

Virtual Open House

Design Charrette

Integrated Downtown Plan

March 28, 2023



Items to note...

Agenda	Time
Introduction and Land Acknowledgement	5 mins
Welcoming Remarks from Project Sponsor and Members of Council	5 mins
Integrated Downtown Plan and Design Charrette Summary <i>Interactive polling</i>	35 mins
Public Realm Plan and Streetscape Manual Overview <i>Interactive polling</i>	20 mins
Discussion / Q&A	25 mins

Items to note...

- Introductions and welcoming remarks – Project Sponsor and Area Councillors
- This meeting is being recorded
- Please keep your microphone muted
- You can participate here by:
 - ✓ Hold your comments till the end
 - ✓ Virtually raising your hand - a moderator will call on you to speak
 - ✓ Placing a comment in the chat box - a moderator will respond to your query
- For more information please visit www.brampton.ca/IDP and/or submit comments by email at IDP@brampton.ca

Personal information collected during this meeting is collected under the authority of the *Municipal Act* S.O. 2001, c.25. The information will be used for the future reference and planning purposes by the City of Brampton.

Questions about the collection of this information collected should be directed to IDP@brampton.ca

Territorial Acknowledgment

We would like to acknowledge that we are gathering here today on the Treaty Territory of the Mississauga's of the Credit First Nation, and before them, the traditional territory of the Haudenosaunee, Huron and Wendat. We also acknowledge the many First Nations, Metis, Inuit and other global Indigenous people that now call Brampton their home. We are honoured to live, work and enjoy this land.

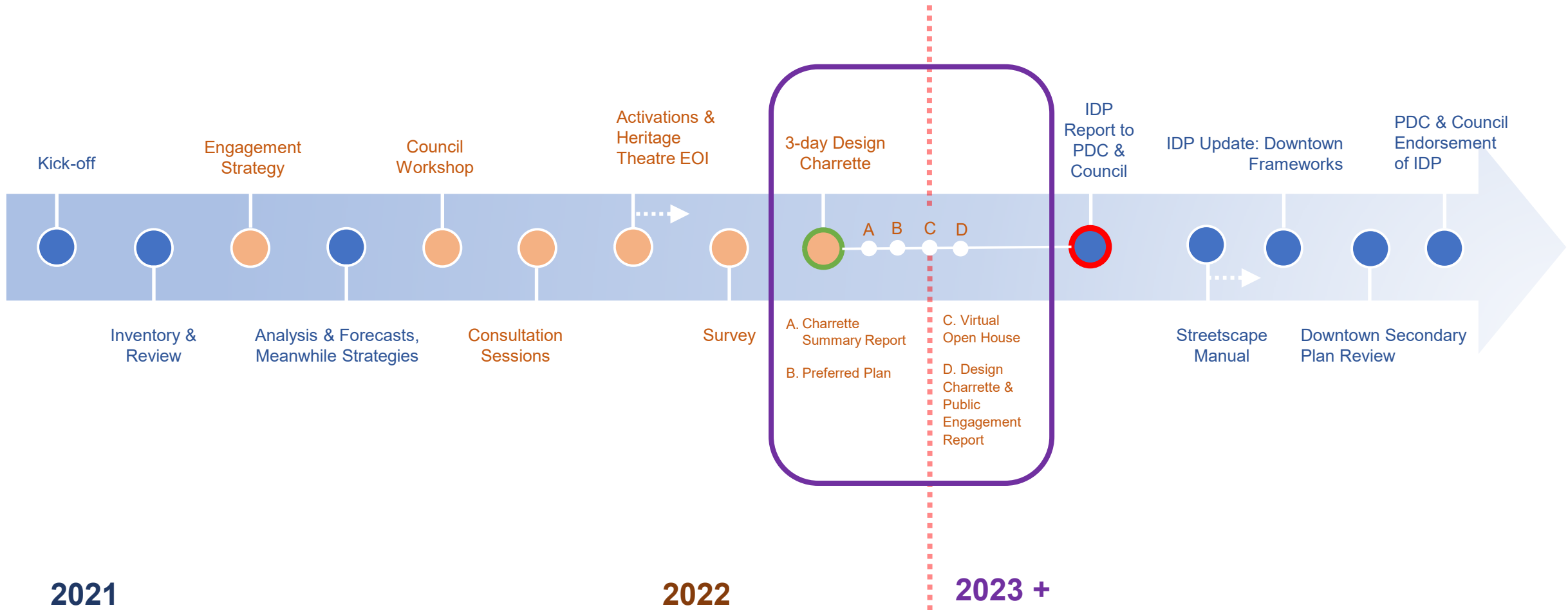


The **Integrated Downtown Plan** builds on the Brampton 2040 Vision and coordinates Downtown Brampton's many ongoing initiatives, programs and capital projects.

The purpose of this Open House is to provide:

- Context to the Integrated Downtown Plan
- Overview of the outcomes of the Design Charrette held in July 2022
- Overview of the Downtown Public Realm Plan and Streetscape Manual
- Discuss next steps to evolve the visioning of Downtown Brampton

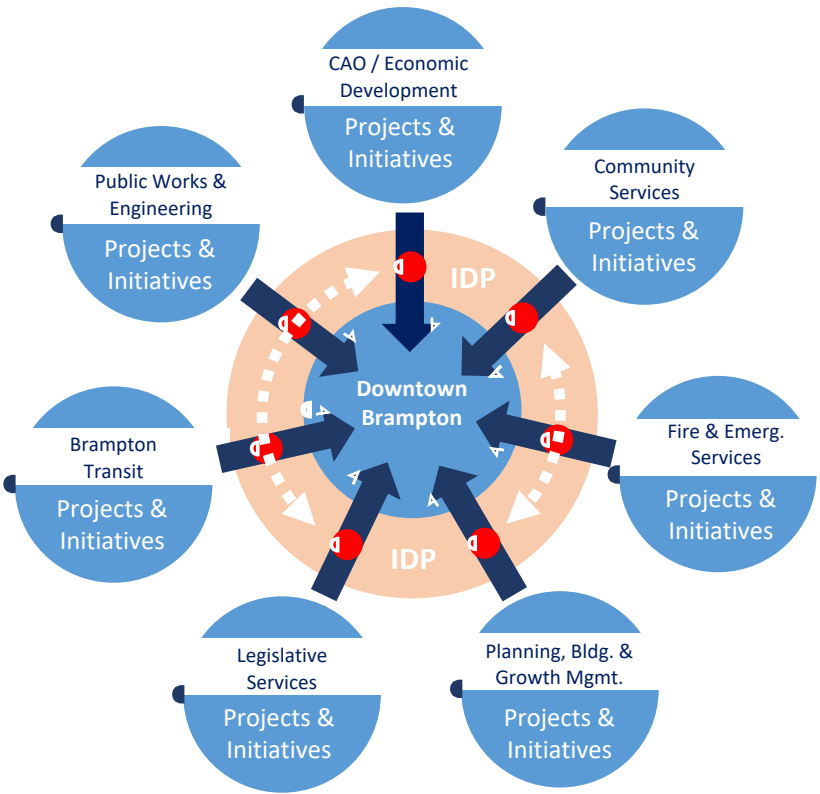
IDP Context & Timelines



IDP Engagement

Timeline	Purpose	Purpose
2021	Draft Engagement Approach	Prepare
2021	Website Launch	Inform
2021	Council Workshop	Inform
2021	Tele-Town Hall	Inform
2021	Neighbourhood Walk	Inform
2021	Internal Focus Groups	Discuss
2021	Stakeholder Groups (internal/external)	Discuss
2022	Surveys	Listen
2022	Self-Guided Public Tour (self directed)	Inform
2022	Design Charrette	Collaborate
2023	Virtual Open House	Reconfirm
2023	Update City Frameworks & Downtown Secondary Plan	Synthesize

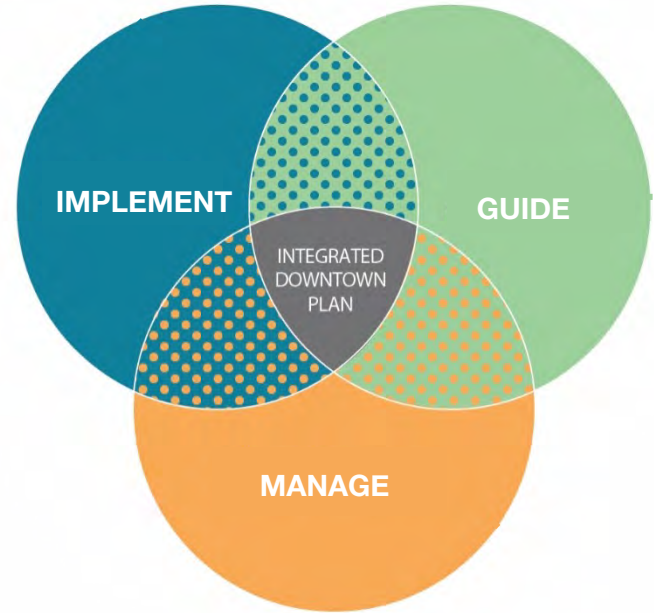
What is the IDP?



A.

Meanwhile Strategies

Implement projects that immediately engage the downtown community.



B.

Growth & Investment

Guide planning and economic development in the downtown to 2051.

C.

Project Management

Manage and coordinate major capital projects in the downtown.

Where the Framework Fits in Larger City Toolbox

The Provincial Policy Statement

Planning Principles and Policy Directions

The Growth Plan

Establishes various local density/intensification minimums

Metrolinx "The Big Move"

Identifies Downtown Brampton as an Anchor Mobility Hub

Region of Peel Official Plan

Identifies Urban Growth Centre
Delineate, prioritize, develops a regional planning framework for MTSAs

Brampton 2040 Vision

Realize the full potential of Brampton's historic Downtown as an advanced education, arts, and life sciences hub

Brampton Official Plan

Central Area, Historic Downtown (Heritage Character), Land Use complexity, Anchor Mobility Hub, Hazards

Downtown Framework

Urban Design framework to coordinate hard and soft infrastructures (streets, parks and open space, community facilities etc), public realm and public space, place making and built form of new developments.

INTEGRATED DOWNTOWN PLAN

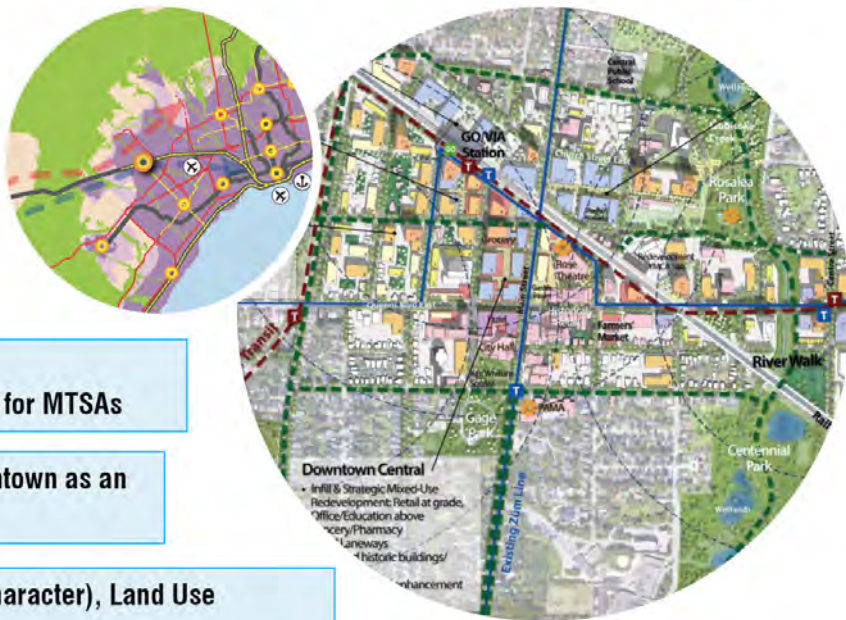
Establish a compelling vision, provide broad direction for integrated private, public and community projects and policy frameworks, provide a land-use, mobility, design and planning framework to guide all future developments.

Downtown Secondary Plan

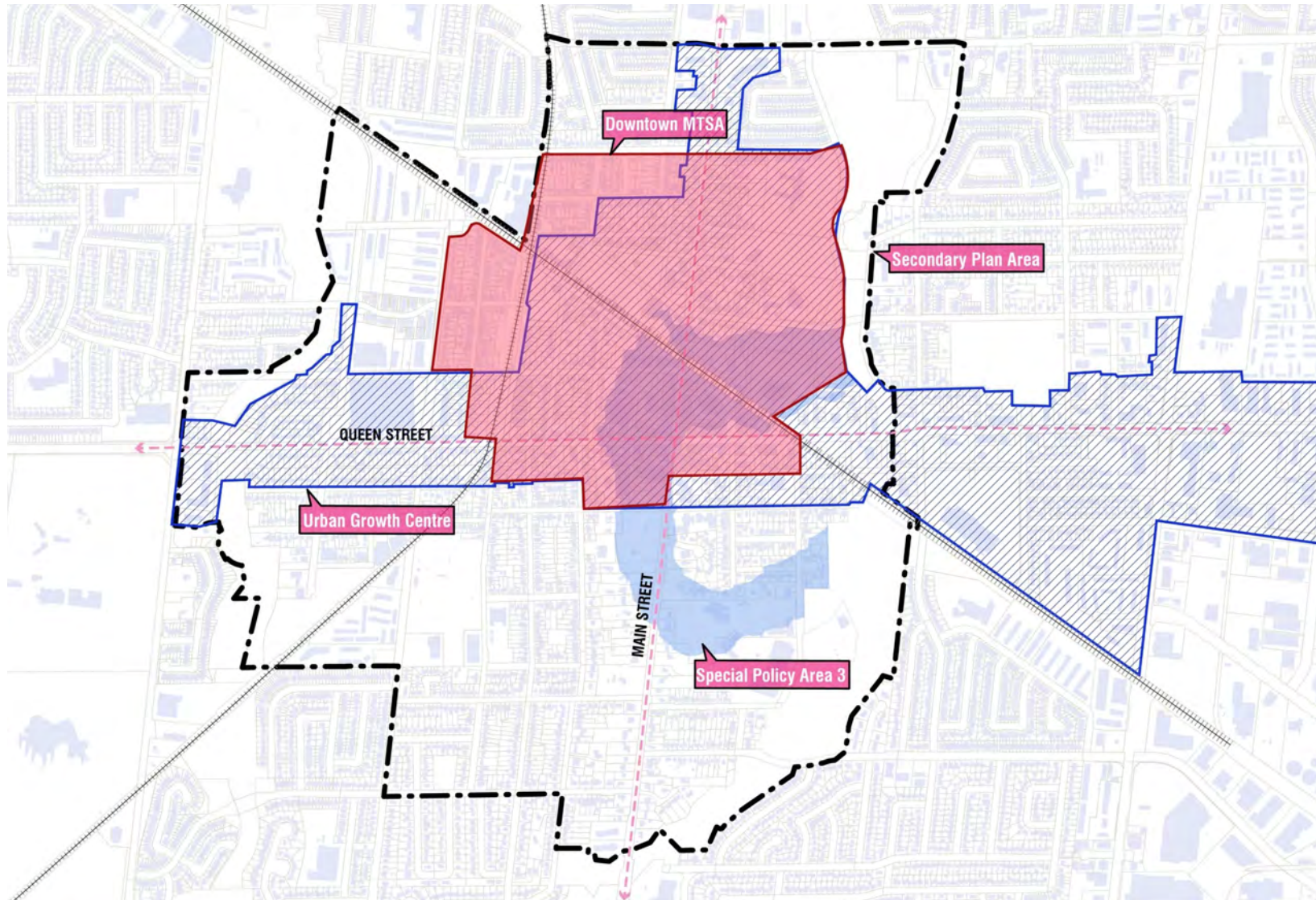
Central Area Mixed Use. Special Policy Area 3A (natural hazards) – technical requirements to unlock some potential development

Zoning

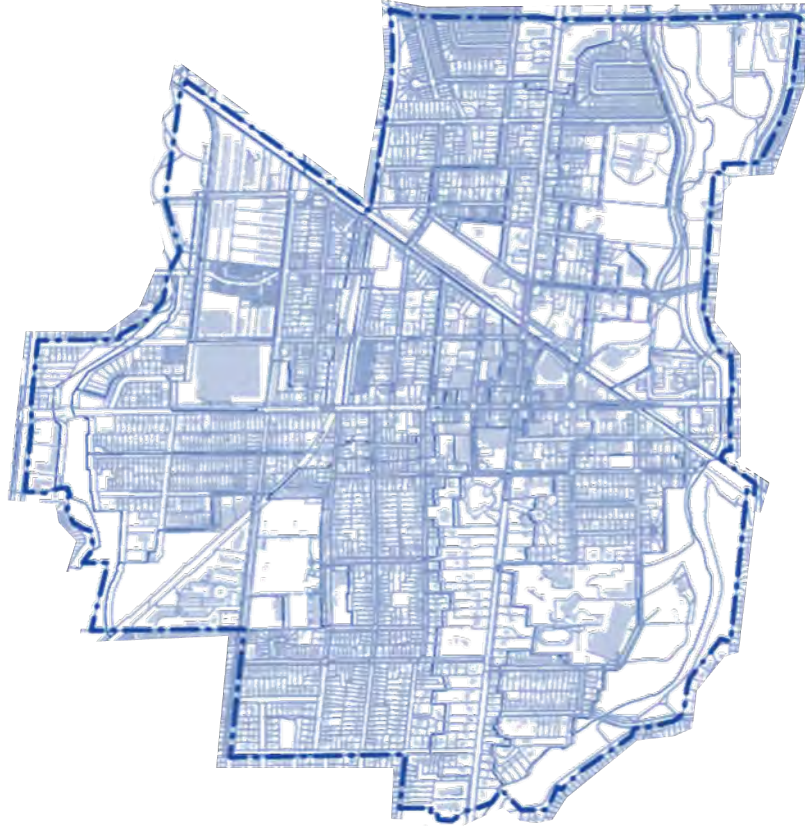
Site Specific Zoning contains a number of specific performance criteria related to flood proofing yet encourage development.



Downtown Planning Area Boundary

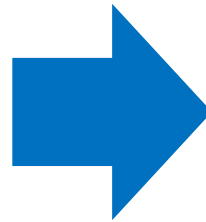


Downtown Planning Area Boundary



15,000 new jobs and 30,000 additional residents anticipated by 2051

The SGU Growth Forecast (Region of Peel) by 2051



Need to
holistically
manage
Growth

Brampton's Downtown is projected to experience significant growth.

Key Drivers:

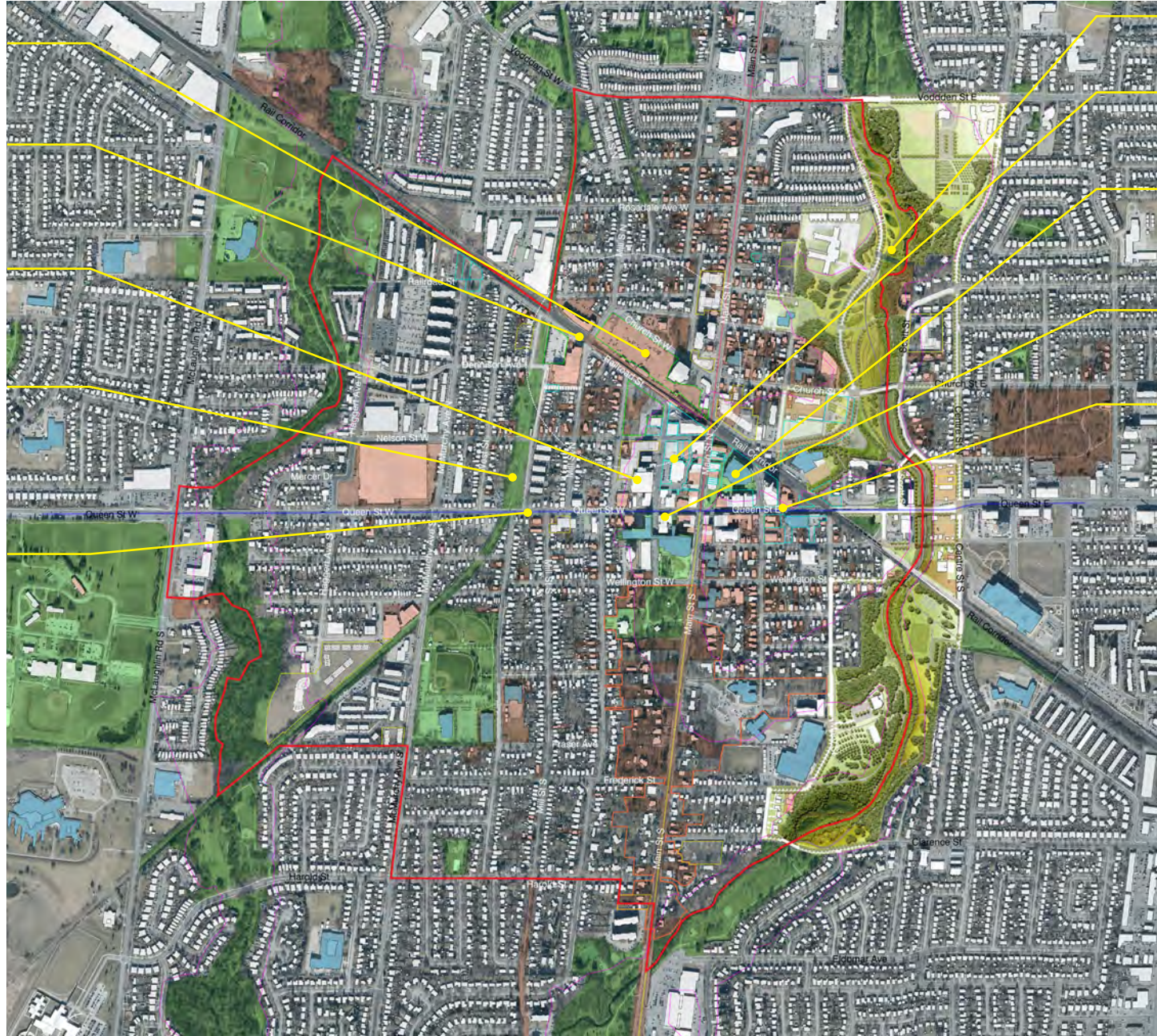
Downtown Transit Hub

Rail overpasses and underpasses

Height and massing of private development

The Orangeville Brampton Railway

Hurontario LRT Extension and the Queen Street/ Highway 7 BRT



The Riverwalk

Laneway Activation

Rose Theatre, Garden Square and the Heritage Block

George Street Corridor and the Innovation District

Downtown Streetscape

Streetscaping: Main Street & Queen Street

City Council approved in Sept. 2021

In partnership/piggy-backing on Region of Peel construction contract for replacement/rehabilitation of Region's water and wastewater infrastructure

Limits of Work

- Main Street – Wellington Street to Nelson Street West
- Queen Street – Mill Street South to Chapel Street

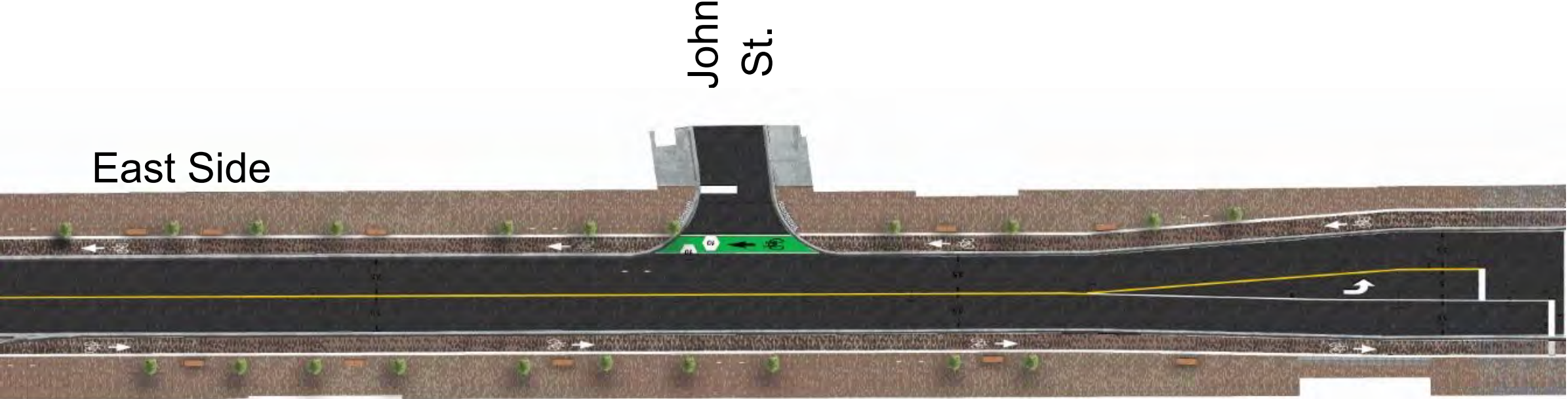
Scope of City's Works

- Replacement and widening of existing sidewalks (+3m) with stone pavers
- Resurfacing of narrowed roadway
- Semi-mountable curbs
- 1.5m on-boulevard bike path
- Movable raised planters
- New traffic signals at Main/Wellington, Main/Queen, Main/Nelson West, Queen/Mill South and Queen/Chapel
- Benches

Schedule

- April 2022 – Started construction on overall contract
- Q4-2024 - Q1-2025 – Complete construction

Streetscaping: Main Street & Queen Street



John St.

East Side

West Side

Main Street

Streetscaping: Main Street & Queen Street

View of New Construction – Main Street and Wellington Street



Streetscaping: Main Street & Queen Street

View of New Construction – Main Street and Queen Street



Streetscaping: Main Street & Queen Street

View of New Construction – Main Street North of Queen Street



IDP: *Development Applications (Active)*



151 MAIN ST N LUXOR DEVELOPMENT



199 MAIN ST N SOLMAR DEVELOPMENT



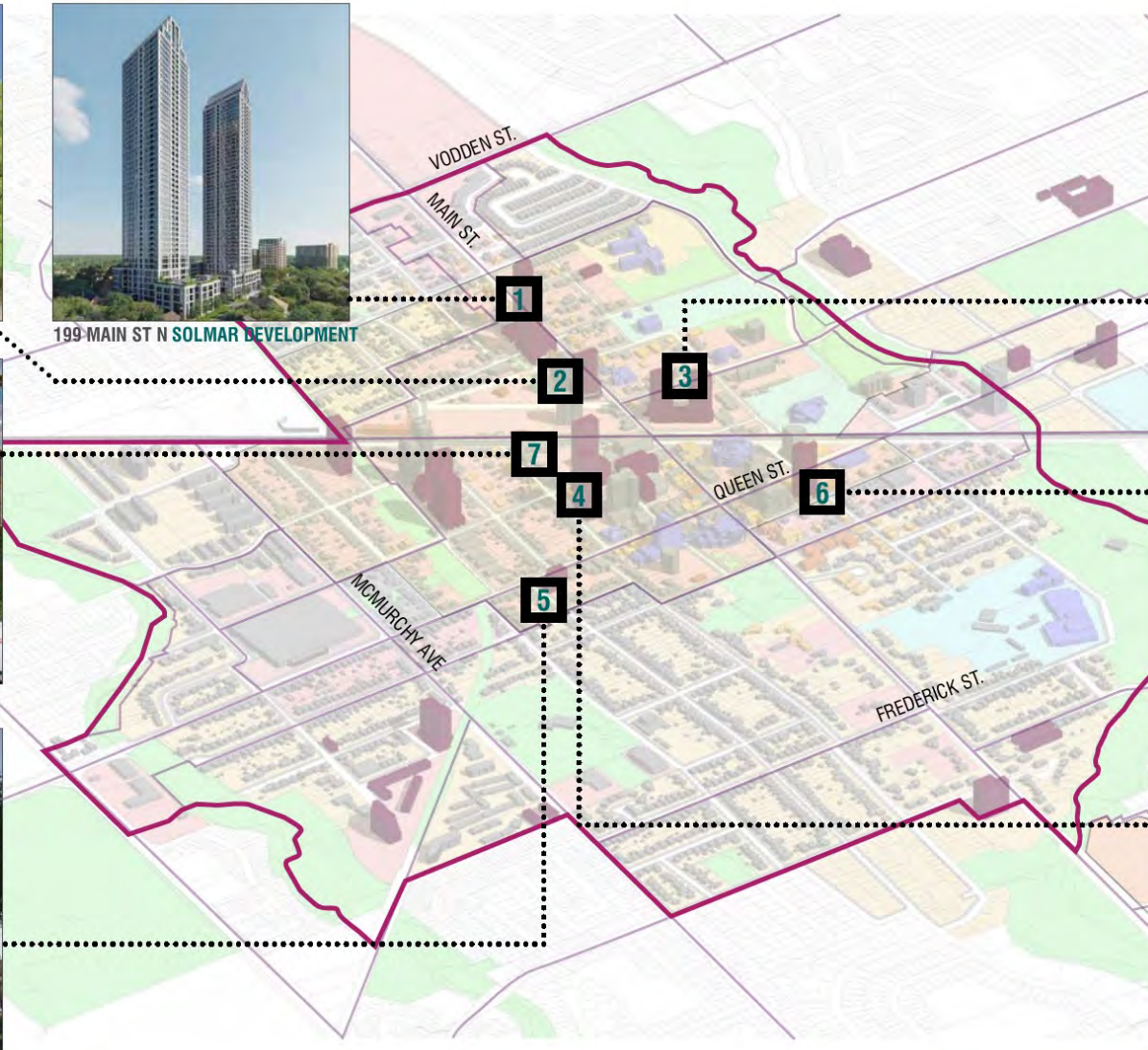
122 MAIN ST & NELSON ST HI-RISE GROUP



41 GEORGE ST N ROGERS COMMUNICATION



115-123 QUEEN ST W GURPARTAP SINGH TOOR



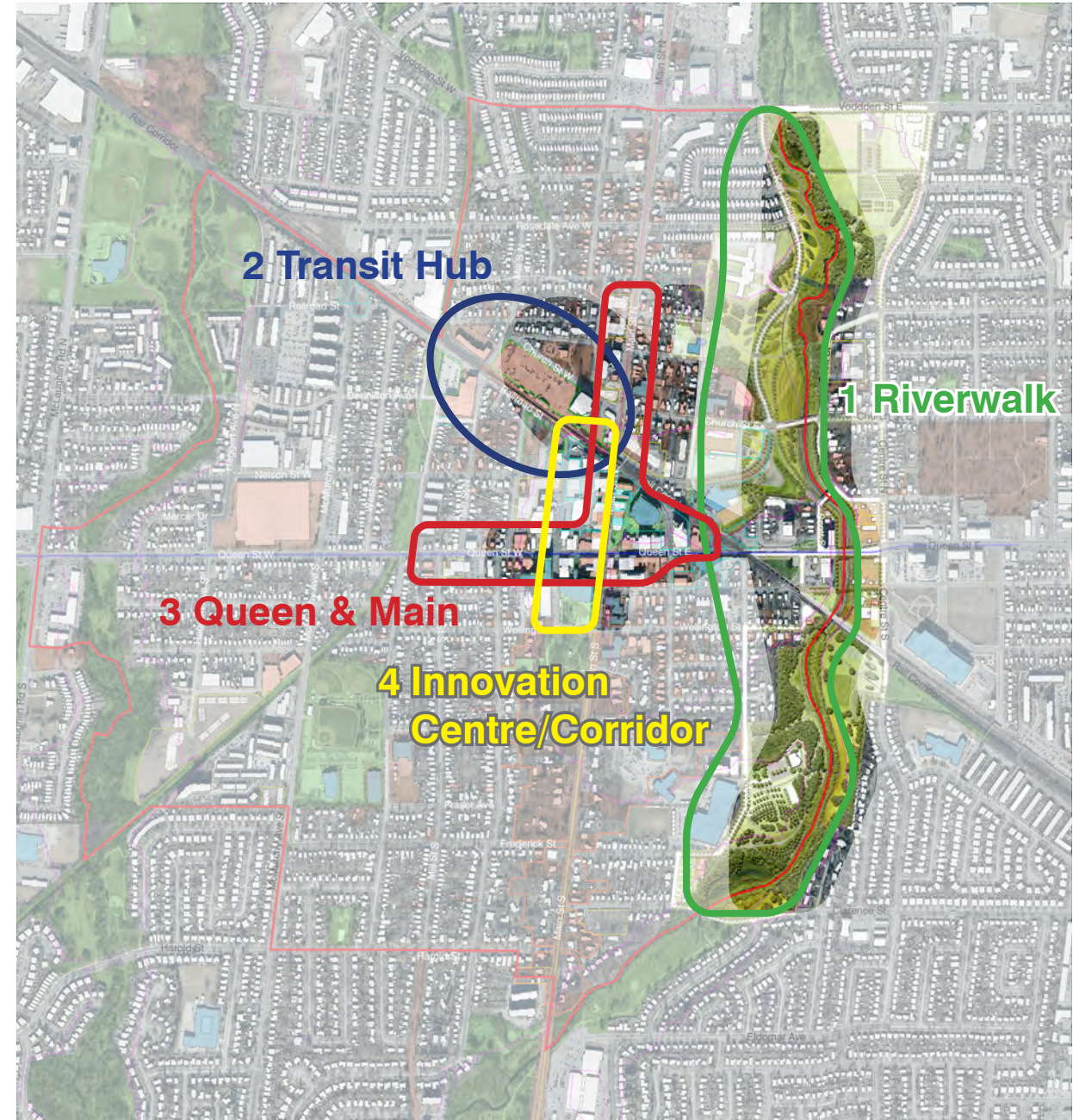
22-32 JOHN ST M. SILVESTRO / G. D'ALELIO



31-33 GEORGE ST N GREENWIN CORP. / SWEENEY

Design Charrette Focus Areas

- 1 Riverwalk**, the area along the Etobicoke Creek in the study area
- 2 Transit Hub**, focused around the rail station
- 3 Queen & Main**, focused on the streets and frontage along Queen Street and Main Street.
- 4 Centre for Innovation/Corridor**, generally along George Street from Nelson Street West to Wellington Street West, anchored by the future Centre for Innovation.



Design Charrette Focus Areas + Overall = Downtown Framework



Recommendations

- Create a clear & predictable planning regime.
- Midrise building typologies creates a more vibrant city with diverse housing options.
- Predictable planning regime makes it easier to plan infrastructure.
- Locate tall buildings at strategic locations. Building height should step down from the Transit Hub to adjacent areas, ensuring there is a transition to existing neighbourhoods, and in a way that tall buildings do not impinge their scale in areas of low to mid rise buildings.
- Preserve the ability to collect community benefits through the Community Benefits Charge.
- Unlimited Height & Density is not recommended.



Focus Area 1 Riverwalk

The ideas generated during the charrette



Conceptual Renderings for Riverwalk (City of Brampton)



Don River Flood Protection/Villiers Island Precinct Plan, Toronto



Reinforce the objectives of the Integrated Downtown Plan:

1. Reinforce the east west **paths and bikes lanes** that exist, enhance **wayfinding**,
2. Identify key “**green connecting streets**”

Consider beautiful **bridges** part of public art program

Development sites adjacent to river present **opportunities for art** along the river edge

With opportunities for flood proofing, **development of adjacent lands** could have residential on the ground floor

The City strives to advance the objectives and deliverables of the **Riverwalk Urban Design Master Plan**

Must be **thinking a generation ahead**, these transformative projects will take decades

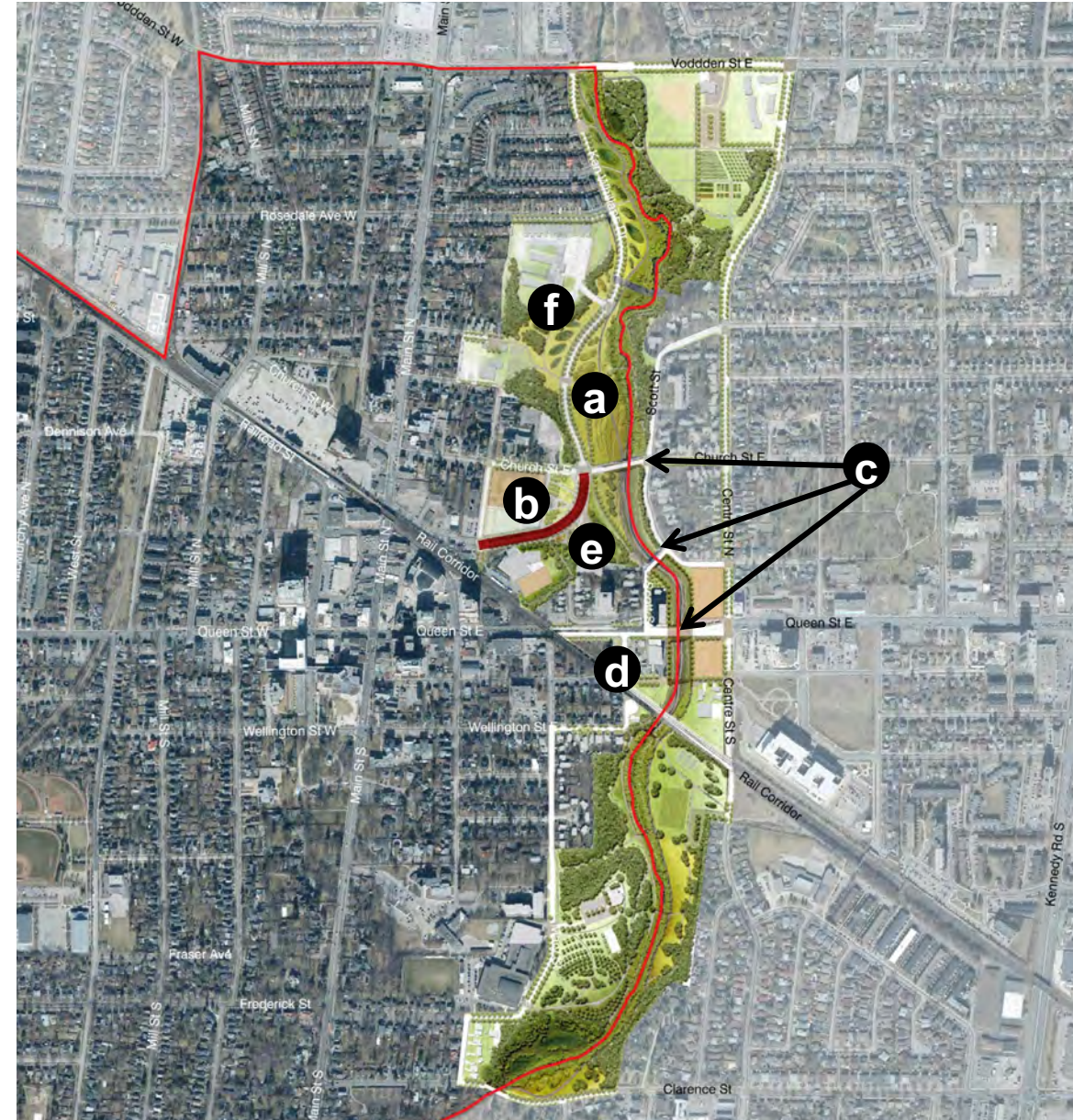


Question 1 Focus Area 1 Riverwalk

These are approved Riverwalk projects, which projects are most important to you?

Select your top three choices:

- a) Ken Whillans Drive realignment
- b) Ken Whillans Drive extension
- c) Upgrades to Queen, Church, Scott St Bridges
- d) New John St Pedestrian Bridge
- e) Rosalea Park revitalization
- f) Central Public School Park revitalization
- g) Other



Focus Area 2 Transit Hub

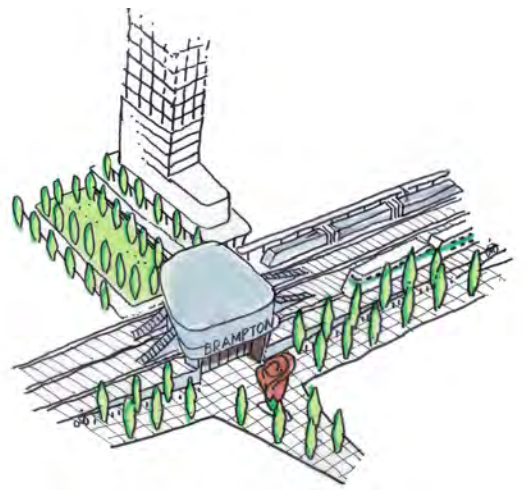


The ideas generated during the charrette

Precedents of Overpasses & Underpasses



Precedents for Downtown Transit Hub



With the CN line and the third track expansion, there is an opportunity to **rethink the public spaces** adjacent to the track

Generous **promenade area lined with retail**

This area probably has the greatest potential of any to absorb **height and density**

Explore an option of **integrating a path** along the tracks to connect the creeks and soften the interface along the tracks

Create a **pedestrian, mixed use** transit area

New redevelopment sites allow for **active uses at grade** facing onto a new public realm

Redirect the transit terminal – where it is now or on other side of tracks to **integrate it with the GO service**

Need to regrade sites for **seamless integration of spaces**

Need to enhance transit service and provide a **larger/expanded bus terminal** to support the growth of Downtown and the broader needs of the City

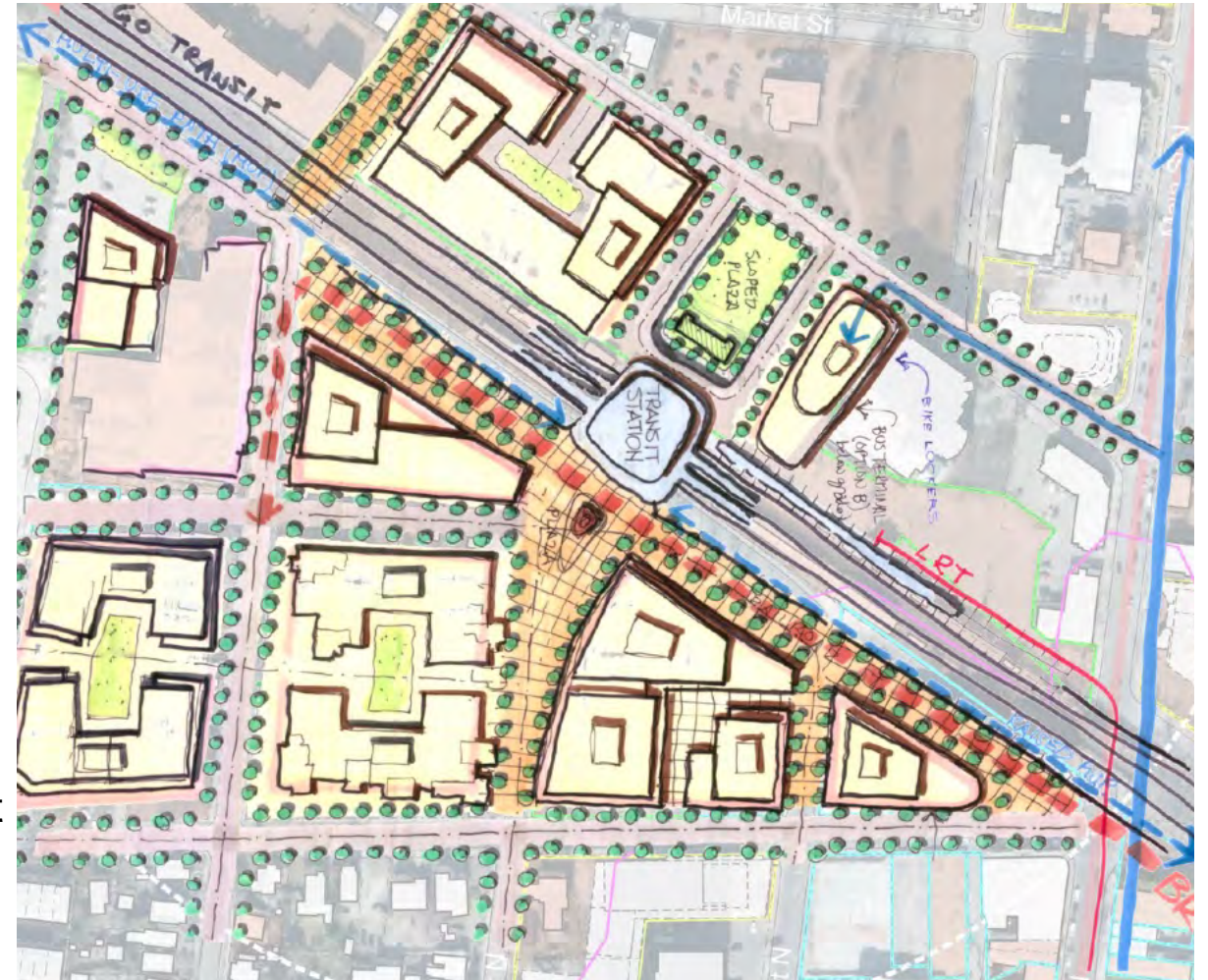
Station with **two entry points and a plaza space**

Coming up with a **precinct plan** for how integrated development overlaps vertically and in section

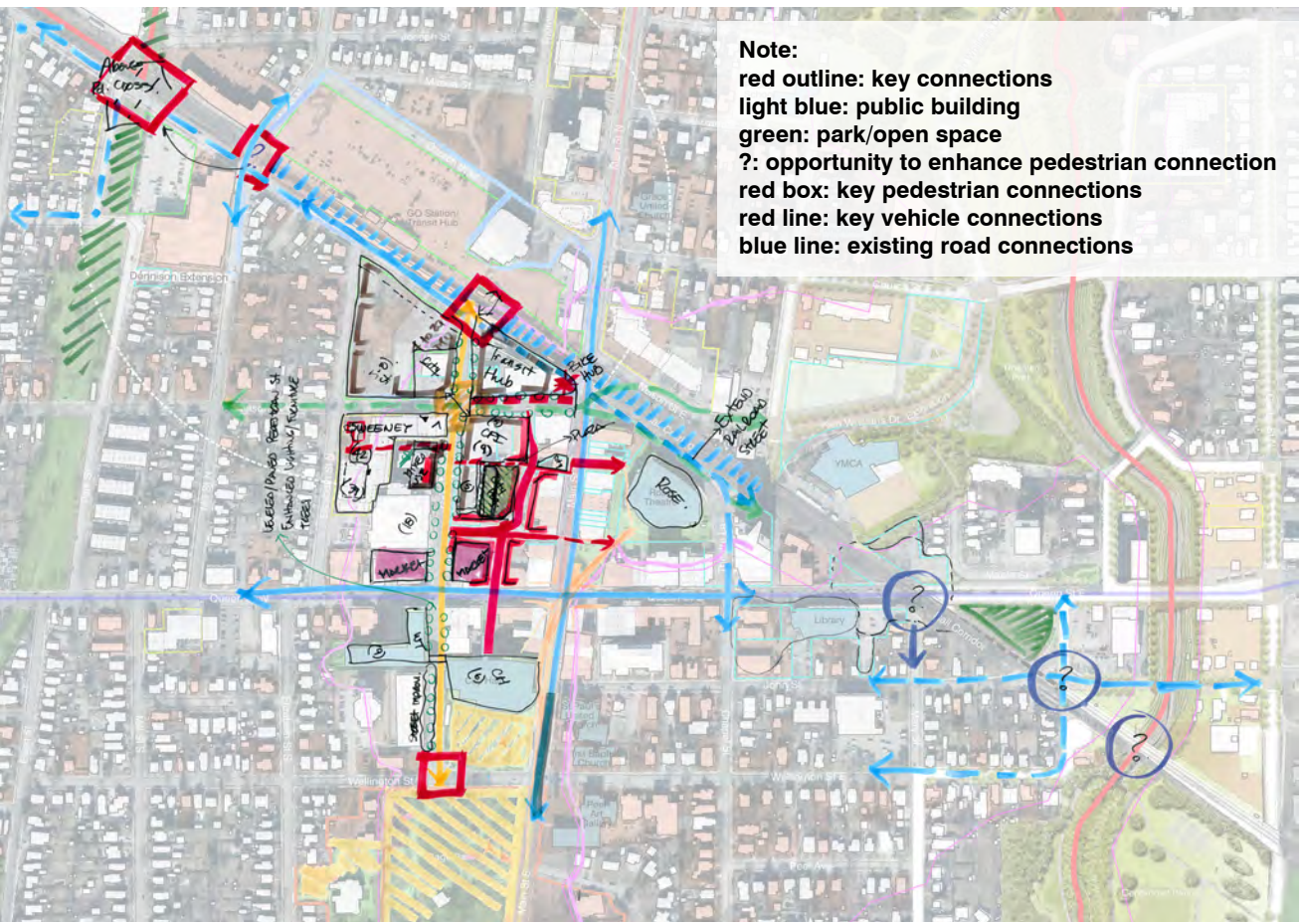
Question 2 Focus Area 2 Transit Hub

MTSAs (Major Transit Station Areas) will be a major focus for growth, intensification, and redevelopment in the long term. How should MTSAs be planned and designed in an innovative manner?

- a) Prioritize innovative sustainable and infrastructure practices.
- b) Apply an appropriate scale and intensity of transit-supportive development at the MTSA.
- c) Encourage transit-supportive, pedestrian-oriented and cycling-friendly development in a compact built form.
- d) Encourage new employment functions and employment uses.
- e) Promote a diverse range and mix of household sizes, household incomes and housing tenure.
- f) Provide for a range of open spaces and connections.



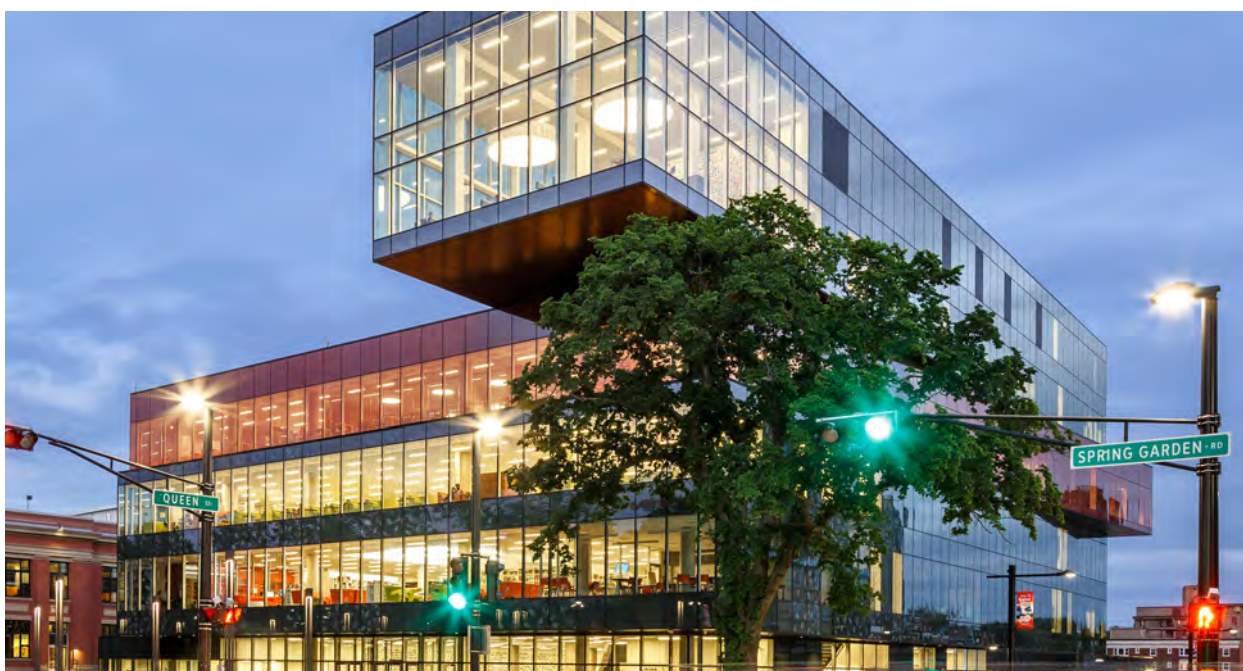
Focus Area 3 Centre for Innovation/Corridor



Precedents for Post-secondary Institution



Precedents for Centre for Innovation



The concept illustrates the parking garage removed and replaced with a **parkette to form a focus for the area** and a key green space node connecting to Gage Park

Focus on **micromobility** in the George Street Corridor

Protect the character of the area through intensification

Should also **connect** to the Orangeville Brampton Railway Line and to Riverwalk

George Street can have a **special character**

Lots of life – office, homes, commercial, art, culture

Integrate this area with the Transit Hub as this presents the single biggest area for higher density development

George Street has lots of ancillary traffic that should be redirected to the main streets in favour of focusing on creating a **safe place to bike and walk**

As it gets denser, fine grain level of **pedestrian connectivity**

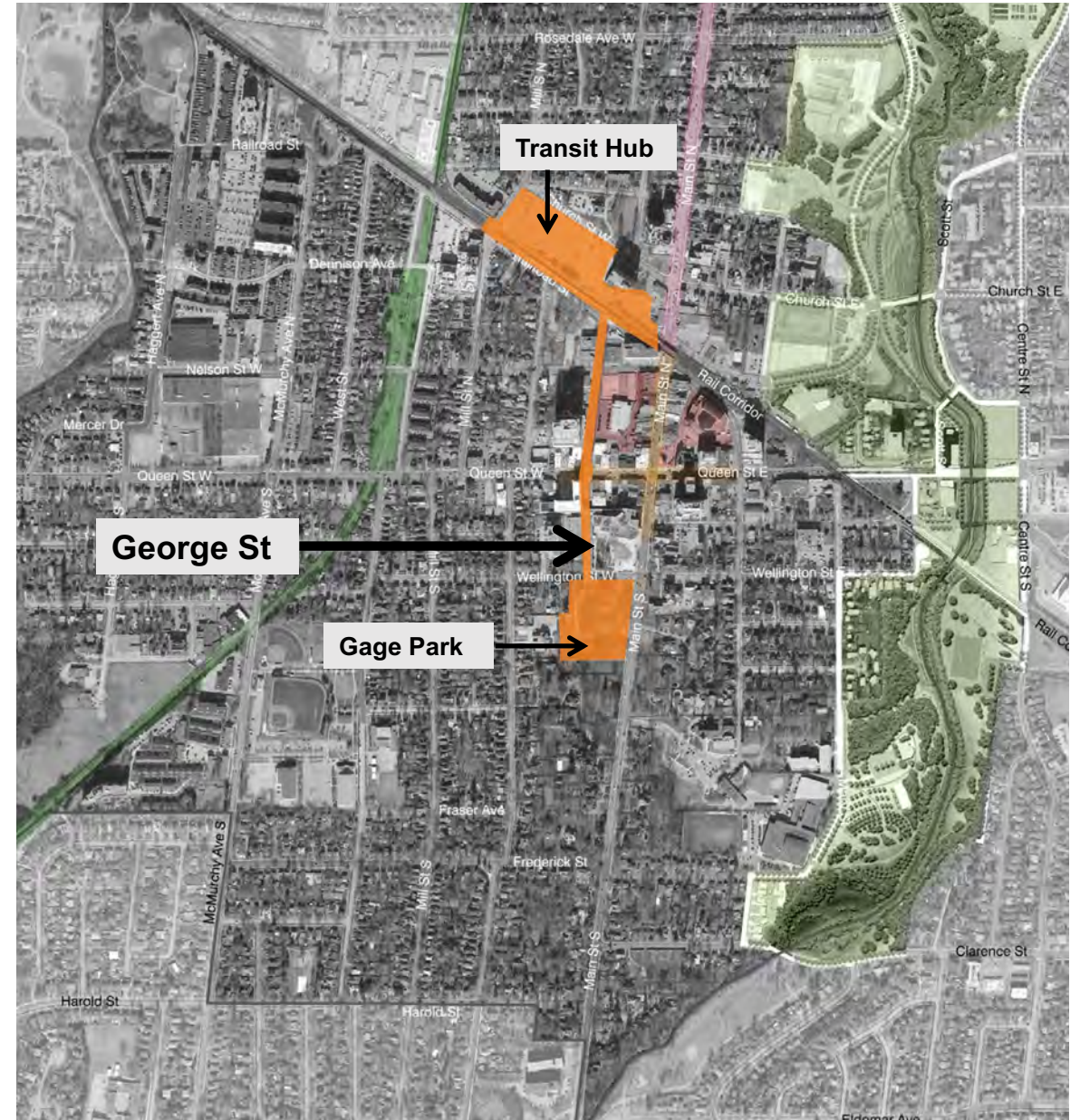
Create Nelson as a **pedestrian/cycling street**

Question 3 Focus Area 3 Innovation Corridor

What improvements would you like to see on George Street?

Select your top three choices:

- a) Wider sidewalks
- b) Cycling lanes
- c) Enhanced street tree planting or greenery
- d) Street furniture and seating
- e) Modern design aesthetic
- f) Enhanced lighting
- g) Outdoor patios and active street edges
- h) Improve physical, visual connectivity between the Transit Hub and Gage Park



Focus Area 4 Queen and Main



Precedents for various mid- to high-rise building typologies



Precedent for Lane Activation and Garden Square



Human scale, create a dynamic downtown, program spaces, **need activity in the space**

Create a **walk worthy** network by creating “magnets” along the way

Where is **height**? Focus close to transit, help to activate downtown, transition area, neighbourhoods to south are very stable

Use the width of the right-of-way to establish maximum height with a **consistent 3-storey street wall**

Main Street south – maintain the **Heritage Conservation District** even though it's not formal

Need to **understand the reality of the development pressures**, rules /tools to massage the height

There's a **range of possibilities** from preserving buildings, re-purpose, building beside/over them

Look at the transformation of Queen and Main with **infrastructure** – start to draw the qualities

Opportunity to **improve streetscape** on Queen at the west end

Land use/height/distribution/**feel on the street**

Question 4 Focus Area 4 Queen & Main

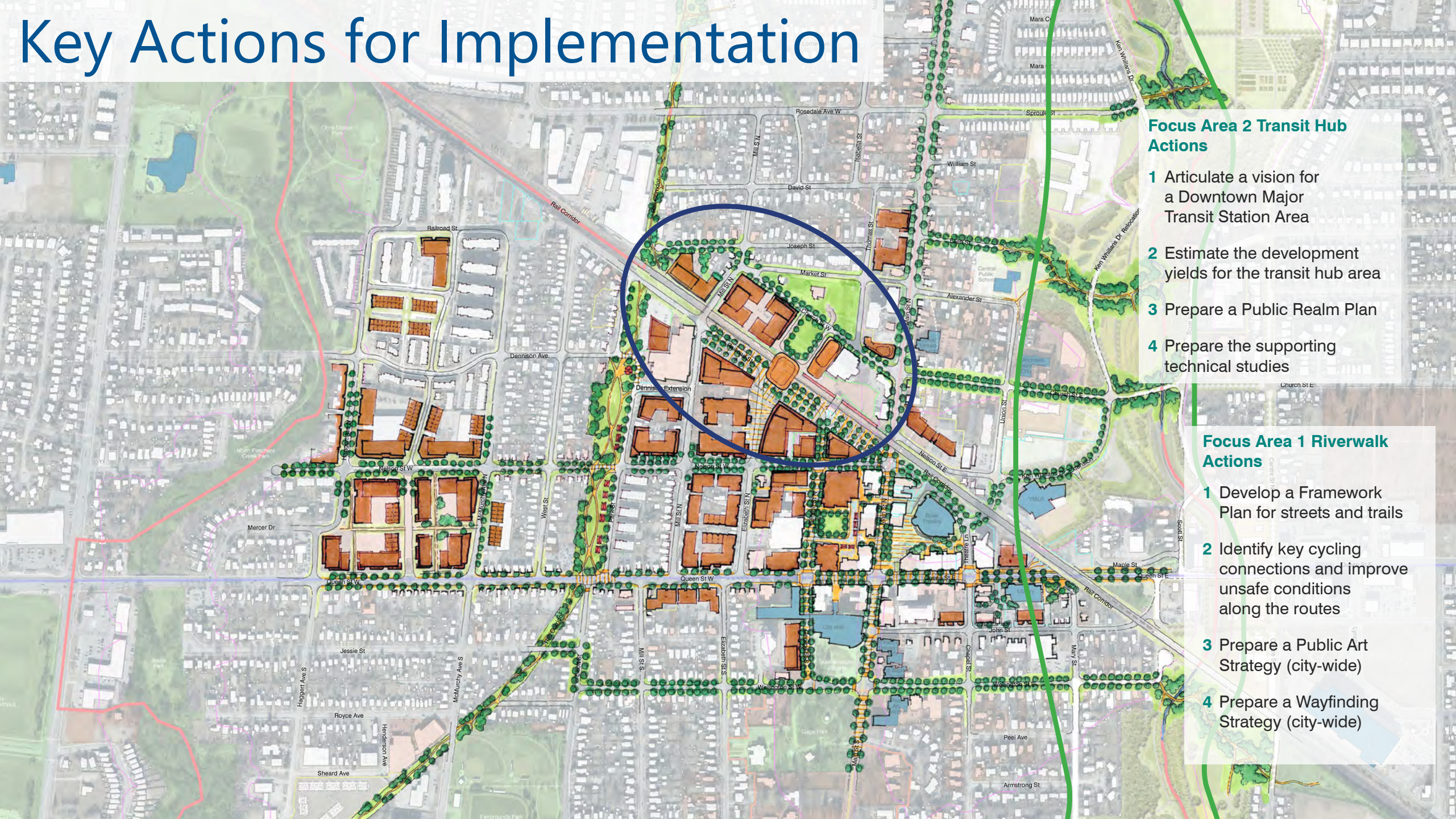
The Brampton Parking Plan analysis indicates that the Nelson Street Parking Garage is not required to meet future parking demands. What would you like to see for a future redevelopment of the Nelson Street parking garage?

Select your one choice:

- a) Redevelop to an urban park
- b) Redevelop to an underground parking garage with public uses at grade
- c) Redevelop to a mixed-use building (with retail, office and institutional uses) with underground parking
- d) Parking is needed so the garage is preferred



Key Actions for Implementation



Focus Area 2 Transit Hub Actions

- 1 Articulate a vision for a Downtown Major Transit Station Area
- 2 Estimate the development yields for the transit hub area
- 3 Prepare a Public Realm Plan
- 4 Prepare the supporting technical studies

Focus Area 1 Riverwalk Actions

- 1 Develop a Framework Plan for streets and trails
- 2 Identify key cycling connections and improve unsafe conditions along the routes
- 3 Prepare a Public Art Strategy (city-wide)
- 4 Prepare a Wayfinding Strategy (city-wide)

Key Actions for Implementation

Focus Area 3 Innovation Corridor Actions

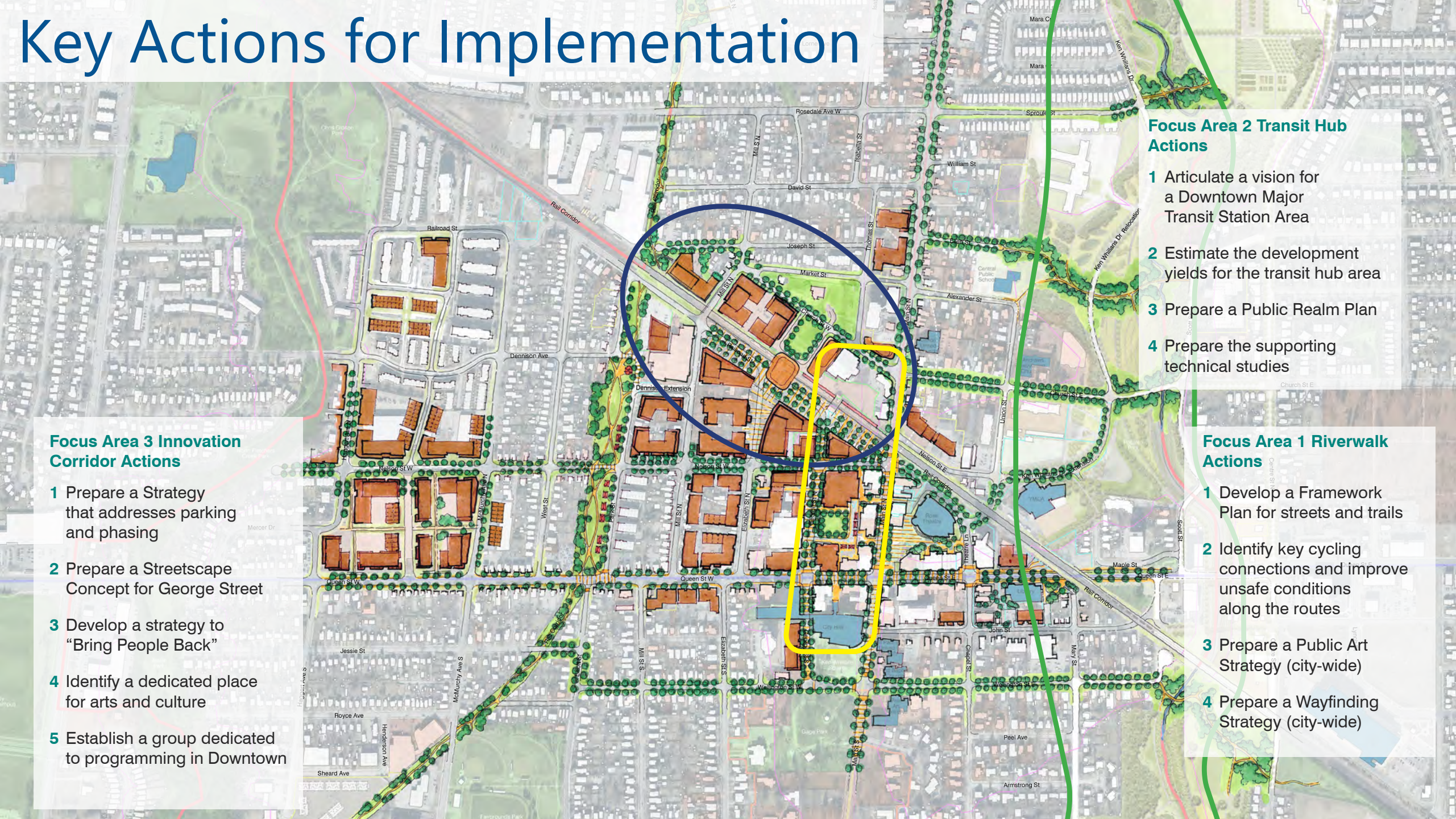
- 1 Prepare a Strategy that addresses parking and phasing
- 2 Prepare a Streetscape Concept for George Street
- 3 Develop a strategy to "Bring People Back"
- 4 Identify a dedicated place for arts and culture
- 5 Establish a group dedicated to programming in Downtown

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Key Actions for Implementation

Focus Area 4 Queen & Main Actions

- 1 Remove the Nelson Street garage
- 2 Prepare a Downtown Plan that specifies building performance standards
- 3 Pursue the possibility of pop up retail
- 4 Prepare the supporting technical studies

Focus Area 3 Innovation Corridor Actions

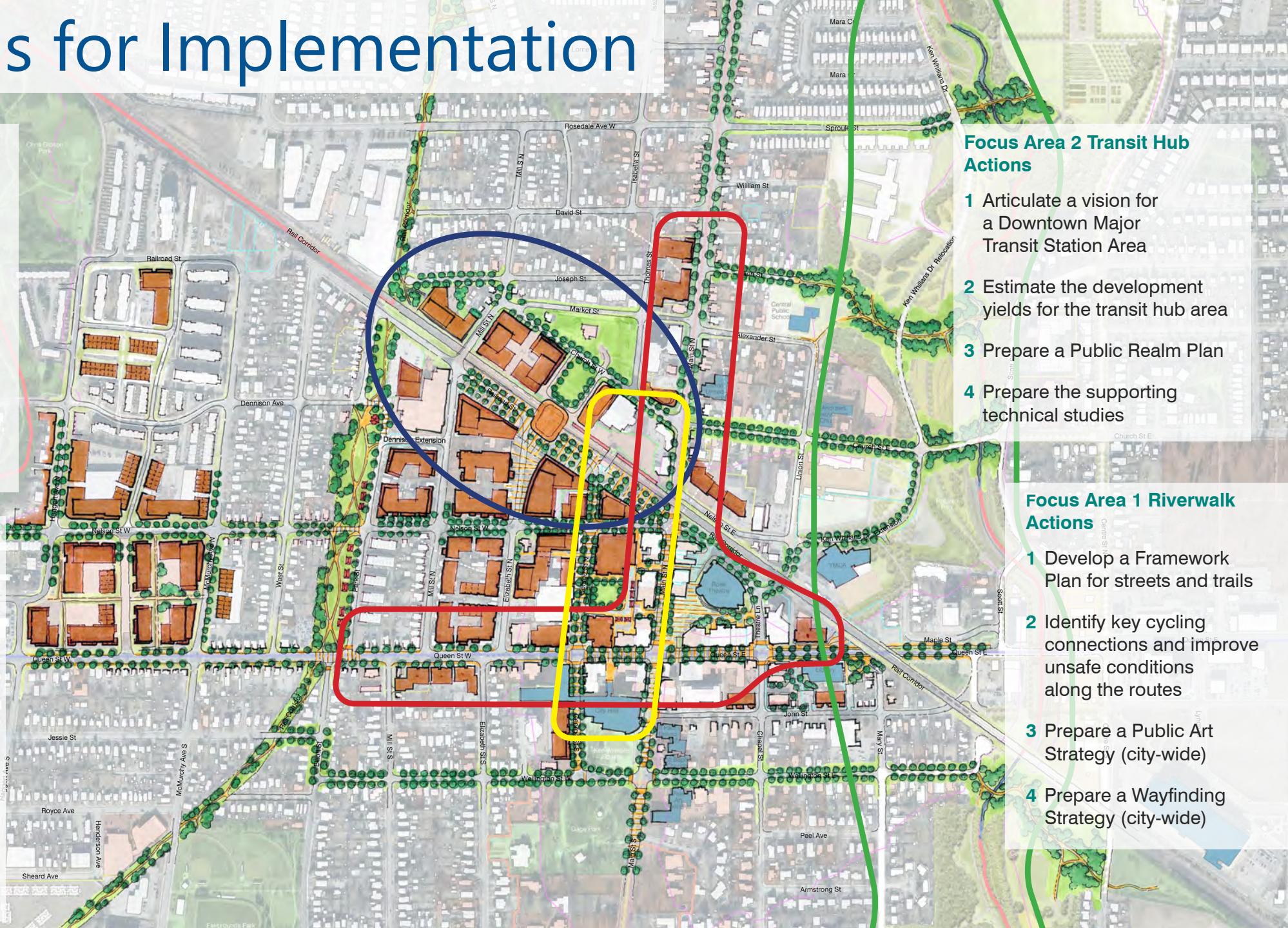
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Activate Downtown Brampton

We transformed Vivian Lane to create a vibrant and active space



BEFORE

AFTER

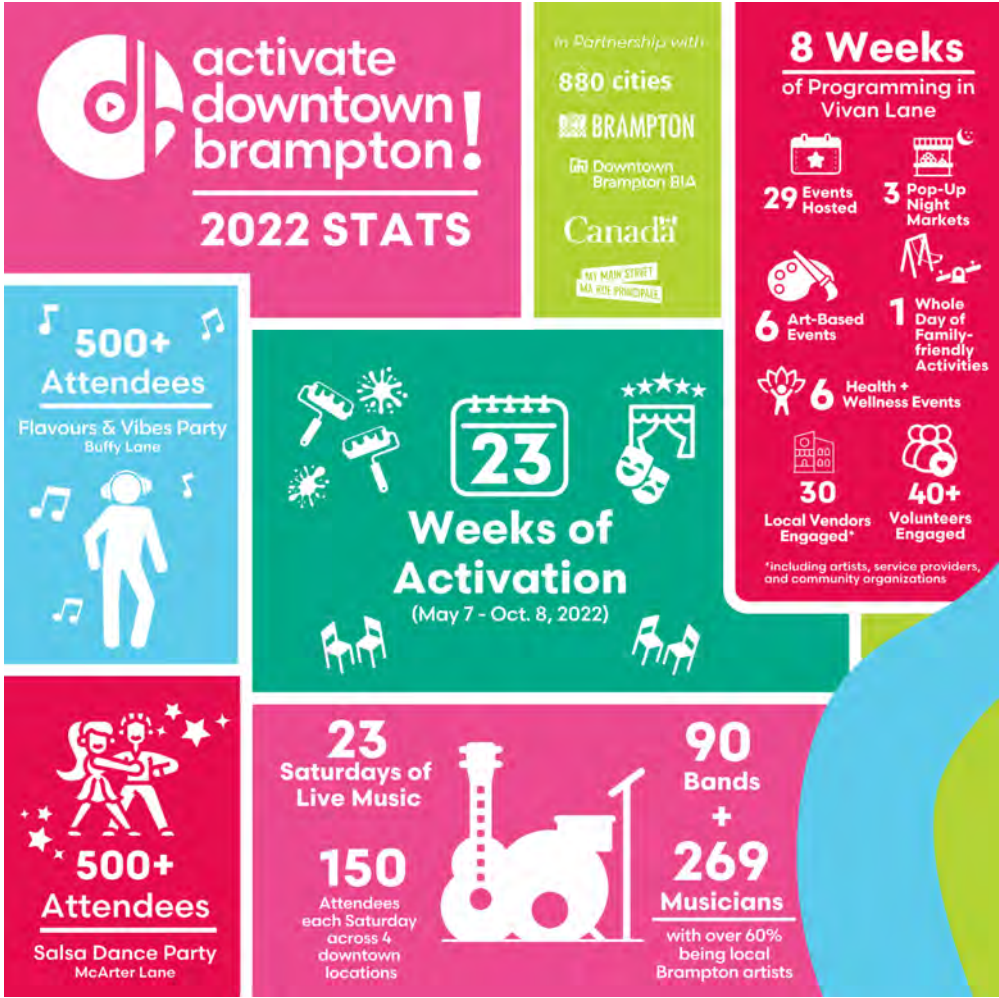
Activate Downtown Brampton



With community input and involvement, we delivered:

- Free activities for children and family-friendly events
- Pop-up markets and more opportunities for shopping
- Culturally diverse art and entertainment
- Health and wellness activities
- Community and learning

Stay tuned for more public activations in the Downtown!



Question 5 Activate Downtown Brampton Next Steps

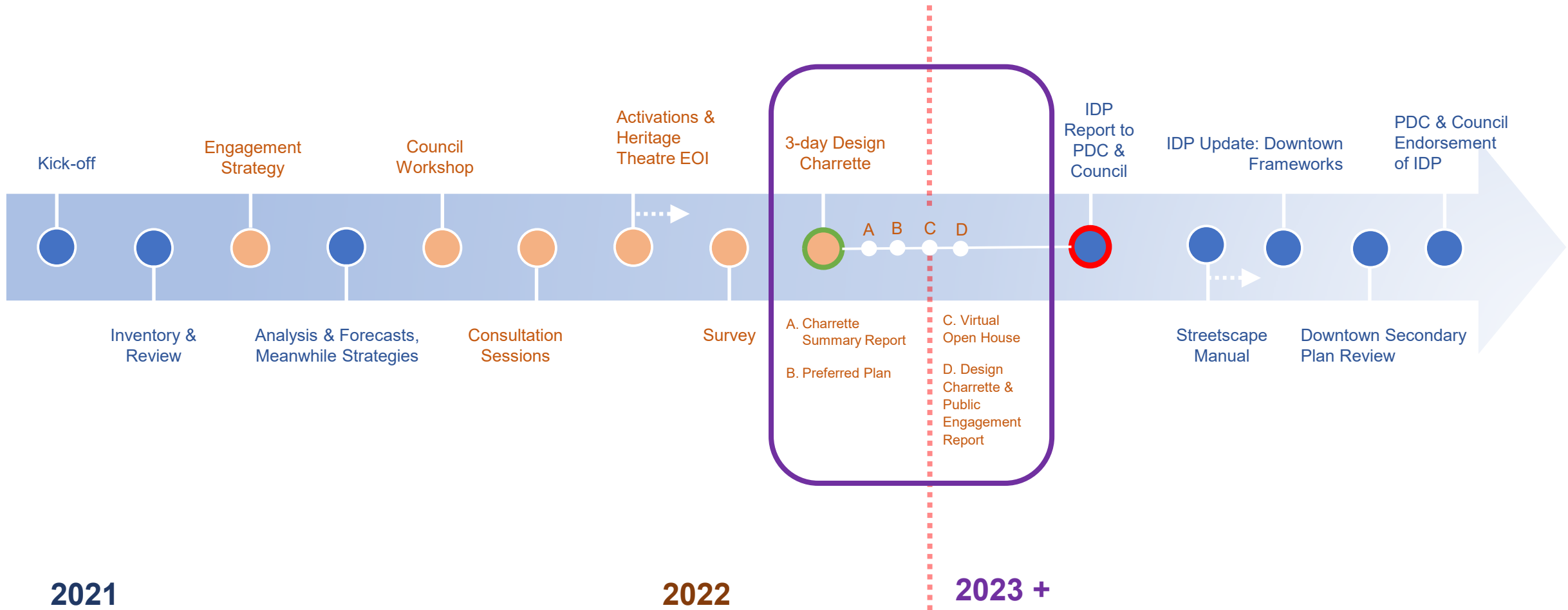
What type of activation would you like to see in the next two years?

Select your top three choices:

- a) Pop-up urban parkette
- b) Pop-up patios
- c) Pop-up exhibits
- d) Public art and interactive activations
- e) Ground murals in downtown laneways
- f) Locating temporary street furniture in downtown laneways
- g) Musical activations and live performances
- h) Winter activation strategy
- i) Food related activations



IDP Context & Timelines



Thank you!

www.brampton.ca/IDP

IDP@brampton.ca

BRAMPTON DOWNTOWN PUBLIC REALM PLAN + STREETSCAPE MANUAL

Virtual Open House
March 28, 2023

dtah

Goals and Objectives



Establish a public realm structure for the incremental build-out of Downtown Brampton

- Spaces between buildings (streets, parks, plazas, laneways, and City-owned publicly accessible spaces)
- Design principles & strategies
- Focus area demonstrations
- Phasing and implementation strategies
- Informed by the larger IDP and ongoing City processes, studies and policy
- Flexibility to respond to specific conditions

Guide the design, construction and maintenance of boulevards within Brampton's street network

- Boulevard Design
- Build upon the Public Realm Plan
- Assign consistent and unified design treatments for:
 - paving
 - green infrastructure (trees, low impact development, planting, etc.)
 - lighting
 - street furniture
- Flexibility to respond to specific conditions

Process



We Are Here

- A.**
**Planning Base Map
(Existing + Planned Conditions)
Public Realm Plan
Guiding Principles & Strategies
Implementation & Phasing Strategy
Public Realm Plan Report (Draft + Final)**

B.
Focus Area Demonstrations

Kick-off Meeting
(Aug. 2022)

Walking Tour (Internal Stakeholders)
(Sep. 2022)

Internal Stakeholders - 01
(Dec. 14, 2022)

Virtual Open House
(Mar. 28, 2023)

Internal Stakeholders - 02
(Apr. 2023)

External Stakeholders (x 3)
(Spring and Summer 2023)

Metrolinx (x 2)
(Spring and Summer 2023)

Document Template
Annotated TOC
Streetscape Manual

Public Meeting
(Draft Recommendations)
(Date TBD)

External Stakeholders (x 3)
(Date TBD)

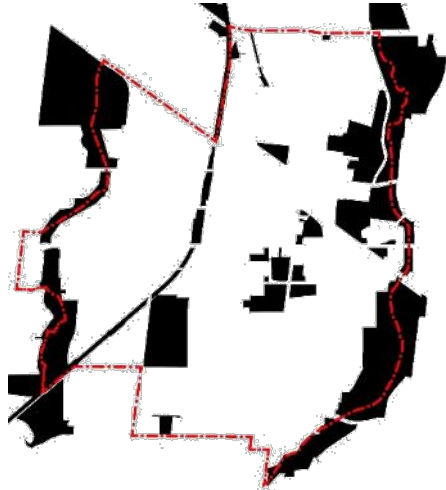
Internal Stakeholders (x 2)
(Date TBD)

Metrolinx (x 1)
(Date TBD)

Public Realm = Space between Buildings

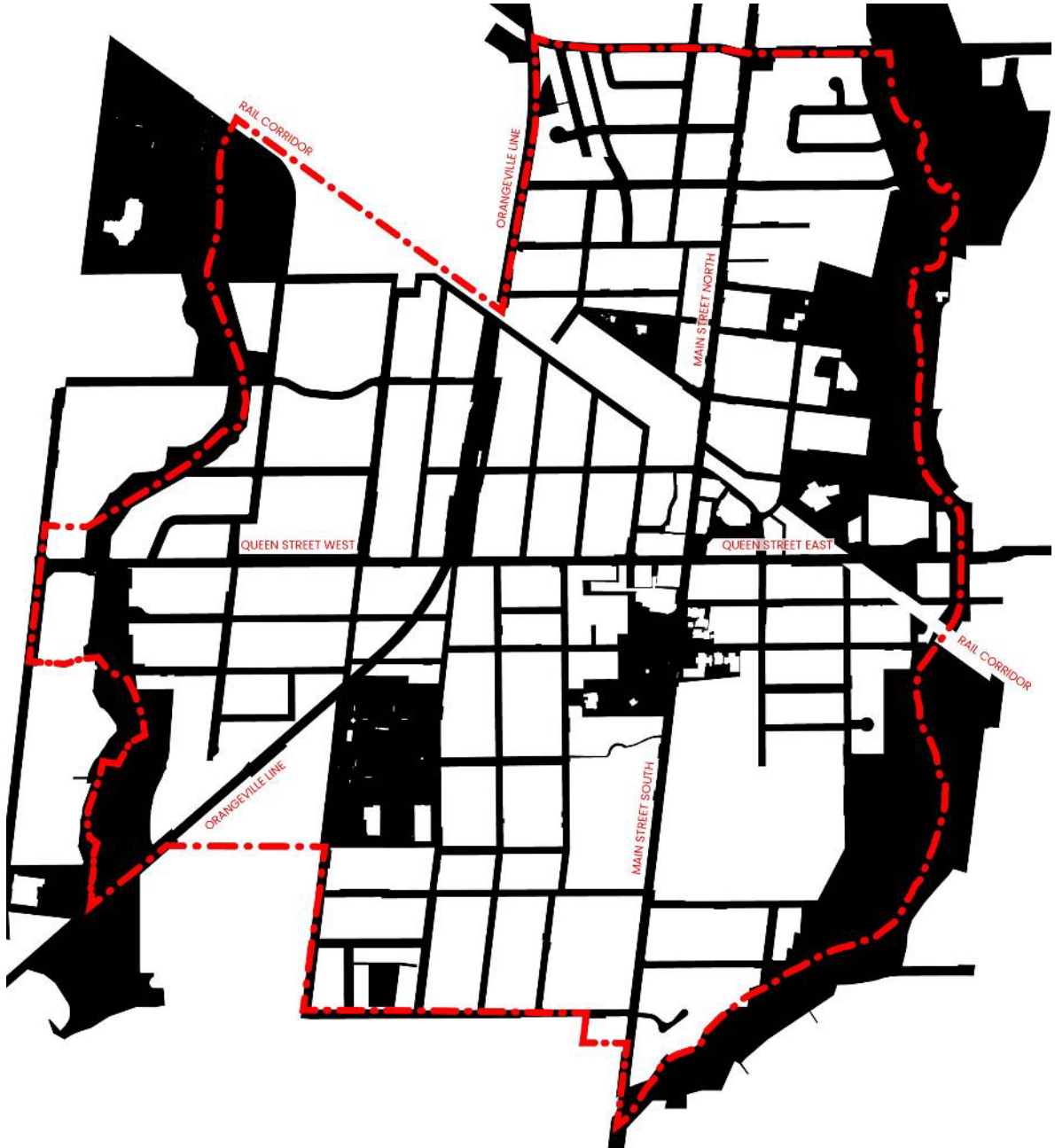
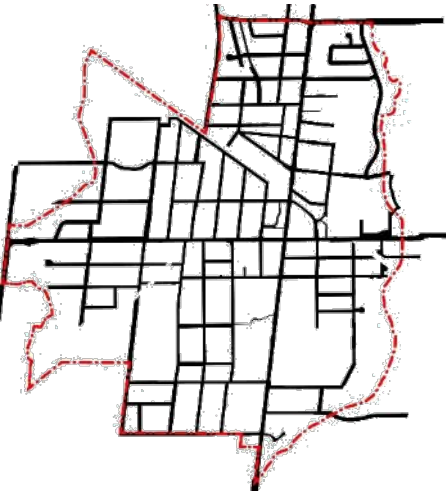
Parks and Open Spaces

Approx. 18% of the total IDP area (57.34 ha)



Street ROWs

Approx. 18% of the total IDP area (56.01 ha)



Downtown Brampton: Streets and Spaces Today



Streets
Main Street



Plazas
Garden Square

Downtown Brampton: Streets and Spaces Today



Source: DTAH

Lanes
Vivian Lane



Source: DTAH

Parks
Rosalea Park

Upcoming Projects



Source: City of Brampton

Main and Queen Street



Source: DM/AAH

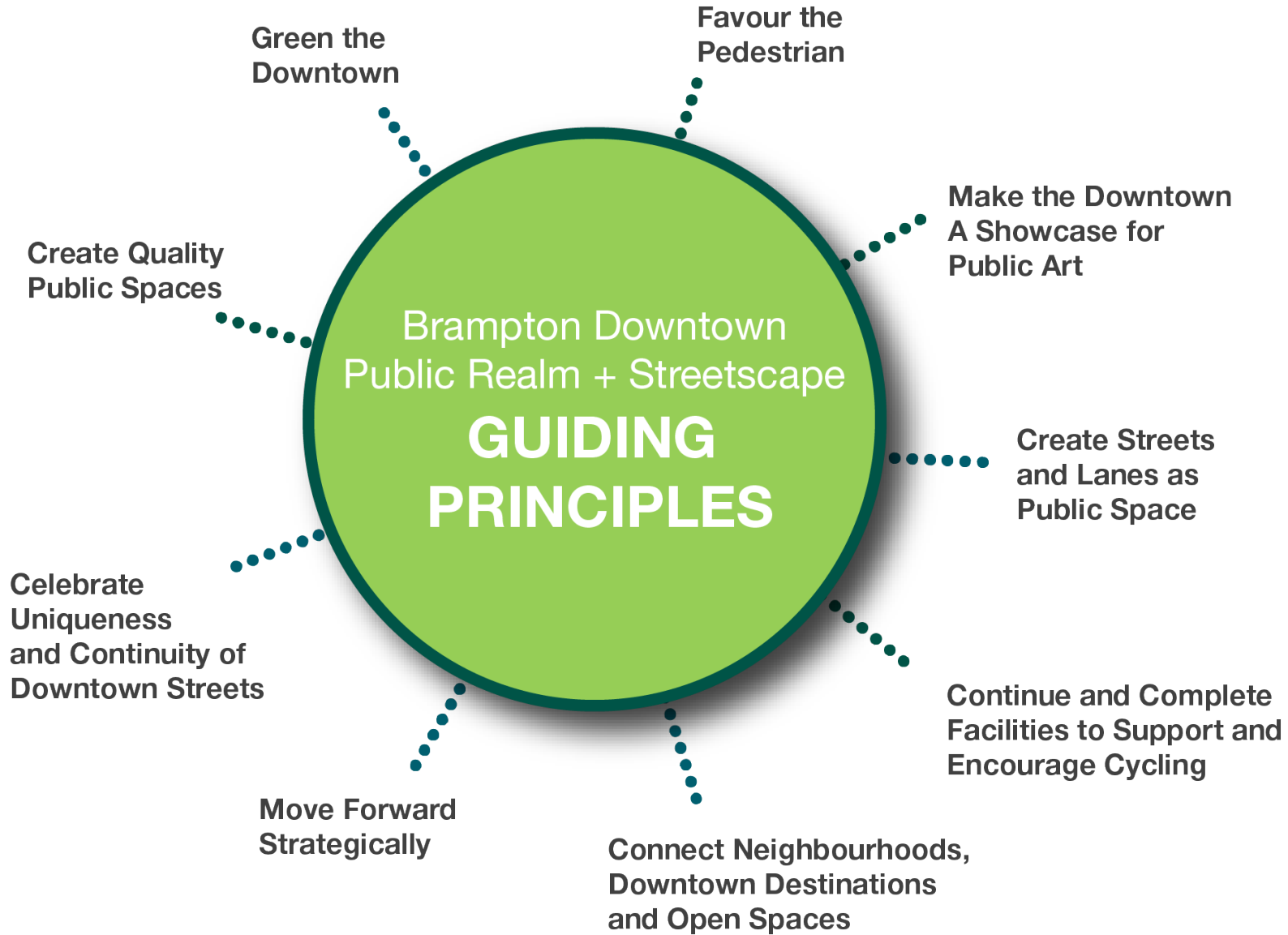
Riverwalk Area Urban Design Master Plan

















Source: City of Brampton

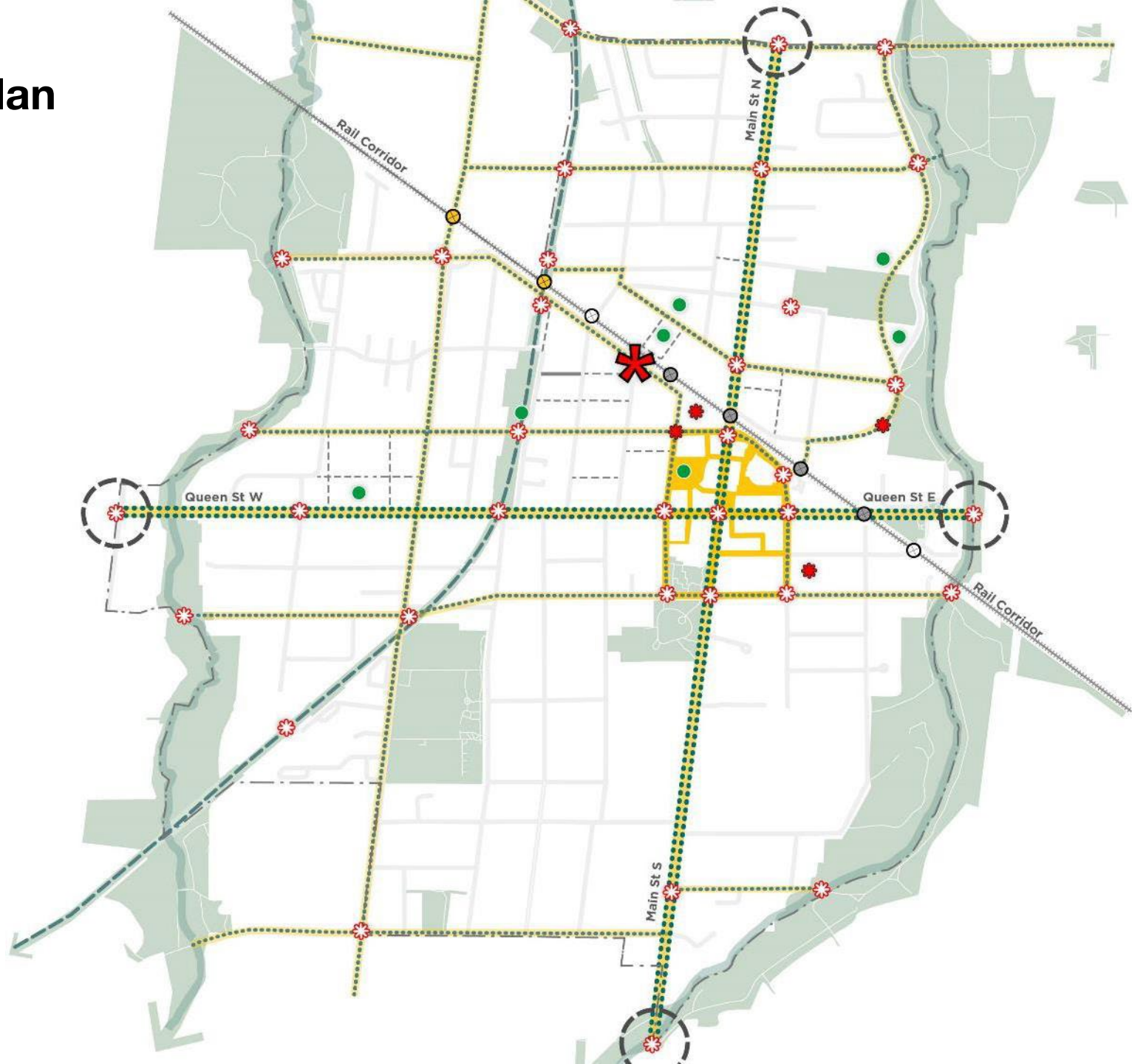
Centre for Innovation (Conceptual Artists Rendering)

Guiding Principles



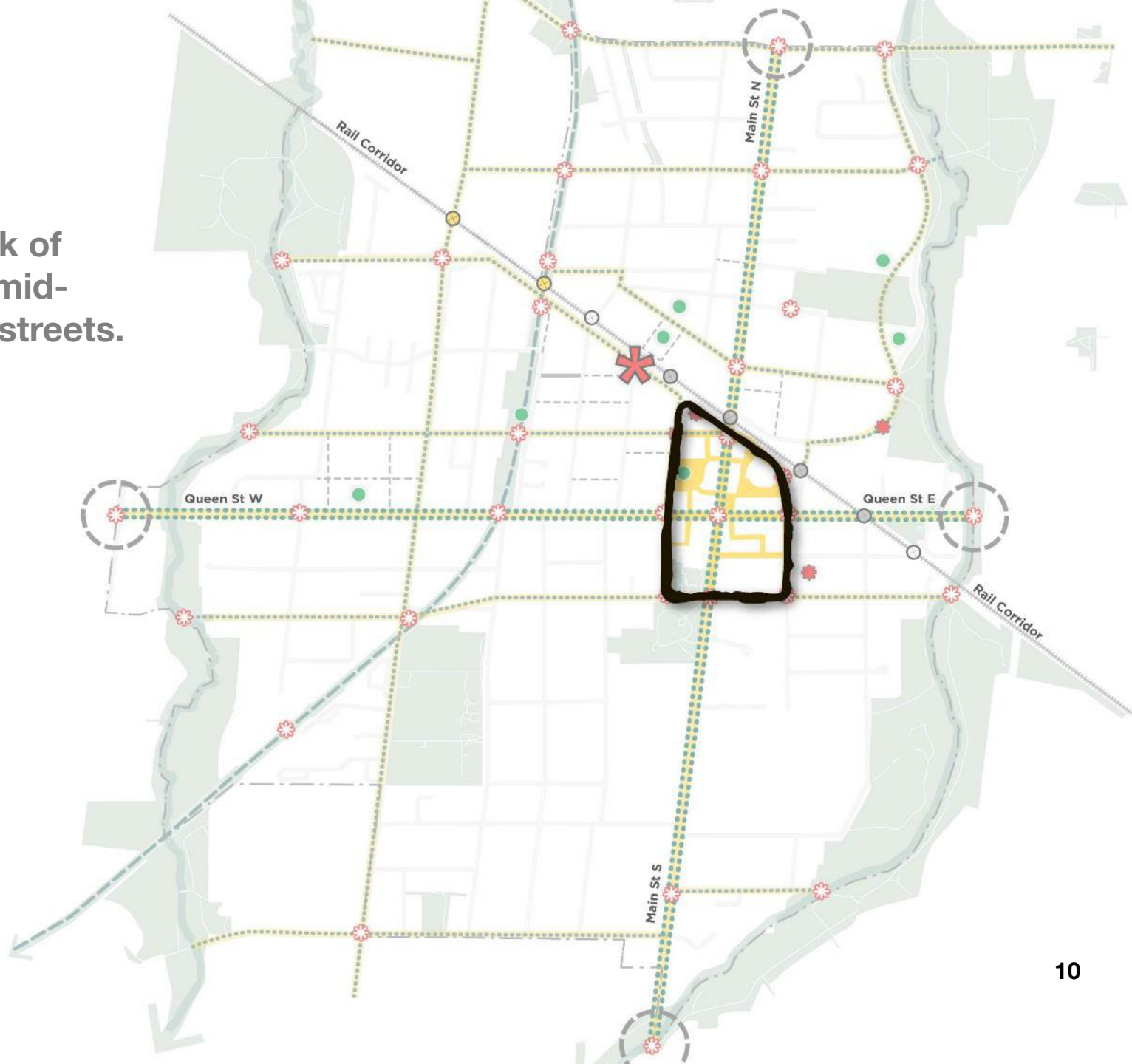
Emerging Public Framework Plan

-  Future Transit Hub (Location TBD)
-  Potential Parks and Open Spaces
-  Potential Plazas and Urban Squares
-  Orangeville Line
-  Existing Streets
-  Planned Streets
-  Potential Laneways and Mid-block Connections
-  Civic Core
-  Queen and Main
-  Key Streets (Creek-Creek and N-S Connectors)
-  Potential Grade-separated Crossing
-  Potential Downtown Gateway
-  Potential Urban Plaza / Public Art
-  Existing Parks and Open Spaces



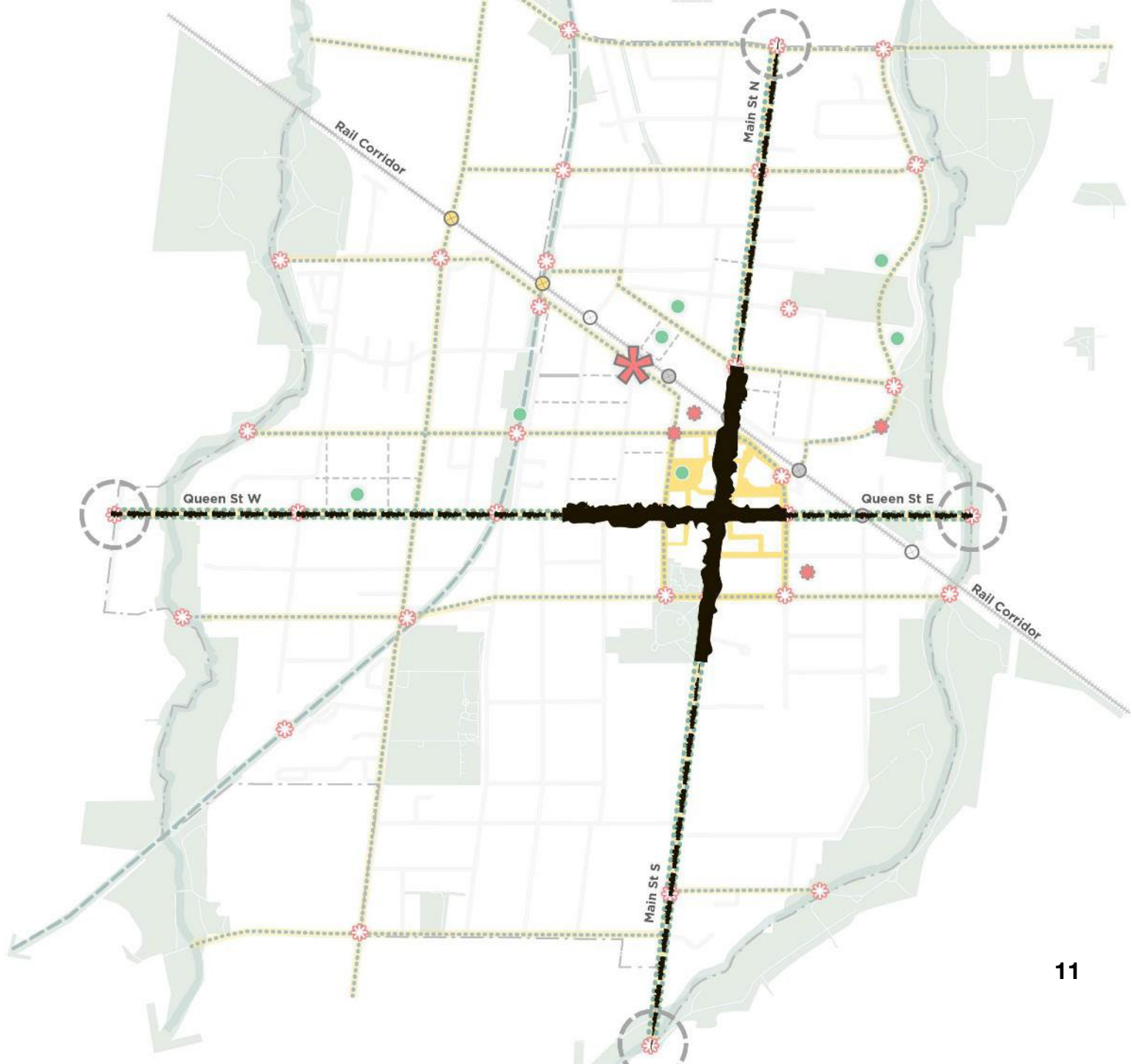
Overlay 1: Civic Loop

Reinforce the '4 Corners' as a network of active and pedestrian-friendly lanes, mid-block connections, urban plazas and streets.



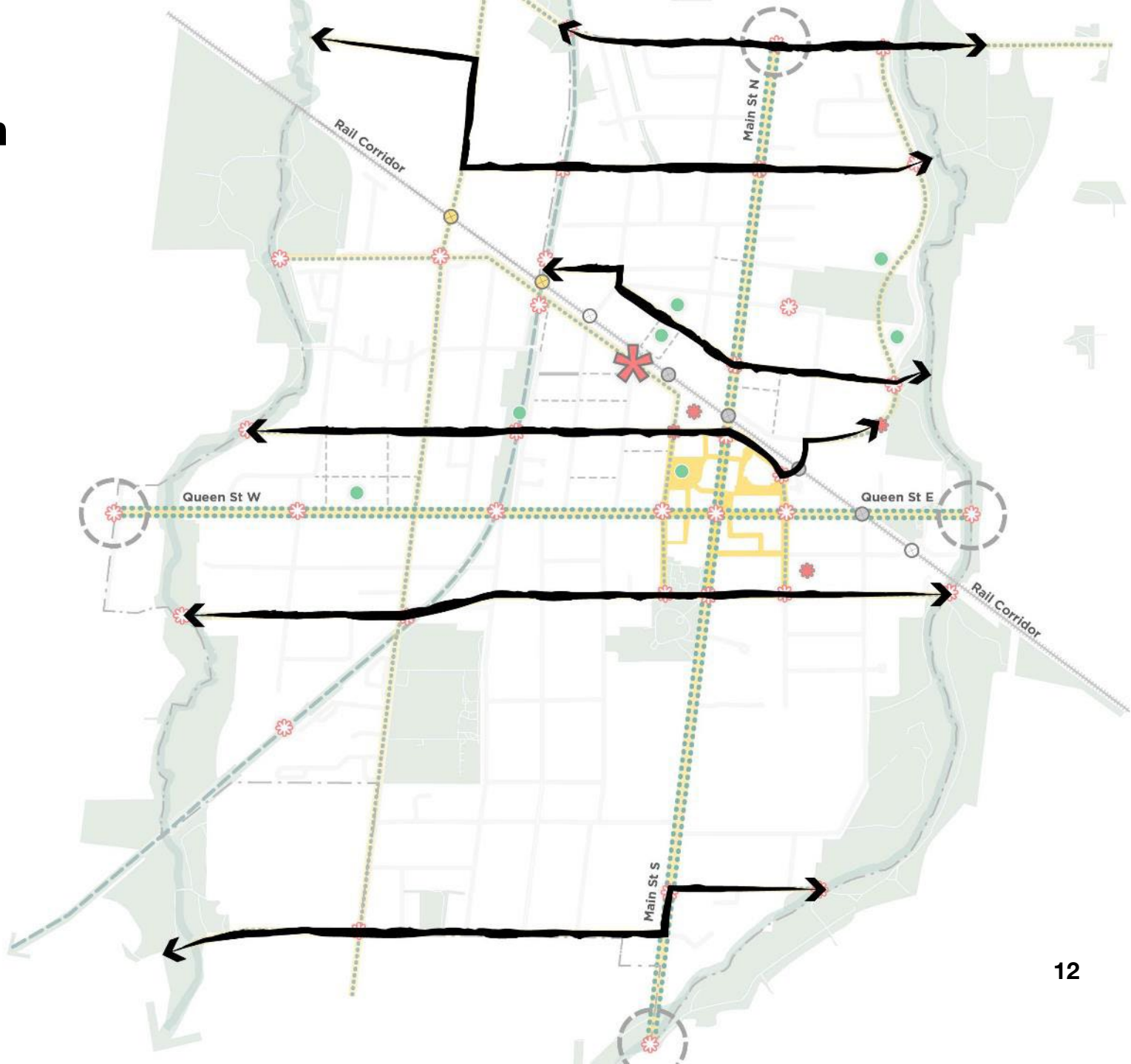
Overlay 2: Main Streets

Design Queen Street and Main Street as streets of greatest importance. The 4 Corners are the most prominent civic blocks within the City.



Overlay 3: Creek to Creek/Green to Green

Connect parks, ravines and the Orangeville Line with 6 east-west streets. Public realm opportunities include improved pedestrian and cycling facilities, greening and wayfinding.



Overlay 4:
North-South Connectors

Improve north-south connectivity and offset some of the 'pressure' on the higher intensity Downtown streets.



**Overlay 5:
Innovation Corridor +**

Link Gage Park with Fletchers Creek and important City destinations: George Street; CFI Block; City Hall; the Future Transit Hub; and the Orangeville Line.



We Want to Hear from You...

An outcome of this process is to inform the City of Brampton's approved projects to revitalize Ken Whillans and Garden Squares.

Ken Whillans Square



Ken Whillans Square Today

Character



City Hall



Memorials



Greens



Water

Ken Whillans Square Today
Accessibility and Barriers



Ken Whillans Square Today Events

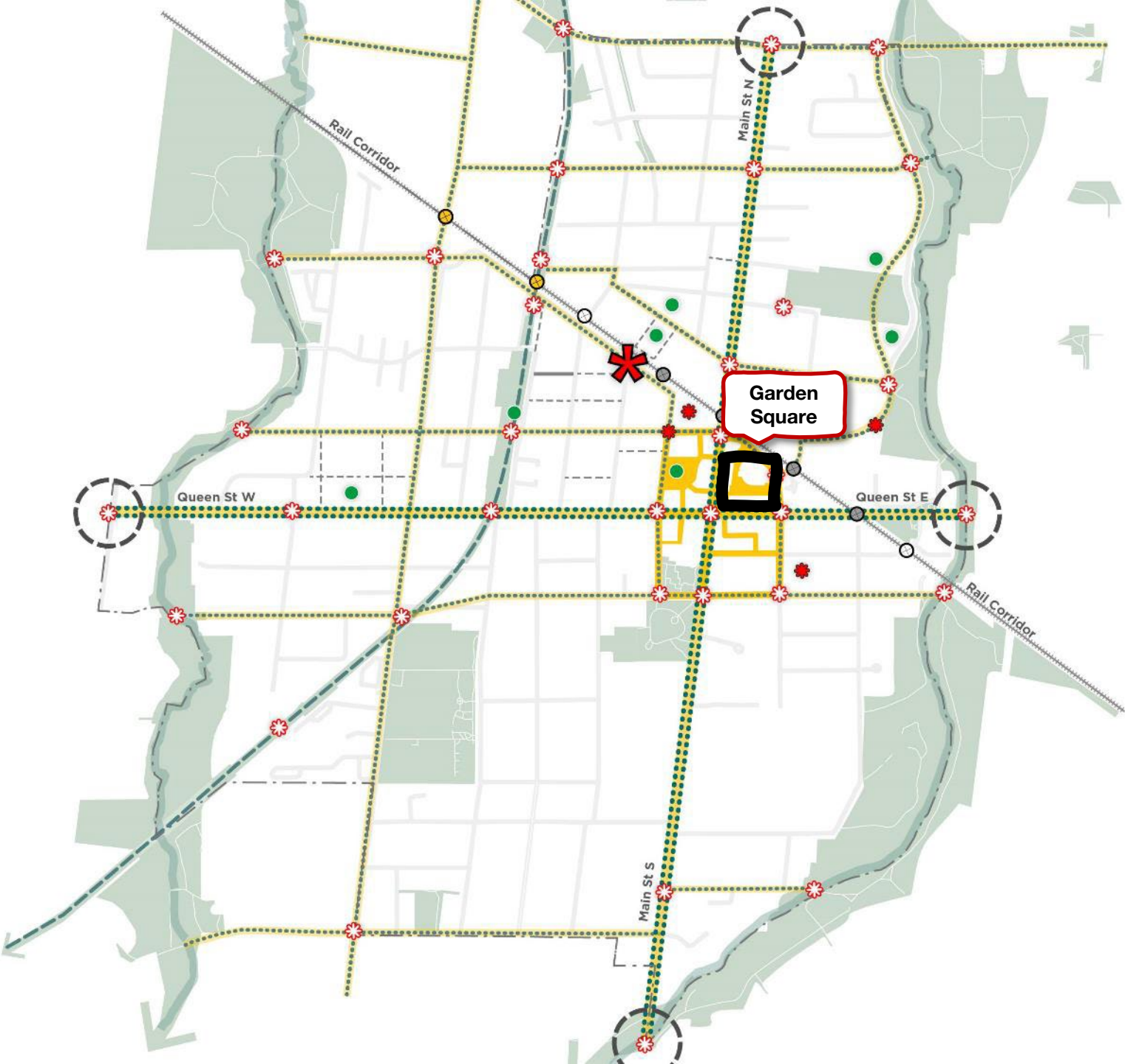


Ken Whillans Square Today
New Sign (Coming Soon!)

BRAMPTON

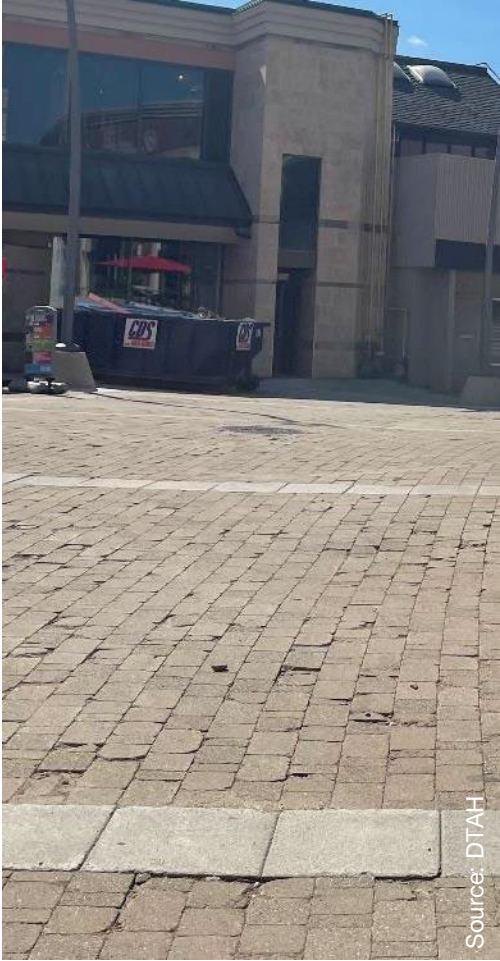


Garden Square



Garden Square Today

Character



Source: DTAH

Hardscape



Source: selux.us

Edges – Shops, University, Rose Theatre



Source: City of Brampton

Gathering Space for Events



Source: DTAH

Fountain

Garden Square Today

Greening and Furnishings



Garden Square Today
Condition of Public Realm



Garden Square Today
Front-of-house



Garden Square Today
Back-of-house



Garden Square Today Views



What makes a Great Urban Square?

A Great Urban Square...

Shapes the identity of entire cities.

Washington Square Park, New York



A Great Urban Square...

Has a variety of smaller "places" within it.

Place d'Armes, Montreal



A Great Urban Square...

Includes amenities and furnishings.

Berczy Park, Toronto



A Great Urban Square...

Accommodates different uses during the day, week & year.

Sundance Square, Fort Worth



A Great Urban Square...

Accommodates uses that change with seasons.

Celebration Square, Mississauga



A Great Urban Square...

Is easy to get to and through by foot.

Dilworth Park, Philadelphia



A Great Urban Square...

Has active and lively edges.

Ghirardelli Square, San Francisco



A Great Urban Square...

Well-connected with surrounding neighbourhoods.

Jamison Square, Portland



A Great Urban Square...

Has attentive maintenance and management.



A Great Urban Square...

Has ongoing stewardship.



Survey Question 1 – Ken Whillans Square Today

Q1
How do you use Ken Whillans Square today?



Thank You.