



February 18, 2025

Committee of Adjustment
City of Brampton
2 Wellington Street W, 1st Floor
Brampton, Ontario, L6Y 4R2

RE: Minor Variance – 180 Bovaird Drive West – File: A-2005-0007, Owner: A&V CAVALLO INVESTMENTS LTD.

Mainline Planning Services Inc. is authorized by A&V Cavallo Investments Ltd. ('the owner') to act as their agent with respect to the above-referenced matter.

City Staff Direction

We are instructed by planning staff to apply to the Committee of Adjustment to allow the proposed 'motor vehicles sales establishment' including accessory land uses, parking and stacking space relief noted below.

The Proposed Variances:

1. To permit a motor vehicle sales establishment including the following accessory uses: office, motor vehicle repair shop, and motor vehicle washing establishment (detailing), whereas Bylaw 270-2004 is site specific to allow a Building Supply and Lumber Store at this location (see M1A-160 zone).
2. To allow 165 parking spaces on the site, whereas Bylaw 270-2004 requires 171 parking spaces on the site.
3. To permit 0 car stacking spaces for the motor vehicle washing establishment (detailing), whereas Bylaw 270-2004 requires 10 car stacking spaces for the motor vehicle washing establishment (detailing).

Executive Summary: Planning Opinion

It is our considered and professional planning opinion that the Committee has the authority to approve this proposal as the variance requested is minor in nature and meets the four tests as required by Section 45. (1) of the Planning Act. Our opinion is further supported by the planning merits as follows.

The Four Tests

1. The Variances are Minor in Nature:

Variance 1: To Permit a Motor Vehicle Sales Establishment Use

- ✓ The **subject property is surrounded by commercial uses** including several 'motor vehicle sales establishments' including Chevrolet, Hyundai, Toyota, Chrysler, and Nissan Dealerships. [see Figure 1]
- ✓ The site-specific component of **the Zoning By-law permits a commercial establishment** (a 'building supplies and equipment' use including 'retail' and 'indoor and outdoor storage' uses).
- ✓ The existing Lumberland tenant will be vacating the premises, leaving the property underutilized.
- ✓ **The proposal is similar to the permitted existing commercial use and other commercial uses** near the property. [see Figure 1]
- ✓ It is our considered and professional planning opinion that **the proposal is minor** and will not cause an impact on adjacent properties that is not otherwise contemplated in the By-law.

Variance 2: Parking Variance

- ✓ The proposal **provides 165 parking spaces whereas the By-law requires 171** parking spaces.

- ✓ **The parking reduction is minor** as 50 to 70 indoor parking spaces are provided within the retail showroom and within the auto service area of the building.
- ✓ It is our considered and professional planning opinion that **the proposal is minor as the parking reduction is small in number** and represents a parking space shortfall of 4% (6 parking spaces).

Variance 3: Car Stacking Variance

- ✓ **The vehicle 'detailing' space accessory to the auto service area** of the car dealership.
- ✓ **A technical variance is needed** as the 'detailing space' is NOT associated with an automatic 'car wash', which requires 10 car stacking spaces.
- ✓ It is our considered and professional planning opinion that **a variance to provide 0 car stacking spaces whereas the By-law requires 10 is minor** and will not cause any adverse impact on adjacent properties than would otherwise be permitted by the By-law.

2. The Proposal is Desirable for the Appropriate Development of Land, Building and Structure:

- ✓ The proposal is **desirable to the owner** as the building will be leased to a Car Dealership.
- ✓ The proposal is **desirable to Bramptonians** as the Car Dealership will bring significant new and stable jobs to the surrounding residential community.
- ✓ The proposal is **desirable to the City of Brampton** as the property will be improved and productive providing additional tax revenue needed by the City to support the high quality services Bramptonians expect.
- ✓ It is therefore our considered and professional planning opinion that **the proposal is desirable and appropriate for the planned function of the property.**

3. The Proposal Maintains the General Intent and Purpose of the Official Plan ('OP'):

- ✓ The proposal is allow a car dealership within an OP designated '**Mixed-Use Employment' area where commercial and service commercial uses are permitted.**
- ✓ **OP Policy 2.2.8.13.e) supports the proposal** to install a 'Car Dealership' ... "*along the edge of the Mixed-Use Employment designation abutting Neighbourhoods.*"
- ✓ It is therefore our considered and professional planning opinion that **the proposal maintains the general intent and purpose of the OP.**

4. The Proposal Maintains the General Intent and Purpose of the Zoning By-law ('ZBL'):

- ✓ The subject property is zoned M1A-160 (Industrial One).
- ✓ **Exception 160 states that the property shall only be used for ...** "*the retailing and indoor and outdoor storage of building equipment and supplies*".
- ✓ **The proposed car dealership business is similar to permitted commercial and service commercial uses also fronting along Bovaird Drive** and near the subject property.
- ✓ It is therefore our considered and professional planning opinion that **the proposal maintains the general intent and purpose of the ZBL.**

In conclusion, **it is our considered and professional planning opinion that the proposal is minor in nature and satisfies the 4 tests in the Planning Act.** We respectfully request the Committee's approval as the proposal is justified and represents good planning.

Thank you in advance for your considerate attention to this matter. Should you require anything further, kindly contact the undersigned or my colleague Nicholas Moore at 905-893-0046 or by email at nmoore@mainlineplanning.com.

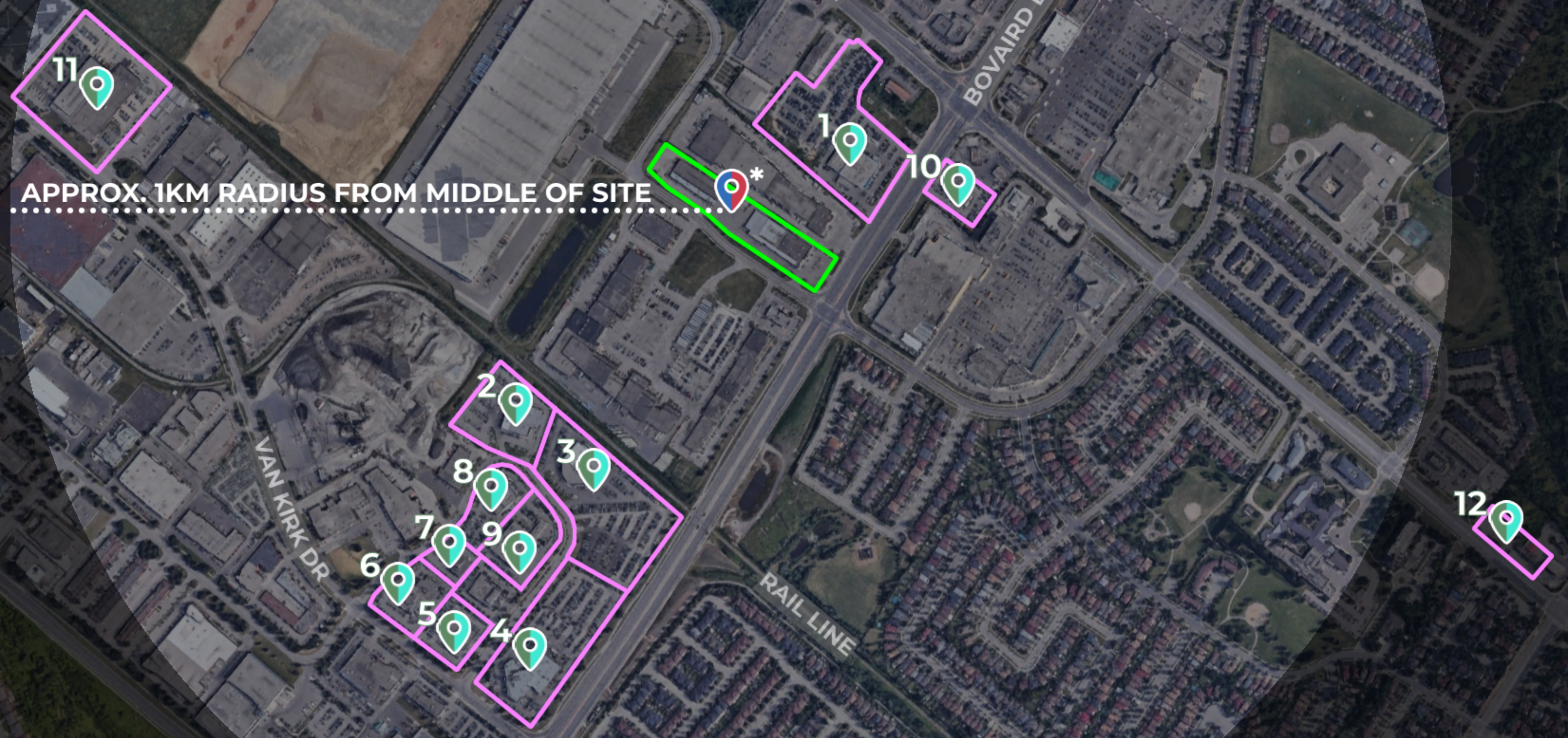
Sincerely,
mainline planning services inc.



Joseph P. Plutino, M.C.I.P., R.P.P.



<u>PIN No.</u>	<u>Dealership</u>	<u>Civic Address</u>
*	<i>SUBJECT PROPERTY</i>	180 Bovaird Dr W
1	Frost Chevrolet Buick GMC Ltd.	150 Bovaird Dr W
2	Attrell Hyundai	100 Canam Cres
3	Attrell Toyota	110 Canam Cres
4	Brampton Chrysler Dodge Jeep Ram	190 Canam Cres
5	Brampton North Nissan	195 Canam Cres
6	Mazda of Brampton	15 Van Kirk Dr
7	Subaru of Brampton	9 Canam Cres
8	Kia of Brampton	85 Canam Cres
9	Planet Ford	111 Canam Cres
10	Brampton Mitsubishi	47 Bovaird Dr W
11	Performance Auto Group	105 Van Kirk Dr
12	22G Auto Sales	506 Main St N



APPROX. 1KM RADIUS FROM MIDDLE OF SITE

Figure 1
Car Dealerships Near 180 Bovaird Dr W