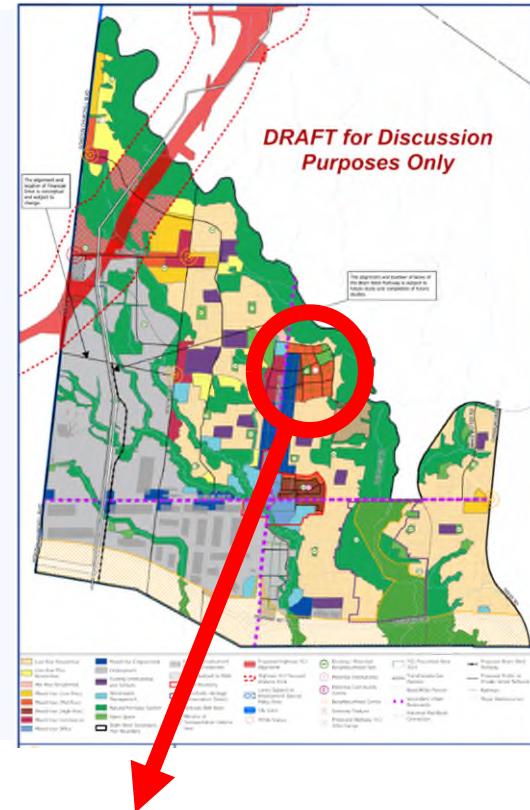
█ Existing / Potential Neighbourhood Park  
█ Potential Institutional  
█ Potential Community Centre  
█ Neighbourhood Centre  
█ Gateway Feature  
█ Proposed Highway 413 Interchange

█ Road/ROW Parcels  
█ TCE Prescribed Area 2024  
█ TransCanada Gas Pipeline  
█ Secondary Urban Boulevards  
█ Potential Mid-Block Connection

█ Proposed Bram West Parkway  
█ Proposed Public or Private Street Network  
█ Railways  
█ Major Watercourses

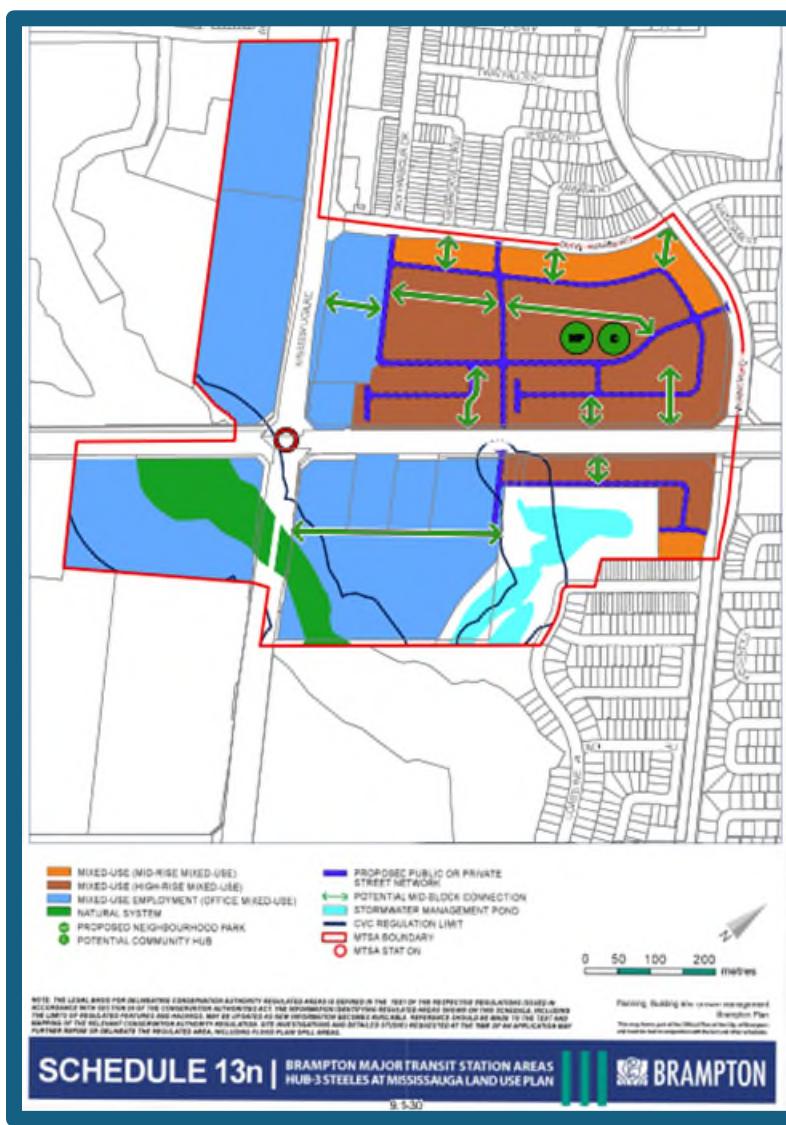
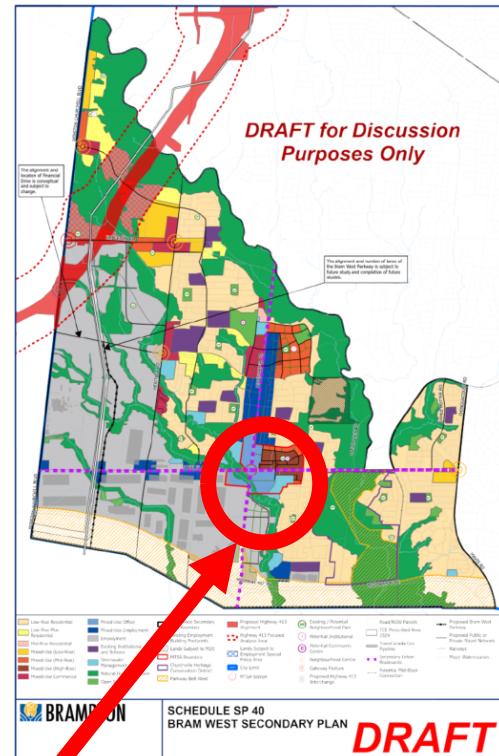
# Town Centre

- 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 MTSAs.

# Potential Neighbourhood Centres

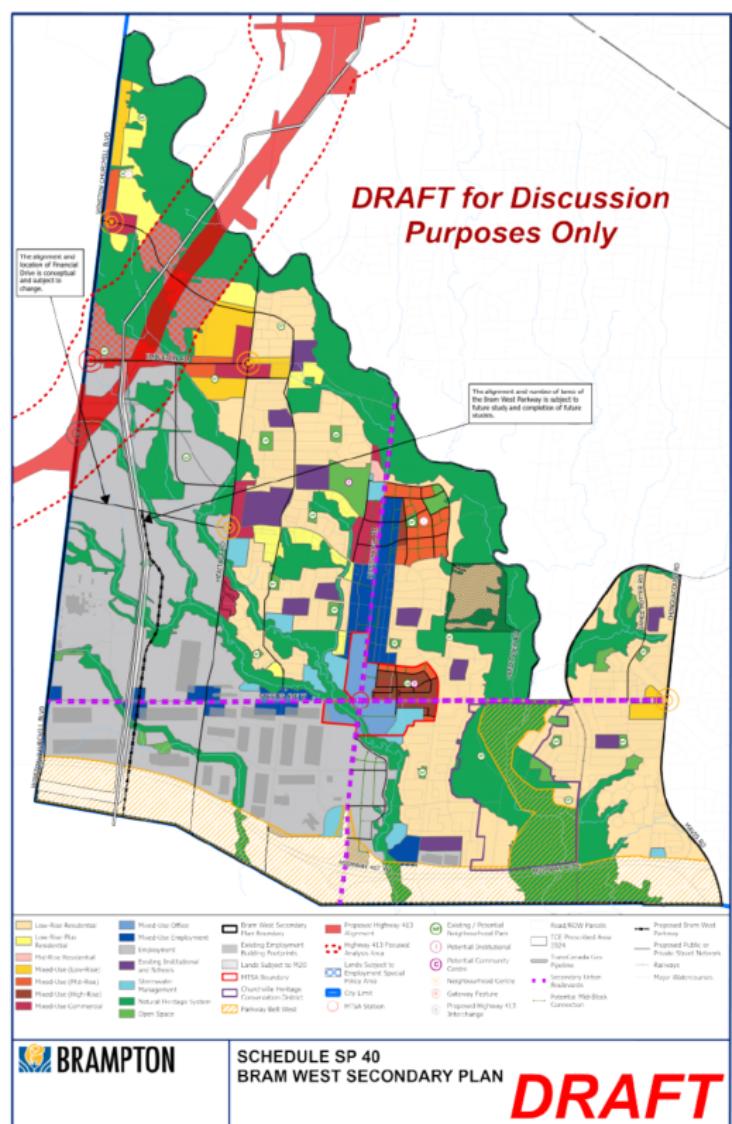
## What is a Neighbourhood Centre?

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 Financial Drive and Heritage Road

## Surrounding Embleton Road 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).

