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NextEng Consulting Group Inc.

To: The City of Brampton

From: Janus Mora, Nexttrans Consulting Engineers

Date: April 17, 2024

**Re: Terms of Reference – Parking Study
Proposed Mixed-Use Development
71 Rosedale Avenue West, City of Brampton**

INTRODUCTION

Nexttrans wishes to confirm the following scope of work for a Parking Study in support of the proposed Minor Variance application for the above noted property, located at 71 Rosedale Avenue West, in the City of Brampton (the “City”).

The subject lands are currently occupied by five (5) buildings of mixed commercial / industrial uses. The development proposal is to demolish one (1) existing building (Building D) and construct a new two (2)-storey self-storage building with a Gross Floor Area (GFA) of 3,585.92 m². The site currently provides a total of 82 parking spaces for all uses on site. As part of the proposed development, the total parking supply will be increased to 106 spaces.

The parking study for the proposed development will be conducted in accordance with the City of Brampton Traffic Impact and Parking Study Terms of Reference (April 2019). The following outlines the proposed scope of work for the study.

REVIEW OF PARKING REQUIREMENTS

The minimum parking requirements for each use on site are assessed in accordance with the City of Brampton Zoning By-law 270-2004, identifying any deficiencies in the proposed parking supply.

PARKING SURVEY

Parking utilization surveys at the subject site, 71 Rosedale Avenue West, were undertaken 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, for the purpose of determine an effective parking rate for the self storage use.

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 are 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 is then added to the existing peak parking demand of the other uses on site to determine the total future peak parking demand for all uses on site. The number of required parking spaces based on the expected future peak parking demand will be identified and recommendations will be provided if the demand exceeds the proposed parking supply.

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

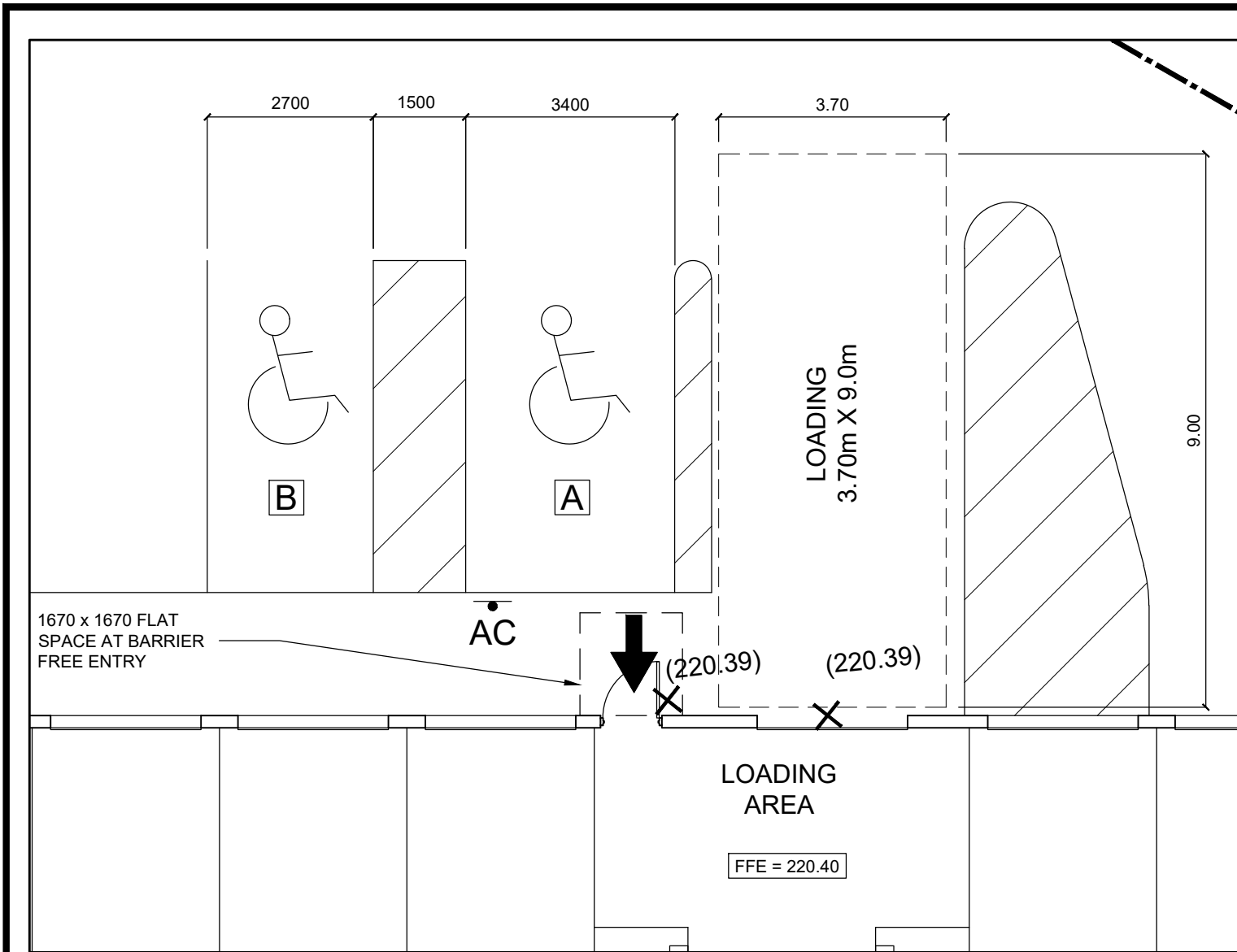
Yours truly,

NEXTRANS CONSULTING ENGINEERS

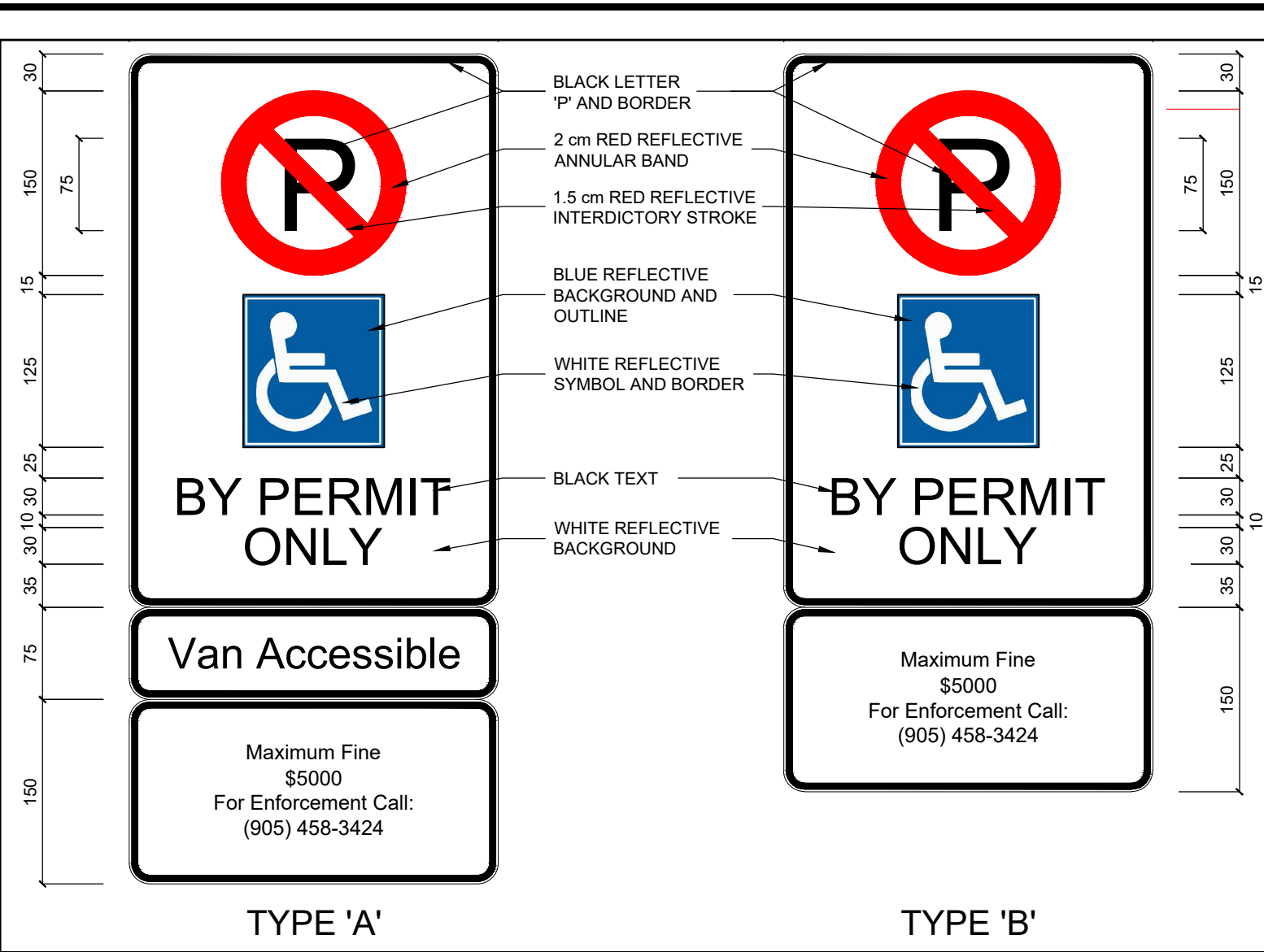
A handwritten signature in black ink, appearing to read 'Janus Mora', written in a cursive style.

Janus Mora, B.Eng., EIT
Transportation Analyst

Enclosed: Proposed Site Plan

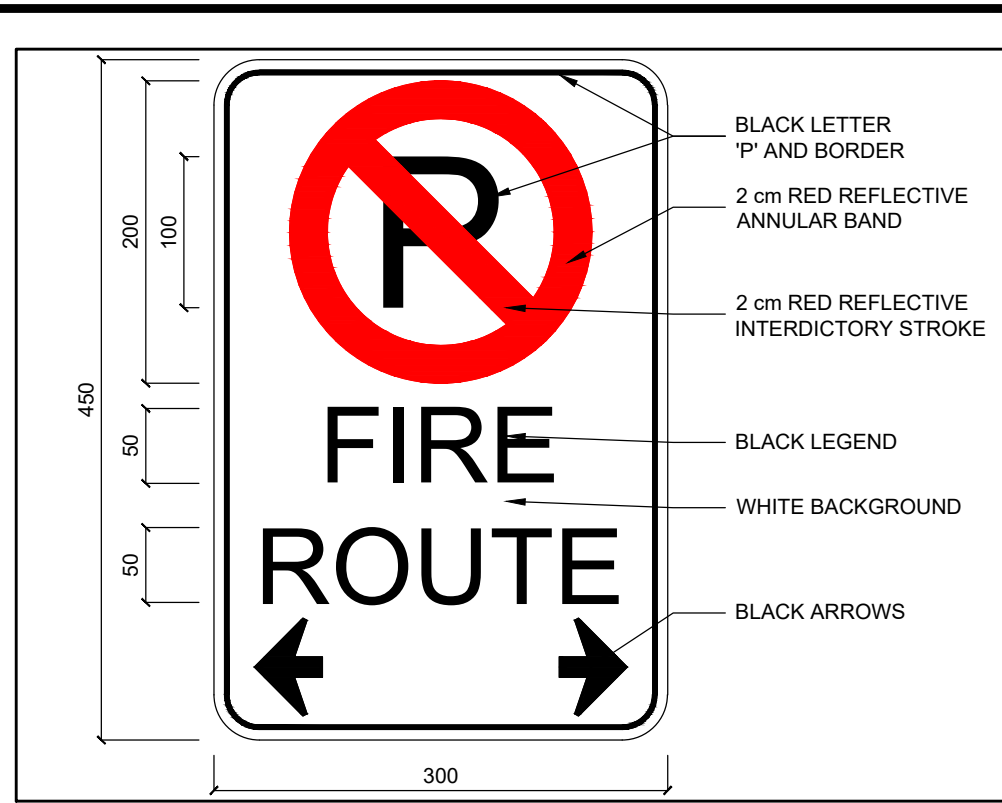


ENLARGED BUILDING 'F' ENTRY
1:100

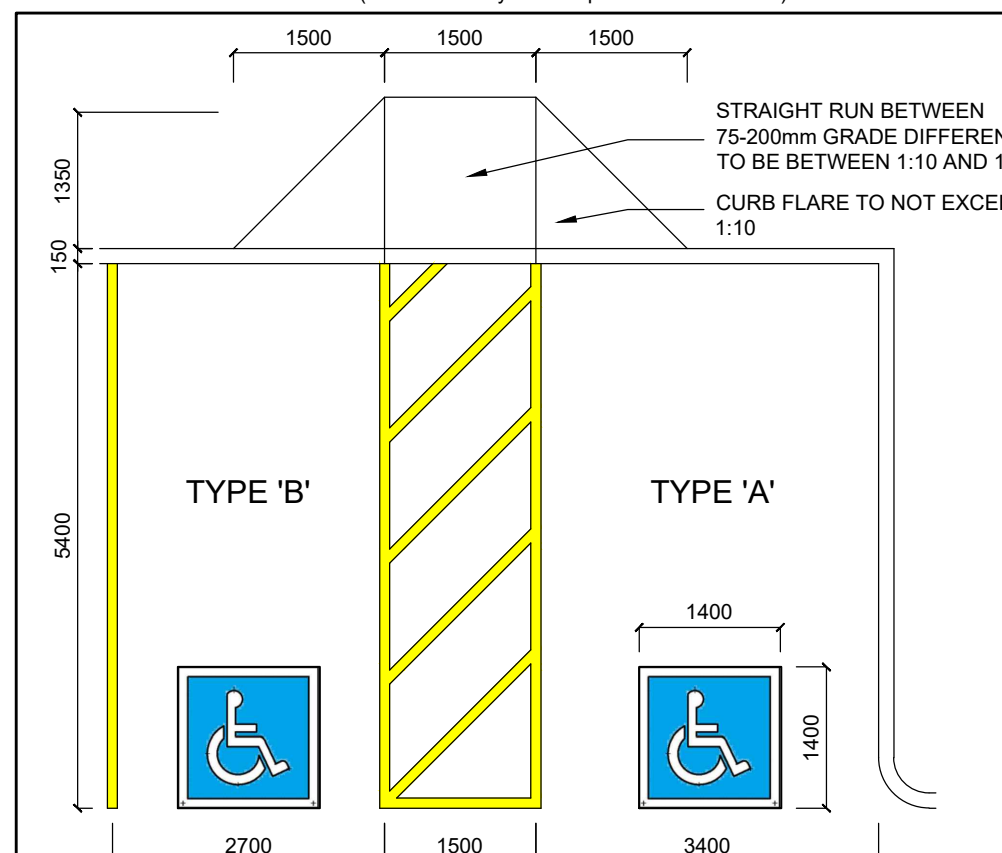


ACCESSIBLE PARKING SIGNS
1:5 (taken from "Accessible Parking in the City of Brampton")

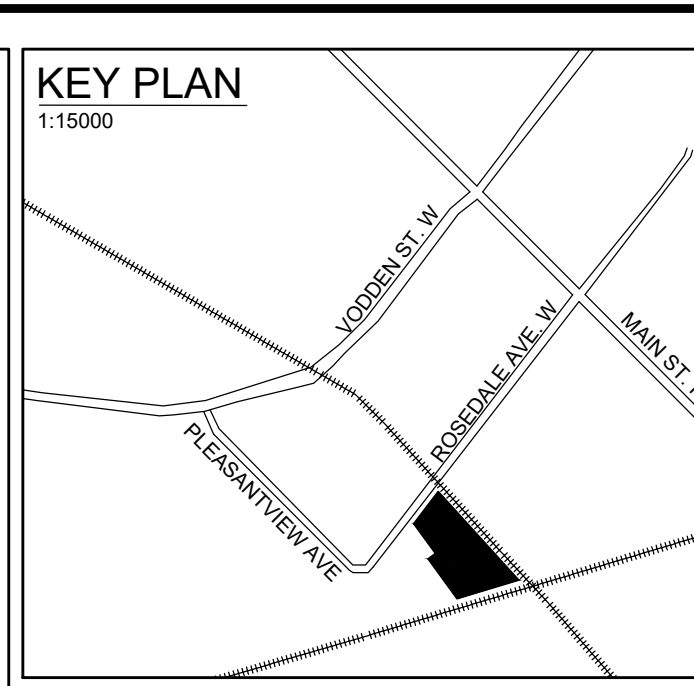
- LANDSCAPE NOTES**
- ALL EXISTING TREES, WHICH ARE TO REMAIN, MUST BE FULLY PROTECTED WITH HOARDING WHICH SHALL BE ERRECTED BEYOND THE DRIP LINE. ALL TREE PRESERVATION MEASURES HAVE BEEN PERFORMED PRIOR TO ISSUANCE OF TOPSOIL STRIPPING AND GRADING PERMIT.
 - NO MOVEMENT OF VEHICLES IS PERMITTED WITHIN 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 m² (220,127 ft²)

| COVERAGE | EXISTING | PROPOSED |
|----------|---------------------------------|----------------------------------|
| EXISTING | 9,118.41 m ² (44.6%) | 10,741.79 m ² (52.5%) |
| PROPOSED | | 1,623.38 m ² (7.8%) |

LOT USAGE: MAXIMUM (2X SITE AREA) PROPOSED: 200% (62.4%)
LANDSCAPED AREA PROPOSED: 2.84%

AREA CALCULATIONS

| EXISTING | BLDG AREA | G.F.A. |
|--------------|---|---|
| BUILDING A | 1,114.78 m ² (11,999 ft ²) | 1,114.78 m ² (11,999 ft ²) |
| BUILDING B | 849.64 m ² (9,145 ft ²) | 849.64 m ² (9,145 ft ²) |
| BUILDING C | 6,766.37 m ² (72,833 ft ²) | 6,766.37 m ² (72,833 ft ²) |
| BUILDING E | 124.00 m ² (1,335 ft ²) | 248.00 m ² (2,669 ft ²) |
| TOTAL EXT.G. | 8,854.79 m ² (95,312 ft ²) | 8,978.79 m ² (96,646 ft ²) |
| PROPOSED | | |
| BUILDING F | 1,792.96 m ² (19,299 ft ²) | 1,792.96 m ² (19,299 ft ²) |
| TOTAL | 10,647.75 m ² (114,449 ft ²) | 10,771.75 m ² (116,783 ft ²) |

TO BE DEMOLISHED
BUILDING 'D' 309.1 m²

AREAS BY OCCUPANCY

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

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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 ROSDALE 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**

