

WESTON CONSULTING

planning + urban design

Planning, Building, and Economic
Development Department
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

June 3rd, 2022
File 8697-3

Attn: Andrew McNeill
Manager, Official Plan and Growth Management

RE: Vision 2040 - Draft Brampton Official Plan
375 Clark Boulevard, City of Brampton

Weston Consulting is the Planner for 375 Clark Ltd., the legally registered owner of the property municipally known as 375 Clark Boulevard, located on the southwest corner of Clark Boulevard and Bramalea Road and herein referred to as the “subject property.” This letter has been prepared to provide the following comments in response the Draft City of Brampton Official Plan.

Proposed *Schedule 5 – Designations* of the proposed Official Plan designates the subject property as “*neighbourhoods*” which permits a range of residential uses, as well as accessory and non-residential uses that are supportive of neighbourhoods. The scale, density and building typology permitted within this designation defers to Figure 1, which classifies City Streets based on their scale and function, and it is that classification that determines the permitted uses of a property fronting said street. The uses permitted within each street classification is provided in Table 5. It is a combination of the classification of the street, as well as the prevailing local context that determines the permitted height, density, and building types that would be permitted on a site. The subject property has frontage onto both Clarke Boulevard and Bramalea Road, which are designated as a “*neighbourhood connector*” and a “*regional road*” respectively. In accordance with proposed policy 2.2.68, the permitted uses outlined in table 5 will be determine based on the higher-order of the two streets, which in the case of the subject property is Bramalea Road. Accordingly, the subject property is permitted to accommodate the greatest mix of uses provided in Table 5, which includes residential, community facilities, mixed-use buildings, neighbourhood supportive uses, large-scale non-residential uses, emergency facilities and places of worship. We are supportive of permitting a wide range of land-use permissions for the subject property, however it is our opinion that the neighbourhoods designation is inappropriate for the subject property given the site specific context.

Proposed policy 2.2.85 indicates that permitted densities will be primarily determined through policies regulating the built form of buildings permitted on the site. These regulations will be implemented through the City of Brampton’s comprehensive zoning by-law, which is expected to be released in draft form in Q1 of 2023. Proposed policy 2.2.87 indicates that the primary building

type permitted within neighbourhoods will be that which is supportive of ground-oriented dwelling forms, with the exception of those locations which are located within mixed-use districts and corridors. As the subject property is located along Bramalea Road, which is a corridor, the subject property is not subject to this provision. We kindly request that stronger policies be included within the Official Plan to indicate that high-density uses shall be permitted along corridors.

The property directly to the north of the subject property is located within the “*Mixed-Use Districts*” designation, in accordance with proposed Schedule 5 – Designations, and is also located within a proposed Primary Major Transit Station Area (MTSA.) MTSA’s are intended to accommodate large-scale intensification and foster mixed-use communities in order to take advantage of existing and planned major infrastructure investments in accordance with the Growth Plan (2020). The outcome will be an increase in housing supply, a reduction in dependence on automobiles for personal transportation, protection of farmland and natural areas on the urban fringe, and efficient use of major municipal and provincial infrastructure. The subject property is large in size, under-utilized, located along a *Corridor* and adjacent to existing high-density residential uses. The subject property is also located within close proximity to the planned Queen-Bramalea BRT station and directly adjacent to the outer boundary of the MTSA associated with that station. It is also notable that the subject property has a lot size that is more similar to the larger lots located within the MSTA and Mixed-Use Districts Designation than the adjacent small-size lots that are located within the Neighbourhoods Designation. In accordance with this discussion we kindly request that the subject property be included within the MTSA, and accordingly designated “*Mixed-Use Districts*” so that the subject property may be developed for an efficient use of the lands.

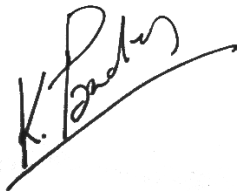
We kindly request that these comments be considered by Staff and that a response be provided at the earliest convenience. By copy of the City Clerk, request also that these comments be provided to Members of the Planning and Development Committee and/or City Council prior to any upcoming meeting regarding the Draft City of Brampton Official Plan. Finally, we request to be included on any future correspondence in relation to the City’s Municipal Comprehensive Review as the Draft Official Plan makes its way through the Municipal Comprehensive Review Process.

Should you have any questions, please do not hesitate to contact the undersigned at extension 335 or Jacob Lapointe at extension 299.

Yours truly,

Weston Consulting

Per:



Katie Pandey, MAES, MCIP, RPP
Associate

- c. Ryan Guetter, Executive Vice President, Weston Consulting
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Bob Bjerke, Director, City Planning & Design
Jason Schmidt-Shoukri, Commissioner, Planning, Building and Economic Development