

Manni Chauhan, MCIP, RPP
Principal Planner,
G-force Urban Planners & Consultants

2800 SKYMARK AVENUE
Suite 401
Mississauga,
Ontario, Canada
L4W 5A6

Mobile: 647-296-9175
Email: gforceplanners@gmail.com
Web: <http://www.gforceplanners.ca/>
In: [ca.linkedin.com/in/gforceplanners/](https://www.linkedin.com/in/gforceplanners/)



G-force Urban Planners & Consultants

January 31, 2024

Assistant Development Planner
City of Brampton | Planning, Building and Growth Management
2 Wellington Street West | Brampton, ON | L6Y 4R2

Attention: Megan Fernandes

Re: Parking Justification letter in support of Committee of Adjustment application A-2024-0011 (Proposed New Building at the Existing Commercial Plaza) 860-870 North Park Drive, City of Brampton

G-force Urban Planners & Consultants are pleased to provide a Parking Justification letter in support of a Minor Variance application A-2024-0011 that seeks to require reduced parking as a result of an additional commercial building being proposed on the site located at 860-870 North Park Drive.

The existing commercial plaza located at 860-870 North Park Drive contains 2 single buildings with 2030sqm. (approximately 1,938.70 sq.m. of Gross Floor Area (GFA), that excludes the common garbage, electrical and Mechanical rooms). The site was originally subject to a site-specific bylaw that required a minimum of 127 parking spaces be provided for the site. Through a subsequent Committee of Adjustment application A09-172, a reduction to 115 parking spaces was approved. Further through a subsequent Committee of Adjustment application A17-177, a reduction of parking spaces to 107 was approved and currently applies to the site. Supporting parking justification letters were accepted and relied on, on both applications.

Currently a third one storey 219 sq.m building is proposed that will increase the total GFA from 2030sqm to 2247.7sqm. (excluding common garbage, mechanical and electric rooms of all buildings on site to 2,158 sq.m.) requiring a total parking of 98 parking spaces (Bylaw 259-2020)

The site is approved for 107 spaces (A-17-177). Therefore, variance being requested now should have been taken from the minimum 107 parking required for the site. It is worth noting that under Bylaw 259-2020 the required parking requirements under the

new development proposal, is less than the site specific approved 107 parking spaces.

However, Planning Staff do not align with the calculations above and have indicated through email correspondence that (Quote) “We have taken some time to familiarize ourselves with the previous approvals on the property and can provide the following feedback regarding the previous minor variance approvals:

A09-172 – to allow for 115 parking spaces whereas the by-law requires 127 parking spaces;

A17-177 to provide for a minimum of 107 parking spaces whereas the by-law requires a minimum of 127 parking spaces;

The staff report notes that a parking justification letter was provided which supports the reduction.

Further staff have stated that “In speaking with Zoning staff, we understand that the property is zoned Special Section 252 and therefore not subject to the typical commercial zone parking rates (1 parking space for each 23 square metres of gross commercial floor area or portion thereof). From a zoning perspective and for the purpose of this minor variance application, the variance is to permit 98 parking spaces whereas the by-law requires a minimum of 127 parking spaces. Traffic staff request that a short parking justification letter be prepared to include the updated number of employees, expected visitors and operation hours.”

On the basis of these recommendation, G-force Urban Planners & Consultants, in collaboration with the owner, conducted an hourly recorded video survey of the inbound and outbound traffic to and from the site. Monday, the 29th of January 2024 was chosen for the survey and the survey was conducted between the timing of 7AM to 8PM. The results of the survey are appended as Table 1.

Table 2, also appended, provides a list of current uses, approximate number of employees, visitors and operating hours of all the units at the plaza as well as the proposed three new units.

The results of the traffic inbound and outbound survey show that at any given point of time the maximum number of inbound and outbound traffic occurs between 4PM to 6PM. This is directly related to the pick up of children from the Day care centre. During this time the cumulative parking of vehicles is low with only 27 parking spaces occupied. The site had 570 inbound cars and 558 outbound cars at the end of the survey. At no point of the day were more than 35 cars parked on the site. (see cumulative result column in Table 1).

The survey adequately showcases the fact that the site has under utilized parking at only 35%. We are of the opinion that with the addition of the new building a 10%

increase of in-bound and out-bound traffic may occur. This will increase the number of visiting cars during the day from 570 to 627 cars. Taking the maximum car parking spaces utilized on the site at 35 spaces for the existing uses, it is anticipated that the number of maximum parking spaces that are likely to be occupied in future will be around 40 spaces depending on the use of the new units. However, despite any new use the current scenario suggests that in future there will be sufficient parking capacity available at any time of the day on this site.

Under the City's existing Bylaw 259-2020, the site is considered a "Shopping Centre" which is defined as "a premise upon which a group of at least five separate commercial uses have been developed and are managed as a unit by a single owner or tenant, or by a group of owner or tenants". Previously the Zoning By-law 270-2004 had different parking standards for shopping centres below 2000sqm (1 space for every 19sqm GFA) and shopping centres above 2000sqm (1 space for every 23sqm of GFA)

The Technical Paper #9 Parking and Loading Standards Review (Technical Paper is the Comprehensive Zoning By-law 270-2004 Review project ("the ZBL Review") undertaken by WSP in partnership with the City of Brampton ("the city")). Completed in 2020 and, responsible for the process leading to the approval of the Bylaw 259-2020, spoke to the fact that the zoning bylaw 270-2004 had inconsistencies as the same land use was subject to different parking standards and employed a different basis for parking requirement (e.g., number of practitioners, percentage of commercial floor area vis-à-vis other uses on site and gross floor area). For example, when a medical office is located in a shopping centre with a gross leasable floor area of 2000m² or less, the applicable minimum parking requirement depends on whether medical offices occupy 10% of gross commercial floor area or not (a different requirement applies to shopping Centres with more than 2000m²).

([https://www1.brampton.ca/EN/residents/Building-Permits/Zoning/documents/tp9%20-%20parking%20and%20loading%20standards%20review%20\(draft\).pdf](https://www1.brampton.ca/EN/residents/Building-Permits/Zoning/documents/tp9%20-%20parking%20and%20loading%20standards%20review%20(draft).pdf)).

Resultantly the city, to do away with parking inconsistencies within the shopping centres over and under 2000sqm, clubbed the parking requirements at a consistent 1 space for every 23m². This afforded us the opportunity to intensify the site by providing a new building with 3 more units to the site. The new units will add to the commercial inventory of the city and provide new job and investment opportunities.

Recommendations

G-Force Urban Planners have observed that the existing parking area is underutilized as can be seen in Table 1. The maximum number of spaces that were observed

860-870 North Park Drive

occupied at any time of the day, were 35 spaces. With the addition of the new building an additional 5 spaces will likely be utilized at peak times. The peak occupancy will still be less than 40%.

The largest tenant, Daycare Unit # 860-12, occupies about 28% of the GFA. The visitors to this centre are only drop off/pick up and do not park beyond a short time. Mostly, these visitors come only in the early morning at about 8-8.30am and then between 5-5.30pm. Similarly, Unit 860-9 which provides tutoring services, sees only drop off/pick up. This unit opens only for 4 hours a day. Unit 870-4 opens only 4 days a week.

Given the variety of businesses with different business hours and different busy times, the peak hours are staggered throughout the day at different times on different days of the week.

The plaza is well connected to Brampton transit on Dixie Road and North Park Drive. Many employees and visitors use public transport.

It is our opinion that the variance requested to permit 98 parking spaces on site instead of the 127 spaces required, is in public interest, meets the intent of the Official Plan and the Zoning Bylaw and desirable. The author recommends the variance be favorably reviewed by staff and approved by the Committee of Adjustment.

We trust this letter has addressed the City's requirements appropriately.

If you have any questions, please call me at 6472969175 or email me at manni@gforceplanners.ca

Regards



Manni Chauhan, MCIP RPP

Principal, G-force Urban Planners & Consultants,
2800 Skymark Ave,
Suite 401, Mississauga, ON, L4W5A6



860-870 North Park Drive

TABLE 1

Traffic data for property at 860-870 North park drive

Date: 29th Jan 2024 between 7:00 am to 8:00 pm

Time Slots	Entry/ Exit 1		Entry/ Exit 2		Total		Cumulative
	In	Out	In	Out	In	Out	Parked
7:00 to 8:00	22	7	6	16	28	23	5
8:00 to 9:00	32	12	15	31	47	43	9
9:00 to 10:00	32	4	14	24	46	28	27
10:00 to 11:00	23	8	2	9	25	17	35
11:00 to 12:00	17	16	6	13	23	29	29
12:00 to 1:00	19	17	8	20	27	37	19
1:00 to 2:00	21	18	13	23	34	41	12
2:00 to 3:00	24	11	8	9	32	20	24
3:00 to 4:00	39	15	13	34	52	49	27
4:00 to 5:00	48	13	26	61	74	74	27
5:00 to 6:00	48	21	29	59	77	80	24
6:00 to 7:00	31	16	23	36	54	52	26
7:00 to 8:00	32	28	19	37	51	65	12
					570	558	

860-870 North Park Drive

Unit #	Business	Emplo yees	Visitors by car	Operating Hrs.
860-1	Snacks-take out only	1		11am – 9pm
860-2	Ice cream-take out only	1		2pm – 12am
860-3	Accountant	1		10am – 5pm
860-4	Restaurant	6		10am – 9.30pm
860-5	Pharmacy, doctor office	4		9.30am – 6pm
860-6	Nails salon	2		10am – 8pm
860-7	Travel agency	2		10am – 7pm
860-8	Dentist	4		10am – 7pm
860-9	Tutoring	2		4pm – 8pm
860-10	Hair salon	3		10am – 7pm
860-12	Day care	15		8am- 5.30pm
870-1	Butcher shop-take out only	2		10am – 9pm
870-2	Physiotherapy	2		10am – 7pm
870-3	Convenience store	1		8am – 10pm
870-4	Small event place	2		Varies
New-1	To be determines	2		TBD
New-2	To be determined	2		TBD
New-3	To be determined	2		TBD
Total		54	570 (see Table 1)	