



DELIVERED BY EMAIL

March 30, 2023

City of Brampton
Committee of Adjustment
2 Wellington Street West
Brampton, ON
L6Y 4R2

Attention: Ms. Megan Fernandes, Planning Technician

RE: Parking Justification Letter
Proposed Minor Variance Application No. **A-2023-0081**
316 Orenda Road
Tax Assessment Roll No. 10-09-0-014-18100-0000, Ward 7
Part of Block A, Registered Plan No. 636
City of Brampton, Region of Peel

Dear Madam,

I regarding the above captioned Minor Variance Application and further to your correspondence wherein you advised a 169 Parking Spaces are required to permit the proposed Motor Vehicle Sale Establishment, to occupy 15% of the existing warehouse building's Gross Floor Area (*GFA*) and also the existing warehouse.

As shown on the submitted Site Plan, there are existing 100 Parking Spaces.

Accordingly, a Minor Variance is also required to permit 100 Parking Spaces whereas 169 Parking Spaces are required for the proposed use.

The Minor Variance Application filed was amended to include the above noted, additional Variance.

To provide justification for the proposed parking reduction, I note the following:

- i. The existing warehouse building currently only contains storage of goods with the available 100 parking spaces being underutilized.

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- ii. The proposed Motor Vehicle Sale Establishment will only occupy 15% of the existing GFA being approximately 1,322 Square Metres and will only include indoor use, with no outdoor display.
- iii. The proposed Motor Vehicle Sale Establishment is expected to generate 3 to 5 employees which can be accommodated within the existing parking supply.
- iv. The proposed Motor Vehicle Sale Establishment customers will be largely by appointment only and with no outdoor display so 'walk in' customers will be limited, and the existing parking supply will be sufficient to accommodate customers.

Accordingly, the additional Variance requesting a parking reduction is supportable and conforms to the tests, in accordance with the *Planning Act*.

The above justification is in addition to the provided justification provided in our correspondence dated March 20th, 2023.

Your consideration regarding the above parking justification in support of the Minor Variance Application is greatly appreciated. appreciated.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,

BLACKTHORN DEVELOPMENT CORP.

Maurizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.
Principal

Copy:

Registered Owner (Encl.)
Ms. Jeanie Myers, Secretary Treasurer, Committee of Adjustment, City of Brampton
Mr. Alex Sepe, MCIP, RPP, Principal Planner, Development Services, City of Brampton