

A-2022-0322

MINOR VARIANCE APPLICATION

COMMITTEE OF ADJUSTMENT

0 AND 4523 QUEEN STREET EAST

APPLICATION# A-2022-0322

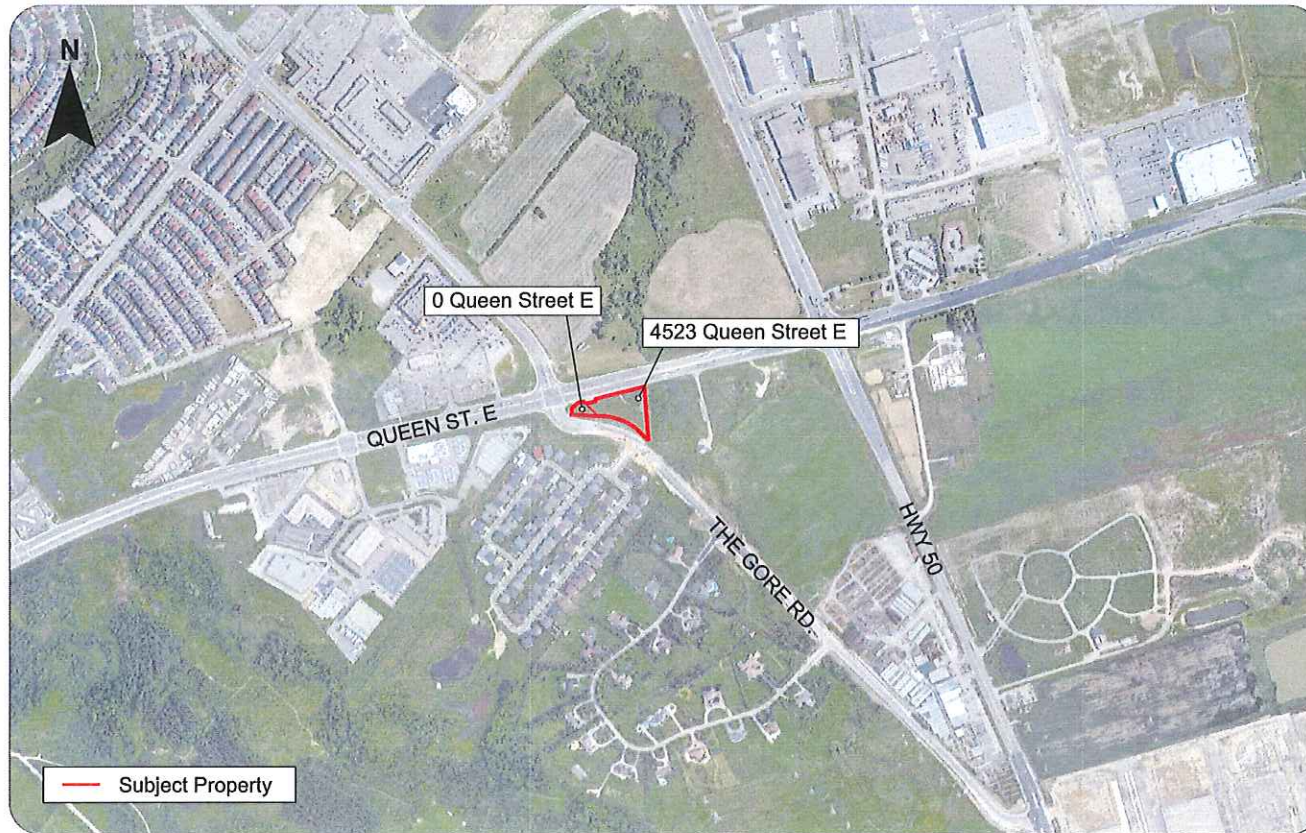
CITY OF BRAMPTON

OCTOBER 25, 2022

WESTON
CONSULTING



AERIAL PHOTO (CONTEXT)



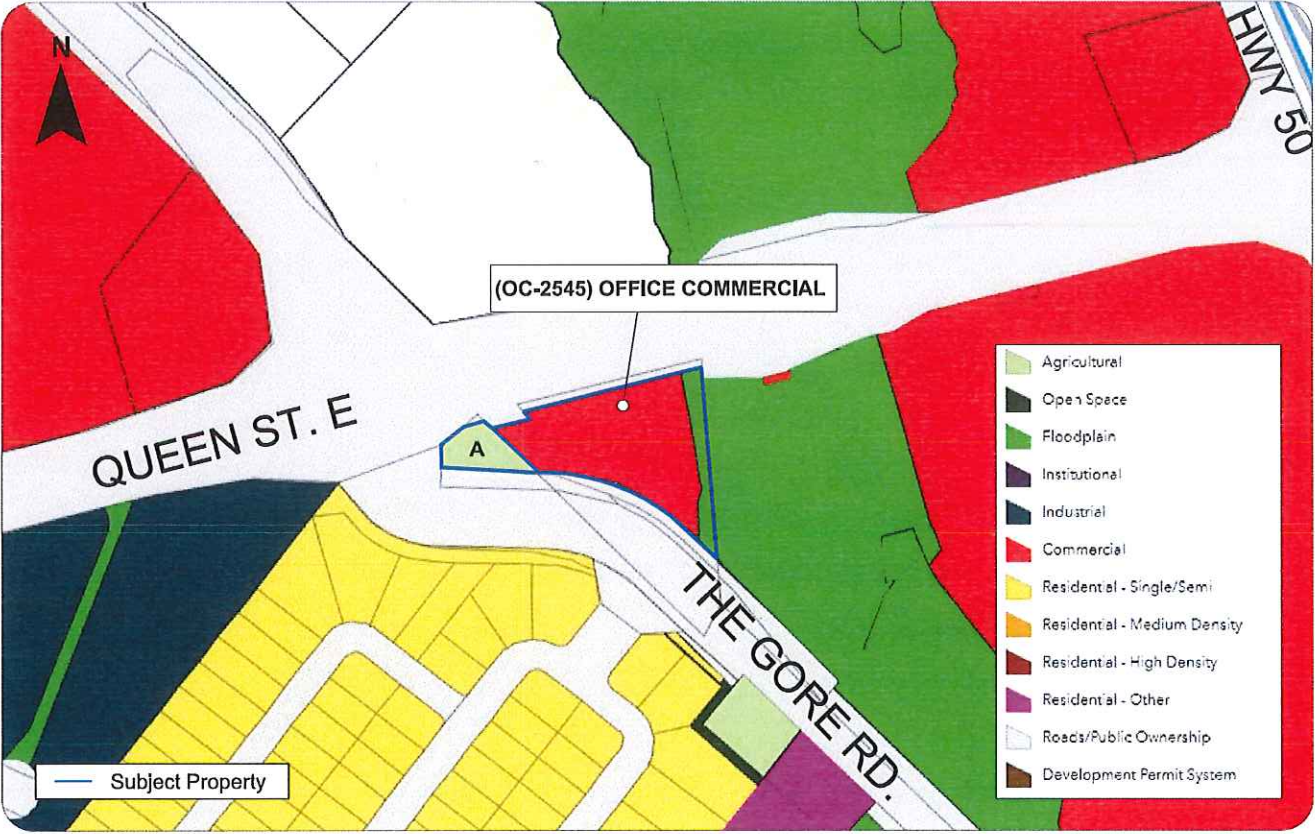
REQUESTED VARIANCES

1. To permit convenience restaurant uses within the Office Commercial (OC) – Section 2545 Zone; whereas the Office Commercial (OC) – Section 2545 Zone only permits a take-out restaurant use;
2. To permit a drive through facility in conjunction with a convenience restaurant on lands zoned Agricultural and Office Commercial – Section 2545; whereas the By-law does not permit the use on lands zoned Agricultural and only permits a drive-through facility on lands zoned Office Commercial – Section 2545 in association with a vehicle washing establishment;
3. To permit all uses permitted in the Office Commercial – Section 2545 Zone on lands zoned Agricultural; whereas the by-law does not permit the uses on lands zoned Agricultural;
4. To permit a minimum gross floor area of 760 square metres of office space; whereas the Office Commercial (OC) – Section 2545 Zone permits a minimum gross floor area of 950 square metres of office space.

HISTORY OF APPROVALS

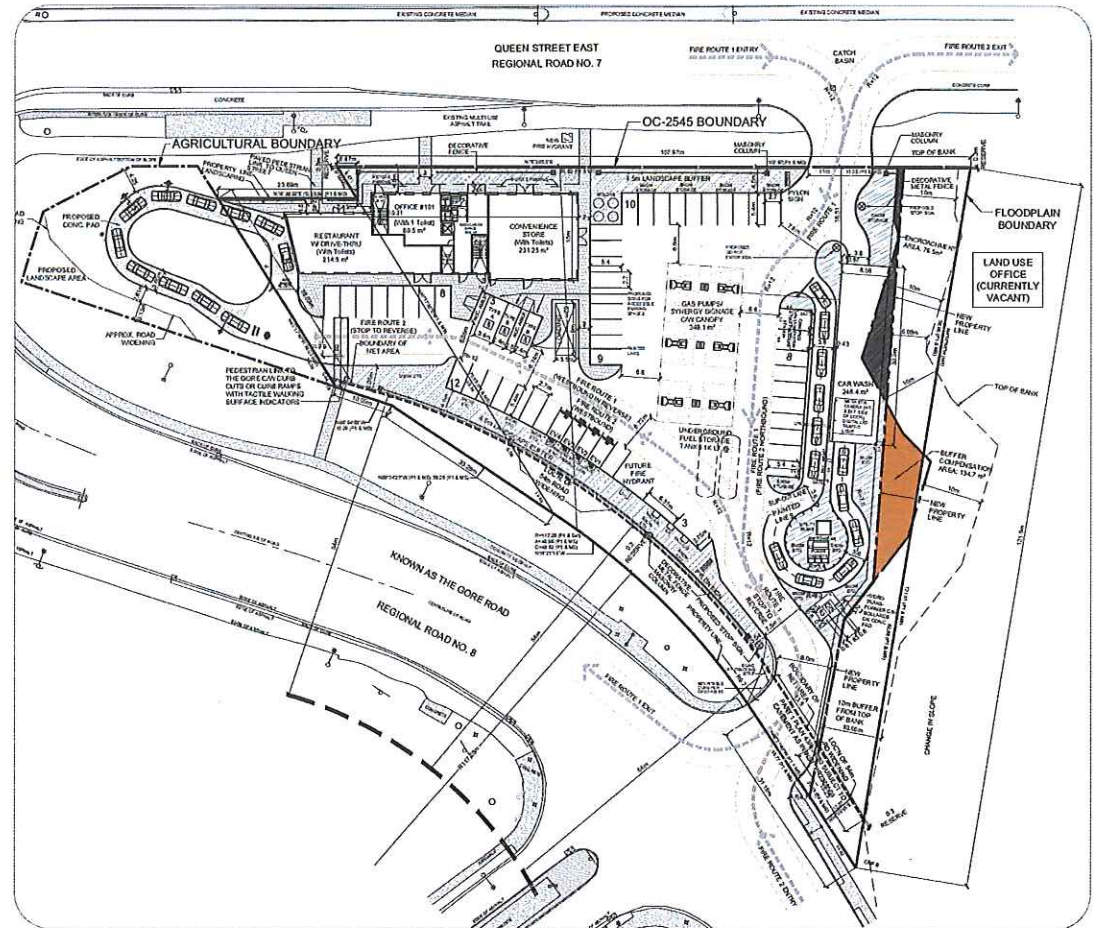
Application	City File Number	Summary/Status of Approval
OPA/ZBA	C10E04.006	Granted approval by City of Brampton Council on September 27, 2017 (OPA 2006-135 and By-law 195-2017).
SPA	SP18.064.000	Pending Site Plan application. Fifth submission filed on August 18, 2021.
Easement Consent	SP19-045.000	To establish a servicing storm outfall easement on the subject lands (4629 Queen Street East) to serve the proposed 4523 Queen Street East development.

ZONING

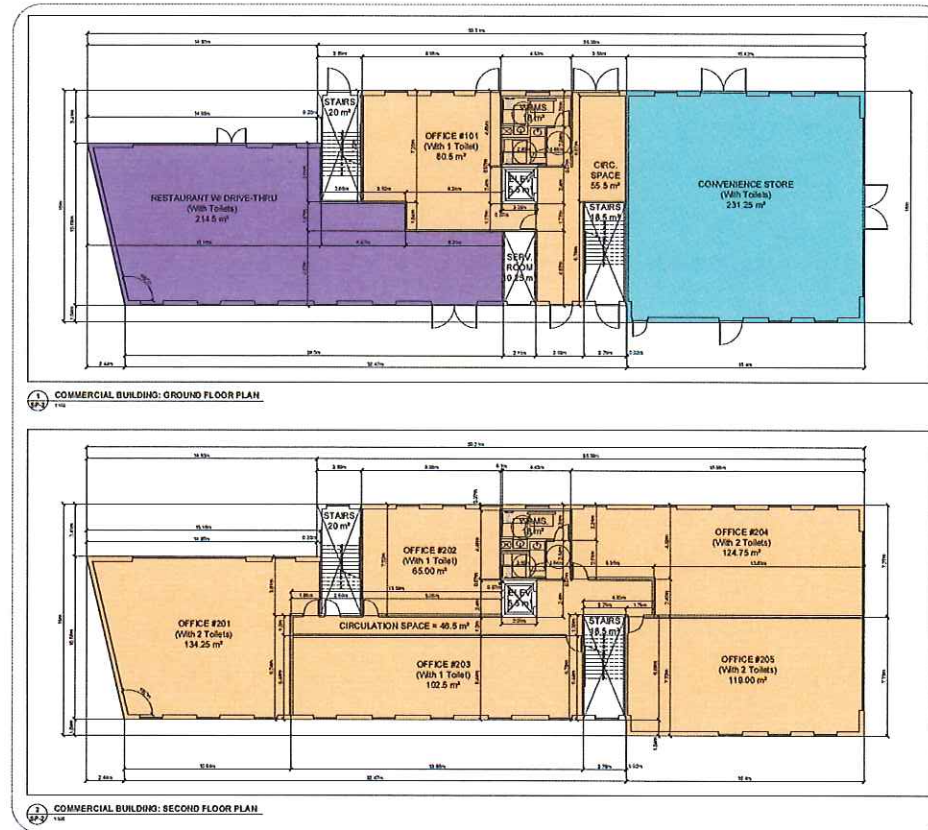


SITE PLAN

Land Use	City File No. SP18.064.000 Proposal	Current Proposal	Difference
Convenience Store	216 m ²	231.5 m ²	+15.50 m ²
Take-away Restaurant	276.4 m ²	n/a	-276.4 m ²
Convenience Restaurant	0 m ²	214.5 m ²	+214.5 m ²
Office (Minimum 950 sq m permitted by OC-2545)	963.7 m ²	764.0 m ²	-199.7 m ²
Car Wash	246.4 m ²	246.4 m ²	No Change
Gas Pumps	349.1 m ²	349.1 m ²	No Change
Total	2,051.60 m²	1,805.50 m²	-246.1 m²



FLOOR PLAN



Thank You

Comments & Questions?

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