

Parking Justification Study For a Business Located in a Commercial Building Convenience Store with Takeout Food – Unit# 9, Brampton

Prepared by: Traffic+ Engineering Ltd.
Prepared for: Patrick Cheeseman

June 30, 2022



Engineering Ltd.

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Report

Date

June 30, 2022

Our Reference:

20220021

Client

Alex Rodrigues

Client Contact

Mr. Alex Rodrigues
2449 Lake Shore Boulevard West, Toronto ON M8V 1C5

**Re: Parking Justification Study for a Convenience Store and Takeout Food
Commercial Plaza
168 Kennedy Road South – Unit# 9, Brampton**

Executive Summary

Content

Traffic+ Engineering Ltd. was retained by Patrick Cheeseman to undertake a Parking Justification Study for a new Convenience Store with Takeout Food with no dine-in to operate in Unit# 9 in the already existing commercial plaza. This commercial plaza is located at 168 Kennedy Road South in the City of Brampton where numerous businesses operate in each unit. This study is carried out to justify that there will be enough parking supply in the commercial Plaza for the future convenience store with takeout food.

Study

The commercial plaza, "the subject site", of 168 Kennedy Road South, is located approximately 800 metres north of Steeles Avenue East and Kennedy Road in the City of Brampton. The subject site is a single storey building that is comprising of numerous businesses that are currently operating, which include six restaurants, a grocery store, a laundromat, a daycare, a chandelier / decor lighting store. Vehicular access to the site is via two (2) full movement driveways located on Kennedy Road South. The future convenience store with takeout food will be operating in Unit# 9 of the building which is located on the northeast corner of the building.

Conclusions

The study concludes that the future business in Unit# 9, operating as a convenience store with takeout food will have sufficient parking supply to operate in the commercial plaza.

After undertaking Site parking survey during two different Saturdays at 168 Kennedy Road South commercial site to justify that there will be enough parking available for the proposed Convenience Store with Takeout food business to be located in Unit# 9 in the building, the following can be concluded:

- Parking surveys were undertaken during two different Saturdays which are April 23, 2022 and on June 25, 2022
- Maximum parking occupancy on Saturday April 23, 2022 was equal **55 parking spaces** with 87 parking spaces available. On Saturday June 25, 2022 the maximum parking occupancy was equal to **59 parking spaces** with 83 parking spaces available
- Minimum parking spaces required as per City of Brampton By-law is equal to **6 parking spaces**.
- Unit# 9 was previously occupied by many businesses that required the same number of parking spaces, and did not experience any parking shortage during their operation

Based on the above findings, it can be concluded that the proposed Convenience Store with Takeout Food business has sufficient parking space to meet customers demand.

We trust the enclosed sufficiently addresses your needs. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in blue ink that reads "Nabil Ghariani".

Mr. Nabil Ghariani, P.Eng., PTOE, M.S.C.E.
President and CEO

The logo for Traffic+ Engineering Ltd. features the word "Traffic" in a bold, black, sans-serif font, followed by a large black plus sign. The entire logo is enclosed within a red rectangular border.

Engineering Ltd.

Disclaimer:

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1.0 Introduction

1.1 Overview

Traffic+ Engineering Ltd. was retained by Patrick Cheeseman to undertake a Parking Justification Study for a proposed Convenience Store with Takeout Food with no dine-in to operate in Unit# 9 in the already existing commercial plaza (herein referred to as “the Site”). The site is located at 168 Kennedy Road South in the City of Brampton where numerous businesses operate in each unit around the building. Access to the site is done via two full movement access driveways, both located off Kennedy Road South.

This study is carried out to justify that there will be enough parking supply in the site to accommodate the future convenience store with takeout food.

The proposed business that will operate in Unit# 9 will comprise of convenience store operating in the front of the store, and in the back, a kitchen with takeout food with no seating area.

1.2 Study Area

The approximate location of the subject site is illustrated in **Figure 1**.



Figure 1:
Approximate Site Location

2.0 Existing Conditions

The future convenience store with takeout food will operate in an existing commercial Plaza located at 168 Kennedy Road South. The new business will be in Unit# 9 currently vacant and both businesses, convenience store and takeout food, will operate in synergy, hence reduction in trips and parking supply.

Parking in the plaza is located on surface and used by all customers and clients for all businesses operating in the commercial plaza with no time limit. There are currently no dedicated parking spaces for a specific business operating in the site, which ensures parking availability for other businesses when customers shop in the commercial plaza.

The existing site is easily accessible by a wide range of modes of transportation that include: walking, cycling, and transit. Additionally, there is a bus stop just next to the site which makes it easy for shoppers and customers use transit without walking to the nearest bus stop. Finally, sidewalks are also found on both sides of the corridor. These infrastructures provide opportunities for shoppers and customers to get to the commercial plaza by using non-motorized modes of transportation.

Figure 2 illustrates the Site survey plan. **Appendix 2** includes the full scale Site Survey Plan



3.0 Proposed Convenience Store with Takeout in Unit#9

The proposed convenience store with takeout food will operate in Unit# 9 of the building. **Figure 3-1, Figure 3-2, Figure 3-3, and Figure 3-4** show the overall location of Unit# 9, and **Figure 4** illustrates the interior layout of the business. Total surface area of the unit is equal to 113.00 m².

4.0 Minimum Parking Supply Based on City of Brampton By-law

Based on discussions with Staff, it was indicated the following parking ratios for each business type:

- 1 space per 19 m² was applied to the convenience store; and
- 1 space per 20 m² is required for a take-out restaurant, defined as “a building or place having less than eleven (11) seats for customers, where food and drink are prepared and offered for sale to the public primarily to be taken out or delivered for consumption off the premises”.

Based on the above parking ratios, a 19 m² parking ratio was used as a conservative value to estimate the required minimum parking space. This resulted to 6 parking spaces as a minimum parking spaces to be available at all time for the proposed convenience store with takeout food.

5.0 Past Businesses That Operated in Units# 9

As indicated in Section 6 of this report, the building was built in the early 1970's, hence many businesses operated during a period of time in the Site. Based on discussions with the client, Unit# 9 had the following businesses, as listed in **Table 1**:

Table 1: Past Businesses Operating in Unit# 9

Type of Business	Years of Operation	Estimated Minimum Parking Supply
Stop N Cash (payday loans store)	Mar. 1, 2000 - Feb. 29, 2004	6
Cash Zone (payday loans store)	Mar. 1, 2004 - Feb. 28, 2009	6
Loans Til Payday (payday loans store)	Jul. 23, 2009 - Jun. 30, 2013	6
Busy Hands (retail arts and crafts supply store)	Aug. 1, 2014 - Aug. 31, 2017	6
Quality Laundry Care (wash & fold and clothing alteration services)	Sept. 1 2017 - Aug. 31 2019	6

It can be deduced from Table 1 that past businesses that operated in Unit# 9 all required a minimum parking supply equal to 6 parking spaces and customers did not experience any parking shortages.

Appendix 2 includes the full scale Interior Design Plan



Figure 3-1:
Aerial Photos Around the Site

Figure 3-2:
Aerial Photos Around the Site



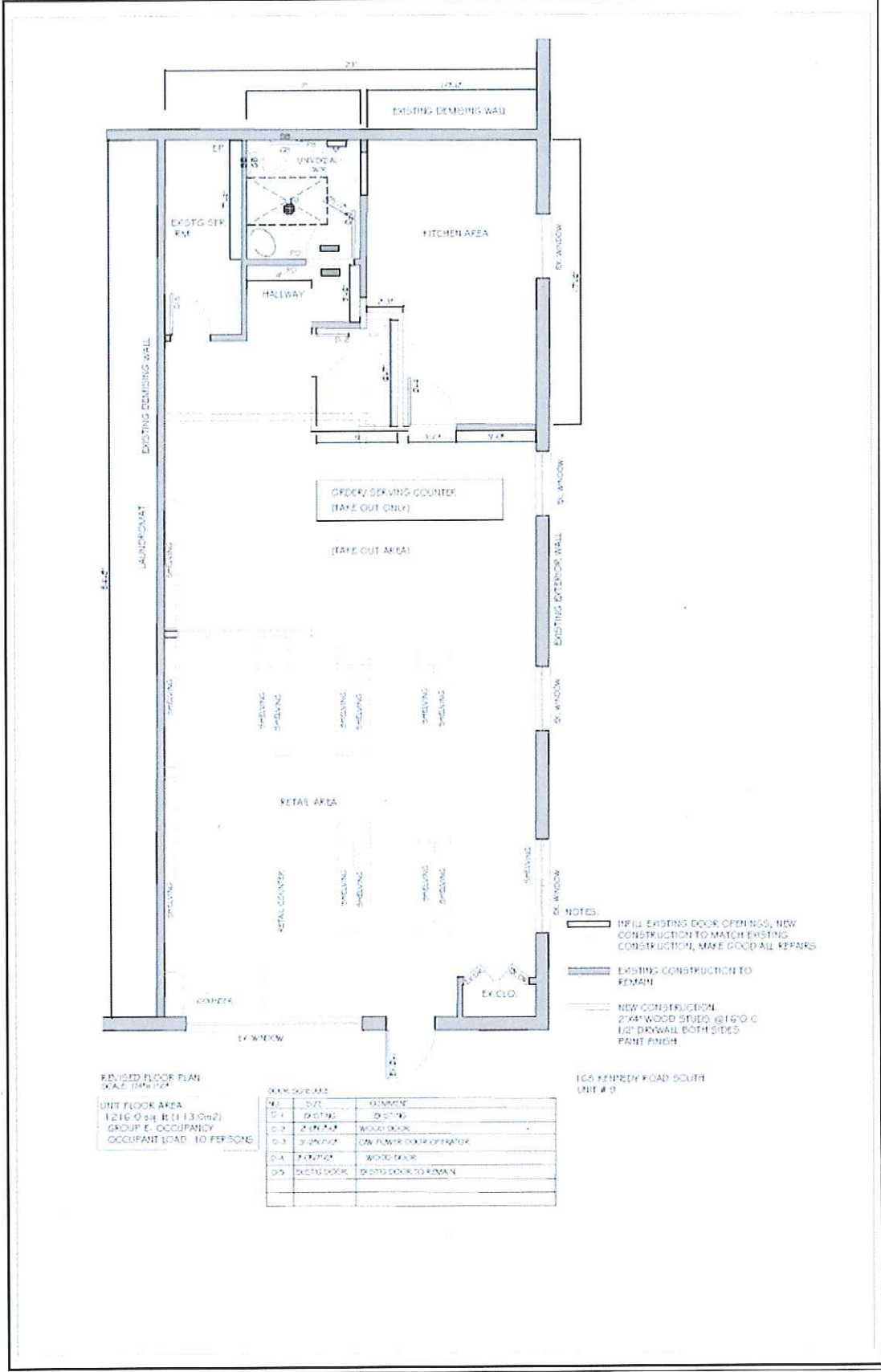


Figure 3-3:
Aerial Photos – Unit# 9



Figure 3-4:
Aerial Photos – Unit# 9

Figure 4:
Interior Layout of Convenience Store with Takeout Food – Unit# 9



6.0 Existing On-Site Parking Supply

Existing parking supply is equal to 142 parking spaces shared by all businesses operating in the site. There are currently no dedicated parking space for a specific business and no time limit to park on the site.

It should be noted that based on the existing City of Brampton Parking By-law, the required parking supply should equal to 222 parking spaces. It should be noted that the building dates back in the early 1970's where it was initially a City Building / Municipal Building and converted to a commercial site in the 1980's.

Although there is a technical parking supply shortage equal to 80 parking spaces ($222 - 142 = 80$), the site however never experienced any parking shortages due to the following reasons:

- Types of businesses operating in the site are small businesses that do not attract that many customers;
- Fast customer turnaround; and
- There is no major business operating on the site that is attracting high volume of customers, such as Tim Hortons, McDonald's, etc., that could have resulted in a high parking demand.

7.0 Existing Transit Network

Transit service is provided within the study area by the Brampton Transit, along Kennedy Road South, a major north-south arterial road, providing services from south of City of Brampton to Mayfield Road, north of the City. Additionally, there are two bus routes operating east-west along Steeles Avenue East and located just south of the site.

The following routes operate in the study area:

7 Kennedy (Brampton Transit): This bus route provides north-south service through City of Brampton along Kennedy Road South / North from Courtneypark Drive East to Mayfield Road by crossing many major corridors such as Derry Road East, Steeles Avenue East, Voddan Street East, Williams Parkway East, Bovaird Drive, and Sandalwood Parkway East.

Bus service is scheduled every 5 minutes during the weekday peak periods, and every half-hour during the day seven days a week.

Accessible service is provided on the route as well as bike racks on buses. **Figure 5** shows Routes 7, 11 and 511 in the City of Brampton.

11 – 11A Steeles (Brampton Transit): This bus route provides an east-west service along Steeles Avenue East / West in the City of Brampton, operating from Humber College in the East to Lisgar GO Bus station in Argentia Road in the West.

Bus service is scheduled every 8 minutes during the weekday peak periods, and every 20 minutes during the day seven days a week.

511 – 511A Steeles (ZÜM): This bus route provides an east-west express service along Steeles Avenue East / West in the City of Brampton, operating along the same route as Route 11, Humber College in the East to Lisgar GO Bus station in Argentia Road in the West.

Bus service is scheduled every 12 minutes during the weekday peak periods during the AM and PM peak, and every 20 minutes during the day seven days a week.

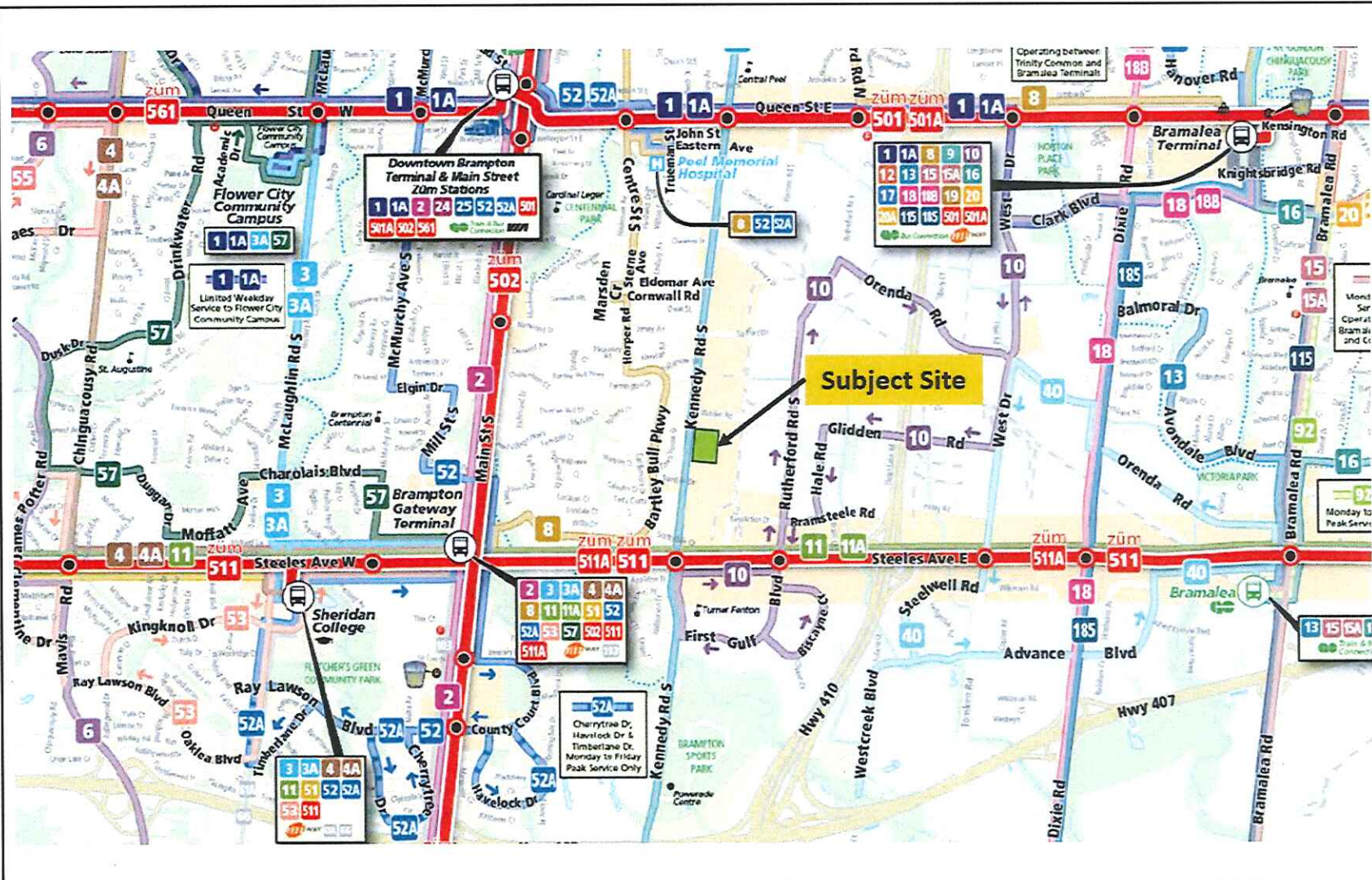


Figure 5:
Brampton Transit and ZUM Transit Networks Map – City of Brampton

8.0 Scope of Work and Methodology

This study has as objective to demonstrate that the existing parking supply in the site is sufficient to accommodate the proposed convenience store with takeout food, operating in Unit# 9 in the commercial building. Based on the discussions with City staff, a survey was requested by staff to be undertaken during a peak demand period, typically from 4:30 PM to 9:30 PM, on a Saturday which reflects the typical day with the highest demand.

City staff approved to conduct parking surveys during the estimated peak period from 4:30 PM to 9:30 PM, collected in 30-minute increment. Under these conditions, the surveyor was only counting vehicles that were parked on the site only.

Surveys were undertaken on two different Saturdays, first survey was performed on April 23, 2022 and the second on June 25, 2022.

9.0 Parking Surveys

As requested by City Staff, surveys were conducted for customers parking on two different Saturdays, first survey was performed on April 23, 2022 and on June 25, 2022 from 4:30 PM to 9:30 PM and counted every 30 minutes. The parking location that was counted as part of this study was on surface located within the commercial site property.

It should be noted that based on our observations during the survey, there were delivery vehicles, such as Uber Eats and DoorDash, parked on the site to pick up their food orders.

Results of the survey are summarised in **Figure 1** and **Figure 2** for each Saturday surveys undertaken on April 23, 2022 and on June 25, 2022 respectively.

Detailed survey tables are found in **Appendix 1**.

Figure 1: 30-Minute Survey Results for Saturday April 23, 2022

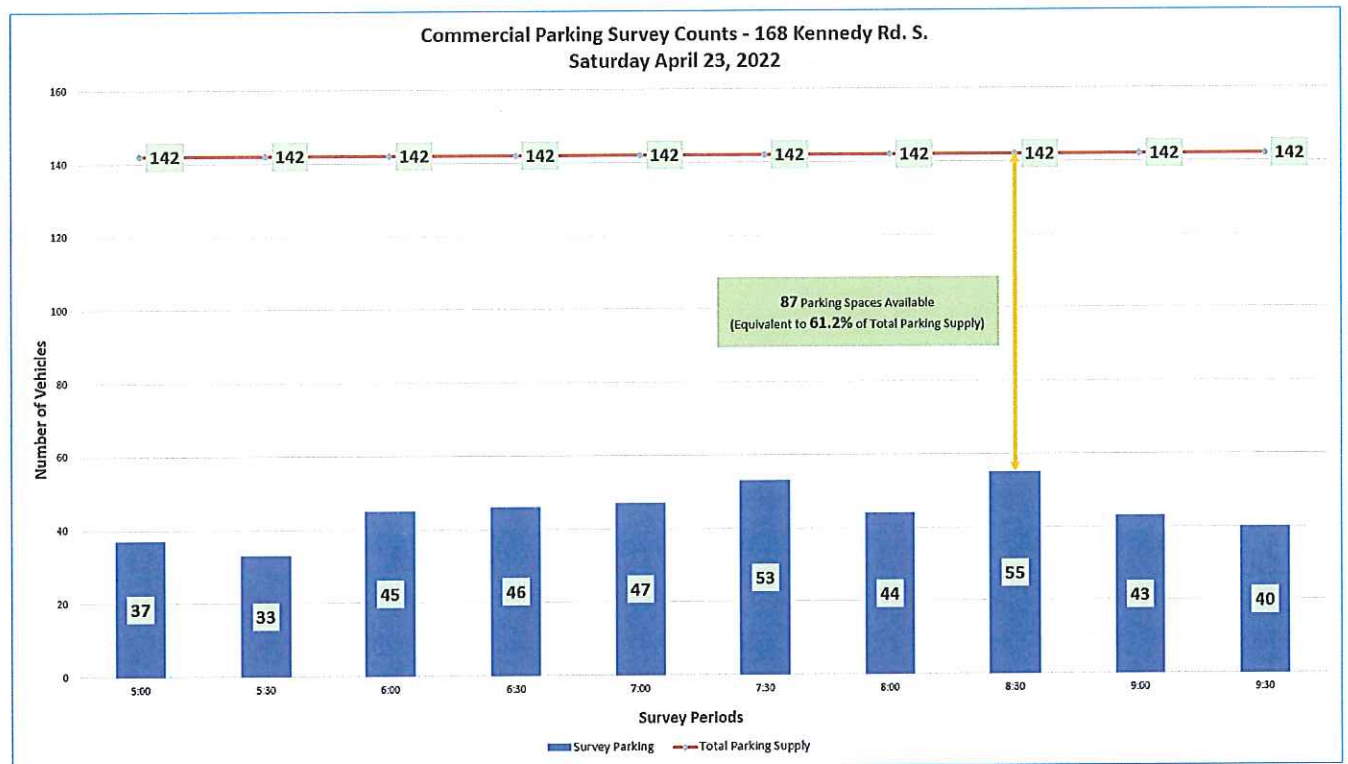
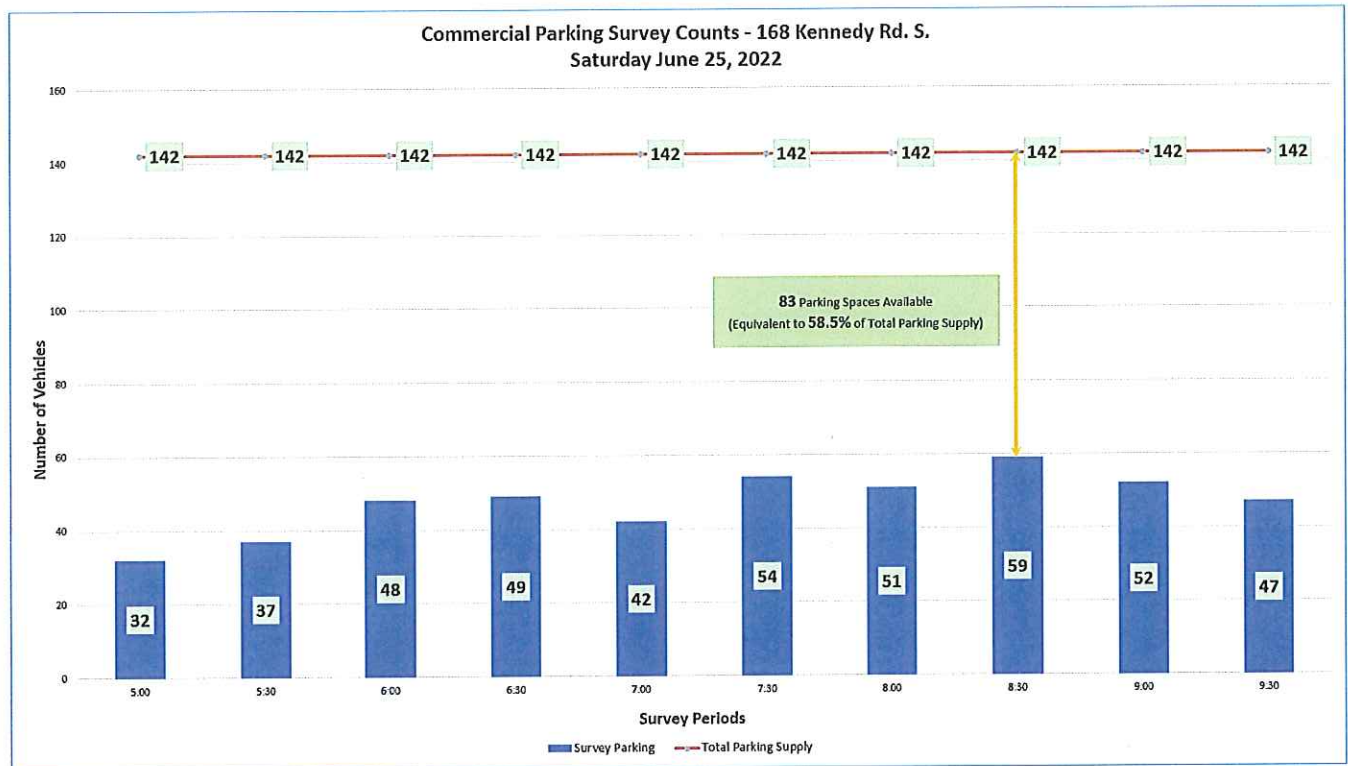


Figure 1: 30-Minute Survey Results for Saturday June 25, 2022

10.0 Findings

Based on the survey results obtained from two different days of the commercial Site located at 168 Kennedy Road S., from the results obtained, it can deduced that the **maximum surveyed occupied parking space** was equal to **59 parking space**, equivalent to 41.5% of the total parking supply. Therefore, there is 83 (58.5%) of total parking spaces available.

In conclusion, the proposed convenience store with takeout food that will operate in Unit# 9 will have sufficient parking spaces which will only require **6 parking spaces**. This is due that there is an excess in parking supply of **83 parking spaces**.

11.0 Conclusions

After undertaking Site parking survey during two different Saturdays at 168 Kennedy Road South commercial site to justify that there will be enough parking available for the proposed Convenience Store with Takeout food business to be located in Unit# 9 in the building, the following can be concluded:

- Parking surveys were undertaken during two different Saturdays which are April 23, 2022 and on June 25, 2022
- Maximum parking occupancy on Saturday April 23, 2022 was equal **55 parking spaces** with 87 parking spaces available. On Saturday June 25, 2022 the maximum parking occupancy was equal to **59 parking spaces** with 83 parking spaces available
- Minimum parking spaces required as per City of Brampton By-law is equal to **6 parking spaces**.
- Unit# 9 was previously occupied by many businesses that required the same number of parking spaces, and did not experience any parking shortage during their operation

Based on the above findings, it can be concluded that the proposed Convenience Store with Takeout Food business has sufficient parking space to meet customers demand.

APPENDIX 1

Parking Survey Results

Saturday, April 23, 2022

Time	Survey Parking	Total Parking Supply	Available Parking
5:00	37	142	105
5:30	33	142	109
6:00	45	142	97
6:30	46	142	96
7:00	47	142	95
7:30	53	142	89
8:00	44	142	98
8:30	55	142	87
9:00	43	142	99
9:30	40	142	102

Saturday, June 25, 2022

Time	Survey Parking	Total Parking Supply	Available Parking
5:00	32	142	110
5:30	37	142	105
6:00	48	142	94
6:30	49	142	93
7:00	42	142	100
7:30	54	142	88
8:00	51	142	91
8:30	59	142	83
9:00	52	142	90
9:30	47	142	95

APPENDIX 2

Interior Layout of Convenience Store with Takeout



UNIT FLOOR AREA:
1216.0 sq. ft (113.0m2)
GROUP E- OCCUPANCY
OCCUPANT LOAD: 10 PERSONS

NO.	SIZE	COMMENT
D-1	EXISTING	EXISTING
D-2	2'-0"x7'-0"	WOOD DOOR
D-3	3'-2"x7'-0"	CAV POWER DOOR OPERATOR
D-4	3'-0"x7'-0"	WOOD DOOR
D-5	EXIST'G DOOR	EXIST'G DOOR TO REMAIN

168 KENNEDY ROAD SOUTH
UNIT # 9

APPENDIX 3

Email Correspondence with City Staff

Nabil Ghariani

From: Adiga, Smeeta <Smeeta.Adiga@brampton.ca>
Sent: Monday, April 11, 2022 3:50 PM
To: Nabil Ghariani
Subject: FW: 168 Kennedy Rd Minor Variance (A-2021-0258)
Attachments: 168 Kennedy Rd S.xlsx

FYI

From: Payne, Todd <Todd.Payne@brampton.ca>
Sent: 2022/02/07 10:19 AM
To: Deibler, Nicholas <Nicholas.Deibler@brampton.ca>
Cc: Adiga, Smeeta <Smeeta.Adiga@brampton.ca>
Subject: RE: 168 Kennedy Rd Minor Variance (A-2021-0258)

Hi Nicholas,

A take-out restaurant is not permitted use in unit 9.

A rate of 1 space per 19m² was applied to the convenience store. A rate of 1 space per 20m² is required for a take-out restaurant which is defined as "a building or place having less than eleven (11) seats for customers, where food and drink are prepared and offered for sale to the public primarily to be taken out or delivered for consumption off the premises".

Regards,

Todd Payne
Plans Examiner, Zoning Services
Building Division | City of Brampton

8850 McLaughlin Road | Unit 1
Brampton, ON | L6Y 5T1

905-874-3446 (T)



From: Deibler, Nicholas <Nicholas.Deibler@brampton.ca>
Sent: 2022/02/04 4:02 PM
To: Payne, Todd <Todd.Payne@brampton.ca>
Cc: Adiga, Smeeta <Smeeta.Adiga@brampton.ca>
Subject: 168 Kennedy Rd Minor Variance (A-2021-0258)

Hi Todd, hope you're doing well. I have a couple questions about this minor variance file that I'm hoping you can help me out with.

The variance was originally just to permit a change of use for one unit in the plaza to "Convenience Store". Somewhere in the review it was identified that the site had insufficient parking and that a variance would be needed. The applicant provided the attached amendment letter to address this.

Due to the parking deficiency, Traffic staff (Smeeta) had advised that a Parking Study would be needed and the application was deferred until this could take place. Smeeta has recently been working with the Traffic Consultant and has come to the conclusion that a full study is no longer needed here and that a justification memo will suffice.

What I'm just hoping to clarify is where the parking rate in the amendment letter came from (there is no Zoning checklist in Accela), and whether what's listed is correct.

Based on the most-recent communication with the applicant (email attached) it would appear that the proposed use has now changed slightly to include Convenience Retail AND a take-out restaurant. I'm assuming the variance would need to be further revised to include this use? Would this effect the parking rate? The applicant was also wondering what the rate would be for the individual retail unit.

Thanks,

Nicholas Deibler

Development Planner 1

Planning, Building and Economic Development

City of Brampton

Nicholas.Deibler@brampton.ca

(905)874-3556



The City of Brampton is updating the current Official Plan to guide land use and development to 2051, this new Official Plan will be called the *Brampton Plan*. If you would like to receive information regarding the Official Plan review please email us at opreview@brampton.ca.

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

Nabil Ghariani

From: Jagtiani, Nitika <Nitika.Jagtiani@brampton.ca>
Sent: Thursday, April 07, 2022 1:34 PM
To: Nabil Ghariani
Cc: Adiga, Smeeta; Jagtiani, Nitika
Subject: RE: A2021-0258- Proposed Use Unit 9 - 168 Kennedy Rd S

Good Afternoon Nabil,

Pleasure speak to you today.

With respect to the above noted application, please note that there are two issues that would require a minor variance application.

- 1) Parking – The parking calculations based on the designated uses within the industrial building requires the site to have 223 parking spots. We understand that the building is deficient by a number of spots (greater than 50). However, that should not detract from development of the takeout/ convenience store proposed within Unit 9. As per our parking calculations, Unit 9 would require approximately 7 parking spots for this site. For the minor variance application, I would request you to please provide us with a parking study brief/ memo (with the appropriate calculations) outlining the deficiency, what was on site before v. after and how the proposed use would / would not significantly impact the deficiency on site.
- 2) Permitted Use - The subject is zoned Industrial One – Special Section 3445 (M1-3445). Please see attached policies for your review. Please note that as per the M1 zone, a takeout use is not permitted. We would require a minor variance for that as well. Please explain that in your cover letter as part of the submission package.
[SECTION 30 INDUSTRIAL.PDF \(brampton.ca\)](#)
[Microsoft Word - SS3445 \(brampton.ca\)](#)

Further to our conversation today, please find attached link to Committee of Adjustment Application form and hearing dates. [City of Brampton | Council and Committees | Committee of Adjustment](#)

Please connect with Jeanie Myers by email at: Jeanie.Myers@brampton.ca who will help schedule an appointment so you or the owner could personally drop off the application documents.

FYI! Jeanie would request a DRAFT copy by e-mail of your completed application form, and accompanying site plan (sketch) in order that she can confirm such things as legal ownership, legal description and to ensure ALL information fields have been completed. It is beneficial to include a covering letter to assist staff and the Committee Members in evaluating the application.

Hope this helps! Should you have any questions or concerns, please do not hesitate to contact me.

Kind regards,

Nitika Jagtiani MES (Pl.), LEED AP ND

Planner I, Planning, Building and Economic Development
City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2
T: 905.874.3847 E: Nitika.Jagtiani@Brampton.ca

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From: Nabil Ghariani <nabil@trafficplus.ca>
Sent: 2022/04/05 3:36 PM
To: Jagtiani, Nitika <Nitika.Jagtiani@brampton.ca>
Cc: Adiga, Smeeta <Smeeta.Adiga@brampton.ca>
Subject: RE: EXTERNAL RE: Proposed Use Unit 9 - 168 Kennedy Rd S Brampton [A-2021-0258]

Good afternoon Nitika:

Based on Nicholas email, see below, that you will be the planner looking after the parking application for the business Unit#9 located in the small plaza at 168 Kennedy Rd.

Based on my discussions with Smeeta, it was agreed that I only provide with a parking letter indicating that the business tenant of the Unit#9, which will be a hybrid convenience store / take-out food ONLY (there will be no dine-in, as per the architectural plan attached with this email) will not have an impact on the existing parking demand.

Nicholas indicated in his email, found below and you were Cc'd on it, that I have to include an amendment for "take-out" as well. In my opinion, there will be a synergy between the convenience store and the take-out portion hence there should not be a separate letter for a convenience store and the take-out.

Please advise on how to proceed with this application to satisfy the amendment.

Feel free to contact me if you have any questions or require further information.

Best regards,

Nabil.



Engineering Ltd.

Mr. Nabil GHARIANI, **P.Eng., PTOE, M.S.C.E.**
President and CEO
Traffic+ Engineering Ltd.
Website: TrafficPlus.ca
E-mail: Nabil@TrafficPlus.ca
Cell Phone# (514) 891 - 3972

From: Deibler, Nicholas [<mailto:Nicholas.Deibler@brampton.ca>]
Sent: Tuesday, February 22, 2022 4:44 PM
To: Nabil Ghariani <nabil@trafficplus.ca>
Cc: Alex.rental@hotmail.com; pjc6493@gmail.com; Jagtiani, Nitika <Nitika.Jagtiani@brampton.ca>;
BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>
Subject: RE: EXTERNAL RE: Proposed Use Unit 9 - 168 Kennedy Rd S Brampton [A-2021-0258]

Good Afternoon,

Further to my previous email, please be advised that I'm leaving the City of Brampton at the end of this week. Nitika Jagtiani (cc'd) will be the assigned Development Planner for this file moving forwards and has been brought up to speed on the application.

Please don't hesitate to reach out if you have any questions.

Regards,

Nicholas Deibler

Development Planner 1

Planning, Building and Economic Development

City of Brampton

Nicholas.Deibler@brampton.ca

(905)874-3556



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From: Deibler, Nicholas

Sent: 2022/02/08 3:33 PM

To: Nabil Ghariani <nabil@trafficplus.ca>

Cc: Adiga, Smeeta <Smeeta.Adiga@brampton.ca>; Alex.rental@hotmail.com; pjc6493@gmail.com

Subject: RE: [EXTERNAL]RE: Proposed Use Unit 9 - 168 Kennedy Rd S Brampton

Hi Nabil,

I'm the planner managing this file, Smeeta forwarded this email to me.

Based on the email from the Owner below, it would appear that a "Take-out Restaurant" component is now being contemplated. Please note that this use was not included in the original minor variance request or the amendment (see attached). This shouldn't have a significant impact on the parking, however there are slightly different rates (1 space/19m2 for convenience store, 1 space/20m2 for a take-out restaurant). An area breakdown of the two different uses would be helpful for staff to determine if this effects the overall parking requirement.

Because of the additional use we would also need a new Amendment Letter that includes the "Take-out Restaurant" use.

Regards,

Nicholas Deibler

Development Planner 1

Planning, Building and Economic Development

City of Brampton

Nicholas.Deibler@brampton.ca

(905)874-3556



The City of Brampton is updating the current Official Plan to guide land use and development to 2051, this new Official Plan will be called the *Brampton Plan*. If you would like to receive information regarding the Official Plan review please email us at opreview@brampton.ca.