

January 15th, 2025

City of Brampton
Public Works & Engineering Department
1975 Williams Parkway
Brampton, Ontario
L6S 6E5

Attn: Mr. Huzefa Ansari, Traffic Planning Analyst

**Re: Parking Utilization Brief
Existing Development at 2074 - 2084 Steeles Avenue East
City of Brampton
Committee of Adjustment File A-2024-0413
Our File No. W25006**

Dear Mr. Ansari:

Pursuant to the A-2024-0413 application for a Committee of Adjustment Minor Variance, a Parking Utilization Brief for Units 3 and 4 is required to support the existing parking supply of 448 parking spaces. We have prepared this Parking Utilization Brief on behalf of Tegh Properties who will be leasing Units 3 and 4 at 2084 Steeles Avenue East, which would operate Prime Auto Brampton, a used car dealership with a gross leasable area (G.L.A.) of 9,162 ft² (851 m²). The occupancy of the proposed used car dealership would result in a zoning by-law requirement of 588 parking spaces for the existing development at 2074 - 2084 Steeles Avenue East.

This letter documents the results of the Parking Utilization Brief for the existing development at 2074 - 2084 Steeles Avenue East, which is immediately north of Steeles Avenue East and approximately 750 metres west of Torbram Road in the City of Brampton. The existing development comprises three (3) buildings, 448 parking spaces and a full-moves access that aligns with Melanie Drive and connects with Steeles Avenue East to form a signalized intersection. The Location Plan is provided in **Figure 1** and a plan of the existing development that was prepared by exp Services Inc. is attached for reference.

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After discussions with City of Brampton staff, the Parking Utilization Brief would have to demonstrate that the existing parking supply would be able to accommodate a projected parking demand of 38 parking spaces (19 parking spaces per unit) for the proposed used car dealership based on City Zoning Requirement.

To demonstrate that the City's requirements are met, CANDEVCON GROUP INC. conducted a parking occupancy survey for a typical weekday on Monday January 13th, 2025 from 9:00 A.M. to 5:00 P.M. The time period chosen (confirmed with City Staff) for the parking occupancy survey captured the typical operating hours for the proposed used car dealership. In addition, other than the units that will be occupied by the proposed used car dealership, Tegh Properties has confirmed that the existing development was fully occupied at the time of the parking occupancy survey. Parking occupancy counts were collected every half an hour for the entire site.

The results of the parking occupation survey are provided in **Appendix A**.

A peak parking demand of 263 parking spaces was observed for a typical weekday. With the inclusion of the 38 parking spaces that the proposed used car dealership is expected to generate and the existing parking supply of 448 parking spaces, the existing development will have a surplus of 147 parking spaces in the future. Therefore, we find that the existing parking supply will be able to support the occupancy of the proposed used car dealership.

In addition, Prime Auto Brampton will be utilizing the internal spaces within Units 3 and 4 for parking of the used vehicles, thereby creating an additional 25 parking spaces internally.

We can confirm that the Banquet Hall as part of the 2084 Building will only operate on the weekday after 6:00 P.M. and on weekends, however our client's operating hours will not coincide with the Banquet Hall, therefore the City's request for a weekend parking assessment will not be necessary.

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Existing Development at 2074 - 2084 Steeles Avenue East

City of Brampton

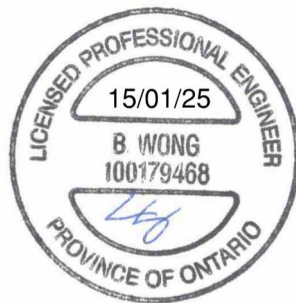
Committee of Adjustment File A-2024-0413

Our File No. W25006

We trust that this letter is satisfactory. However, if you have any questions or concerns or if we may be of further assistance, please do not hesitate to call us.

Yours truly,

CANDEVCON GROUP INC.

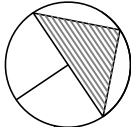
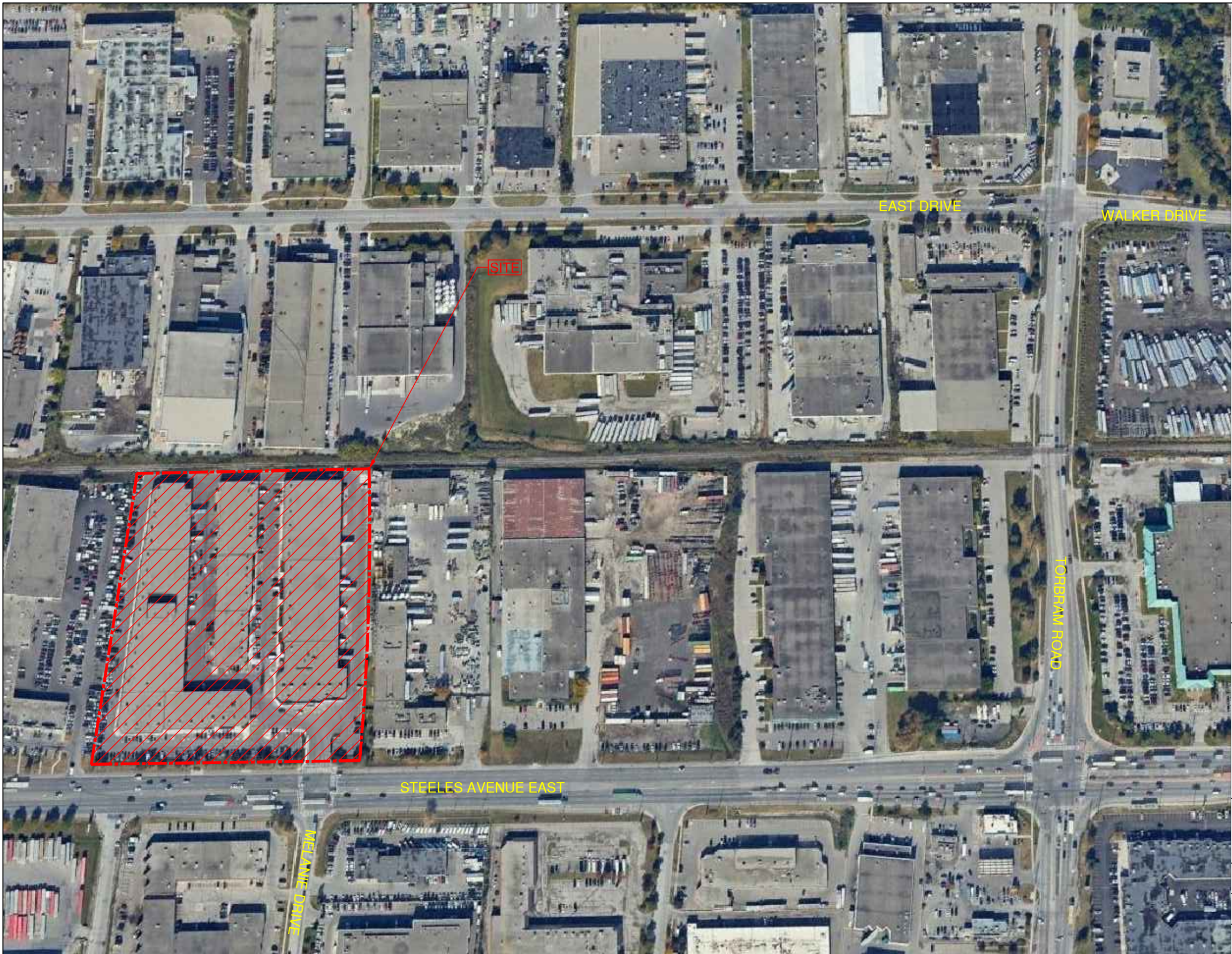


Brian Wong, P. Eng.
Intermediate Transportation Engineer



David Lee, P. Eng.
Project Manager

Attachments: Figure 1 - Location Plan,
Site Servicing Plan dated July 26th, 2021 and prepared by exp Services Inc.,
Appendix A - Parking Occupancy Survey Results.



LEGEND:

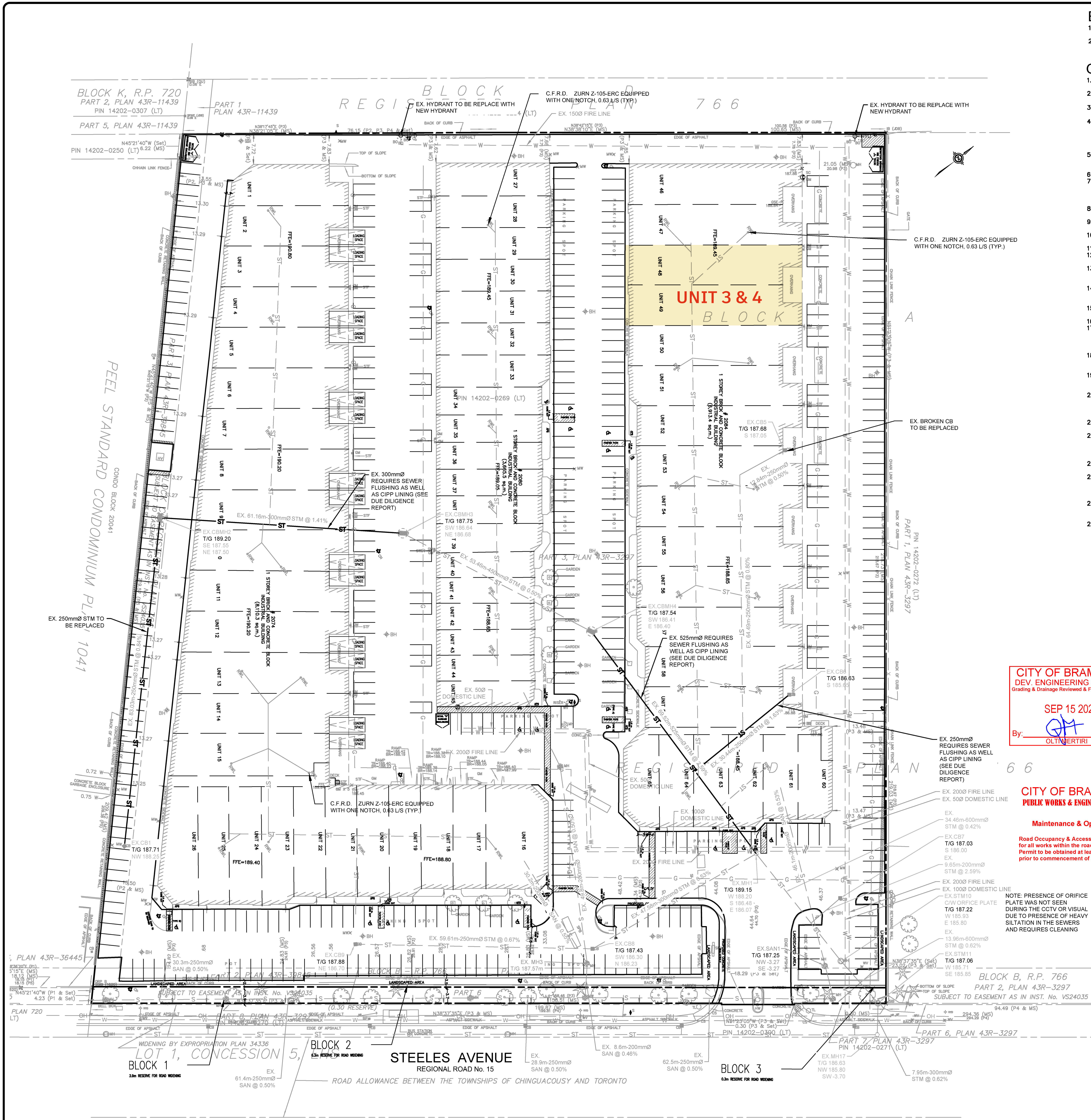


TEGH PROPERTIES
LOCATION PLAN OF
EXISTING DEVELOPMENT

2074 - 2084 STEELES AVENUE EAST
CITY OF BRAMPTON

CDE CANDEVCON GROUP INC.
CONSULTING ENGINEERS AND PLANNERS
9358 GOREWAY DRIVE TEL. (905) 794-0600
BRAMPTON, ONTARIO L6P 0M7 FAX (905) 794-0611

DATE	JAN. 15th 2025	PROJECT No	W25006
DRAWN	B.W.	FIGURE No.	1
SCALE	N.T.S		

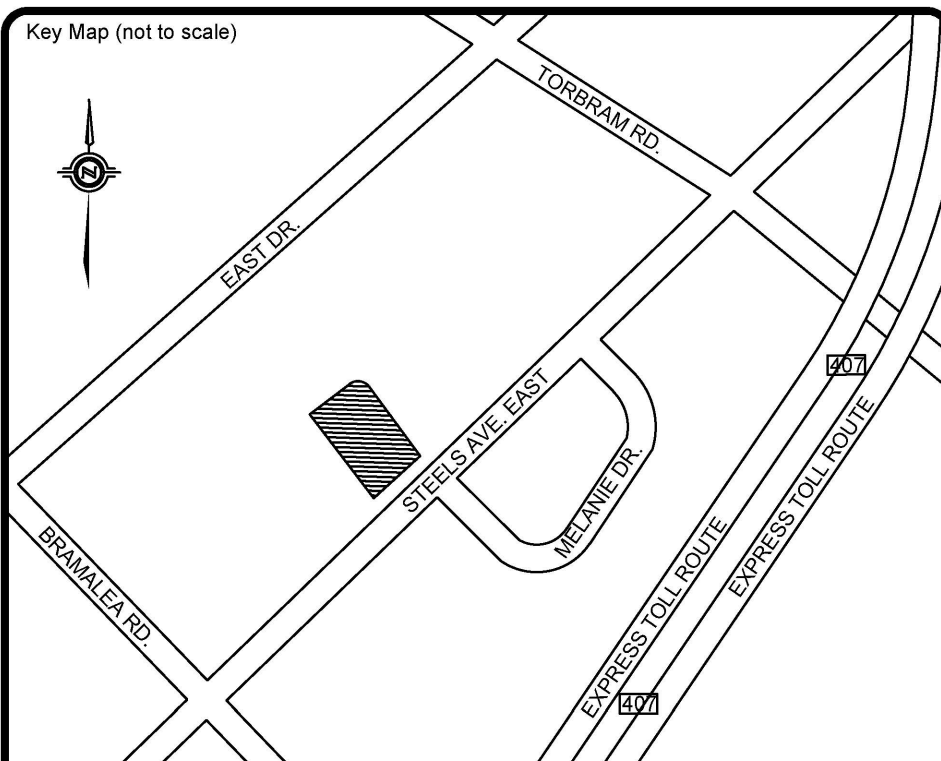


BENCHMARK NOTES

- 1. BASE INFORMATION FOR THIS DRAWING WAS DERIVED FROM TOPOGRAPHIC SURVEY COMPLETED BY RODNEY GEYER OLS INC. DATE SEPTEMBER 14, 2020.
- 2. ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM GNSS OBSERVATIONS USING THE CAN-NET VRS NETWORK. OBSERVATIONS ARE RELATED TO THE CGVD28 DATUM BY USING THE HTS_0 GEOID MODEL.

GENERAL NOTES

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT CITY OF BRAMPTON STANDARD SPECIFICATIONS AND DRAWINGS.
- 2. ALL AS-BUILT INFORMATION HAD BEEN PROVIDED FROM CITY OF BRAMPTON STORM MANAGEMENT PLAN (1989) FOR ADDRESS 2074-2084 STEELS AVENUE.
- 3. ORDER OF PRECEDENCE OF STANDARD DRAWINGS IS FIRSTLY BRAMPTON STANDARDS, AND SECONDLY ONTARIO PROVINCIAL STANDARDS DRAWINGS (OPSD).
- 4. ALL MEASUREMENTS FOR THIS PROJECT ARE IN METERS UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, OMISSIONS, OR ERRORS TO THE CONTRACT ADMINISTRATOR. NO WORK IS TO PROCEED BEFORE CLARIFICATION OF THE DISCREPANCIES, OMISSIONS, OR ERRORS ARE RECEIVED FROM CONTRACT ADMINISTRATOR.
- 5. LOCATIONS PROVIDED FOR EXISTING SERVICES AND UTILITIES ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY UTILITY LOCATES PRIOR TO COMMENCING CONSTRUCTION.
- 6. AT CROSSINGS OF EXISTING UNDERGROUND SERVICES, SUPPORT TO BE PROVIDED WHEN REQUIRED.
- 7. RIGHT OF WAY ACTIVITY PERMIT IS REQUIRED FROM THE CITY OF BRAMPTON OPERATIONS DEPARTMENT PRIOR TO THE COMMENCEMENT OF WORK WITHIN THE RIGHT OF WAY. THE CONTRACTOR SHALL INFORM THE SITE MANAGER (ENGINEER) A MINIMUM OF 48HRS IN ADVANCE OF THE INTENTION TO COMMENCE WORK.
- 8. NATIVE MATERIAL, SUITABLE FOR BACKFILL, SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- 9. GRANULAR MATERIAL, USED FOR BACKFILL, SHALL BE APPROVED BY THE CITY AND PLACED IN LAYER NOT EXCEEDING 150mm IN DEPTH AND COMPACTED TO 100% STANDARD PROCTOR DENSITY.
- 10. ALL DISTURBED AREAS ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITIONS OR BETTER, AS DETERMINED BY THE CONTRACT ADMINISTRATOR.
- 11. WHERE FROST WEDGE IS REQUIRED, USE A MINIMUM 4:1 SLOPE.
- 12. ALL EXISTING DIMENSIONS ARE APPROXIMATE AND THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR PRIOR TO COMMENCEMENT OF WORK.
- 13. ALL SILT CONTROL AND EROSION PROTECTION DEVICES ARE TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND THE GRASS HAS CAUGHT, SUBJECT TO APPROVAL OF THE CONTRACT ADMINISTRATOR.
- 14. THE CONTRACTOR SHALL, AT ALL TIMES, PROVIDE SUITABLE TEMPORARY BARRICADES AND FLAGGING PROTECTION IN ACCORDANCE WITH MINISTRY OF LABOR POLICIES AND THE OCCUPATIONAL HEALTH AND SAFETY ACT.
- 15. ALL BROKEN CONCRETE, BRICK, EXCAVATED MATERIAL, AND NON-SALVAGEABLE MATERIAL SHALL BE DISPOSED OF AT AN APPROVED LOCATION.
- 16. ONLY THE LATEST APPROVED DRAWINGS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION.
- 17. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE CONSULTANT, AND SHALL BE RETURNED TO THE CONSULTANT UPON REQUEST. IN NO WAY SHALL THE DRAWINGS AND/OR SPECIFICATIONS, IN WHOLE OR IN PART, BE REPRODUCED OR DISTRIBUTED WITHOUT THE PERMISSION OF THE CONSULTANT.
- 18. CONTRACTOR SHALL LOCATE ALL EXISTING VALVE BOXES WITHIN THE WORK LIMITS AND MAKE THE APPROPRIATE ADJUSTMENTS AS REQUIRED TO SET THE EXISTING VALVE BOX TO PROPOSED FINISHED GRADE.
- 19. THE CONTRACTOR SHALL LOCATE ALL EXISTING MAINTENANCE HOLE ACCESS COVERS WITHIN THE WORK LIMITS AND MAKE THE APPROPRIATE ADJUSTMENTS AS REQUIRED TO SET THE EXISTING FRAME AND COVER TO PROPOSED FINISHED GRADE.
- 20. THE CONTRACTOR SHALL LOCATE ALL EXISTING MAINTENANCE HOLE ACCESS COVERS WITHIN THE WORKS LIMITS, REMOVE AND DISPOSE OFF-SITE THE EXISTING FRAME AND COVER, AND SUPPLY AND INSTALL "AUTOSTABLE" SELF-LEVELING 3-PIECE FRAMES AND COVER AND MAKE THE APPROPRIATE ADJUSTMENTS AS REQUIRED TO SET THE PROPOSED FRAME AND COVER TO PROPOSED FINISHED GRADE.
- 21. THESE NOTES ARE GENERAL IN NATURE. FOR SPECIFIC DETAILS REFER TO CITY OF BRAMPTON STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
- 22. FOR FURTHER INFORMATION ON PAVEMENT STRUCTURE, PLEASE REFER TO PAVEMENT REPORT BRM00607490-A0 - 2074-2084 STEELS AVE PAVEMENT REPORT Rpt 091520.PDF (REFER TO PAGE 19 FOR PROPOSED WORKS DWG.), THIS DOCUMENT WILL SHOWCASE THE PROPOSED RECOMMENDATIONS FOR THE SITE AND PROVIDE ASPHALT PAVEMENT STRUCTURE RECOMMENDATIONS FOR EACH ZONE.
- 23. FOR ANY STORM OR SANITARY GRADE STRUCTURES INCREASES MUST ADHERE TO CITY OF BRAMPTON STANDARDS FOLLOWED BY OPSD.
- 24. THE LOCATION OF ALL UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND WHERE SHOWN, THE ACCURACY OF THE LOCATION OF SUCH UTILITIES AND STRUCTURES ARE NOT GUARANTEED. PRIOR TO STAGING WORK, THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO ANY UTILITIES.
- 25. LOCATION OF EXISTING SERVICES ARE NOT GUARANTEED. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL LOCATES AND NOTIFY THE VARIOUS UTILITY COMPANIES 48HRS. PRIOR TO THE COMMENCEMENT OF ANY WORK. (BLANKET EASEMENT IN FAVOUR OF ENBRIDGE AS IN INSTRUMENT NO. PR3879420).
- 26. ENTIRE STORM SEWER SYSTEM SHOULD BE PROPERLY FLUSHED AND DE-SILTED WITH COMPLETE EXPOSURE OF THE EXISTING ORIFICE CONTROL AT MH 10, AS RECOMMENDED IN SWM RFI.



LEGEND:

- IB EX. IRON BAR
- SSB EX. SHORT STD. I.B.
- LS EX. LIGHT STANDARD
- HP EX. HYDRO POLE
- ICV EX. IRRIGATION CONTROL VALVE
- WV EX. WATER VALVE
- HYD EX. FIRE HYDRANT
- C.O. EX. CLEAN OUT
- RWL EX. DOWNSPOUT
- STORM M.H. EX. STORM M.H.
- NEW STORM M.H. EX. SANITARY M.H.
- NEW SANITARY M.H. EX. CATCH BASIN
- NEW CATCH BASIN M.H. EX. NEW CATCH BASIN M.H.
- REVISED RIM ELEVATION NEW SLOPE
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. WATER MAIN
- EX. GAS MAINS
- EX. OVERHEAD HYDRO
- EX. U/G HYDRO
- EX. U/G BELL
- EX. U/G CABLE
- NEW STORM SEWER
- NEW SANITARY SEWER
- NEW WATER SERVICE
- NEW GAS SERVICE
- NEW HYDRO SERVICE
- NEW BELL SERVICE
- EX. CONC. CURB
- NEW CONC. CURB

No.	REVISIONS	Date	By	App.
F	RE-ISSUED FOR SPA	JULY 26, 2021	KT	DT
E	RE-ISSUED FOR SPA	JULY 15, 2021	KT	DT
D	RE-ISSUED FOR SPA	APR 23, 2021	KT	DT
C	RE-ISSUED FOR SPA	FEB 17, 2021	KT	DT
B	RE-ISSUED FOR SPA	DEC 4, 2020	KT	DT
A	ISSUED FOR SPA	NOV 11, 2020	KT	DT



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1595 Clark Boulevard
Brampton, ON L6T 4V1
Canada
www.exp.com



- BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
- INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

Owner/Client:

TAKOL STEELTON INC.
PARKING LOT REHABILITATION

Location: 2074-2084 STEELS AVENUE, BRAMPTON, ON
SPA - 2021-0044
CONDO APPLICATION No. DPC - 2021-0001,
REGION SITE PLAN No. SP-21-044B

SITE SERVICING PLAN

Designed By: KT	Drawn By: KT	Checked By: DT
Scale: 1:500	Date: OCT. 2020	Drawing No.: SS-01
Project No.: BRM-00607490-A0		

APPENDIX A

PARKING OCCUPANCY SURVEY RESULTS

**PARKING OCCUPANCY SURVEY FOR
2074 – 2084 STEELES AVENUE EAST**

TIME OF PARKING OCCUPANCY COUNT	# OF OCCUPIED PARKING SPACES
9:00 A.M.	204
9:30 A.M.	205
10:00 A.M.	227
10:30 A.M.	240
11:00 A.M.	263
11:30 A.M.	254
12:00 P.M.	248
12:30 P.M.	249
1:00 P.M.	259
1:30 P.M.	254
2:00 P.M.	243
2:30 P.M.	237
3:00 P.M.	234
3:30 P.M.	236
4:00 P.M.	260
4:30 P.M.	236
5:00 P.M.	229