



**WESTON  
CONSULTING**

planning + urban design

Development Planning Department  
City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

October 20, 2023  
File 8697-3

**Attn: Andrew McNeill  
Manager, Official Plan and Growth Management**

Dear Sir,

**RE: Comment Letter- Draft Brampton Official Plan 2023  
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 to the 2023 Draft City of Brampton Official Plan.

The subject property is located on the southwest corner of the intersection of Bramalea Road and Clark Boulevard and is currently occupied by Place of Worship. The subject property has an approximate area of 0.88 hectares (2.19 acres).

Proposed Schedule 2 – 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. Bramalea Road is identified as a Secondary Urban Boulevards. low-medium rose buildings are permitted along Secondary Urban Boulevards. High-rise buildings may be permitted subject to additional planning studies and other applicable policies in this Plan, and where located within a Major Transit Station Area. 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.) The area, directly to the north of Clark Boulevard permits a density of a minimum of 160 persons and jobs per hectare.

Proposed Schedule 1– City Structure Designations of the proposed Official Plan identifies the subject property within the “Urban Centre” area. Policy 2.1.2.2 of the Draft Official Plan states that the tallest buildings and highest density will be directed to Urban Centres. Within Boulevards and within Major Transit Station Areas, taller buildings may be permitted, subject to the applicable built form, design, and implementation policies of the Official Plan.

The subject property is large in size, under-utilized, located along a Secondary Urban Boulevard 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.

We support the inclusion of the subject property in the Urban Centre and kindly request the redesignation of the subject property for higher density, considering the unique location of the site. By copy of the City Clerk, request also that these comments be provided to City Council prior to the approval of the Official plan.

Should you have any questions, please do not hesitate to contact the undersigned at extension 335 or Hanieh Alyassin at extension 337.

Yours truly,

**Weston Consulting**

Per:

A handwritten signature in black ink that reads "K. Pandey". The signature is written in a cursive style with a horizontal line underneath the name.

Katie Pandey, MAES, MCIP, RPP  
Associate

c. Sandro Sordi, 375 Clark Ltd.