



TOWN OF CALEDON  
PLANNING  
RECEIVED  
Sept. 21, 2020

# MEMORANDUM

Date: August 21, 2020

Reference: **Proposed Gas Station at 12544 Highway 50, Bolton, ON**

Subject: Parking Justification Study

## TO WHOM IT MAY CONCERN

### Introduction

n Engineering Inc. was retained to by n Architecture Inc. to review the parking justification study of the proposed service station which includes convenience store, gas bar with 4 pumps consists of 8 fueling positions, body shop, carwash and offices located at 12544 Hwy. 50, Bolton, Ontario. The site is located at north side of Hwy50-Albion Vaughan –Mayfield intersection.

There is only right-in/right-out entrance proposed on Hwy. 50. Total number of parking proposed for the development is 36 parking, including 3 barrier-free spot.

### Required Number of Parking

The parking supply requirement is extracted from the town of Caledon zoning by-law 2006-50, section 5-parking, loading and delivery, tabulated in the table below.

Table 1: Town of Caledon Parking Requirement Calculation

Usage	Size (Net Floor Area)	Town Parking Requirement	
		Rate	Required Space
Convenience store	120.46	1 Space per 20 m <sup>2</sup>	6.02
Car Wash	94.32	1 Space per 20 m <sup>2</sup>	4.72
Auto Body Shop (office area) with two bays	42.04	3 Space per bay+1 Space per 20 m <sup>2</sup>	8.10
Office Spaces	356.41	1 Space per 30 m <sup>2</sup>	11.88
		Sub total	30.72
		<b>Total</b>	<b>31</b>

Following criteria followed to recalculate required number of parking for post development condition:

- 1) Parking requirement recalculated according to the latest comments we received from the town of Caledon in Dec 2019. Net floor area corresponding to the Town of Caledon *zoning by-law section3-definitions* for the calculations used instead of gross area which had been used in previous calculation.



- 2) Spaces for office usages included two buildings, second storey of body shop and convenience store. Business office item is used for the minimum parking requirement which the rate is min 1 parking space per 30m<sup>2</sup>.
- 3) Auto body shop proposed to have two bays, according to the by-law, 3 parking spaces are considered per bay and also 1 parking space is proposed per 20m<sup>2</sup> of the office/retail space within the body shop.
- 4) The convenience store as a part of motor vehicle gas bar calculations, there were two options to consider, the retail store requirement or the motor vehicle gas bar; both of them have same rate of requirement for parking that is 1 parking per 20m<sup>2</sup>. According *zoning by-law section 5*, the fuel dispensing area has been excluded from these calculations.
- 5) To calculate parking requirement for car wash, the criteria "Motor Vehicle uses not otherwise listed" is used as the same rate as auto body shop.
- 6) There will be two buildings on the site and one delivery space proposed for each of them that is corresponding to the zoning by-law.

### Number of Parking Proposed

As indicated in Site Plan (Refer: Dwg. A 1.0) total 36 numbers of parking proposed including 3 accessible parking.

### Conclusion

According to parking calculation based on the town of Caledon *zoning by-law section 5*, the required parking spaces for the site is 31.

Total of 36 parking is proposed which are 5 spaces over the town minimum requirement.

Based on the revised calculations and discussions, it appears that the proposed parking supply of 36 spaces for the subject site would be sufficient to accommodate parking demand for post development condition.

Respectfully Submitted,



Abu. S. Ziauddin M. Eng. P. Eng.  
Project Manager  
n Engineering Inc.

Ramyar Mehraban M.Eng. EIT.  
Project Designer  
n Engineering Inc