



Memorandum

To: Huzefa Ansari
Traffic Planning Analyst, City of Brampton

From: Nicholas Moore
Junior Planner, Mainline Planning Services Inc.

Date: February 11, 2025

Subject: 180 Bovaird Drive W (A-2025-0007)

Comments:

The incoming business to 180 Bovaird Drive W is a motor vehicle sales company. The type of services provided by the business are car and light truck sales and servicing. The business hours of operation are 8am to 8pm.

The City of Brampton's Zoning Bylaw 270-2004, as amended, requires the following parking allocation
(Rates confirmed by Lesley Barbuto – Plans Examiner, City of Brampton on December 18th 2024):

Building	Use	Sqm (approx.)	Rate	Spaces Required
A	Showroom	1,393.5	1 / 23m ² GFA	60.59
	Office	464.5	1 / 30m ² GFA	15.48
	Repair Shop	696.8	1 / 18m ² GFA	38.71
	Servicing	260.1	5 parking + 10 stacking	5.00
	Tire / Rim Area	260.1	1 / 18m ² GFA	14.45
	Other (remaining area)	103.8	1 / 60m ² GFA	1.73
B	Industrial	2,051.7	1 / 60m ² GFA	34.20
TOTAL				170.16

The site will provide 165 parking spaces. As such, a minor variance is required to allow 165 parking spaces, whereas the Bylaw requires 171 parking spaces (a 4% [6 parking spaces] reduction).

The dealership will provide a repair service for their customers as an accessory to their primary business function, which is to sell cars.

cc: Lesley Barbuto (Plans Examiner, City of Brampton)
Megan Fernandes (Planner I, City of Brampton)
Allan Parsons, MCIP, RPP (Director of Planning, City of Brampton)
Joseph Plutino, MCIP, RPP (Principal, Mainline Planning Services Inc.)