

B-2022-0011 – 499 MAIN STREET SOUTH

PRESENTATION SUBMITTED BY KELLY GRAHAM, AUTHORIZED AGENT

Shoppers World Brampton

Phase 1A Consent Application

Brampton Committee of Adjustment

September 13, 2022 (Virtual)

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REAL VISION, SOLID GROUND.

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Etobicoke
Creek

CHAROKAIS BOULEVARD

MAIN STREET SOUTH

Kaneff Park

Gateway Bus
Terminal

STEELES AVENUE WEST

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SVN

BDR
Quadrangle

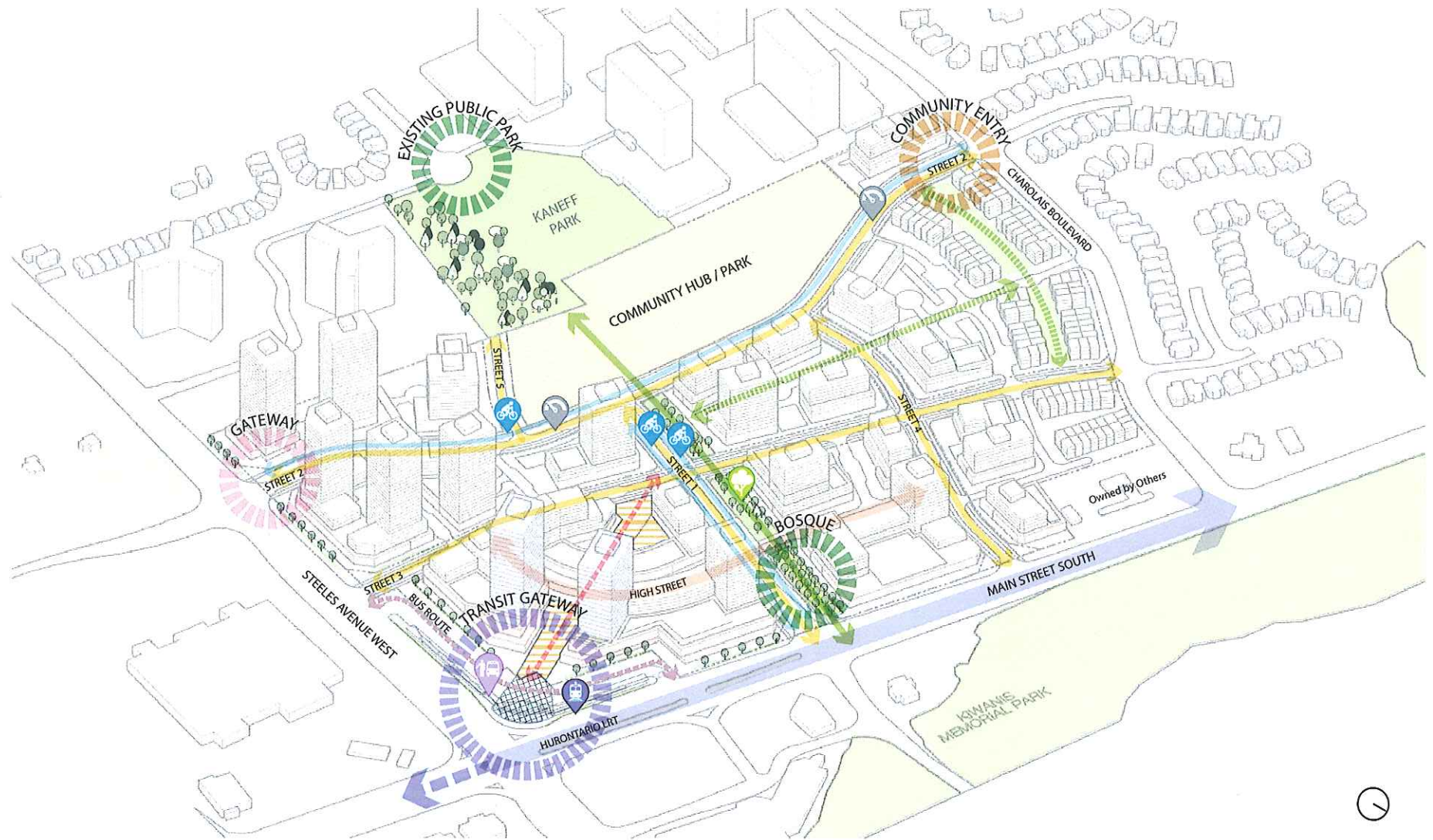
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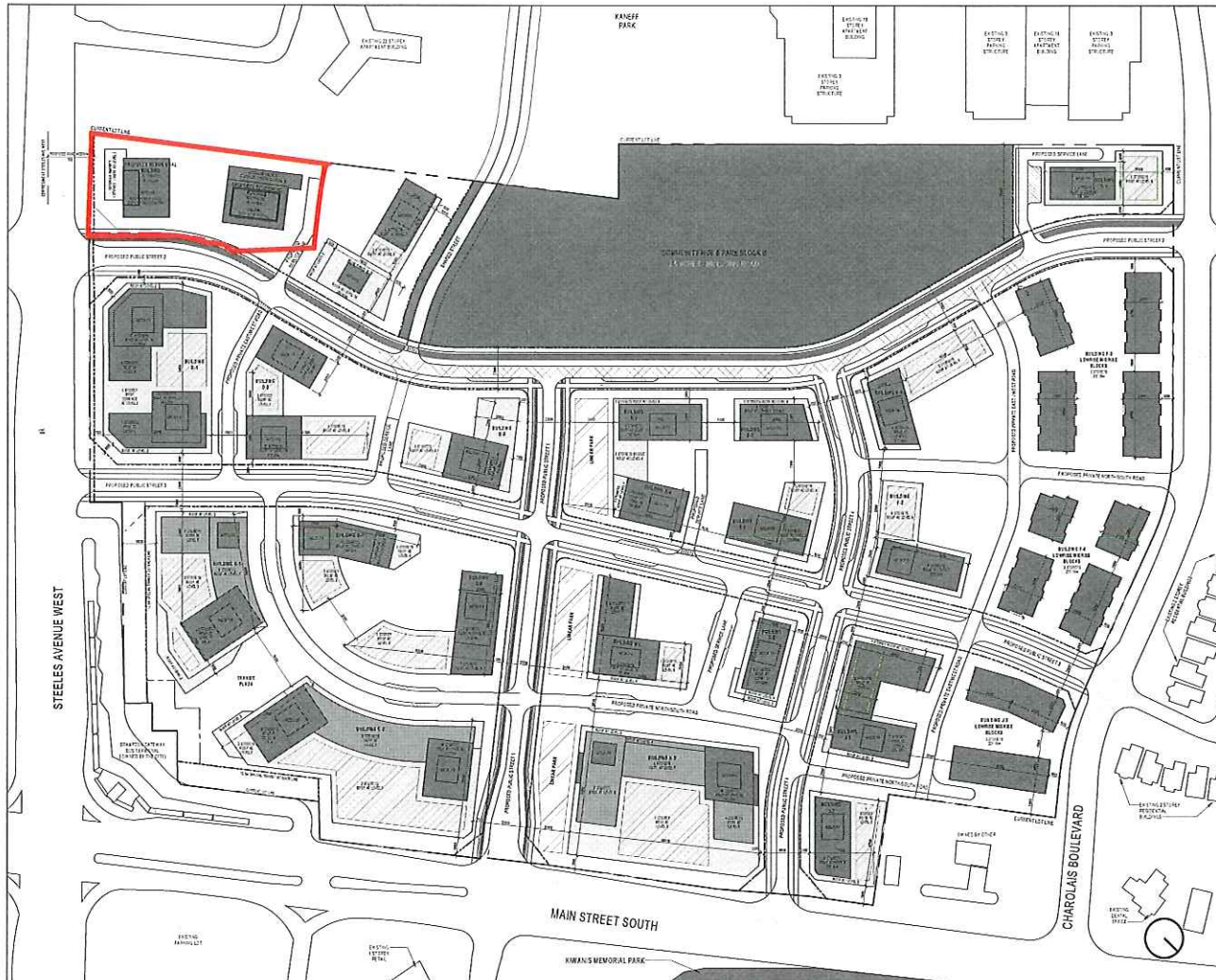
BA Group



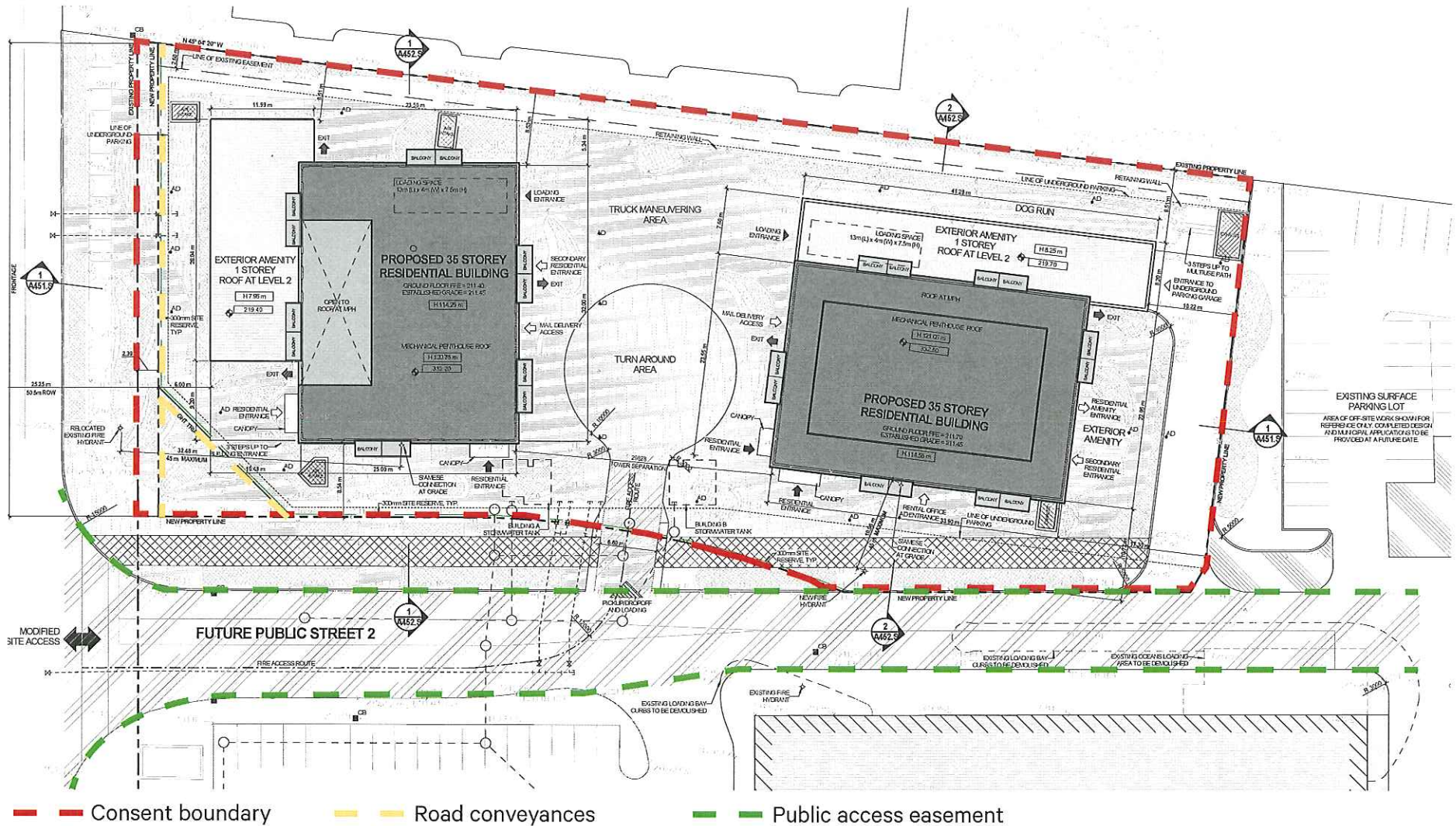
SHOPPERS WORLD BRAMPTON MASTER PLAN



CONSENT BOUNDARY IN CONTEXT

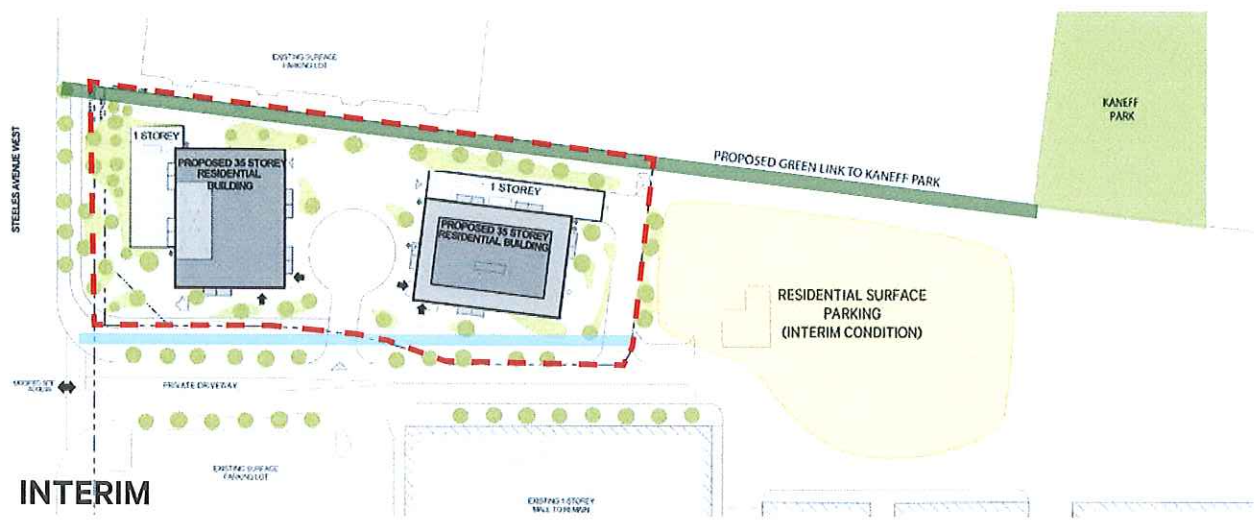


PHASE 1A SITE PLAN AND CONSENT BOUNDARY

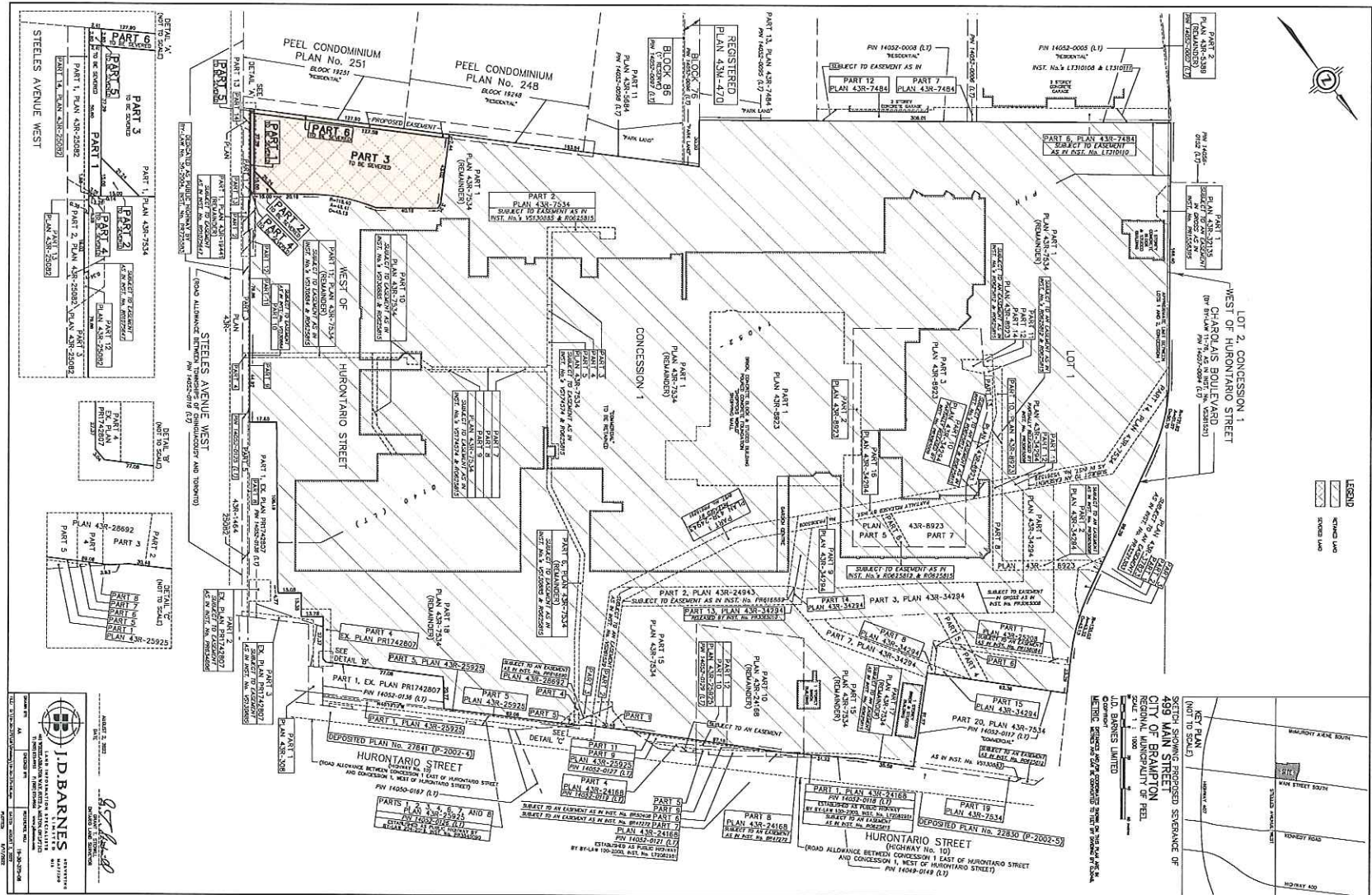


--- Consent boundary
 --- Road conveyances
 --- Public access easement

INTERIM AND ULTIMATE CONDITION



SEVERANCE SKETCH



APPLICABLE PLANNING POLICY

The Planning Act

The proposal meets the lot creation criteria under Section 51(24).

The PPS (2021) and the Growth Plan (2020)

The proposal is consistent with the PPS and conforms to the Growth Plan as it will facilitate a mixed-use community that contributes to the range of housing options available in Brampton, optimizes transit investment, and makes efficient use of a vacant site.

Region of Peel Official Plan (1996)

The proposal conforms to the Region of Peel Official Plan as it will facilitate a compact, walkable urban form with a range of housing options to advance the Region's objectives for a Regional Corridor and Mobility Hub.

City of Brampton Official Plan (2006)

The proposal conforms to the policies of the Official Plan including the consent criteria in Policies 5.17.6 through 5.17.15. The proposal creates a new lot to facilitate the achievement of the objectives for a Intensification Corridor and Gateway Mobility Hub.

City of Brampton Zoning By-law 228-2020

The proposal will facilitate the development of the site according to the standards established in By-law 228-2020.



THANK YOU

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