

JOHN D. ROGERS & ASSOCIATES INC.
PLANNERS & DEVELOPMENT CONSULTANTS

74 ROY DRIVE
MISSISSAUGA, ONTARIO L5M 1A7
TEL. 416.565.4390
e-mail: mrogers@jdrplan.com

MEMORANDUM

Date: August 31, 2022
To: City of Brampton
Planning Department
Attn: Mr. M. Jalabi
Re: Committee of Adjustment
A-2022-0273
17 Bramalea Road

Mr. M. Jalabi,

As authorized agent on behalf of the owners of 17 Bramalea Road, ADMINS Brampton Investment Corporation, please accept this brief parking justification letter in support of the above noted application.

The owners of the subject property have secured a tenant for 17 Bramalea Road, illustrated as "Building B" on the Site Plan circulated with this file. The tenant is a technical/commercial school related primarily to the training of skilled trades (home inspection, HVAC technician, welding) and/or medical trades (teaching and educational classes, dental, therapeutic, and massage).

When the Site Plan development application was being processed by City of Brampton staff, a parking rate for an office use was applied to the subject building, 1 space per 25m², resulting in 81 parking spaces being allocated for this building. The required parking rate for a technical or commercial school is 1 space per 20m², resulting in 101 spaces being required, a deficiency of 20 spaces; however since the time that the Site Plan was approved, the by-law has been amended with respect to the parking requirements for an office being decreased, thus the resultant deficiency across the site is 13 spaces, or approximately 3.5%.

The deficiency of 13 spaces is not expected to result in any negative impacts to the operation or functionality of the site. There are a number of trailer staging positions along the north property limit that are not required by the by-law that could be changed to vehicular parking spaces, but this solution is not desirable as it is preferred to keep commercial and vehicular traffic separated as much as possible.



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It is expected that parking for the commercial/technical school can be accommodated in the parking spaces in proximity to the entrances to Building B without having to encounter the commercial vehicle traffic onsite.

Furthermore, if all the floor area was constructed in a single building, the by-law requirement for parking for the same uses would be 272 parking spaces, and a variance would not be required as 374 spaces are being provided. It is only as a result of the floor area being within three buildings and not one building that the required parking increases from 272 to 387 spaces.

I trust that this information is satisfactory to you. Should you have any further questions, please do not hesitate to contact me directly at your convenience.

Yours truly,

M. Rogers

Mark Rogers

C.C.: