

714125 Ontario Inc.

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Thursday, July 6, 2023

Jeanie Myers, Secretary-Treasurer
Committee of Adjustments, City Clerk's Office
Brampton City Hall,
2 Wellington Street West,
BRAMPTON, Ontario L6Y 4R2

Re: Committee of Adjustments Application # A-2023-0185

To whom it may concern.

714125 Ontario Inc is the owner of the property at 253 Summerlea Road, to the south of the subject property of Application #A-2023-0185.

We submit our written comments and objection regarding the application proposed.

Our reasons are:

Item #1 – To permit a motor vehicle repair shop having a maximum gross floor area of 750 square meters.

The present property is a mixed commercial development with offices, food services and a banquet hall. We are concerned about the change in zoning as the application is for a 750 square meter (+/- 7,500 square foot) repair shop which is a large facility similar in size to many car dealership repair shops. The application does not say what type of motor vehicle repair will be permitted. Will it be autos or will it be trucks, buses or other larger motor vehicles? It also does not say what type of repairs will be permitted. For example, is it only a quick lube facility, tire facility, full-service shop or a body shop?

Unfortunately motor vehicle repair shops tend to be messy and dirty uses as can be witnessed in the older industrial section around Rutherford Road and Steeles Avenue. Namely on streets like Hale Road, Selby Road and Bramsteel Road where many of the motor vehicle repair operations in that area are congested with long term storage of broken down or derelict vehicles sometimes resulting in overflow parking on the streets causing traffic congestion. Summerlea Road, with all the truck traffic (including the mobile truck training) is already a very busy road to potentially allow the same thing to happen.

We acknowledge there are presently other automotive repair facilities in the application area, but they are dedicated car dealerships who have a vested interest in keeping their properties clean, neat and tidy

to promote automotive sales. A dedicated repair shop does not have this incentive and could lead to the area running down as the older industrial areas have already been allowed to.

Item #2 – To permit 541 parking spaces on site whereas the by-law requires a minimum of 587 parking spaces.

That is a reduction of 46 parking spaces on a development that already has a history of parking issues.

We and our tenants have struggled for the past couple of years with the banquet hall on the subject property hosting large parking lot festivals and music concerts in the summer resulting in patrons parking in our lot due to the banquet hall not having enough parking for the event. Not only did people park in our facility but they also dumped food, garbage and defecated on our property.

Unfortunately, City staff at Parking Control, Bylaw and Licencing would not help to control this. As a result our tenants had to incur increased common charges to cover installing video surveillance and employing a security guard service to monitor the lot on the weekends to stop the overflow parking and to “tag and tow” any cars illegally parked. This situation has temporally ceased following tragic events at the banquet hall last year during one of these large events but it still remains a major concern for us.

Pursuant to the City By-Law SECTION 20.0 GENERAL PROVISIONS FOR COMMERCIAL ZONES, the minimum parking requirements for Motor Vehicle Repair Shop reads:

*1 parking space for each 18 square metres of gross floor area or portion thereof
but 50 percent of the required parking spaces may be tandem parking spaces.*

Based on this, a 750 sq.m repair facility requires 42 parking spots. The amount of the reduction proposed in this application equates to more then the entire parking required for this large motor vehicle repair shop. This is a problem.

In closing, because of the potential issues due to the general nature of vehicle repair facilities and the potential for the storage of derelict vehicles on site when added to the historical parking issues already experienced with this property, the compounding of these issues is not something we can support. Unless the proposal better addresses our concerns, then we object to the proposed Application for Minor Variance.

Thank you for allowing us to express our views on the application.

Sincerely

Don W. Crawford
Property Management