

Brampton

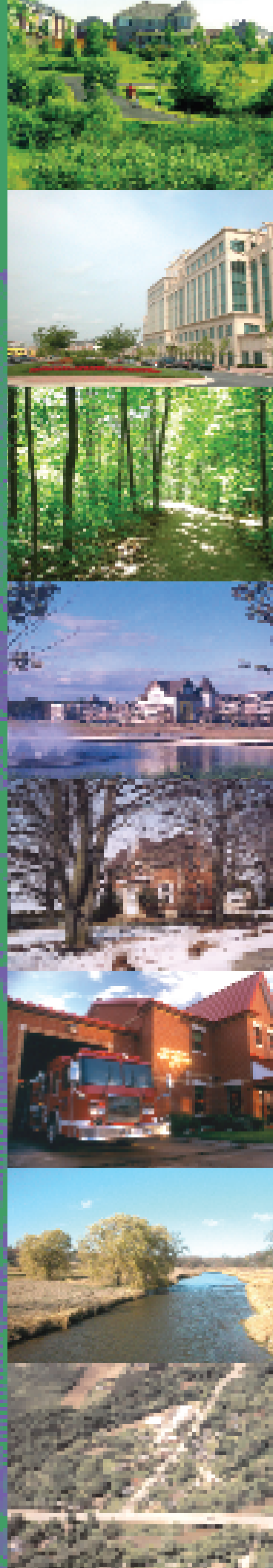
Bram West Secondary Plan Review



A New Direction
in Planning &
Public Consultation



CITY OF BRAMPTON
www.city.brampton.on.ca



Introduction

The Bram West Secondary Plan Review offers an important opportunity for the community to define a clear vision for the future of this unique area of the City. After many town hall meetings and an extensive study process to determine the right mix of residential, corporate and industrial land use, the time has come to review the plan's direction through an open public consultation process. Residents, businesses, and other stakeholders will have several opportunities to have their say in shaping this vibrant community. Keep an eye out for times and locations of day-long public sessions, and other City Hall meetings.

This brochure contains key information about the Bram West Secondary Plan.



Credit River Valley



Churchville at the Credit River, a unique heritage community



Dwellings characteristic of Ontario architectural styles are found throughout Bram West

The Beauty of Bram West

The Bram West Secondary Plan Area covers about 6,050 acres (2 450 hectares) in southwest Brampton. Natural features include the Credit River Valley, Levis Creek, Mullet Creek, woodlots and hedgerows. Bram West is interspersed with residential enclaves in Huttonville and Churchville.

According to the current Bram West Secondary Plan, which came into effect on September 2, 1998, the area is expected to house about 38,600 residents and employ 39,000 people.

Bram West Secondary Plan Review: Background

Since the Bram West Secondary Plan was approved in 1998, we need to adjust for new market conditions and address the following objectives in the review of the Plan. We must also revisit the plan's objectives:

- Update environmental protection measures;
- Designate land at suitable locations for signature office buildings and Prestige Industrial/Commercial development;
- Address specific urban design issues; and,
- Provide for an effective road and transit network to support development.

To address these objectives, the City undertook some background studies that covered community design, municipal fiscal and economic impact, and transportation planning. The Bram West Land Use and Growth Management Strategy presents a proposed land use structure based on the concept in the Bram West Community Design Study. It is a result of public consultation, staff review, and consultants' recommendations. The City will consider further public opinion in amending the Bram West Secondary Plan.

You can obtain a copy of the Bram West Land Use and Growth Management Strategy from the Planning, Design and Development Department of the City of Brampton.



Church in Huttonville

The Policy Framework

The two land use options in Bram West are based on a policy framework provided by the Provincial Policy Statement, Region of Peel Official Plan, the City's Strategic Plan, and the Brampton Official Plan.

The Provincial Policy Statement sections that affect the Bram West Secondary Plan are, Developing Strong Communities, Housing, Infrastructure, Natural Heritage, Water Quality and Quantity, Cultural Heritage, and Archaeological Resources.

The Region of Peel Official Plan has identified lands within Bram West for urban development. The Region requires municipal water and sewage services to accommodate growth.

The Brampton Official Plan and its executive housing, housing mix and density policies will determine the number and type of homes to be built and, by extension, the population. The City's Official Plan also affects lands designated for office and business industrial use.



How the Bram West Vision Works Within Vision Brampton

The community vision for Brampton, as stated in Brampton's Strategic Plan 2003, is: "to be a vibrant, safe and attractive city of opportunity where efficient services make it possible for families, individuals and the business community to grow, prosper and enjoy a high quality of life."

The Strategic Plan entitled "Vision Brampton: Six Pillars Supporting Our Great City" identifies six pillars of strategic importance designed to guide City initiatives and achieve the community vision. The six pillars are:

- I.** Modern Transportation Systems
- II.** Managing Growth
- III.** Protecting Our Environment and Enhancing Our Community
- IV.** A Dynamic and Prosperous Economy
- V.** Community Lifestyle
- VI.** Excellence in Local Government

A balanced community structure of residential and employment uses



Buildings within the Office Node along Mississauga Road should have the highest quality of architecture



The Bram West Vision fits perfectly within the City's Strategic Plan and Vision. Here's how we plan to fulfill our objectives:



Credit River Valley shall be preserved and protected

- Preserve the Credit River Valley - it influences the surrounding urban form;
- Protect woodlots, valleylands, stream corridors and other ecosystem elements;
- Provide public access to the natural heritage and environment of the Bram West community;
- Continue to preserve the unique heritage and community traits of the Villages of Churchville and Huttonville;
- Develop signature industrial and office locations with the highest quality architecture and civic design;
- Establish a prestige gateway streetscape along Mississauga Road;
- Promote a balanced community structure by sensibly locating residences, offices and industrial areas;
- Encourage community identity by creating neighbourhoods that focus on community features, and a road network that links such features;
- Implement an effective Growth Management Strategy in a financially sustainable manner (i.e. phasing in development along with the provision of infrastructure and community facilities); and
- Develop an efficient transportation system to serve Bram West, including pathways, to connect with major city destinations and the regional trail system.

Protected woodlots, and opportunities for passive recreation

Strategic Land Use Options

Based on the Bram West Vision and the proposed land use in the Bram West Community Design Study, two land use options have been proposed for Bram West.

- Option 1 would yield a population of about 39,700 and employ about 41,700.
- Option 2 would yield a population of about 40,700 and employ about 39,700.

Proposed land use designates residential housing between the Credit River valley and the business areas. It would integrate high-quality business and residential areas, with strong connections and buffers between Bram West's natural heritage system, residential enclaves, heritage areas, and developing community.

The main difference between the two land use options is that Option 1 would present a greater business focus along Mississauga Road than Option 2. The proposed land use incorporates the following:

We have enhanced environmental protection measures to ensure the protection of the Credit River Valley and other significant natural features;

- Within the Residential designation, lands have been designated Executive Residential, Low, Medium, Low/Medium, High Density and Village Residential;
- After consulting Public and Separate school boards, we refined the school designations based on the number of students expected from the proposed land use;
- After consulting the City's Community Design Parks Planning and Development Division, we refined park designations based on the expected population;
- Lands adjacent to the Maple Lodge Farms plant have been designated Business Park, instead of Prestige Industrial, to be more compatible with current land use;
- We designated a Corridor Protection Area in the northwest part of the Bram West Secondary Plan Area for the proposed Bram West Parkway;
- Financial Drive has been realigned north of Steeles Avenue West. The realignment effectively bypasses the busy Mississauga Road and Steeles Avenue West intersection and will not harm major woodlots;
- In Option 1, which assumes a six-lane Mississauga Road, most of the lands facing the east side of Mississauga Road have been designated Specialty Office and Service Commercial. This emphasizes business use north of Steeles Avenue West;
- Lands on the west side of Financial Drive north and south of Steeles Avenue West are designated Office Node Commercial.

Use this legend with the detailed map on pages 7 and 8

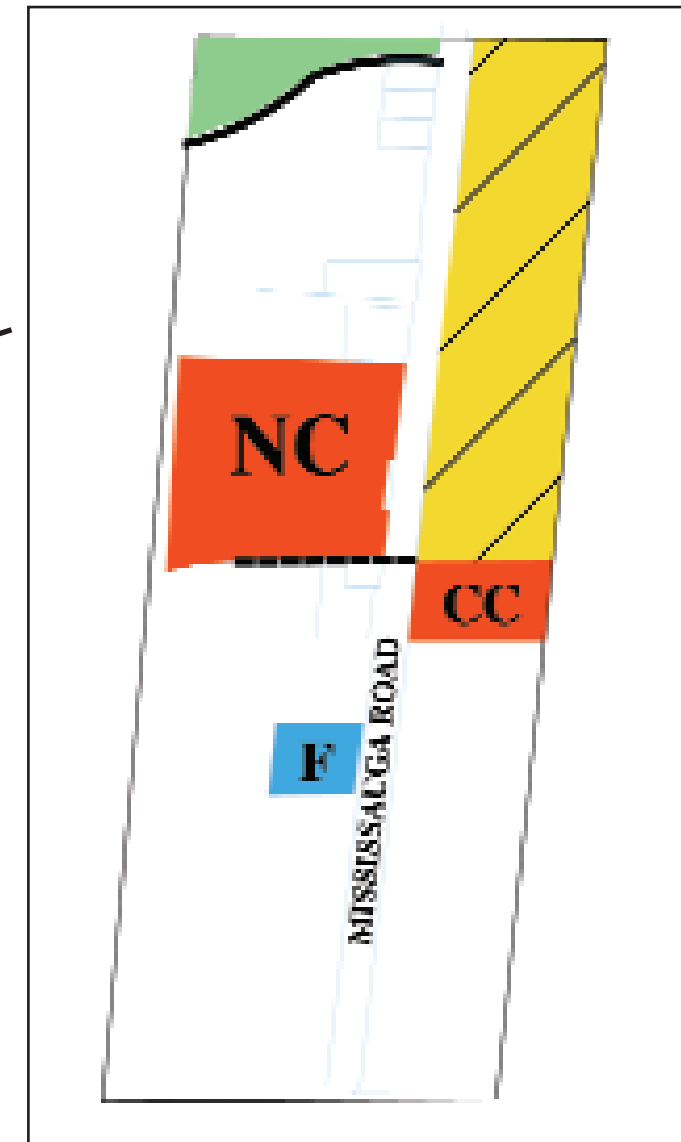
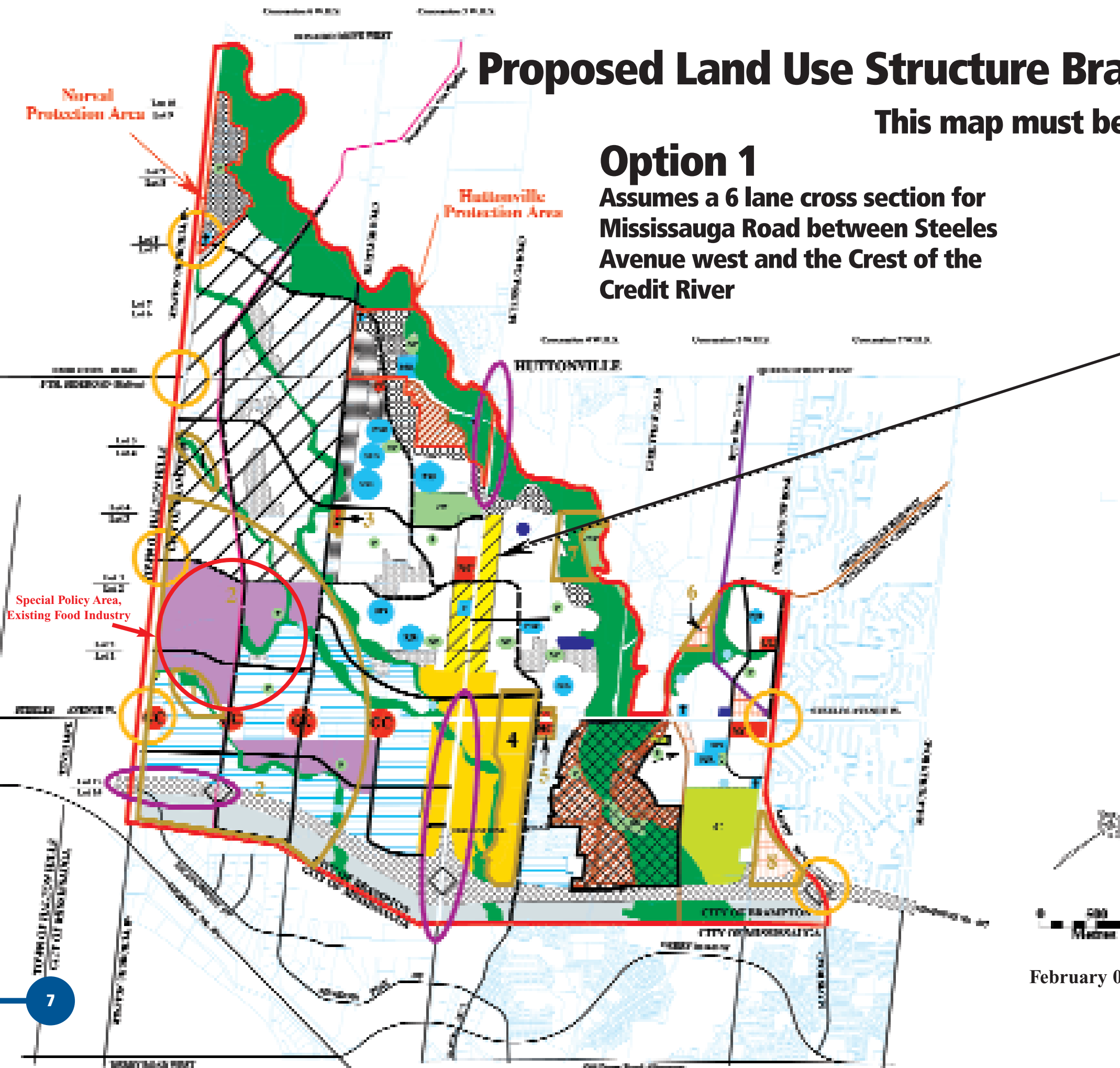
RESIDENTIAL:		 Churchville Heritage Conservation District
 Executive Residential	 Secondary Plan Boundary	 1-8 Special Policy Area
 Low Density		OPEN SPACE:
 Low / Medium Density		 Valleyland
 Medium Density		 CWP City Wide Park
 Village Residential		 CP Community Park
 High Density		 NP Neighbourhood Park
EMPLOYMENT:		 P Parkette
 Prestige Industrial		 C Cemetery
 HC Highway Commercial		 Woodlot
 NC Neighbourhood Commercial		 Potential Stormwater Management Pond
 GC Gateway Commercial		
 CC Concourse Commercial		
 Business Park		
 Office Node Commercial		
 Speciality Office & Service Commercial		
INFRASTRUCTURE:		
 Parkway Belt		ROAD NETWORK:
 TransCanada Gas Pipeline		 Highway No. 417
 Hydro One Corridor		 Major Arterial (45-50 metres)
 Orangeville Railway Development Corporation		 Minor Arterial (36 metres)
		 Major Collector Roads (36-30 metres)
INSTITUTIONAL:		 Minor Collector Roads (23-36 metres)
 PS Public Secondary School		 Interchange
 SE Senior Public Elementary School		 Local Access
 JE Junior Public Elementary School		 Primary Gateway
 SS Separate Secondary School		 Secondary Gateway
 SE Separate Elementary School		 Corridor Protection Area
 PW Place Of Worship (Reserve)		
 F Fire Station		

Proposed Land Use Structure Bram West Secondary Plan

This map must be read with the legend on page 6

Option 1

Assumes a 6 lane cross section for Mississauga Road between Steeles Avenue west and the Crest of the Credit River



Option 2

Assumes a 4 lane cross section for Mississauga Road between Steeles Avenue west and the Crest of the Credit River

February 03, 2004

Summary of Employment Designations within the Bram West Secondary Plan

LAND USE DESIGNATION	PERMITTED USES
Prestige Industrial	<ul style="list-style-type: none"> • Research & development facilities, industrial uses, distribution & warehousing, within wholly enclosed buildings; • No outdoor storage; • Day nurseries & ancillary retail uses (up to 15% of the gross leasable area (GLA) of a building) in association with the industrial uses; • Hotels & free-standing offices on lands that abut, or are directly adjacent to, arterial roads accommodating an interchange with a 400 series highway.
Office Node Commercial	<ul style="list-style-type: none"> • Business, professional or administrative offices, hotels, conference centres; • The following uses will be permitted only in conjunction with the above: - Business support services, limited accessory retail, banquet hall, restaurant, commercial school, day nursery, personal service shop, laundry establishment and recreational facility; • No outdoor storage; • Prestige Industrial permitted subject to compatibility with office node & adjacent uses. However, Prestige Industrial will not be permitted along lands fronting Mississauga Road.
Business Park	<ul style="list-style-type: none"> • Industrial uses, corporate offices, ancillary retail uses (up to 15% of the GLA of a building); office, retail & service uses (only within an industrial mall, to a maximum of 5,000 sq.ft. or 5% of the GLA of the building, whichever is less); restaurants (one per industrial mall, to a maximum of 5,000 sq.ft.) & banquet halls; • Prestige Industrial uses.
Specialty Office & Service Commercial	<ul style="list-style-type: none"> • Office, retail & service uses, restaurants, hotels & motels, specialty food & grocery stores (to a maximum GLA of 6,500 sq. ft.); • Retail warehouses - minimum GLA of 20,000 sq. ft.. Except 10% of the retail warehousing may be in buildings with a minimum GLA of 5,000 sq.ft.

Summary of Residential Designations within the Bram West Secondary Plan

LAND USE DESIGNATION	PERMITTED USES
Executive Residential	<ul style="list-style-type: none"> • Primarily single detached units; • Limited number of high-end semi's and townhouses may be considered; • Limited development of complementary uses.
Low Density	<ul style="list-style-type: none"> • Primarily single detached units; • Limited number of high-end semi's and townhouses may be considered; • Limited development of complementary uses.
Low / Medium Density	<ul style="list-style-type: none"> • Single-detached, semi-detached & townhouses; • Complementary uses.
Medium Density	<ul style="list-style-type: none"> • Single-detached, semi-detached & townhouses; • Complementary uses.
Village Residential	<ul style="list-style-type: none"> • Residential, convenience commercial, community services, craft shops & home workshops/offices.
High Density	<ul style="list-style-type: none"> • Townhouses, duplexes, maisonettes & apartments.

LAND USE DESIGNATION	PERMITTED USES
Highway Commercial	<ul style="list-style-type: none"> • Automobile service stations, gas bars & related activities.
Neighbourhood Commercial	<ul style="list-style-type: none"> • Community level retail & service uses, including supermarkets. An automobile service station or gas bar will be permitted on the NC designation at the south-west quadrant of Steeles Avenue & Chinguacousy Road.
Convenience Commercial	<ul style="list-style-type: none"> • Local serving retail, service and offices.
Gateway Commercial	<ul style="list-style-type: none"> • Same uses as in Specialty Office & Service Commercial. • Selected industrial uses that include a retail component. • Limited highway commercial uses (i.e.: Gas bar). • Enhanced urban design.
Special Policy Area 3	<ul style="list-style-type: none"> • Existing apple factory & service outlet. • Convenience retail. • Ancillary uses.



Community Design Strategy

Significant aspects of the Bram West Urban Design Strategy are set out below:

- The Credit River Valley shall be protected, and will determine urban form;
- Prestige Industrial and Office uses will occupy the most highly visible sites fronting the exterior of commercial blocks, while business parks will be on less visible sites inside such blocks;
- Residential and business areas should be separated by valley corridors, woodlots and major roads. Landscaping, buffering and edging will beautify these dividers;

Provide a variety of lot sizes and house designs and encourage executive housing in key locations

- New roads will be landscaped corridors, sensitive to the environmental features of Bram West;
- Gateways at primary street intersections will convey the community's character; and
- We will follow environmental protection principles in the Greening Policy of the City's Asset Management Department. The Credit River Valley represents the City's most significant Green Corridor within Bram West.



Prestige Industrial & Office Buildings will have a high quality of design & architecture





Stormwater facilities will be designed to provide a net benefit to the environment

Environmental Management Strategy

The environmental management strategy within Bram West will be carried out according to the Gateway West Subwatershed Study (1999) recommendations. The environmental policies address the following:

- The locations, configurations and boundaries of Open Space lands will be confirmed through studies as part of the Block Plan Process, or as a result of a Class Environmental Assessment. They may be revised without amending the Bram West Secondary Plan;
- Trees and hedgerows will be integrated into parklands and developments wherever possible; and,

- Continuous road frontage helps to make public parks and open spaces highly visible and accessible.

Valleylands

Valleylands contribute to the ecological integrity of the Credit River Watershed, but are susceptible to hazards like floods and erosion. Designated Valleylands will remain in a natural state, or be used for stormwater management.

Woodlots

Lands designated as Woodlots in the Bram West Secondary Plan are tableland woodlots, which will be protected, where possible, because of their ecological significance and long term value to the community. They will be conserved and used for passive recreation. Environmental impact studies will determine limits on development adjacent to valleylands and woodlots.

Stormwater Management

In considering options for stormwater management, the Conservation Authority and the City of Brampton will apply the following Stormwater Management principles:

- Stormwater will be considered as a resource, not a waste product; and,
- Stormwater facilities will maintain ecological integrity, and provide a net benefit to the environment wherever practical.

Stormwater management ponds will be permitted on all lands, provided they integrate well with adjacent uses and are subject to an Environmental Implementation Report.



The Credit River



City of Brampton
Pathways

Pathways Strategy Connects People to Places

One goal of the Brampton Strategic Plan is to achieve a higher level of excellence in attributes residents are proud of - parks, recreation, and sports fields. The Bram West Pathways Strategy proposes a network of multi-use trails to connect major parks and open spaces, and provide regional and inter-regional pathway connections. It will also complement the trail network in the City's Pathways Master Plan.

The Pathways Strategy connects neighbourhoods to parks, school sites, open spaces, and residential areas to business areas.

The pathway connections will be highly visible and provide quick and easy access to the Bram West neighbourhood and community-wide networks, and links to desired destinations.

Multi-use and designated paths will attract pedestrians, in-line skaters, bicycles, and other non-motorized vehicles - people going places.

Growth Management Strategy

The Bram West Secondary Plan will respect the guidelines of the Brampton Growth Management Program (GMP), which provides for timely key infrastructure and servicing elements such as:

- Road networks to support a given phase of development;
- Transit;
- Water and waste water services;
- School sites and facilities;
- New parks and recreation facilities; and
- Emergency services (i.e. fire stations).

The Bram West Secondary Plan will coordinate development with the timing, servicing and financing of infrastructure. Developers will be required to include a development sequencing plan with their Block Plan submissions.





Financial and Economic Management Strategy

Financial and economic impact studies helped us arrive at a balanced land use mix for Bram West. They confirmed that the two proposed land use options will be financially and economically beneficial to the City of Brampton and the Region of Peel.

Public Consultation Determines Direction of Plan

The City will hold two interactive planning sessions for residents, landowners and other stakeholders to discuss the Bram West Land Use and Growth Management Strategy. These sessions will help City staff fine-tune the two land use options for Bram West before reporting to Council in Spring 2004 with a revised Bram West Secondary Plan. In June 2004, you will have a chance to comment on a revised land use and implementing policies plan, at a statutory public meeting. Council is expected to approve a new Bram West Secondary Plan by Fall 2004.

Tell Us What You Think About Bram West!

Keep up with Bram West Secondary Plan Review happenings through the local media, and by visiting the City's website at www.city.brampton.on.ca.

If you have any questions or comments, call (905) 874-2076, contact your Councillor, or e-mail: bramwestsecplan@city.brampton.on.ca.

