

10015 CLARKWAY DR

BRAMPTON, ON

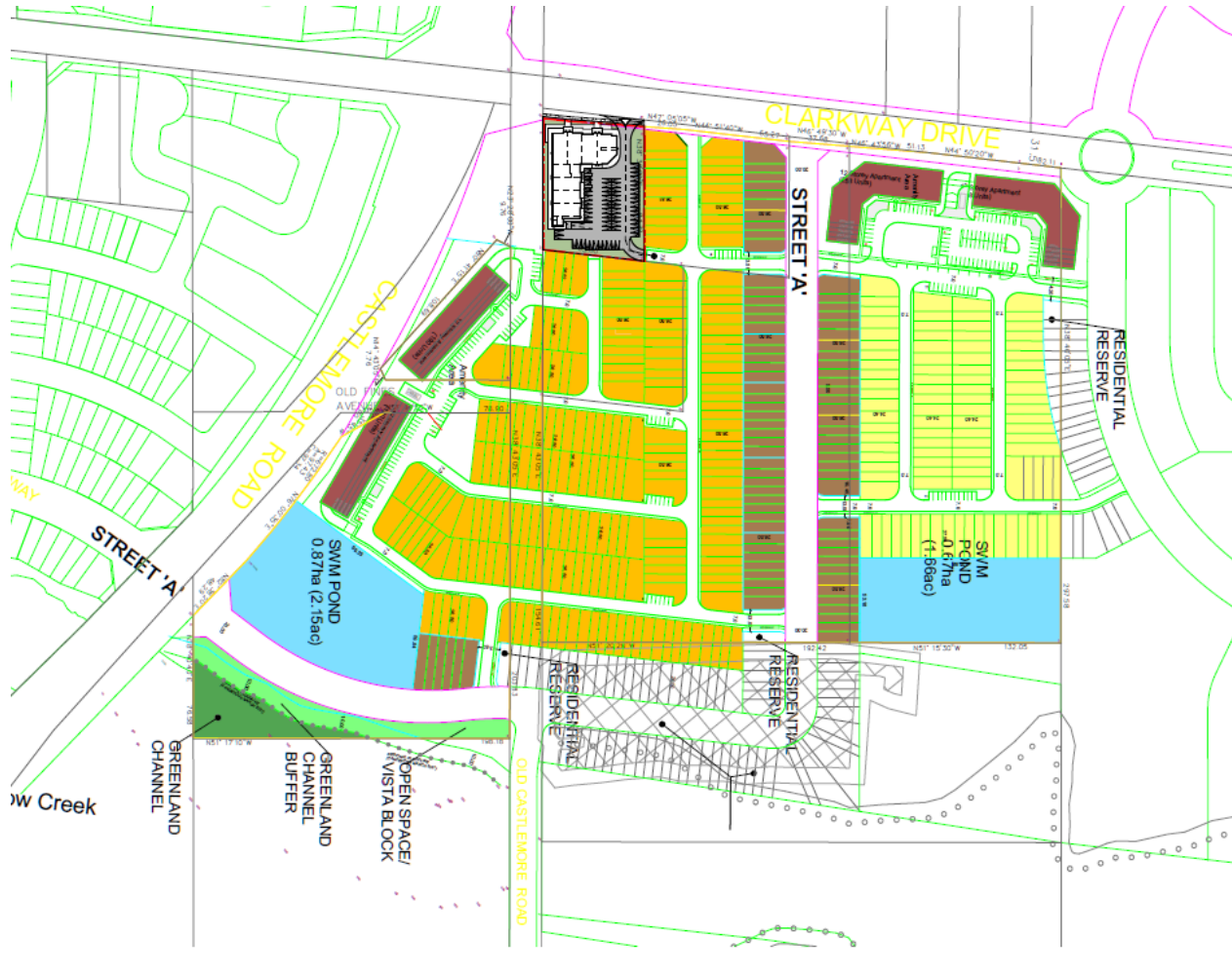


PROJECT SUMMARY & VISION

- 10015 Clarkway Dr, Brampton ON (Castlemore & Hwy 50)
- **City of Brampton Application Number: PRE-21-227B**
- Site is designated as HWY Commercial under 47-1
- Mixed-use development (retail & office)
- Site area - 1.3 Acre
- Total gross area - 20,827 SF
 - Ground floor - 15,015 SF
 - Second floor - 5,812 SF
- The Clarkway Commercial Plaza aims to become a central hub for retail and business activities in Brampton.



CURRENT PLAN



PROPOSED ACQUISITION

- Proposed Acquisition of the cul-de-sac on the north corner of Castlemore Rd & Clarkway Dr.
- This acquisition will offer more space for office and retail units resulting in a greater benefit for the community and landscaping.
- We currently have 1 entrance & exit to the plaza which creates a lot of traffic. With the opportunity to acquire the cul-de-sac we are able to provide 2 entrances & exits (Clarkway Dr & Castlemore Rd)
- The cul-de-sac also provides us with opportunity to increase our parking spots, bringing several retail businesses to this neighbourhood.



COMMUNITY & ENVIRONMENT BENEFIT



Job Creation

During construction: Employment opportunities for local contractors, construction workers, and suppliers.

Post-construction: Jobs in retail stores, office spaces, facility management, and maintenance.



Business Opportunities

Retail spaces will attract a variety of businesses, from small local shops to larger retail chains, boosting local economy.

Office spaces will provide a professional environment for startups, small businesses, and established companies, promoting entrepreneurship and business growth.



Convenient Access

Local residents will have **easy access** to a diverse range of retail services, **reducing** the need to **travel** long distances for shopping and essential services.



Modern Amenities

The commercial plaza will feature **modern infrastructure**, including high-speed internet, ample **parking**, and **comfortable public spaces**, enhancing user experience.



Community Hub

The plaza will serve as a **social and commercial hub** for the **community**, fostering **interactions and connections among residents, visitors, and businesses.**



Public Transit

Strategic location with easy access to **public transportation**, encouraging the use of buses, trains, and other public transit options to **reduce traffic congestion and emissions.**



Bike & Pedestrian Friendly

Development of dedicated **bike lanes** and **pedestrian pathways** to promote active transportation and ensure **safety** for non-motorized traffic.

PROJECT TIMELINE



Current Status:

- Tertiary plan is completed and already approved by the city of Brampton

Zoning by law amendment application is with city for approval.

Waiting for Public meeting



Next Steps:

- Site plan approval application once ZBA Approved

Need Support & Cooperation from the City for expediting the process

Commencing construction upon approvals

Completion and grand opening



ANY
QUESTIONS?