



For Office Use Only  
(to be inserted by the Secretary-Treasurer  
after application is deemed complete)

FILE NUMBER: A-2024-0134

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

**APPLICATION**  
**Minor Variance or Special Permission**  
(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** 7956 TORBRAM INC. ( NAVNEET SINGH SETHI)  
**Address** 19-7956 TORBRAM RD BRAMPTON, ON, L6T 5A2  
  
**Phone #** 416-475-7500 **Fax #** \_\_\_\_\_  
**Email** TSDHUGGA@GMAIL.COM

2. **Name of Agent** PAVNEET KAUR( NOBLE PRIME SOLUTIONS LTD)  
**Address** 19-2131 WILLIAMS PKWY BRAMPTON ON, L6S 5Z4  
  
**Phone #** 437-888-1800 **Fax #** \_\_\_\_\_  
**Email** APPLICATIONS@NOBLELTD.CA

3. **Nature and extent of relief applied for (variances requested):**  
-TO PERMIT AN OFFICE USE (REAL ESTATE OFFICE, MORTGAGE BROKER, ACCOUNTING, GENERAL OFFICE) TO OPERATE FROM UNIT 19;  
-TO PERMIT 319 PARKING SPACES ON SITE.

4. **Why is it not possible to comply with the provisions of the by-law?**

5. **Legal Description of the subject land:**  
**Lot Number** 24  
**Plan Number/Concession Number** M94  
**Municipal Address** 19-7956 TORBRAM RD BRAMPTON, ON, L6T 5A2

6. **Dimension of subject land (in metric units)**  
**Frontage** \_\_\_\_\_  
**Depth** \_\_\_\_\_  
**Area** 436.26M<sup>2</sup>

7. **Access to the subject land is by:**  
**Provincial Highway**  **Seasonal Road**   
**Municipal Road Maintained All Year**  **Other Public Road**   
**Private Right-of-Way**  **Water**



- 8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

**EXISTING BUILDINGS/STRUCTURES** on the subject land: List all structures (dwelling, shed, gazebo, etc.)

N/A

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

N/A

- 9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

**EXISTING**

Front yard setback	<u>N/A</u>
Rear yard setback	<u>N/A</u>
Side yard setback	<u>N/A</u>
Side yard setback	<u>N/A</u>

**PROPOSED**

Front yard setback	<u>N/A</u>
Rear yard setback	<u>N/A</u>
Side yard setback	<u>N/A</u>
Side yard setback	<u>N/A</u>

- 10. Date of Acquisition of subject land: \_\_\_\_\_
- 11. Existing uses of subject property: COMMERCIAL
- 12. Proposed uses of subject property: COMMERCIAL
- 13. Existing uses of abutting properties: COMMERCIAL
- 14. Date of construction of all buildings & structures on subject land: JULY 2018
- 15. Length of time the existing uses of the subject property have been continued: 5 YEARS

- 16. (a) What water supply is existing/proposed?  
 Municipal  Other (specify) \_\_\_\_\_  
 Well
- (b) What sewage disposal is/will be provided?  
 Municipal  Other (specify) \_\_\_\_\_  
 Septic
- (c) What storm drainage system is existing/proposed?  
 Sewers  Other (specify) \_\_\_\_\_  
 Ditches   
 Swales



17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes  No

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes  No

19. Has the subject property ever been the subject of an application for minor variance?

Yes  No  Unknown

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

*[Handwritten Signature]*

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 19<sup>th</sup> DAY OF APRIL, 20 24

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, TANVIE ROY, OF THE CITY OF BRAMPTON  
IN THE REGION OF PEEL SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE  
City OF Brampton  
IN THE Region OF  
Peel THIS 19 DAY OF  
April, 2024

*[Handwritten Signature]*  
A Commissioner etc.

Mercelyn Osayamen Osaze  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires June 20, 2025.

*[Handwritten Signature]*

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

DATE RECEIVED APRIL 19, 2024

Date Application Deemed Complete by the Municipality VL



**APPOINTMENT AND AUTHORIZATION OF AGENT**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 7956 Torbram Road, Brampton Unit 19

I/We, PSCC 1044

please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

7956 Torbram Inc.

please print/type the full name of the agent(s)

to make application to the City of Brampton Committee of Adjustment in the matter of an application for minor variance with respect to the subject land.

Dated this 2nd day of May, 2024.

\_\_\_\_\_  
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

\_\_\_\_\_  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

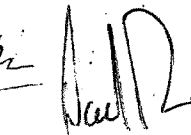
**NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.**

  
Ramesh Jhamb

  
Ranjit Dhillon

  
Dean Muir

  
Nirdosh Kumar

  
Davinder Pal Singh





**PERMISSION TO ENTER**

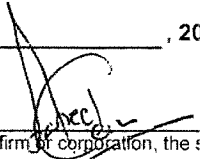
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

LOCATION OF THE SUBJECT LAND: Unit 19- 7956 Torbram Road, Brampton, Ontario

I/We, 7956 TORBRAM INC.  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 18 day of March, 20 24.

  
\_\_\_\_\_  
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

NAVNEET SINGH SETHI.  
\_\_\_\_\_  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

*NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.*

**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**



**APPOINTMENT AND AUTHORIZATION OF AGENT**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

LOCATION OF THE SUBJECT LAND: Unit 19- 7956 Torbram Road, Brampton, Ontario

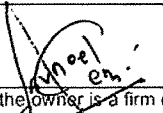
I/We, 7956 TORBRAM INC.  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Noble Prime Solutions Ltd  
please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 18 day of March, 2024.

  
\_\_\_\_\_  
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

NAVNEET SINGH SETHI  
\_\_\_\_\_  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.**

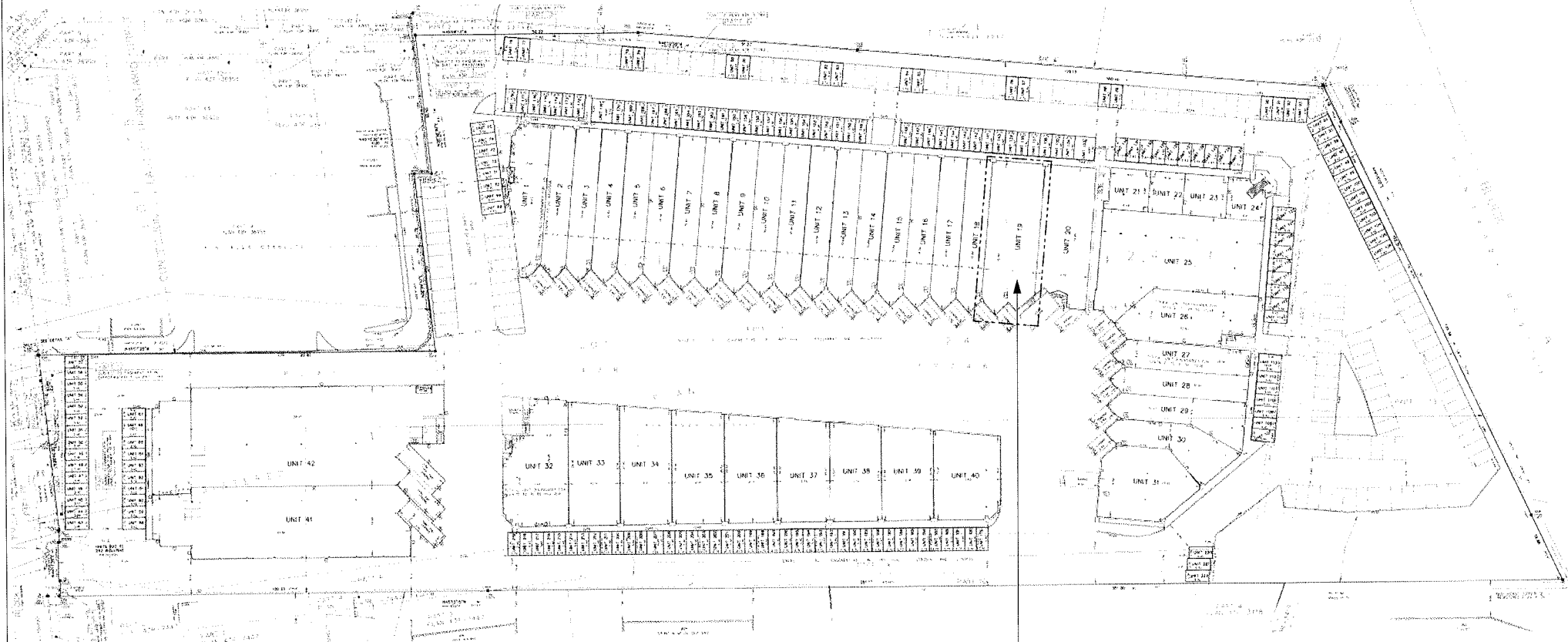


**MINOR VARIANCE**

**-TO PERMIT AN OFFICE USE (REAL ESTATE OFFICE, MORTGAGE BROKER,  
ACCOUNTING, GENERAL OFFICE) TO OPERATE FROM UNIT 19;**

**-TO PERMIT 319 PARKING SPACES ON SITE.**

**SITE PLAN**



**7956 TORBRAM RD  
UNIT- 19  
REAL ESTATE OFFICES**

**GROUND FLOOR OFFICE AREA: 4,373 SF (406.26 SQM)  
MEZANINE OFFICE AREA: 322 SF (30.0 SQM)**

STAMP

01 ISSUED FOR VARIANCE MAR 18/24

ADDRESS:  
**7956 TORBRAM RD  
(UNIT 19)  
BRAMPTON, ON**

DRAWN BY: NK CHECKED BY: JB  
PROJECT NUMBER: 24C-29651

**NOBLE PRIME  
SOLUTIONS LTD**  
2131 WILLIAMS PARKWAY  
UNIT 19,  
BRAMPTON, ON  
info@nobletd.ca  
(437) 888 1800

DATE: MAR 18/24 DWG No: A2.5  
SCALE:



# Zoning Non-compliance Checklist

File No. A-2024- 0134
--------------------------

Applicant: 7956 Torbram Inc. (Navneet Singh Sethi)  
 Address: 7956 Torbram Road  
 Zoning: M1 Section 2619  
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit an office use (real estate, mortgage broker, accounting, general office to operate from unit 19.	Whereas the by-law permits office use excluding offices for licensed professionals.	30.7 (e)
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING	To permit 319 parking spaces.	Whereas the by-law requires 328 parking spaces.	30.5
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno  
 Reviewed by Zoning

April 19, 2024  
 Date





May 28, 2024

Noble Prime Solutions Ltd  
Unit #19, 2131 Williams Parkway  
Brampton ON L6S 5Z4

Mr. Jivtesh Singh

**Re: Parking Justification Study  
Proposed Real Estate Office  
7956 Torbram Road, Unit #19  
City of Brampton, Regional Municipality of Peel**

CGE Consulting is pleased to submit this Parking Justification Study in support of the lease of the vacant unit to become real estate office within the existing commercial property located at 7956 Torbram Road, in the City of Brampton, the Regional Municipality of Peel.

This study concludes that the parking supply of 326 parking spaces was found to be adequate to accommodate the parking demands of the commercial property.

Should you have any questions regarding this study, please do not hesitate to contact the undersigned.

Yours truly,

**CGE TRANSPORTATION CONSULTING**



Casey Ge, P.Eng.  
President

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Appendix B	Photos of the Subject Site
Appendix C	Parking Survey Raw Data

## 1.0 INTRODUCTION

CGE Consulting was retained by Noble Prime Solutions Ltd. to prepare a Parking Justification Study for an existing commercial building, located at 7953 Torbram Road, in the City of Brampton (“the City”), the Regional Municipality of Peel. The purpose of this study is to undertake a parking survey at the existing site during a typical weekday and Saturday between 10:00 AM and 5:00 PM to capture the highest site parking demand. The parking utilization survey data will be used to justify any on-site parking deficiency.

Additionally, this study is to identify appropriate travel demand management measures such as bicycle parking, transit, and carpool programs between employees and dedicate on-site vehicle share spaces.

As part of the Minor Variance application, the City requested that a parking justification study be submitted for review and approval to support the subject site parking supply. A detailed scope of was submitted by CGE Consulting to the client to inform the general work program for the enclosed parking justification report. The City’s correspondence is provided in **Appendix A**.

The subject site is a multi-tenant one and two storey commercial building with a variety of different businesses including but not limited to restaurants, financial services, real estate offices, etc. There are a total of 42 individual units (31 units at street level and 11 units at second level). The available on-site parking supply is 326 parking spaces including three barrier free parking spaces. The site is bounded by employment buildings to the north and west, Torbram Road to the east and Highway 407 to the south. Photos of the subject site are included in **Appendix B**.

The location of the existing commercial building is illustrated in **Figure 1**.

**Figure 1** Project Location

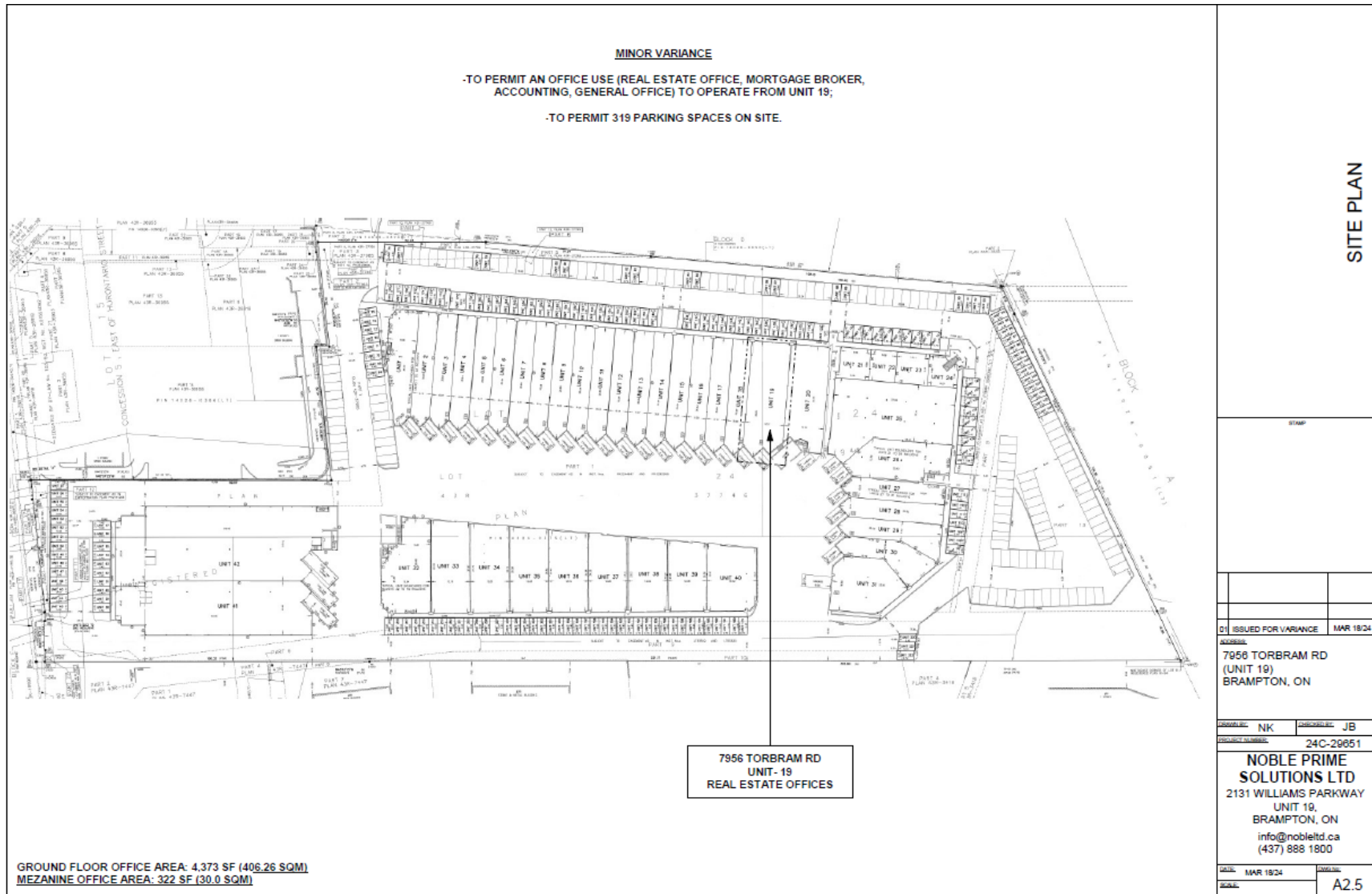


Source: City of Brampton Interactive Map

The site can be accessed through two full-movement driveways to Torbram Road and Steeles Avenue East.

**Figure 2** shows the site plan.

Figure 2 Proposed Site Plan



## 2.0 DESCRIPTION OF THE STUDY AREA

### 2.1 Existing Road Network

The surrounding area within 200 metres from the proposed site is shown in **Figure 3** below. For this study, a 200-metre radius is used to define the primary study area as this represents a reasonable walking distance (5 minutes or less) to and from the subject site for vehicle parking purposes.

The surrounding area consists primarily of commercial/retail uses.

**Figure 3 Subject Site Surrounding Area**



Source: City of Brampton Interactive Map

- **Torbram Road** is a north-south four lane collector roadway under the jurisdiction of the City. The road has a 15.0 metre pavement width, posted speed of 60 km/h

in the vicinity of the site. On-Street parking is prohibited at anytime on both sides of Torbram Road. There are no sidewalks nor cycling facilities.

- **Steels Avenue East Regional Road 15)** is an east-west industrial roadway under the authority of the Regional Municipality of Peel. The road has a four-lane cross section (2 per direction) and a posted speed limit of 70 km/h in the vicinity of the site. There are sidewalks on both sides of the road. On-street parking is prohibited on both sides of the street in the vicinity of the site.
- The intersection of **Steels Avenue East and Torbram Road** is signalized with auxiliary left and right turn lanes are provided on each intersection approach.

### **3.0 PARKING ASSESSMENT**

#### **3.1 City of Brampton Zoning By-Law**

Based on the City Zoning By-Law, “**Section 20.0 General Provisions for Commercial Zones**” minimum parking standards for the existing commercial uses vary based on type of commercial business.

**Table 1** summarizes the site’s overall existing number of parking spaces as per the City’s Zoning By-Law.



**Table 1 Existing Number of Parking Spaces**

<b>Building/Unit</b>	<b>Type of Business</b>	<b>Area of Unit (m<sup>2</sup>)</b>	<b>Area of Unit (S<sup>2</sup>)</b>	<b>Parking Spaces Provided</b>
UNIT 1	Chat Hut (Restaurant)	2,828.21	262.75	<b>326</b>
UNIT 2	Kitchen Cabinet (Retail)	2,256.54	209.64	
UNIT 3	"	2,235.63	207.70	
UNIT 4	Kitchen Countertops (Retail)	2,225.15	206.72	
UNIT 5	"	2,270.46	210.93	
UNIT 6	"	2,246.09	208.67	
UNIT 7	Building Supplies	2,249.58	208.99	
UNIT 8	"	2,253.06	209.32	
UNIT 9	"	2,246.09	208.67	
UNIT 10	"	2,242.60	208.34	
UNIT 11	Mortgage Office	2,256.54	209.64	
UNIT 12	Forklift Training	2,253.06	209.32	
UNIT 13	Transport Company (Office)	2,235.63	207.70	
UNIT 14	"	2,179.63	202.49	
UNIT 15	Building Supplies (Electrical)	2,305.16	214.16	
UNIT 16	"	2,242.60	208.34	
UNIT 17	"	2,246.09	208.67	
UNIT 18	"	2,176.12	202.17	
<b>UNIT 19</b>	<b>Vacant</b>	<b>4,416.95</b>	<b>410.35</b>	
UNIT 20	Mortgage Office	4,001.46	371.75	
UNIT 21	Real Estate Office	995.92	92.52	
UNIT 22	"	841.19	78.15	
UNIT 23	Immigration Office	1,051.20	97.66	
UNIT 24	"	819.03	76.09	
UNIT 25	Vacant	8,020.10	745.09	
UNIT 26	Vacant	3,706.37	344.33	
UNIT 27	Tire/ Rims (Retail)	2,139.60	198.78	
UNIT 28	Meat Plant	2,034.77	189.04	
UNIT 29	Planet Finance (Office)	2,445.69	227.21	
UNIT 30	Transport Company (Office)	2,418.22	224.66	
UNIT 31	"	3,447.56	320.29	
UNIT 32	Mortgage Office	4,307.69	400.20	
UNIT 33	Kitchen Cabinet (Retail)	3,703.47	344.06	
UNIT 34	Kitchen Cabinet (Retail)	3,610.62	335.44	
UNIT 35	Sign Outlet (Retail)	3,429.29	318.59	
UNIT 36	Real Estate Office	3,258.42	302.72	
UNIT 37	Flower Shop (Retail)	3,144.50	292.13	
UNIT 38	Vacant	2,993.70	278.12	
UNIT 39	Manufacturing Gear and Machines	2,782.20	258.47	
UNIT 40	Gurdwara (Place of Worship)	3,375.77	313.62	
UNIT 41	Delight Food (Manufacturing)	10,218.70	949.35	
UNIT 42	"	15,903.23	1,477.46	
<b>Total</b>		<b>134,013.89</b>	<b>12,450.30</b>	<b>326</b>

The subject site currently has a total of 326 parking spaces including three barrier free parking spaces. While the parking supply is intended to remain the same, therefore the

City has requested that a parking justification study be completed to verify that the proposed real estate office parking needs can be accommodated within the site parking supply. A parking justification study was undertaken by CGE Consulting to validate that the site parking supply meets the parking needs. The following methodologies were analyzed:

- Weekday Parking Utilization Surveys.
- Assessment of non-auto/ Transportation Demand Management (TDM) opportunities within and in the vicinity of the site

### **3.2 Parking Utilization Surveys**

To determine if the site parking supply of 326 parking spaces is adequate, parking utilization surveys were undertaken at the subject site. The parking surveys were conducted on Thursday May 9, 2024, and Saturday May 11, 2024, between the hours 10:00 AM – 5:00 PM at 30-minute intervals. Due to the size of the site the parking area was divided into three (3) zones. Parking survey raw data is provided in **Appendix C**.

**Figure 4** highlights the parking zones, while the detailed counts are provided in **Table 2** and **Table 3**.

**Figure 4 Parking Area Zones**



**Parking Justification Study – 7956 Torbram Road, City of Brampton**

**Table 2      7956 Torbram Road – May 9, 2024**

Parking Spaces	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	TOTAL
<b>in total</b>	33	127	101	41	24	<b>326</b>

<b>Zone Time</b>	<b>Zone 1</b>	<b>Zone 2</b>	<b>Zone 3</b>	<b>Zone 4</b>	<b>Zone 5</b>	<b>Total</b>	<b>Utilization</b>	<b>Residual Spaces</b>
10:00 AM	4	43	30	8	12	97	30%	229
10:30 AM	5	44	32	15	9	105	32%	221
11:00 AM	4	52	39	14	9	118	36%	208
11:30 AM	3	56	41	14	9	123	38%	203
12 NOON	4	61	41	15	9	130	40%	196
<b>12:30 PM</b>	<b>4</b>	<b>68</b>	<b>40</b>	<b>15</b>	<b>9</b>	<b>136</b>	<b>42%</b>	<b>190</b>
1:00 PM	3	66	41	14	8	132	40%	194
1:30 PM	4	62	43	12	8	129	40%	197
2:00 PM	3	54	43	14	9	123	38%	203
2:30 PM	3	57	42	14	9	125	38%	201
3:00 PM	3	55	43	15	8	124	38%	202
3:30 PM	2	54	43	13	9	<b>121</b>	37%	205
4:00 PM	2	52	43	13	8	<b>118</b>	36%	208
4:30 PM	1	52	40	12	8	<b>113</b>	35%	213
5:00 PM	1	50	40	12	8	<b>111</b>	34%	215

Based on the survey results shown in **Table 2**, there was a peak demand of 136 parking spaces (190 available spaces) at 12:30 PM, which only represents 42% parking utilization of the available on-site parking spaces.

**Table 3      7956 Torbram Road May 11, 2024**

<b>Parking Spaces</b>	<b>Zone 1</b>	<b>Zone 2</b>	<b>Zone 3</b>	<b>Zone 4</b>	<b>Zone 5</b>	<b>TOTAL</b>
<b>in total</b>	<b>33</b>	<b>127</b>	<b>101</b>	<b>41</b>	<b>24</b>	<b>326</b>

<b>Zone Time</b>	<b>Zone 1</b>	<b>Zone 2</b>	<b>Zone 3</b>	<b>Zone 4</b>	<b>Zone 5</b>	<b>Total</b>	<b>Utilization</b>	<b>Residual Spaces</b>
10:00 AM	3	32	13	7	9	64	20%	262
10:30 AM	2	38	20	11	8	79	24%	247
<b>11:00 AM</b>	<b>2</b>	<b>47</b>	<b>25</b>	<b>15</b>	<b>8</b>	<b>97</b>	<b>30%</b>	<b>229</b>
11:30 AM	2	48	21	11	8	90	28%	236
12 NOON	2	48	20	11	9	90	28%	236
12:30 PM	3	50	20	9	9	91	28%	235
1:00 PM	3	51	21	9	8	92	28%	234
1:30 PM	3	46	16	9	8	82	25%	244
2:00 PM	2	43	12	10	10	77	24%	249
2:30 PM	3	41	11	10	10	75	23%	251
3:00 PM	3	42	11	9	9	74	23%	252

Based on the survey results shown in **Table 3**, there was a peak demand of 97 parking spaces (229 available spaces) at 11:00 AM, which only represents 30% parking utilization of the available on-site parking spaces.

The highest parking utilization of 42% and 30% were recorded during the survey during the weekday and Saturday observation, respectively. Based on the 326 parking spaces supply of the site, the proposed land use change of Unit #29 to a real estate office will not impact the site parking supply.

## **4.0 TRAFFIC DEMAND MANAGEMENT**

Transportation Demand Management (TDM) refers to a variety of strategies to reduce congestion, minimize the number of single-occupant vehicles, encourage non-auto modes of travel, and reduce vehicle dependency to create a sustainable transportation system. TDM strategies have multiple benefits including the following:

- Reduced auto-related emissions to improve air quality.
- Decreased traffic congestion to reduce travel time.
- Increased travel options for businesses and commuters.
- Reduced personal transportation costs and energy consumptions.

The combined benefits listed above will assist in creating a more active and livable community through improvements to overall active transportation facilities for the residents, businesses, and the surrounding community.

Typical TDM measures include:

- Carpool/vanpool ride sharing, with emergency ride home;
- High-occupancy vehicle (HOV) lanes in existing rights-of-way for bus, taxis, and cars with three or more occupants;
- Bicycle and pedestrian programs;
- Promotion of public transit, including employer transit fare incentives;
- Parking supply and management strategies;
- Use of “smart card” technology and other advances in the pricing and marketing of transportation services;
- Establishment of Transportation Management Associations (TMAs) in employment areas and car-sharing organizations in residential areas;
- Programs to promote flexible working hours and telecommuting; and,
- Application of incident management systems and Intelligent Transportation System (ITS) innovations.

The combined benefits listed above will assist in creating a more active and livable community through improvements to overall active transportation facilities for the employers, employees, businesses, and the surrounding area.

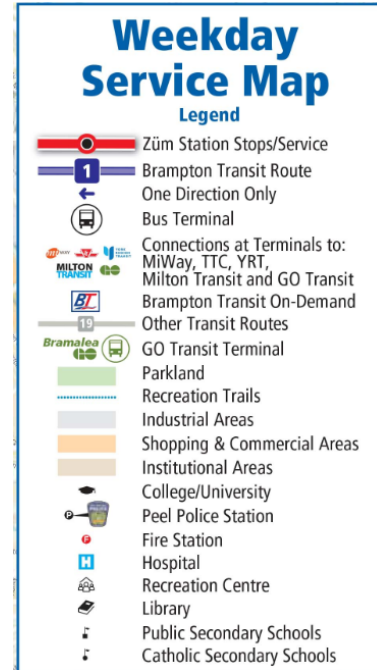
## 4.1 Public Transit Facilities

The subject site is located in a transit well supportive area with bus stops located within 100 – 200 metres, which is within comfortable walking distance, approximately less than 5 minutes. to the subject site. Brampton Transit provides multiple transit routes:

- **Transit Route 14 (Torbram North)** this route operates between Westwood Mall Terminal and ending at Torbram Road south of Father Tobin Road. The bus stops are conveniently located within a short walking distance from the subject site. This route operates seven days a week.

Other routes serving and provide connections are:

- **Route 11 (Steels Westbound)** – runs in the east-west direction along Steels Avenue East.
- **Route 511 (ZUM)** – runs along Steels Avenue East
- There are additional routes that run in the north-south direction along Airport Road and provides connections to the bus routes along Steels Avenue East for transit users to transfer to different destinations.



**Figure 5** shows the existing transit routes and bus stops location.

**Figure 5 Existing Transit**



Source: Brampton Transit Maps

## 4.2 Pedestrian Facilities

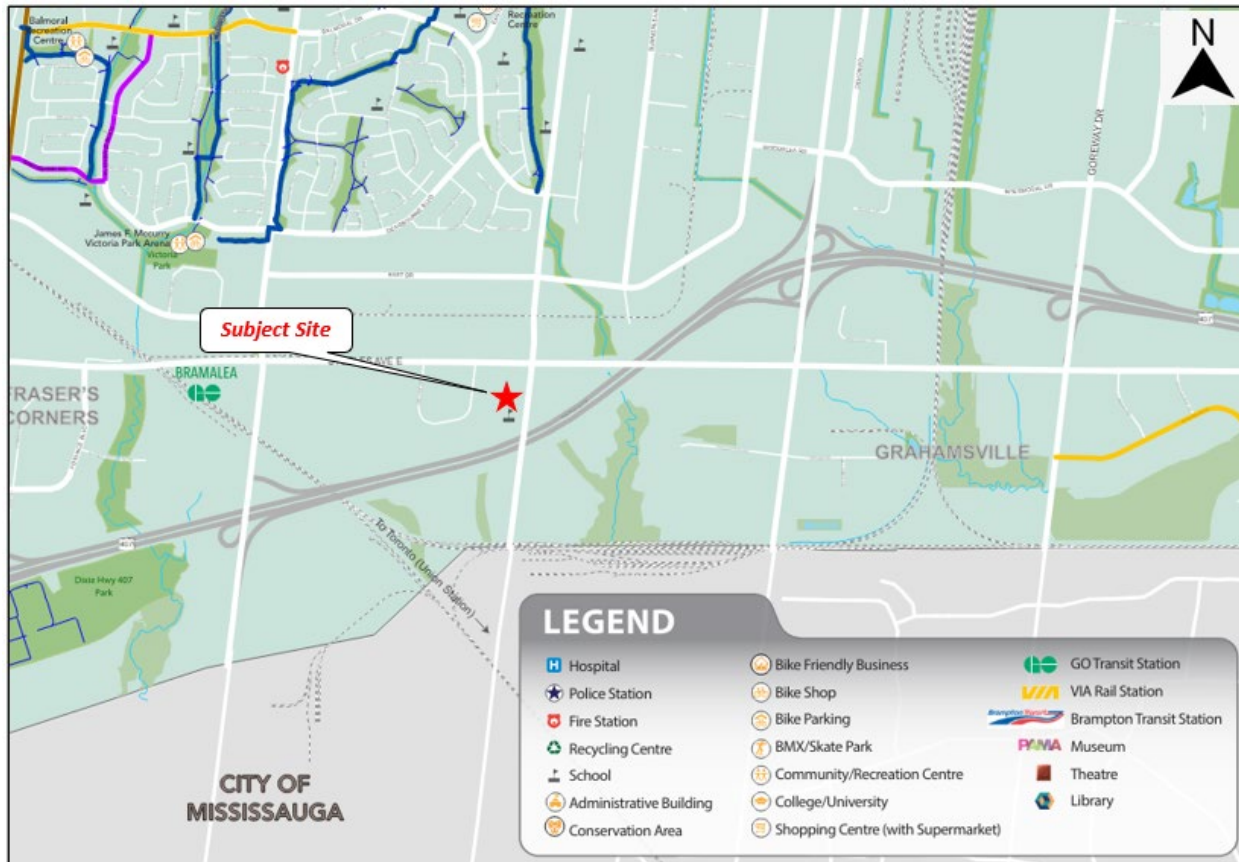
Continuous pedestrian sidewalks are provided along both sides of Steels Avenue East in the vicinity of the site that provide access to the businesses and amenities in the area. Additionally, the walk phases incorporated into the signal timing plan for the Steels Avenue East and Torbram Road intersection are push button actuated for pedestrians to cross all legs of the intersection. Overall, the pedestrian network is well connected and provides convenient access to pedestrians.

## 4.3 Cycling Facilities

At present, there are no biking facilities on Torbram Road and Steels Avenue East; however, both roads are wide enough to accommodate cyclist should they choose to cycle to work. Cyclists were observed during the site visit. While the City’s parking By-law does not require bicycling parking spaces for the proposed use, it is recommended where feasible that bicycle parking facilities be provided. **Figure 6** shows the existing cycling facilities and trail/multi-use path network.



**Figure 6 Existing Cycling and Trail Facilities**



Source: Brampton 2022 Cycling Maps

#### 4.4 On-site TDM Implementation

Employers are encouraged to promote sustainable transportation systems. It actively helps to explore and take advantage of the alternative modes of travelling available within their area. The Brampton/Caledon Smart Commute can provide a comprehensive list of items including materials, e-resources, links, and PDF brochures on the following categories: Public Transit, Smart Commute, Cycling Information, and Active Transportation.

#### 5.0 CONCLUSIONS

The subject site is a multi-tenant one and two storey commercial building with a variety of different businesses. There are thirty-one units at the ground level and eleven units on the second level for a total of forty-two units. The site is bounded by employment/commercial buildings to the north and west. Torbram Road to the east and Highway 407 to the south.

The subject site has a parking supply of 326 parking spaces including three barrier free parking spaces that serve all the units. This parking justification study provides a parking surveys summary at the subject site for a weekday and Saturday.

The key findings are summarized below:

- The maximum parking utilization at the surveyed proxy sites was 42% during the weekday and 30% during Saturday which represents 136 and 97 parking spaces usage of the 326 parking spaces supply.
- The proposed real estate office use will not impact on the parking supply as there is ample of residual parking spaces on-site.
- The many Transportations Demand Management measures that have been identified in the report will serve to encourage travel options by transit, walking and cycling for employees.
- Although the City's By-Law does not require bicycling parking spaces for the proposed site, it is recommended where feasible that bicycle parking be provided.
- Employers are encouraged to take advantage of the alternative modes of travelling available within the area. The Brampton/Caledon Smart Commute provides carpool options to employers to reduce the reliance on single occupancy vehicles.

***Appendix A:***  
***City of Brampton Correspondence***

----- Forwarded message -----

From: **Dzaferovska, Aferdita (Dita)** <[Aferdita.Dzaferovska@brampton.ca](mailto:Aferdita.Dzaferovska@brampton.ca)>

Date: Mon, Apr 29, 2024 at 2:50 PM

Subject: RE: Minor Variance application A-2024-0134 19-7956 Torbram Rd

To: [APPLICATIONS@NOBLELTD.CA](mailto:APPLICATIONS@NOBLELTD.CA) <[APPLICATIONS@nobleltd.ca](mailto:APPLICATIONS@nobleltd.ca)>

Cc: [TSDHUGGA@gmail.com](mailto:TSDHUGGA@gmail.com) <[TSDHUGGA@gmail.com](mailto:TSDHUGGA@gmail.com)>

Good afternoon,

Further to the below, please note that traffic staff require that you submit a parking justification letter, including the number of employees, expected visitors and operation hours, for review and approval to support the parking reduction.

Kindly provide the requested information/documentation no later than Friday May 3<sup>rd</sup>.

Regards,

**Aferdita Dzaferovska**

Planning Technician

Planning, Building and Growth Management

City of Brampton

2 Wellington Street West | Brampton, ON | L6Y 4R2

**From:** Dzaferovska, Aferdita (Dita)

**Sent:** Friday, April 26, 2024 1:32 PM

**To:** [APPLICATIONS@NOBLELTD.CA](mailto:APPLICATIONS@NOBLELTD.CA)

**Cc:** [TSDHUGGA@gmail.com](mailto:TSDHUGGA@gmail.com)

**Subject:** Minor Variance application A-2024-0134 19-7956 Torbram Rd

Good afternoon Pavneet,

Upon review of Minor Variance application A-2024-0134 for 19-7956 Torbram Rd staff would like to verify if there is a registered condominium on the property.

If yes, the unit owner within the Standard Condominium Corporation will be required to obtain authorization from the directors of the Condominium Corporation prior to proceeding with the application— a letter providing authorization and signatures from the members of the board of directors will be required.

Regards,

**Aferdita Dzaferovska**

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

Please review the City of Brampton e-mail disclaimer statement  
at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

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Thank you kindly

Warm Regards  
Noble Prime Solutions Ltd  
[applications@nobleltd.ca](mailto:applications@nobleltd.ca)  
437-888-1800  
Unit #19, 2131 Williams Parkway,  
Brampton, ON L6S 5Z4  
[Download all attachments as a zip file](#)

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***Appendix B:  
Photos of the Subject Site***

**7956 Torbram Road Site Visit  
Thursday May 9, 2024**



Main entrance



7956 Second floor entrance



Route 14 - Bus stop located at Main Access



Different type of businesses are located on site





Looking north



Looking south

***Appendix A:  
Parking Survey Raw Data***

7956 Torbram Road, Brampton\_2024\_05\_09 (Thursday)

Parking Spaces

Parking Spaces	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone 3</u>	<u>Zone 4</u>	<u>Zone 5</u>	<u>TOTAL</u>
in total	33	127	101	41	24	<b>326</b>

<b>Zone Time</b>	<b>Zone 1</b>	<b>Zone 2</b>	<b>Zone 3</b>	<b>Zone 4</b>	<b>Zone 5</b>	<b>Total</b>
10:00 AM	4	43	30	8	12	97
10:30 AM	5	44	32	15	9	105
11:00 AM	4	52	39	14	9	118
11:30 AM	3	56	41	14	9	123
12 NOON	4	61	41	15	9	130
<b>12:30 PM</b>	<b>4</b>	<b>68</b>	<b>40</b>	<b>15</b>	<b>9</b>	<b>136</b>
1:00 PM	3	66	41	14	8	132
1:30 PM	4	62	43	12	8	129
2:00 PM	3	54	43	14	9	123
2:30 PM	3	57	42	14	9	125
3:00 PM	3	55	43	15	8	124
3:30 PM	2	54	43	13	9	<b>121</b>
4:00 PM	2	52	43	13	8	<b>118</b>
4:30 PM	1	52	40	12	8	<b>113</b>
5:00 PM	1	50	40	12	8	<b>111</b>

7956 Torbram Road, Brampton\_2024\_05\_11 (Saturday)

Parking Spaces						
Parking Spaces	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	TOTAL
in total	33	127	101	41	24	326

Zone Time	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Total
10:00 AM	3	32	13	7	9	64
10:30 AM	2	38	20	11	8	79
<b>11:00 AM</b>	<b>2</b>	<b>47</b>	<b>25</b>	<b>15</b>	<b>8</b>	<b>97</b>
11:30 AM	2	48	21	11	8	90
12 NOON	2	48	20	11	9	90
12:30 PM	3	50	20	9	9	91
1:00 PM	3	51	21	9	8	92
1:30 PM	3	46	16	9	8	82
2:00 PM	2	43	12	10	10	77
2:30 PM	3	41	11	10	10	75
3:00 PM	3	42	11	9	9	74