

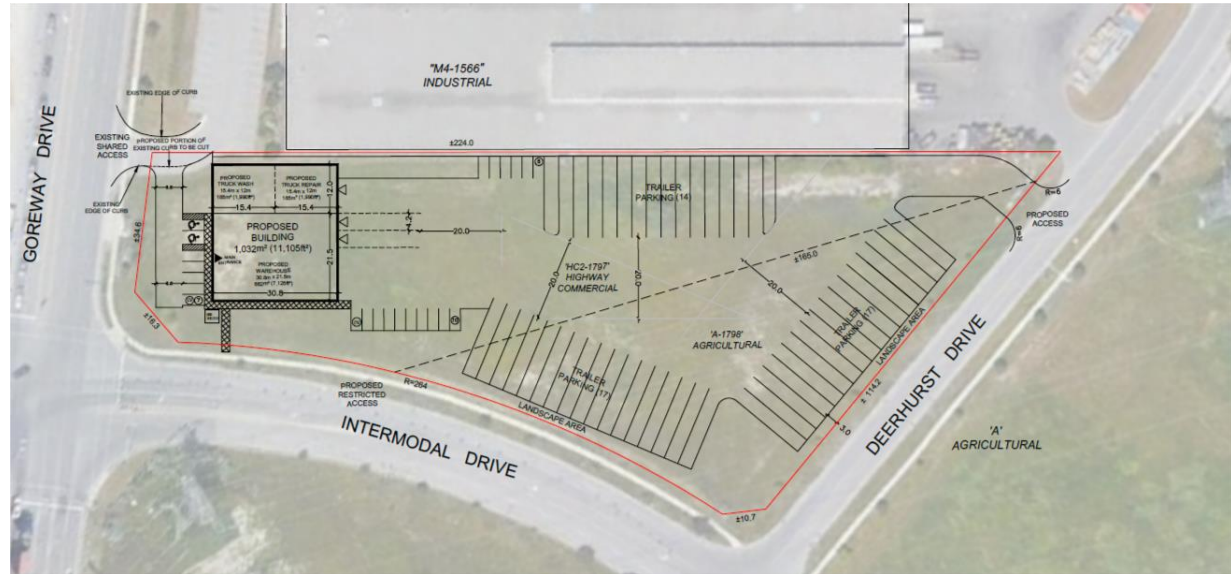
# 0 Goreway Drive, Brampton

**August 28, 2023**  
**Application for Zoning By-law Amendment**



## Development Statistics

- Lot Area: 1.27 hectares (3.14 acres)
- Building Area: 1,032 square metres (11,105 square feet)
- Truck Parking: 48 Spaces
- Car Parking: 23 Stalls
- 2 short-term bicycle parking spaces
- 1 long-term bicycle parking space
- 2 Electric Vehicle parking spaces



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## Key Issues / Considerations Addressed

- Parking to accommodate a vehicle washing station, warehouse and office

*MHBC Response: The current proposal meets the City's parking requirements. We are happy to work with Staff to further improve parking needs and details through the Site Plan process.*

- Location of truck parking access

*MHBC Response: Parking access is located off a collector road. Our Traffic Impact Study prepared by NEXTRANS supports this location from a health and safety perspective.*

- Sufficient landscape buffer will be required to screen from surrounding roads and main intersection of Goreway Drive and Intermodal Drive

*MHBC Response: We have enhanced the landscape buffer along the edges of Goreway Drive and Intermodal Drive with coniferous tree planting. We believe this will assist in mitigating the plantings into the site from the roads.*

## Key Issues / Considerations Addressed

- An amendment to the Parkway West Belt Plan is required to facilitate the use

*MHBC Response: The Parkway West Belt Plan is proposed to be removed. We have proposed a Holding provision to ensure this matter is resolved with Municipal Affairs prior to a building permit being used.*

- Further justification will be required to determine if the proposed land uses align with Planned MTSA policies.

*MHBC Response: The Planned MTSA is still underway and a decision has not been made. We are optimizing the uses on the property through a new building that frames the intersection. We are happy to provide any additional rationale on this matter prior to recommendation from Council.*

**THANK YOU**