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# **Parking Justification Study**

## **PROPOSED MIXED USE DEVELOPMENT**

71 Rosedale Avenue West, City of Brampton

April 15, 2024

Project No: NT-20-051

520 Industrial Parkway South, Suite 201  
Aurora, Ontario L4G 6W8

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**nexttrans**  
CONSULTING ENGINEERS

NextEng Consulting Group Inc.

April 15, 2024

Access Property Development  
100 Canadian Road  
Toronto ON M1R 4Z5

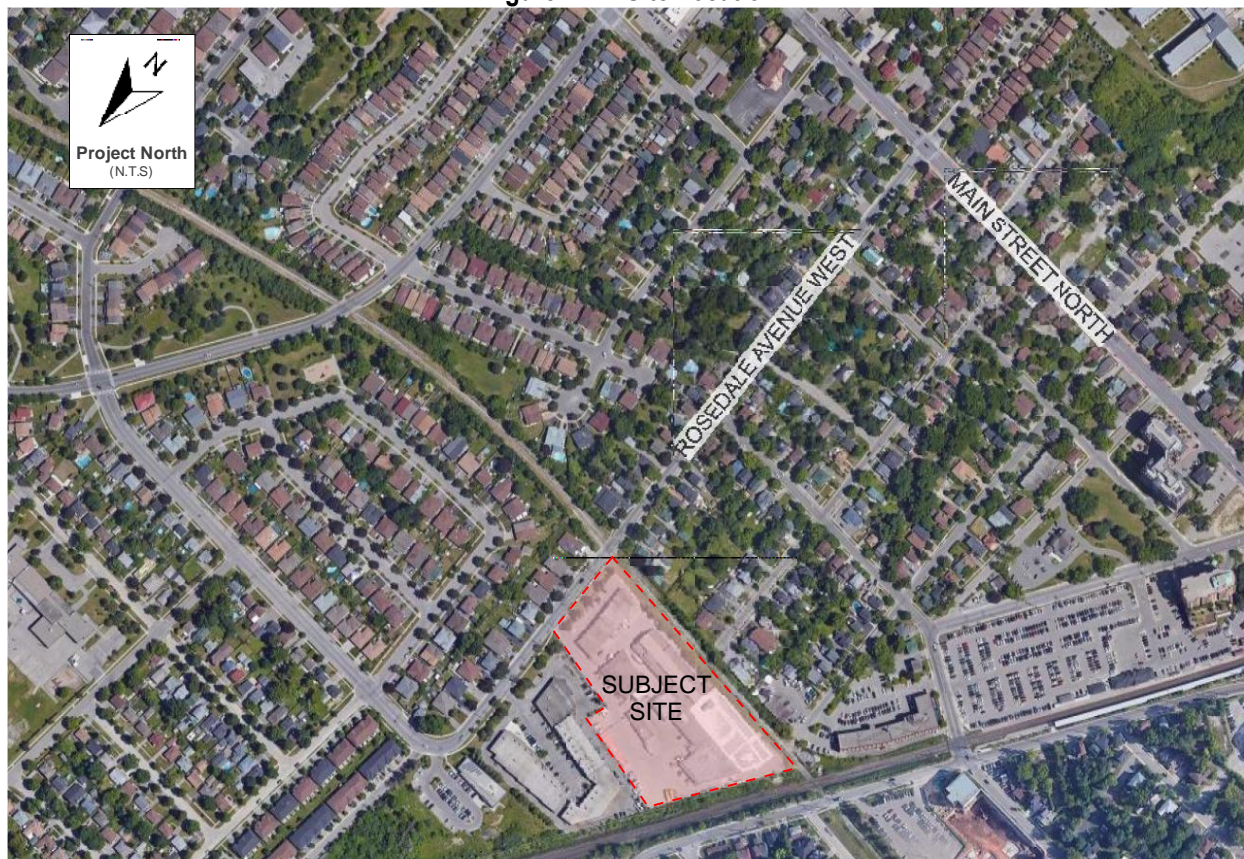
Attention: Hind Barnieh

Re: **Engineering Service –Parking Justification Study**  
**Proposed Mixed-Use Development**  
**71 Rosedale Avenue West, City of Brampton**  
**Our Project No. NT-20-051**

## 1.0 INTRODUCTION

Nexttrans Consulting Engineers (Nexttrans) was retained through Access Property Developments (the 'Client') to prepare this Parking Justification Study in support of the Site Plan Approval Application(s) for a proposed mixed-use development at the above noted property. The subject property is located south of Rosedale, municipally addressed as 71 Rosedale Avenue West, in the City of Brampton. The subject site location is illustrated in **Figure 1-1**.

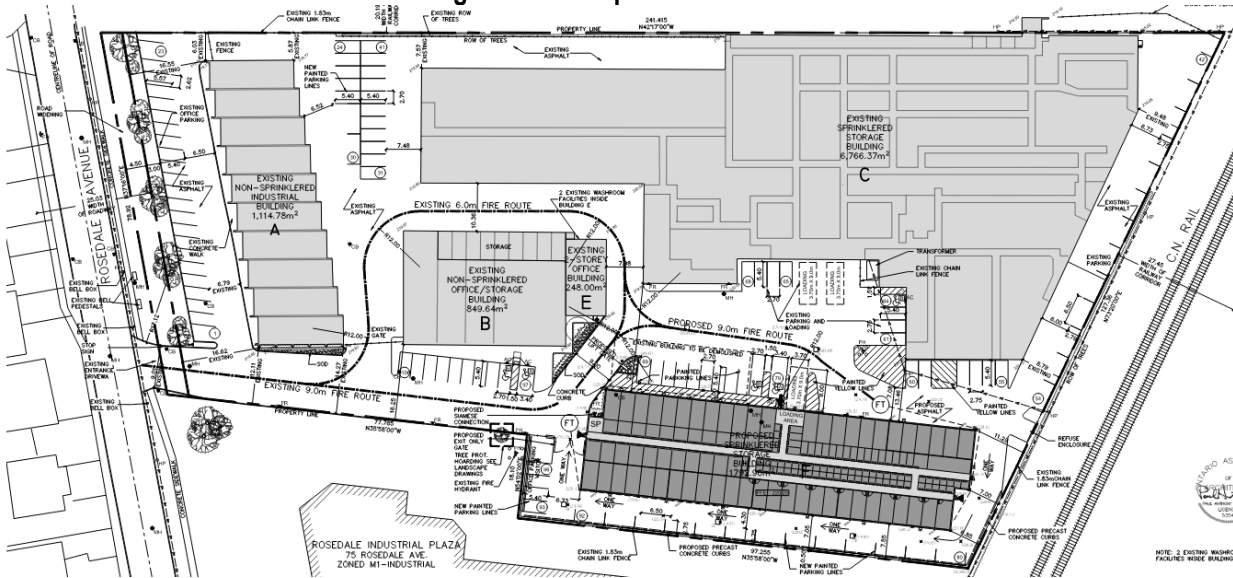
Figure 1-1 – Site Location



The subject property is currently occupied by five (5) buildings of mixed use with a total gross floor area (GFA) of 9,242.41 m<sup>2</sup>. The development proposal is to demolish an existing building (Building D) and construct a new two (2)-storey building (Building F) with 3,585.92 m<sup>2</sup> GFA for self-storage use. The proposed development will provide a total of 106 vehicular parking spaces for all uses on site.

The site plan is shown in **Figure 1-2** provided in full detail in **Appendix A**. Site plan statistics are summarized in **Table 1.1**.

**Figure 1-2 – Proposed Site Plan**



**Table 1.1 – Site Plan Statistics**

Building	GFA (Existing)	GFA (Proposed)
A	1,114.78 m <sup>2</sup>	1,114.78 m <sup>2</sup>
B	849.64 m <sup>2</sup>	849.64 m <sup>2</sup>
C	6,766.37 m <sup>2</sup>	6,766.37 m <sup>2</sup>
E	248.00 m <sup>2</sup>	248.00 m <sup>2</sup>
D (to be demolished)	263.62 m <sup>2</sup>	
F (Proposed)		3,585.92 m <sup>2</sup>
<b>Total</b>	<b>9,242.41 m<sup>2</sup></b>	<b>12,564.71 m<sup>2</sup></b>

## 2.0 PARKING ASSESSMENT

### 2.1. City of Brampton Zoning By-law Parking Requirements

In accordance with the City of Brampton Zoning By-law 270-2004, the technical parking requirements for the subject site with the proposed new building are summarized in **Table 2.1**. A detailed parking matrix which displays the parking requirements based on all existing uses on site and the applicable parking rates from the Zoning By-law is provided in **Appendix B**.

**Table 2.1 – Vehicle Parking Requirements (By-law 270-2004)**

Building	GFA	Parking Spaces Required	Parking Spaces Provided	+ Surplus / - Deficiency
A	8,559.33 m <sup>2</sup>	56	106	-155
B	849.64 m <sup>2</sup>	33		
C	6,766.37 m <sup>2</sup>	103		
E	248.00 m <sup>2</sup>	9		
F	3,585.92 m <sup>2</sup>	60		
<b>Total</b>		<b>261</b>	<b>106</b>	<b>-155</b>

Under proposed conditions, the subject site requires a total of 261 parking spaces on site and will provide 106 spaces, which results in a technical shortfall of 155 spaces.

## 2.2. Parking Utilization Survey

Nextrans conducted parking utilization surveys at the subject site to capture the peak parking demand under existing conditions. Surveys were conducted on Wednesday, April 10, 2024, from 8:00 AM to 8:00 PM and Saturday, April 13, 2024, from 8:00 AM to 8:00 PM. The observed parking demands were recorded for 30-minute periods. The observed parking demand was recorded separating the parking demand of the existing self storage use from the other uses on site. The parking utilization survey results are provided in **Table 2.2** and **Table 2.3**.

**Table 2.2 - Parking Utilization Survey Results – 71 Rosedale Avenue West – Wednesday, April 10, 2024**

Time Period (Starting)	Parking Demand – Self-storage	Parking Demand – Rest of the Site	Total Parking Demand	Utilization % of Existing Supply (83 spaces)
8:00 AM	15	18	33	40%
8:30 AM	17	20	37	45%
9:00 AM	19	19	38	46%
9:30 AM	21	20	41	49%
10:00 AM	20	20	40	48%
10:30 AM	22	25	47	57%
11:00 AM	20	27	47	57%
11:30 AM	18	23	41	49%
12:00 PM	21	21	42	51%
12:30 PM	19	26	45	54%
1:00 PM	21	30	51	61%
1:30 PM	22	28	50	60%
2:00 PM	21	31	52	63%
2:30 PM	20	27	47	57%
3:00 PM	18	25	43	52%
3:30 PM	18	20	38	46%

4:00 PM	19	21	40	48%
4:30 PM	20	23	43	52%
5:00 PM	18	20	38	46%
5:30 PM	18	14	32	39%
6:00 PM	21	10	31	37%
6:30 PM	19	12	31	37%
7:00 PM	18	13	31	37%
7:30 PM	17	16	33	40%
8:00 PM	18	15	33	40%

**Table 2.3 - Parking Utilization Survey Results – 71 Rosedale Avenue West – Saturday, April 13, 2024**

Time Period (Starting)	Parking Demand – Self-storage	Parking Demand – Rest of the Site	Total Parking Demand	Utilization % of Existing Supply (83 spaces)
8:00 AM	14	6	20	24%
8:30 AM	14	6	20	24%
9:00 AM	18	6	24	29%
9:30 AM	17	10	27	33%
10:00 AM	17	9	26	31%
10:30 AM	20	16	36	43%
11:00 AM	22	17	39	47%
11:30 AM	20	15	35	42%
12:00 PM	18	13	31	37%
12:30 PM	18	11	29	35%
1:00 PM	19	10	29	35%
1:30 PM	18	10	28	34%
2:00 PM	18	9	27	33%
2:30 PM	18	9	27	33%
3:00 PM	18	16	34	41%
3:30 PM	19	20	39	47%
4:00 PM	20	17	37	45%
4:30 PM	20	15	35	42%
5:00 PM	19	17	36	43%
5:30 PM	19	16	35	42%
6:00 PM	20	15	35	42%
6:30 PM	20	14	34	41%
7:00 PM	20	13	33	40%
7:30 PM	18	12	30	36%
8:00 PM	18	12	30	36%

The peak parking demand for the existing self-storage use observed on site was 22 spaces (displayed in green in **Table 2.2** and **Table 2.3**.) Based on the existing self-storage GFA of 7,214.68 m<sup>2</sup>, the peak utilization rate was 0.30 spaces per 100 m<sup>2</sup>. The total peak parking demand for all uses on site was 51 spaces (displayed in red in **Table 2.2**). Under the peak parking demand, 61% of the existing parking supply of 83 spaces was utilized.

### 2.3. Future Parking Demand

To estimate the expected future peak parking demand of the subject site under proposed conditions, the peak future parking demand for the self-storage use was calculated using the proposed self-storage GFA and the peak self-storage parking utilization rate determined from the surveys. The estimated peak parking demand for self-storage use was then added to the existing peak parking demand of the other uses on site. The expected future peak parking calculations are summarized in **Table 2.4**.

**Table 2.4 – Estimated Future Peak Parking Demand**

Peak Utilization Rate for Self-Storage	0.30 spaces per 100 m <sup>2</sup>
Proposed Self-Storage GFA	10,800.6 m <sup>2</sup>
Existing Peak Parking Demand for Rest of the Site	30
Future Parking Demand for Self Storage	32
<b>Total Future Parking Demand</b>	<b>62</b>
<b>Proposed Parking Supply</b>	<b>106</b>
<b>Difference</b>	<b>+44</b>

Based on the observed peak parking demands on site and the proposed GFA, the future peak parking demand is expected to be 62 spaces. With the proposed parking supply of 106 spaces, there would be a surplus of 44 spaces.

### 3.0 CONCLUSION

The existing peak parking demand on site was determined through parking utilization surveys. Based on the existing peak parking demands for the self-storage use and the other uses on site, the future peak parking demand is expected to be 62 spaces, which would result in a surplus of 44 spaces with the proposed parking supply of 106 spaces. Therefore, the proposed parking supply is sufficient to accommodate the future parking demands of all uses on site.

We trust the enclosed sufficiently addresses your needs. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

#### NEXTRANS CONSULTING ENGINEERS

Prepared by:



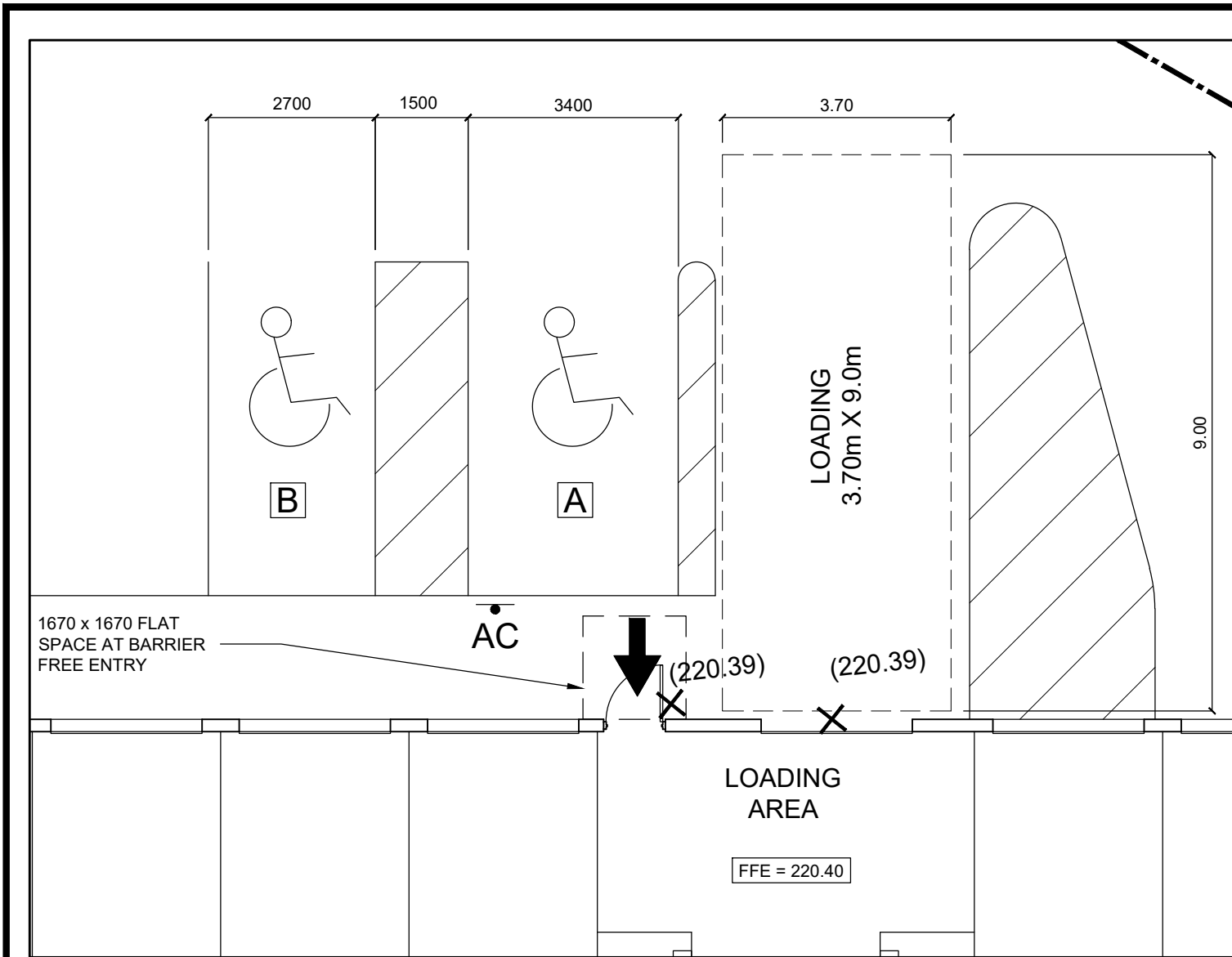
Janus Mora, B.Eng., EIT  
Transportation Analyst

Reviewed and Approved by:

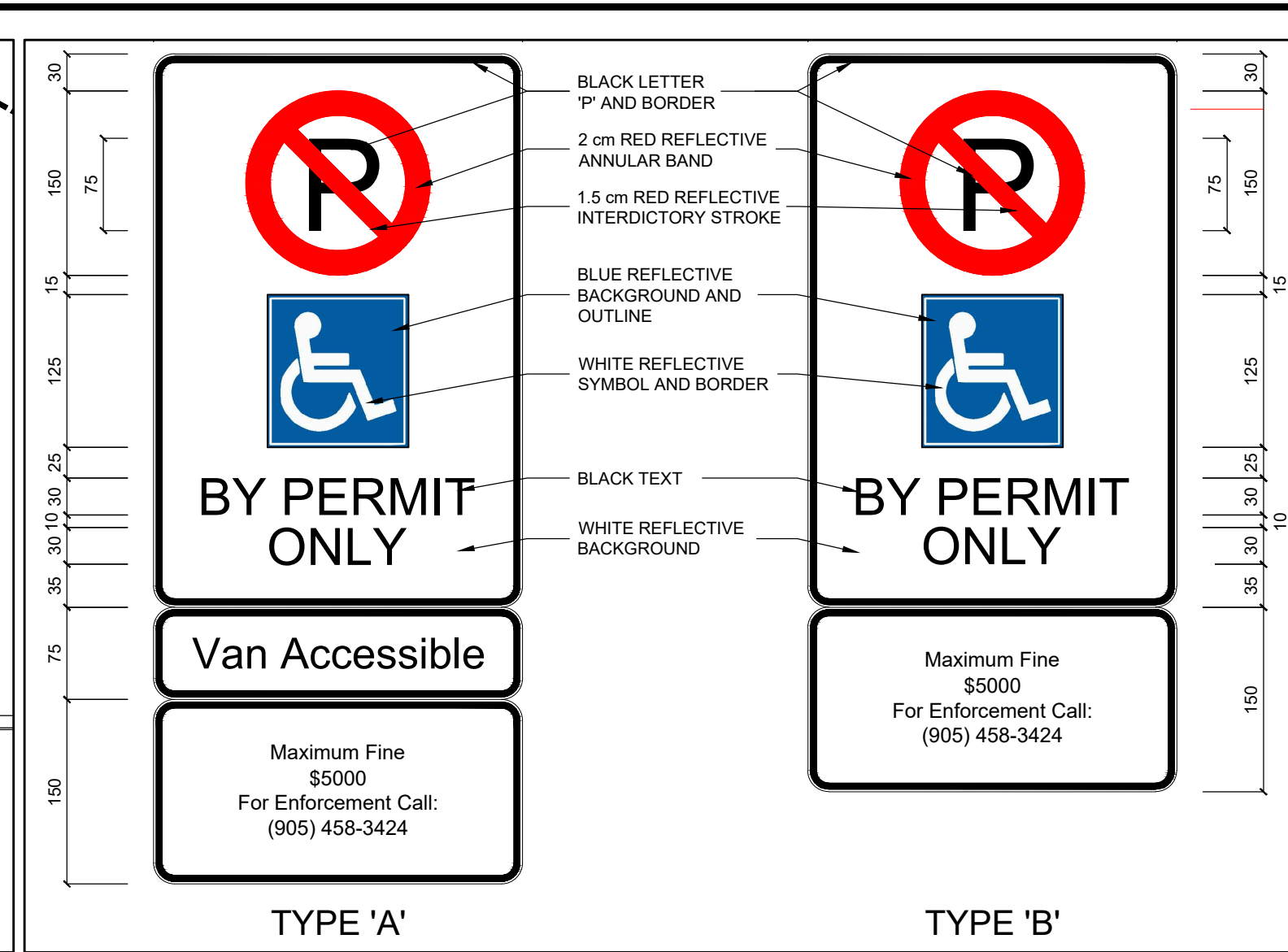


Richard Pernicky, MITE  
Principal

## **Appendix A – Proposed Site Plan**

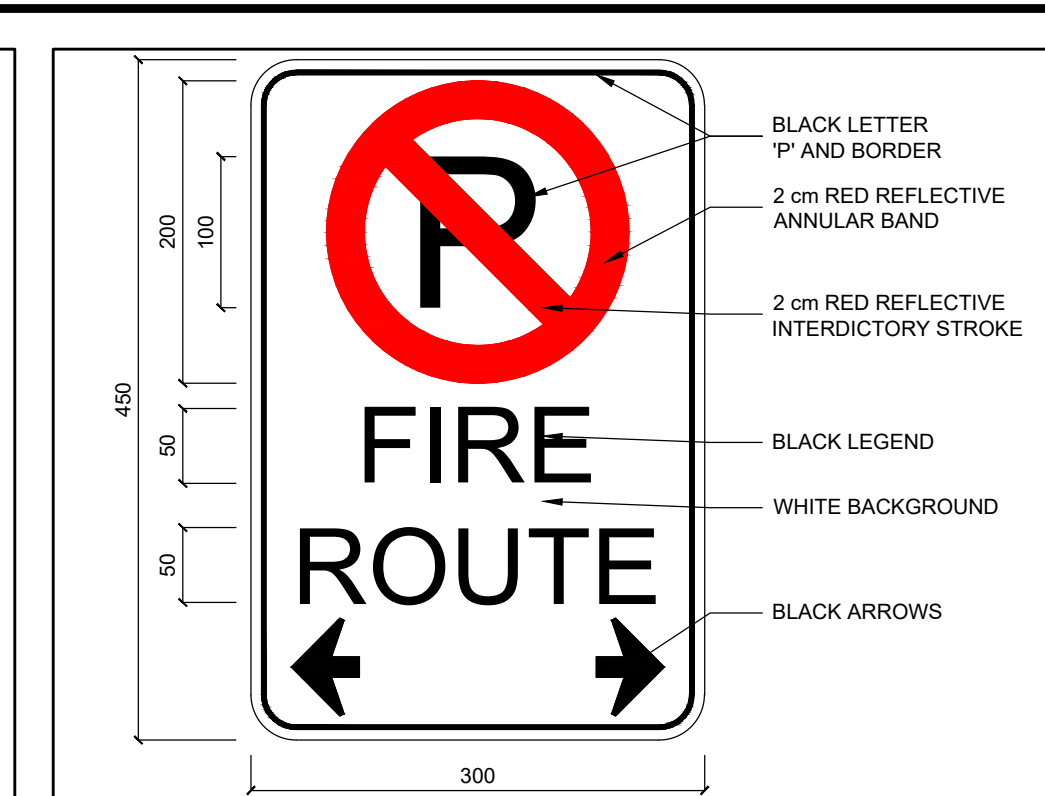


ENLARGED BUILDING 'F' ENTRY  
1:100

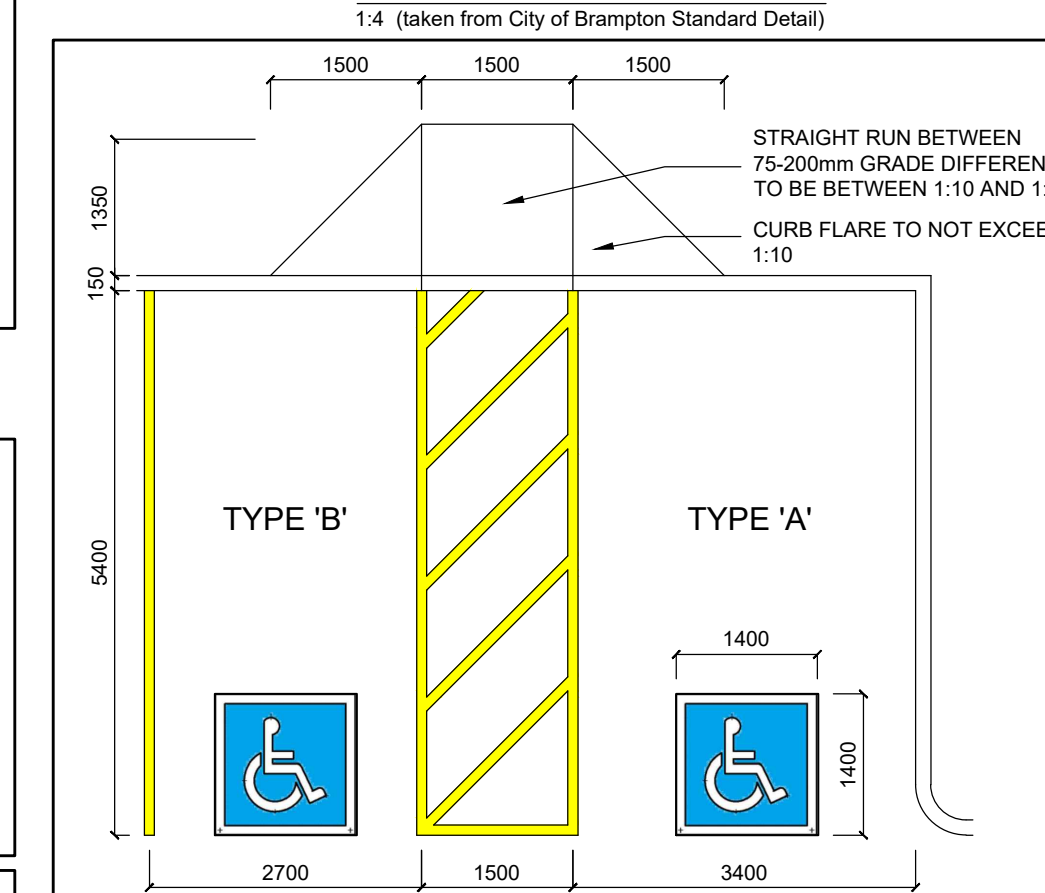


ACCESSIBLE PARKING SIGNS  
1:5 (taken from "Accessible Parking in the City of Brampton")

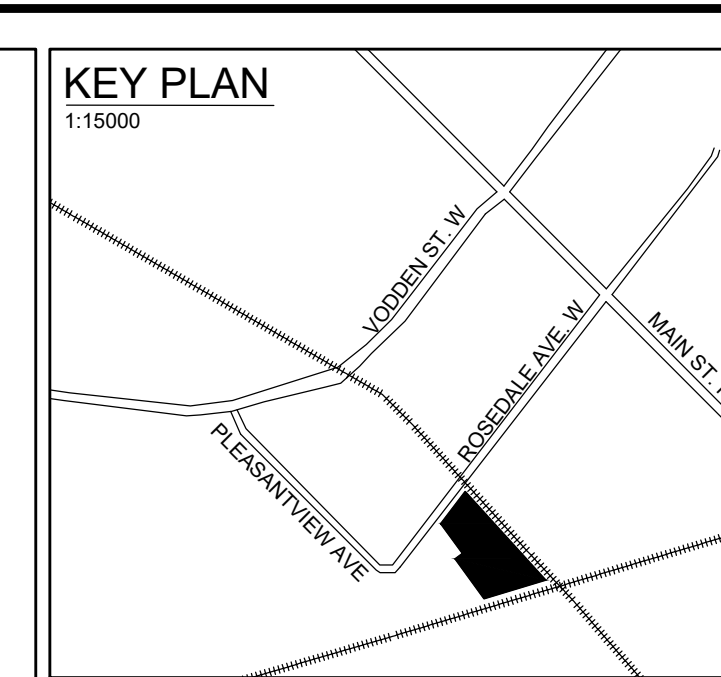
- LANDSCAPE NOTES**
- ALL EXISTING TREES, WHICH ARE TO REMAIN, MUST BE FULLY PROTECTED WITH HOARDING WHICH SHALL BE ERRECTED BEYOND THE DRIP LINE. ALL TREE PRESERVATION MEASURES HAVE BEEN PERFORMED PRIOR TO ISSUANCE OF TOPSOIL STRIPPING AND GRADING PERMIT.
  - NO MOVEMENT OF VEHICLES IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
  - THE AREAS WITHIN THE TREE PROTECTION ZONE MUST REMAIN UNDISTURBED AT ALL TIMES.
  - ANY BACKFILLING OR TOPSOIL STORAGE OF MATERIALS MUST NOT BE PLACED WITHIN THE LIMITS OF THE TREE PROTECTION ZONE.
  - ANY ROOTS OR BRANCHES THAT EXTEND BEYOND THE TREE PROTECTION ZONE WHICH REQUIRE PRUNING, MUST BE PRUNED BY A QUALIFIED ARBORIST AND MUST BE PERFORMED IN ACCORDANCE WITH GOOD ARBORICULTURE STANDARDS.
  - TREES THAT HAVE DIED OR HAVE BEEN DAMAGED BEYOND REPAIR, WILL BE REMOVED AND REPLACED WITH TREES OF A SIZE AND SPECIES AS APPROVED BY THE CITY OF BRAMPTON COMMUNITY SERVICES DEPARTMENT.
  - TREE PROTECTION HOARDING MUST NOT BE REMOVED UNTIL THE COMPLETION OF BUILDING CONSTRUCTION.
- LIGHTING NOTE**
- ALL LIGHTING ON PROPOSED BUILDING F TO BE DARK SKY COMPLIANT.



FIRE ROUTE SIGN  
1:4 (taken from City of Brampton Standard Detail)



ACCESSIBLE PARKING SPACES  
1:75 (taken from "Accessible Parking in the City of Brampton")



BOUNDARY INFORMATION TAKEN FROM SURVEYORS REAL PROPERTY REPORT  
PART OF LOT 7 CONCESSION 1 (WHS) (TOWNSHIP OF CHINGACOUSY) LOTS A, B AND C (BLOCK 16) REGISTERED PLAN BR-4 CITY OF BRAMPTON (REGIONAL MUNICIPALITY OF PEEL)  
AS PREPARED BY:  
BARICH GRENKIE SURVEYING LTD.

**CHANGES TO PARKING SPACES**

REQUIRED PARKING	EXISTING PARKING	ADJUSTED PARKING TOTAL
83	83	98
19	23	106
PROPOSED PARKING		
SPACES REDUCED FOR DEMOLITION BUILDING 'D'		
SPACES ADDED WITH BUILDING 'F'		
ADJUSTED PARKING TOTAL		106

**SITE STATISTICS**

ZONING: M1 (INDUSTRIAL ONE)  
EXISTING NET SITE AREA: 20,450.45 m<sup>2</sup> (220,127 ft<sup>2</sup>)

COVERAGE: EXISTING 9,118.41 m<sup>2</sup> (44.6%), PROPOSED 10,741.79 m<sup>2</sup> (52.5%)

LOT USAGE: MAXIMUM (2X SITE AREA) 200%, PROPOSED 62.4%

LANDSCAPED AREA PROPOSED: 2.84%

**AREA CALCULATIONS**

EXISTING	BLDG AREA	G.F.A.
BUILDING A	1114.78 m <sup>2</sup> (11,999 ft <sup>2</sup> )	1114.78 m <sup>2</sup> (11,999 ft <sup>2</sup> )
BUILDING B	849.64 m <sup>2</sup> (9,145 ft <sup>2</sup> )	849.64 m <sup>2</sup> (9,145 ft <sup>2</sup> )
BUILDING C	6766.37 m <sup>2</sup> (72,833 ft <sup>2</sup> )	6766.37 m <sup>2</sup> (72,833 ft <sup>2</sup> )
BUILDING E	124.00 m <sup>2</sup> (1,335 ft <sup>2</sup> )	248.00 m <sup>2</sup> (2,669 ft <sup>2</sup> )
TOTAL EXT.G.	8854.79 m <sup>2</sup> (95,312 ft <sup>2</sup> )	8978.79 m <sup>2</sup> (96,646 ft <sup>2</sup> )
PROPOSED		
BUILDING F	1792.96 m <sup>2</sup> (19,299 ft <sup>2</sup> )	1792.96 m <sup>2</sup> (19,299 ft <sup>2</sup> )
TOTAL	10647.75 m <sup>2</sup> (114,449 ft <sup>2</sup> )	10771.75 m <sup>2</sup> (116,783 ft <sup>2</sup> )

**TO BE DEMOLISHED**  
BUILDING 'D' 309.1 m<sup>2</sup>

**AREAS BY OCCUPANCY**

BUILDING	UNITS	AREA	PARKING REQUIRED
EXISTING BUILDING 'A'			
INDUSTRIAL	X	682.42 m <sup>2</sup>	X
COMMERCIAL	X	248.00 m <sup>2</sup>	X
BUILDING 'B'			
OFFICE	X	765.63 m <sup>2</sup>	X
SELF-STORAGE	X	83.81 m <sup>2</sup>	X
BUILDING 'C'			
SELF-STORAGE	X	8,726.55 m <sup>2</sup>	X
BUILDING 'D'			
DEMOLISHED			
BUILDING 'E'			
OFFICE	X	248.00 m <sup>2</sup>	X
PROPOSED BUILDING 'F'			
SELF-STORAGE	X	1,792.96 m <sup>2</sup>	X
TOTAL		10,772.75 m <sup>2</sup>	147

**PARKING**  
REQUIRED 147  
PROVIDED 106

**LOADING**  
REQUIRED 3  
PROVIDED 3  
3.7m x 9.0m SPACE

**ISSUED FOR**

#	ISSUED FOR	DDMMYY
1	ISSUED FOR PRELIMINARY REVIEW	13/03/19
4	ISSUED FOR PRELIMINARY REVIEW	27/01/20
5	ISSUED FOR REVIEW	28/01/20
6	SINGLE STORY BUILDING	24/03/21
7	UPDATED FOR SURVEY	03/08/21
8	UPDATED FOR SHEET SIZE	04/08/21
9	UPDATED PARKING COUNT	09/08/21
10	UPDATED BUILDING 'F' LAYOUT	24/08/21
11	UPDATED BUILDING 'F' LAYOUT	31/08/21
12	UPDATED SITE PLAN	07/10/21
13	UPDATED FOR CITY COMMENTS	16/12/21
15	ISSUED FOR COORDINATION	10/11/23
16	ISSUED FOR SITE PLAN APPROVAL	15/11/23

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**GENERAL NOTES:**

- DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING.
- THIS IS A METRIC DRAWING.
- LAST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.
- SUBMIT ALL SHOP DRAWINGS (SUCH AS TRUSS ETC.) TO THE ARCHITECT FOR REVIEW.
- ALL CONSTRUCTION AND SERVICES MUST COMPLY WITH OBC (ONTARIO BUILDING CODE).

**PRELIMINARY NOT FOR CONSTRUCTION**

**LEGEND**

- PRINCIPAL ENTRANCE
- ENTRANCE / EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- CATCH BASIN
- MAN-HOLE
- HYDRO POLE
- ACCESSIBLE PARKING SIGN
- FIRE ROUTE SIGN (MAXIMUM 30m APART)
- TYPE 'A' ACCESSIBLE PARKING SPACE (VAN ACCESSIBLE)
- TYPE 'B' ACCESSIBLE PARKING SPACE
- OVERHEAD HYDRO WIRES
- CHAIN-LINK FENCE
- FIRE-TRUCK - MAX 45m TO HYDRANT AND MAX 45m TO EVERY OPENING IN BLDG HYDRANTS TO O.B.C. 3.10.3.4 (a) (b)

MUNICIPAL FILE NO.: PRE-2020-0018B

**PAUL HASTINGS Architect**  
1337 Valente Crescent, Oakville, ON, L6J 7E2  
P: 905 829-5217 F: 905 829-9114  
C: 416 660-4522 E: phastings@copeco.ca

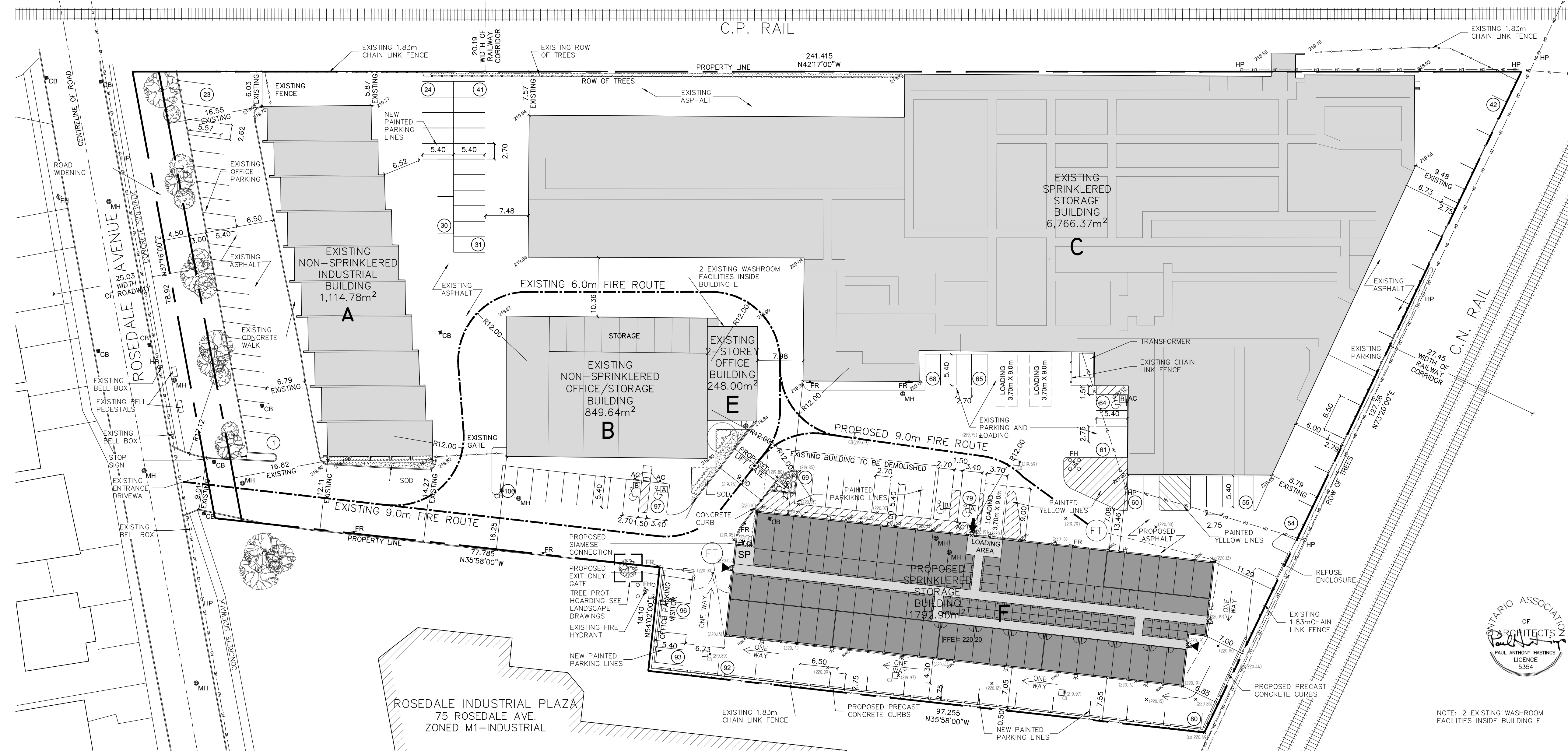
**RICK BROWN and Associates Inc.**  
1100 CENTRAL PARKWAY WEST SUITE 30, 2ND FLOOR MISSISSAUGA, ON, L5C 4E5  
P: 905 897-0388  
C: 905 510-2579  
rick@rbdesign.co

CLIENT NAME & ADDRESS:  
**ACCESS PROPERTY DEVELOPMENT**  
100 CANADIAN ROAD SCARBOROUGH, ON.

PROPOSED NAME & ADDRESS:  
**PROPOSED SELF-STORAGE**  
71 ROSEDALE AVENUE WEST, BRAMPTON, ON.

SCALE: 1:400 DATE: MAR. 6, 2019 DRAWN BY: M.S./M.A. JOB No.: 2303

DRAWING TITLE: **PROPOSED SITE PLAN** DRAWING No.: **SP-1**





## **Appendix B – Parking Requirements Matrix**

71 Rosedale, Brampton Parking Matrix

Building Name	Building Area (sq.m)	Name of business	Floor area for each unit	Parking provision (ZBL 270-2004)	No. of req'd spaces	Notes
Existing Building A	1114.78	Bargain Deals Ltd	55.74	Office: 1 space per 30 sq.m of gross comm floor area	2	
		The Rotary Club Of Brampton	148.83	Place of assembly, community club... : 1 space per 8 sq.m of gross comm floor area	19	
		2795136 ONTARIO INC.	111.48	Office: 1 space per 30 sq.m of gross comm floor area	4	
		Blairs Catering	111.48	Retail establishment: 1 space per each 19 sq.m of gross commercial floor area	6	
		Creole Boucanier Inc.	111.48	Office: 1 space per 30 sq.m of gross comm floor area	4	
		Gilmar Construction Inc	111.48	Office: 1 space per 30 sq.m of gross comm floor area	4	
		FX Mind Power Systems Inc	111.48	Office: 1 space per 30 sq.m of gross comm floor area	4	
		Shack Shine	111.48	Office: 1 space per 30 sq.m of gross comm floor area	4	
		Gilmar Construction Inc	111.48	Office: 1 space per 30 sq.m of gross comm floor area	4	
		JRP CARPENTING SOLUTION INC (CC)	111.48	Other comm service: 1 space per 23 sq.m of gross comm floor area	4	
		Self-storage	18.34	Up to 5,000 square metres: 1 parking space per 60 square metres gross floor area or portion thereof	1	Parking calculation: 18.34 / 60 = 0.31
Existing Building B	849.64	Fun, Flare and Fashion	15.61	Retail establishment: 1 space per each 19 sq.m of gross commercial floor area	1	
		Fun, Flare and Fashion	3.72			
		Hollis Wealth	46.45	Bank, trust company or finance company: 1 space per 15 sq.m of gross comm floor area	4	included in above count.
		Tavares Bookkeeping	15.79	Office: 1 space per 30 sq.m of gross comm floor area	1	
		Solutionsmixed Inc Marketing	13.94	Office: 1 space per 30 sq.m of gross comm floor area	1	
		Langlois Financial Service	111.48	Bank, trust company or finance company: 1 space per 15 sq.m of gross comm floor area	8	
		Gloobenoon Services	46.45	Office: 1 space per 30 sq.m of gross comm floor area	2	
		Merle Norman Cosmetic.	46.45	Personal service shop: 1 space per 25 sq.m of gross comm floor area	2	
		Susan's Massage Therapy	13.94	Personal service shop: 1 space per 25 sq.m of gross comm floor area	1	
		Vacant	111.48		0	
		Good Foods Enterprise Inc.	167.23	Office: 1 space per 30 sq.m of gross comm floor area	6	
Self-storage	368.59	Up to 5,000 square metres: 1 parking space per 60 square metres gross floor area or portion thereof	7	Parking Calculation: 368.59 / 60 = 6.14		
Existing Building C	6766.37	Self-storage	6766.37	5,000 to 10,000 square metres: 83 parking spaces plus 1 parking space per 90 square metres gross floor area or portion thereof that is over 5,000 square metres;	103	Parking Calculation: 83 + (6766.37 - 5000 / 90) = 102.63
Existing Building E	124 (total GFA 248)	The Aim Media Group	16.72	Office: 1 space per 30 sq.m of gross comm floor area	1	
		Natural Movers	10.22	Other comm service: 1 space per 23 sq.m of gross comm floor area	1	
		Sunshine Travel Serv	16.72	Office: 1 space per 30 sq.m of gross comm floor area	1	
		Vacant	10.22		0	
		Vacant	30.10		0	
		Friendly Maintenance Cleaning Services	18.95	Office: 1 space per 30 sq.m of gross comm floor area	1	
		Self-storage	61.38	Up to 5,000 square metres: 1 parking space per 60 square metres gross floor area or portion thereof;	5	Parking Calculation: 248 / 60 = 4.13
Proposed Building F	1792.96 (total GFA 3585.92)	Self-storage	3585.92	Up to 5,000 square metres: 1 parking space per 60 square metres gross floor area or portion thereof	60	Parking Calculation: 3585.92 / 60 = 59.77

<b>Total Required Parking</b>	<b>261</b>
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<b>Total Parking on Site (Proposed)</b>	<b>106</b>
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