

# B-2024-0018, A-2024-0405, A-2024-0406

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2250, 2280 & 2300 Queen Street East

## PUBLIC MEETING

City of Brampton  
Committee of Adjustment

March 25, 2025





TORBRAM RD

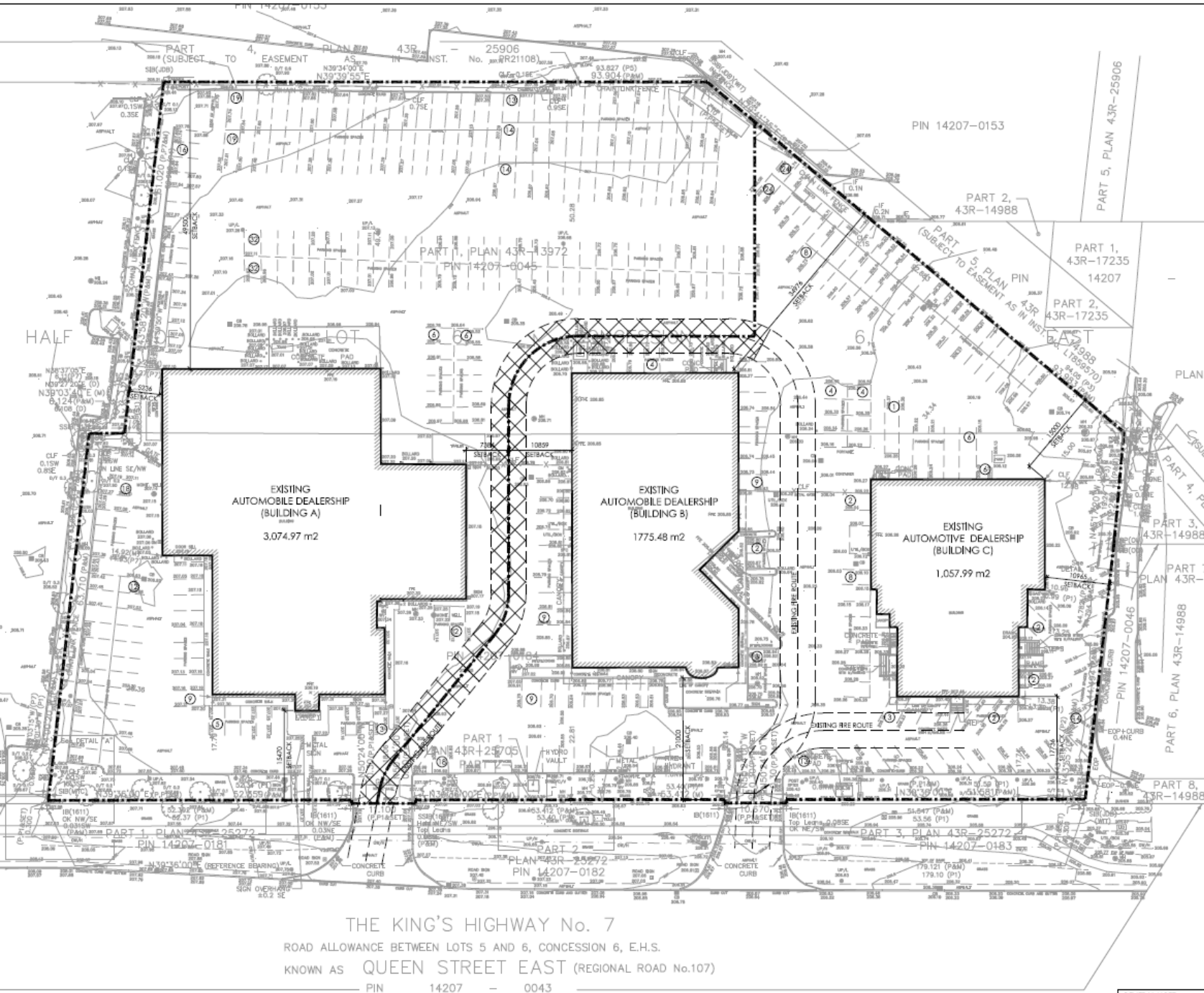
QUEEN ST E



SUBJECT LANDS

SITE CONTEXT

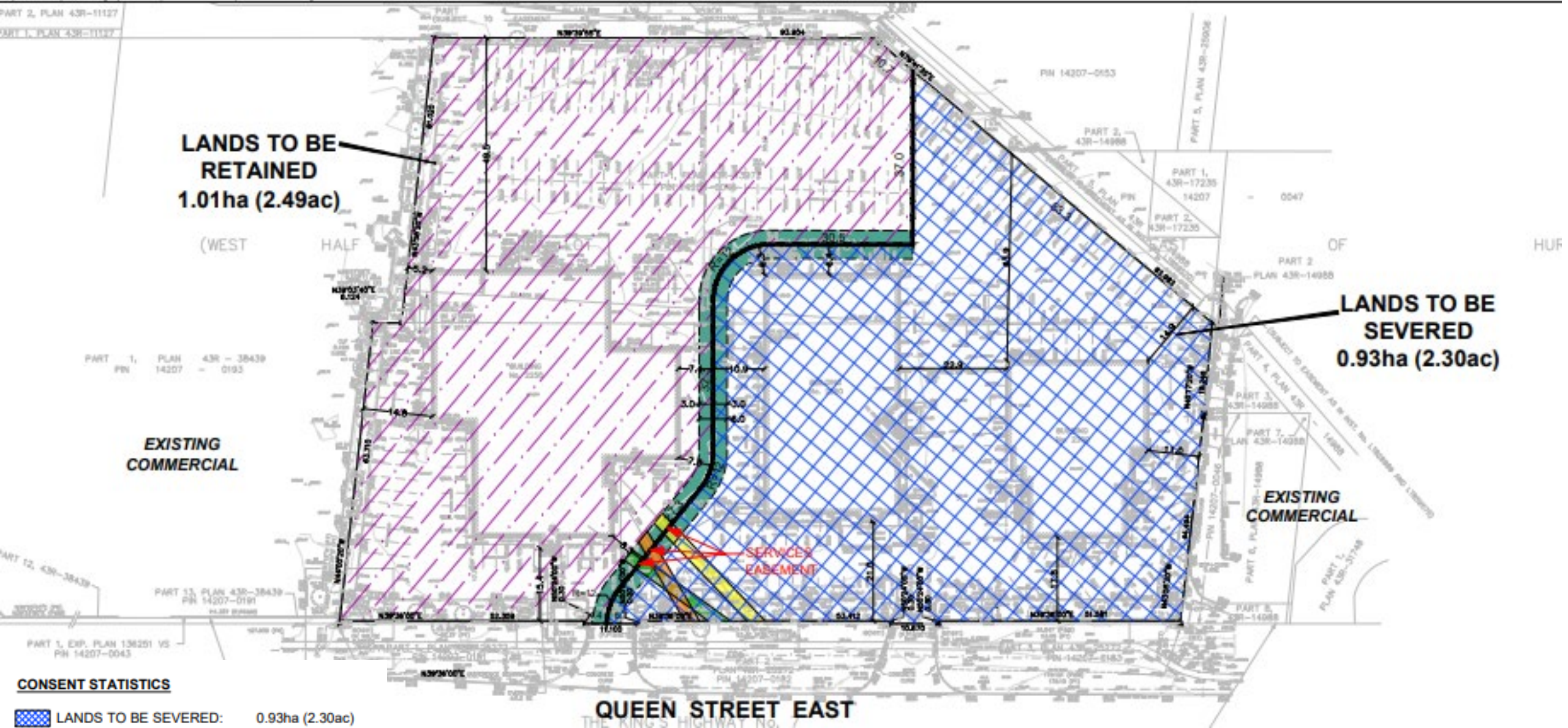








# CONCEPT PLAN

GENERAL NOTE:  
THIS PLAN INFORMATION IS BASED ON THE SURVEY  
INFORMATION TAKEN FROM THE SURVEY  
TOPOGRAPHICAL SURVEY AS PREPARED BY  
SCANNING SOLUTIONS INC.





**CONSENT STATISTICS**

	LANDS TO BE SEVERED:	0.93ha (2.30ac)
	LANDS TO BE RETAINED:	1.01ha (2.49ac)
<b>TOTAL:</b>		<b>1.94ha (4.79ac)</b>
	ACCESS EASEMENT	0.075ha (0.185ac)
	SERVICES EASEMENT	0.020ha (0.049ac)

SEVERANCE  
SKETCH



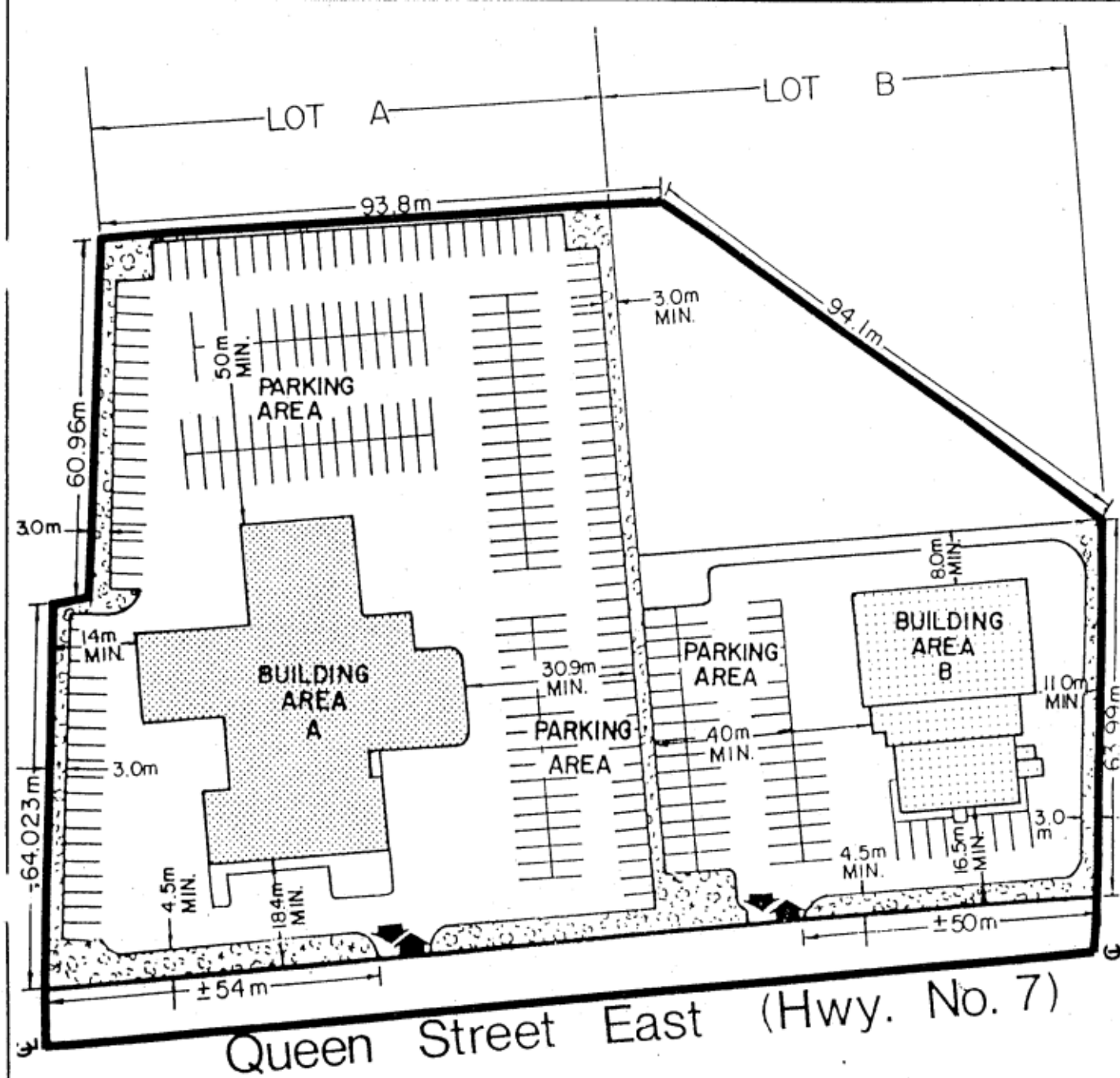
## RETAINED LANDS (2250 Queen St E)

1. To vary Schedule 'C', Section 256 of the by-law to permit Building B and Building C to be located outside the area identified on the Schedule whereas the by-law requires that Building B and Building C to be located in accordance with the building footprint outline on Schedule 'C- Section 256
2. To vary Schedule 'C', Section 256 of the by-law to permit Building B with a gross commercial floor area not exceeding 2,840 square metres whereas the by-law requires a gross commercial floor area for Building B shall not exceed 1,400 square metres in accordance with Schedule 'C- Section 256
3. To allow angled parking space shall to a rectangular area measuring 2.6m in width and 3.4m in length Whereas the by-law requires angled parking space shall to a rectangular area measuring 2.7m in width and 5.4m in length
4. To allow a minimum parking aisle width of 2.2m Whereas the by-law requires a minimum parking aisle width 6.6m
5. To vary Schedule 'C', Section 256 of the by-law to allow a 4.4m wide landscape open space area to be provided and maintained along Highway Number 7, excepted for the driveway access points whereas the by-law requires that a 4.5m wide landscape open space area shall be provided and maintained along Highway Number 7, except for the driveway access points in accordance with Schedule 'C- Section 256
6. To allow 1 loading space to be provided on site whereas the by-law requires 2 loading spaces to be provided on site
7. To vary Schedule 'C', Section 256 of the by-law to allow a 0m wide landscape open space area to be provided and maintained along the easterly side lot line whereas the by-law requires a 3m wide landscape open space area shall be provided and maintained along side lot line in accordance with Schedule 'C- Section 256
8. To Vary Schedule 'C' – Section 256 to allow on-site parking spaces and spaces for the storage of motor vehicles to be maintained outside the approved location whereas the by-law requires on-site parking spaces and spaces for the storage of motor vehicles to be developed and maintained in accordance with Schedule 'C' – Section 256.





## SEVERED LANDS (2280 & 2300 Queen St E)

1. To Vary Schedule 'C' – Section 256 to allow Lot A to have a lot width of 56.0m whereas the by-law requires Lot A to have a minimum lot width of 100m in accordance with Schedule 'C' – Section 256
2. To vary Schedule 'C', Section 256 of the by-law to permit Building A to be located outside the area identified on the Schedule whereas the by-law requires that Building A to be located in accordance with the building footprint outline on Schedule 'C- Section 256.
3. To vary Schedule 'C', Section 256 of the by-law to permit Building A with a gross commercial floor area not exceeding 3,075 square metres whereas the by-law requires a gross commercial floor area for Building A shall not exceed 1,900 square metres in accordance with Schedule 'C- Section 256
4. To Vary Schedule 'C' – Section 256 to allow on-site parking spaces and spaces for the storage of motor vehicles to be maintained outside the approved location whereas the by-law requires on-site parking spaces and spaces for the storage of motor vehicles to be developed and maintained in accordance with Schedule 'C' – Section 256
5. To vary Schedule 'C', Section 256 of the by-law to allow a 2.6m wide landscape open space area to be provided and maintained along the westerly side lot line whereas the by-law requires a 3m wide landscape open space area shall be provided and maintained along side lot line in accordance with Schedule 'C- Section 256
6. To allow angled parking space shall to a rectangular area measuring 1.9m in width and 4.35m in length Whereas the by-law requires angled parking space shall to a rectangular area measuring 2.7m in width and 5.4m in length
7. To allow a minimum parking aisle width of 4.2m Whereas the by-law requires a minimum parking aisle width 6.6m
8. To vary Schedule 'C', Section 256 of the by-law to allow a 4.4m wide landscape open space area to be provided and maintained along Highway Number 7, excepted for the driveway access points whereas the by-law requires that a 4.5m wide landscape open space area shall be provided and maintained along Highway Number 7, except for the driveway access points in accordance with Schedule 'C- Section 256
9. To permit 1 loading space whereas the by-law requires 2 loading spaces.

# VARIANCES



# LEGEND

-  BUILDING AREA A
-  BUILDING AREA B
-  LANDSCAPED OPEN SPACE
-  DRIVEWAY ACCESS

 ZONE BOUNDARY

Schedule C – Section  
256, By-law 270-2004