

2018-2022 Term of Council Priority:

# Brampton Urban Community Hubs Council Workshop

Social Resilience By-Design  
A Prototype for Innovating  
Community Collaborations

June 29, 2020

Planning, Building and Economic Development  
City of Brampton



# Speakers



**Bob Bjerke** MCIP RPP  
Director, Policy Planning  
City of Brampton  
Division Lead



**Yvonne Yeung** PMP LEED ND AP  
Manager, Urban Design  
City of Brampton  
Project Lead



**Ken Greenberg** C.M.  
Principal  
Greenberg Consultant  
Strategy Lead



**Karen Pitre** LL.B.  
President  
Lonsdale  
Community Hub Lead



**Don Schmitt** C.M. FRAIC AIA  
Principal  
Diamond Schmitt Architects  
Design Lead



**Matti Siemiatycki** Ph.D.  
Interim Director,  
School of Cities  
University of Toronto  
Implementation Lead



**Reza Pourvaziry**  
Chair  
SDG Urban Village  
Urban Economy Forum  
UCH Collaborator



**Eduardo Moreno** Ph.D.  
Director, Head of Innovation  
City Prosperity Initiative  
UN-Habitat  
UCH Collaborator

## Key Urban Design Staff Team



**Madhu Debnath**  
Urban Designer  
Administration Lead



**Cheryll Case**  
Urban Design Coordinator  
Engagement Lead



**Sharon Wong**  
Urban Design Assistant  
Research Lead

# Agenda

## 1 Introduction to Urban Community Hubs

Context for Innovation [Bob Bjerke](#)

A Prototype for Innovating Collaborations [Yvonne Yeung](#)

20 min Walkable Neighbourhoods in Uptown Brampton [Ken Greenberg](#)

Sharing Resources through Community Hubs [Karen Pitre](#)

Urban Community Hubs Prototype [Don Schmitt](#)

Implementation Framework [Matti Siemiatycki](#)

Example of Collaboration [Reza Pourvaziry](#), [Eduardo Moreno](#)

## 2 Outline of Next Steps [Yvonne Yeung](#)

## 3 Question and Answer [Bob Bjerke](#)

# Three Objectives

**The creation of 20min walkable urban neighbourhoods with urban community hubs as anchors.**

**A new form of collaboration, frameworks for partnership and community innovation.**

**The value of early delivery of services in new urban neighbourhoods, and the ways to make it happen.**

# Three Overlapping Stages



A legacy of Collaboration

# Creating a Context for Innovation



# Directed by the Council endorsed Vision 2040 and the 2018-2022 Term of Council Priorities.

**Urban Community Hub is an enabler to deliver a number of ToCPs:**



**City Council endorsed  
Brampton 2040 Vision  
May 2018**



**2018-2022 Term of Council  
Priorities Workplan  
May 2019**

- **Urban Community Hub Concept**
- **Create Complete Communities**
- **Sustainable Growth**
- **Healthy Citizens**
- **Affordable Housing**
- **Prioritize Jobs within Centres**
- **Attract Investment and Employment**
- **Collaboration & Advocacy**
- **Unlock Downtown**
- **Unlock Uptown**

# Brampton Urban Community Hubs build upon a Context for Innovation.

EDITORIAL

## Why are Canadian cities building new neighbourhoods without schools?

EDITORIAL  
PUBLISHED FEBRUARY 28, 2020

13 COMMENTS SHARE

A decade ago, as the 2010 Vancouver Winter Olympics came to a celebratory conclusion, a win in urban planning was beginning to emerge.

The Olympic Village was built on a stretch of vacant land called Southeast False Creek, a former industrial area near downtown. During the games, it was home to athletes. After some financial turmoil, it has become a true community, home to mixed incomes, families, shopping, parks, a community centre and child care, all in a central location with easy access to transit and recreation. The buildings of the Olympic Village helped spark more development nearby. The area is thriving.

But this story of urban rebirth is missing one pillar of any successful community: an elementary school.

The neighbourhood was planned more than a decade ago, and people have been moving in for years, yet the province, the city and the school board have yet to build this critical piece of infrastructure. As a result, the community's many children must be sent to school elsewhere in the city. An Olympic Village school was finally made a top priority last year and land is available – yet there is still no plan to build it.


This failure of civic planning – a failure of various levels of government to cooperate and deliver necessary infrastructure – was recently highlighted by news of what has become a perverse annual ritual for families living in and around the centre of Vancouver. Because schools in the core of the city are so full that they have waiting lists, families must enter their children into a lottery. Only the winners score a place in the local kindergarten.

POLITICS

## Ottawa seeks 'shovel-ready' projects for post shutdown stimulus plan

BILL CURRY  
OTTAWA  
PUBLISHED APRIL 15, 2020

218 COMMENTS SHARE



Federal Infrastructure Minister Catherine McKenna, seen here on Jan. 31, 2020, said the scope of a future stimulus plan will depend on the scale of the economic damage created by COVID-19, which is currently unknown.

JUSTIN TANG/THE CANADIAN PRESS

Federal Infrastructure Minister Catherine McKenna is preparing plans to rush out billions of dollars in budgeted – but so far largely unspent – infrastructure funds as a way to stimulate the Canadian economy once current pandemic restrictions are lifted.

## Hurontario Light Rail Transit

**Location:**  
Mississauga - Brampton

**Project Type:**  
DBFOM - Design Build Finance Operate Maintain

**Infrastructure Type:**  
Transit

**Contract Value:**  
\$4.6 billion

**Estimated Value for Money:**  
To be announced following Financial Close




## Shoppers World Brampton: A New, Urban Future

### Master Plan, Urban Design & Planning Rationale

Rezoning Submission #1  
September 27, 2019

RIO+CAN REAL VISION. SOLID GROUND. SvN Quadrangle

ontario.ca/PPS

## Provincial Policy Statement, 2020


Under the Planning Act

### SECTION 1.6.5

Public service facilities should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.

The Provincial Policy Statement sets the rules for land use planning in Ontario. It covers policies about managing growth, using and managing natural resources, protecting the environment, and public health and safety.

Government of Ontario



# Brampton has a legacy of delivering and building Community Hubs and Transit-oriented Communities.



**Community Centre + Library +  
Public Elementary School + Urban Plaza**

**Partnership between City of Brampton,  
Brampton Library, Peel District School Board,  
and Mattamy Limited**

**Mechanisms for Sharing and Delivery:  
Steering Committee + Staff Working Groups**

**Delivered through Federal & Provincial  
Infrastructure Stimulus Fund +  
Development Charges**

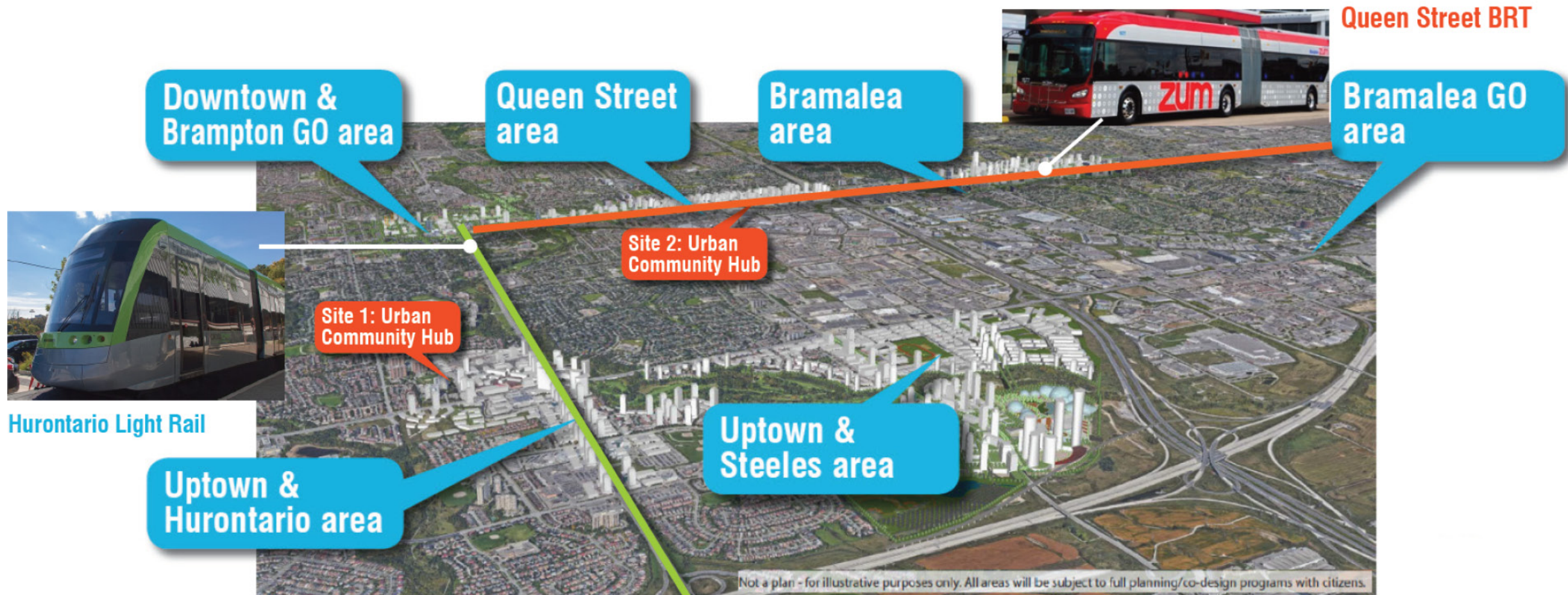


# Social Resilience By-Design A Prototype for Innovating Community Collaborations



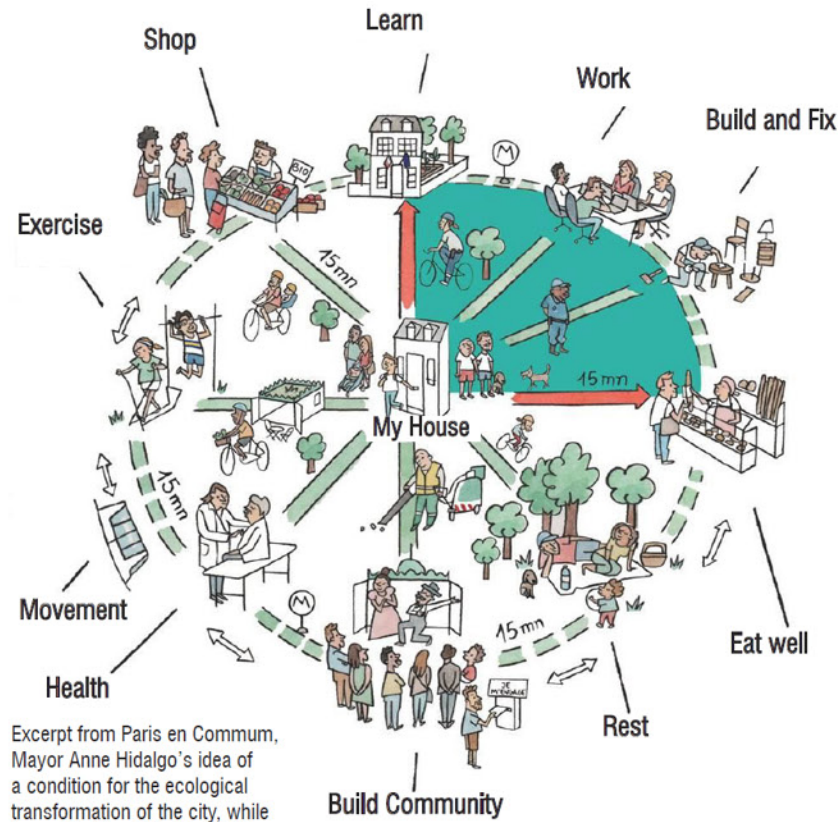
# Vision 2040 + Rapid Transit + Urban New Developments

Vision 2040, rapid transit service, urban new development activities drive the location of two pilot sites for the Urban Community Hubs.



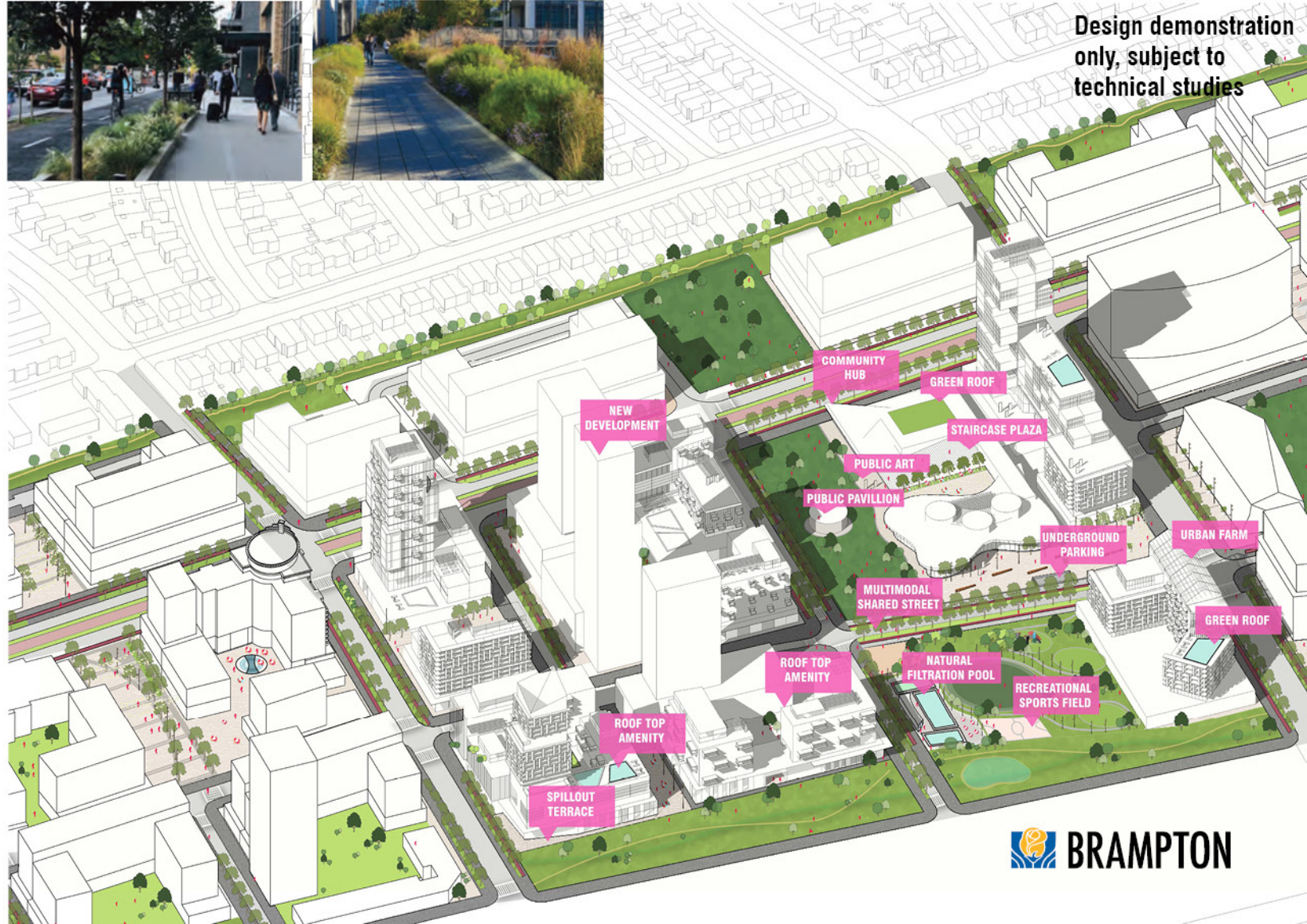
# Surrounds the Hubs with 20-min Walkable Neighbourhoods

All daily needs where we live, work, shop, age-in-place, are within walkable distance.



Excerpt from Paris en Commune, Mayor Anne Hidalgo's idea of a condition for the ecological transformation of the city, while improving the daily life of citizens.

## Connected by "Everywhere-to-everywhere" network



# Precinct Plan positions Urban Community Hubs as Anchors

Urban Community Hubs play key-role as response-focused facilities to manage and reverse the situation in the time of a crisis.

## Health Focus District

12,600 population

Anchored by the existing and anticipated health and seniors' services facilities. Designed with consideration to the need for accessibility.

## Family Focus District 23,400 population

Centred on access to amenities that support healthy living for all members of a family. Responds to the intergenerational makeup by providing larger sized units, access to day-care, parks, and a vibrant mix of dynamic retail.

## Business Focus District

22,800 population

Centred on supporting 24 hour social and economic activity. Responds to business needs with outdoor amenity spaces, potential convention centre, hotels, shops, restaurants, and landmark buildings.

# Public Health positions the Hubs as Catalysts of Holistic Health

Serving the needs from social-and-education, arts-and-culture, to technology-and-entrepreneurship for people from 8 months old to 80 years old.



**Physical**

**Emotional**

**Social**

**Mental**

**Spiritual**

# Design principles

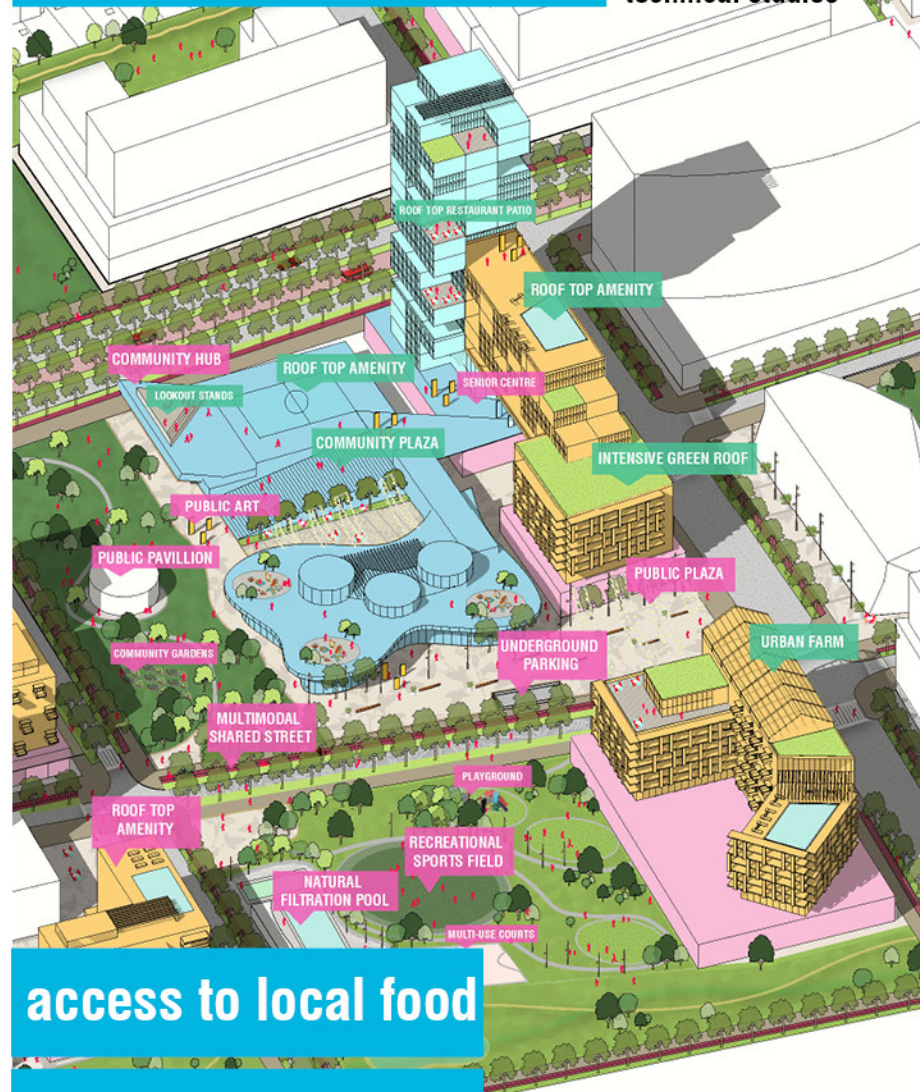
Library, schools, community facilities are co-located for synergy.

Outdoor spaces become shared backyards and community connections.

Growing food, culinary, pop-up restaurants celebrate our diverse culture.

## ROOF AS ACTIVE SPACE

Design demonstration only, subject to technical studies



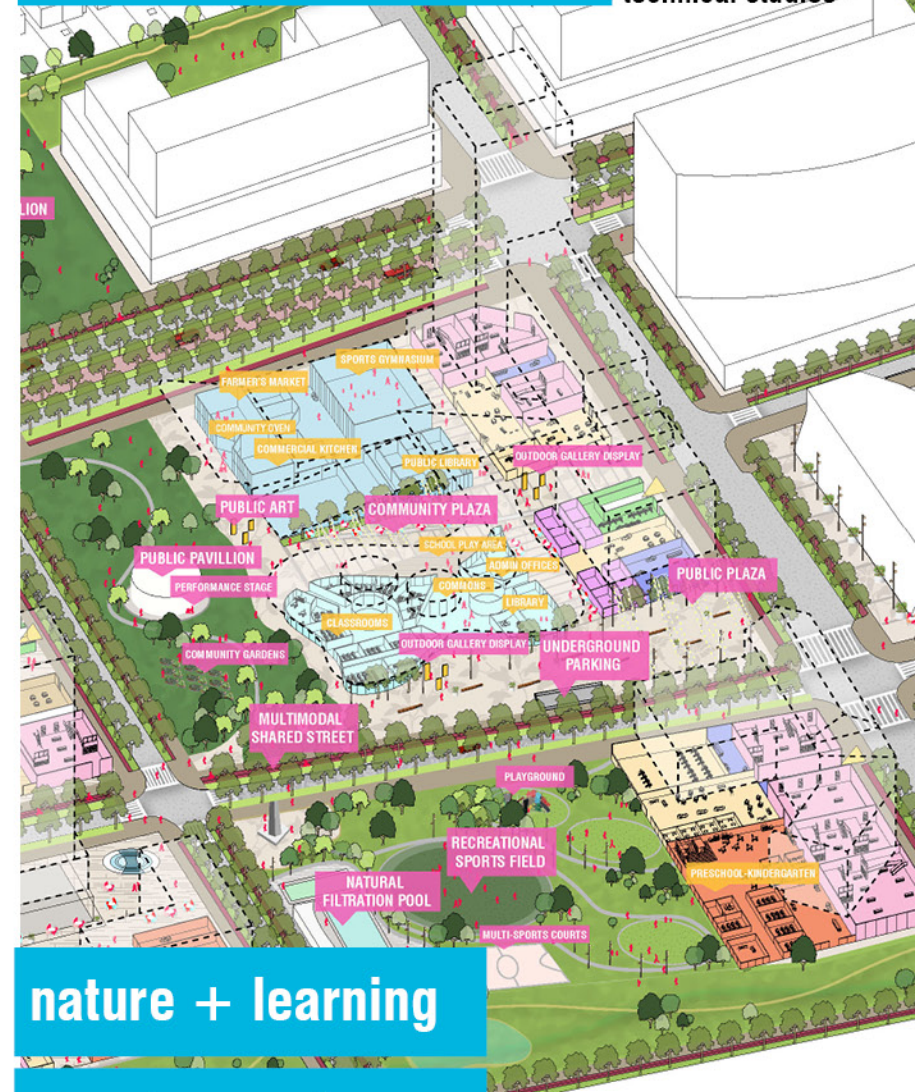
access to local food

access to arts

access to fitness

## DOUBLE UP FUNCTIONS

Design demonstration only, subject to technical studies



nature + learning

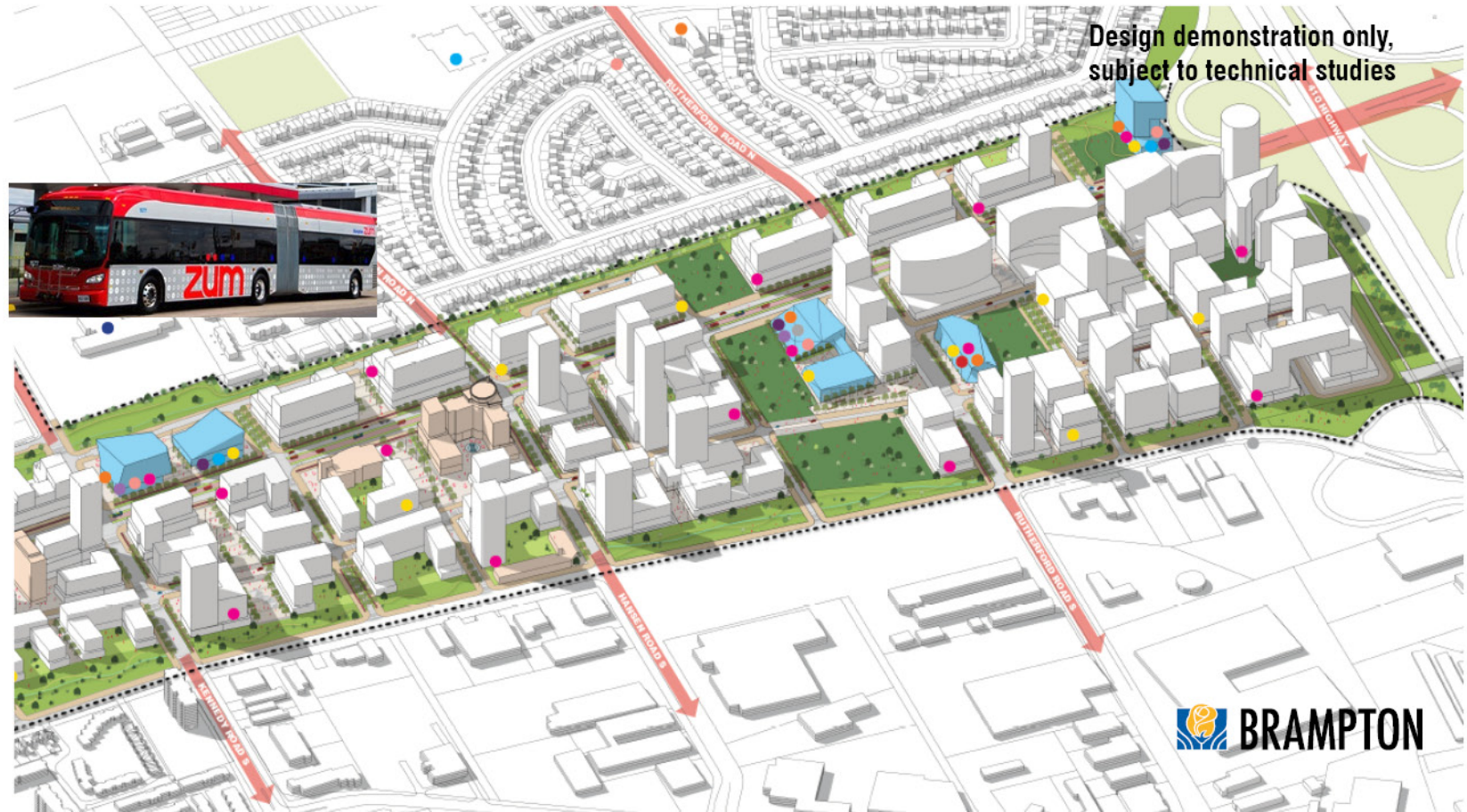
streets + active rec.

pop-ups + culinary

# Queen Hub Pilot

Serving 18,000 existing residents plus future 60,000+ growth within a 20min walk. Hub is located within 1 min walk from Bus Rapid Transit stop.

- Unobstructed bike to, walk to, ride to “everywhere-to-everywhere” network.
- Expandable indoor and outdoor facilities for both existing and new families.



# Shoppers Hub Pilot

Serving 23,000 existing residents plus future 50,000+ growth within a 20min walk.  
Hub is located within 5 min walk from Light Rail Transit and Bus Terminal.

- Unobstructed bike to, walk to, ride to “everywhere-to-everywhere” network.
- Expandable indoor and outdoor facilities for both existing and new families.



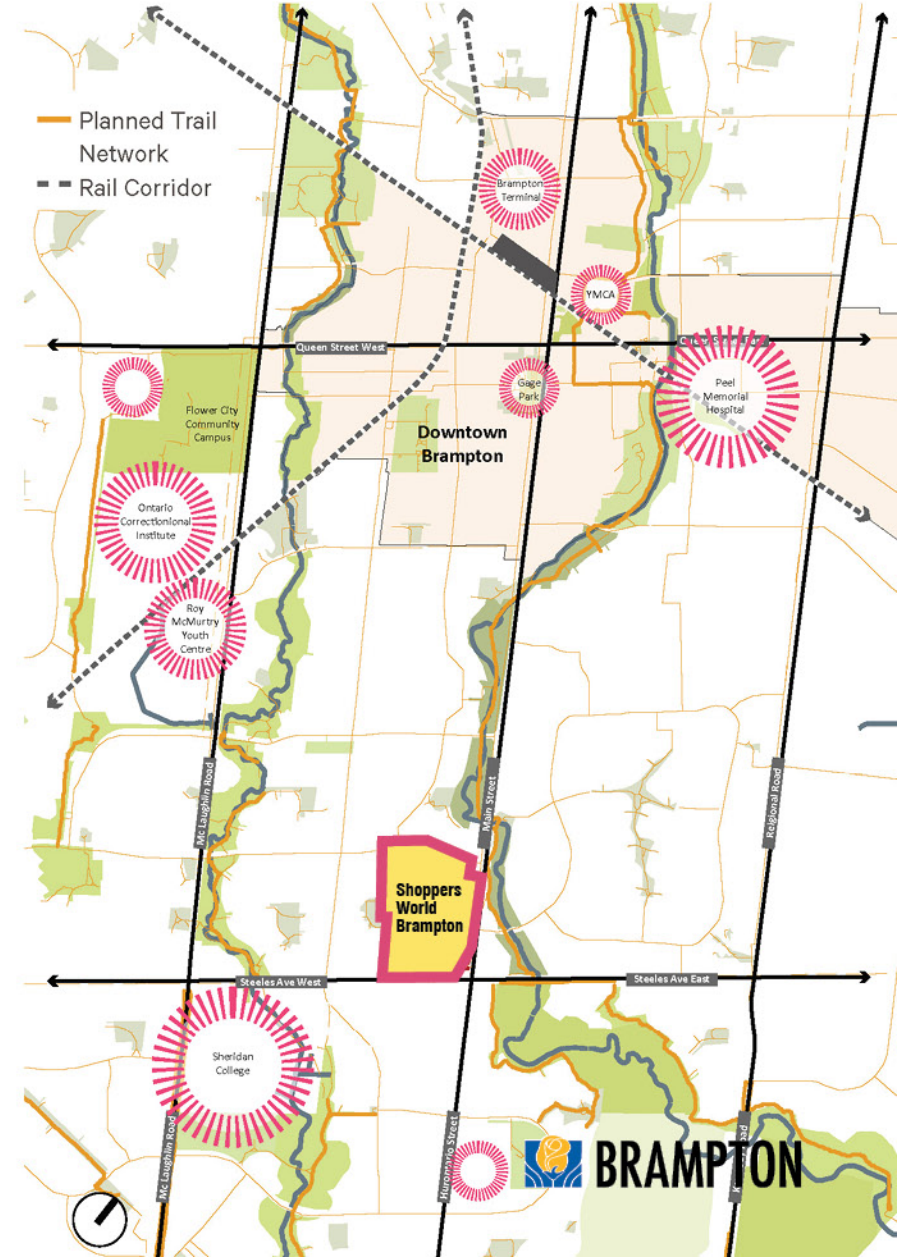


20 min neighbourhoods

# Uptown Brampton Transformation

Ken Greenberg C.M.  
Principal, Greenberg Consultants

# Underlying transformative drivers



# Shoppers World



PEELTON HILLS PARK

ROEHAMPTON PARK

EXISTING KANEFF PARK

CARUSO PARK

SHOPPERS WORLD

MAIN STREET

OUR LADY OF FATIMA CHURCH

ST. KEVIN PUBLIC SCHOOL

KIWANIS MEMORIAL PARK

HURONTARIO STREET

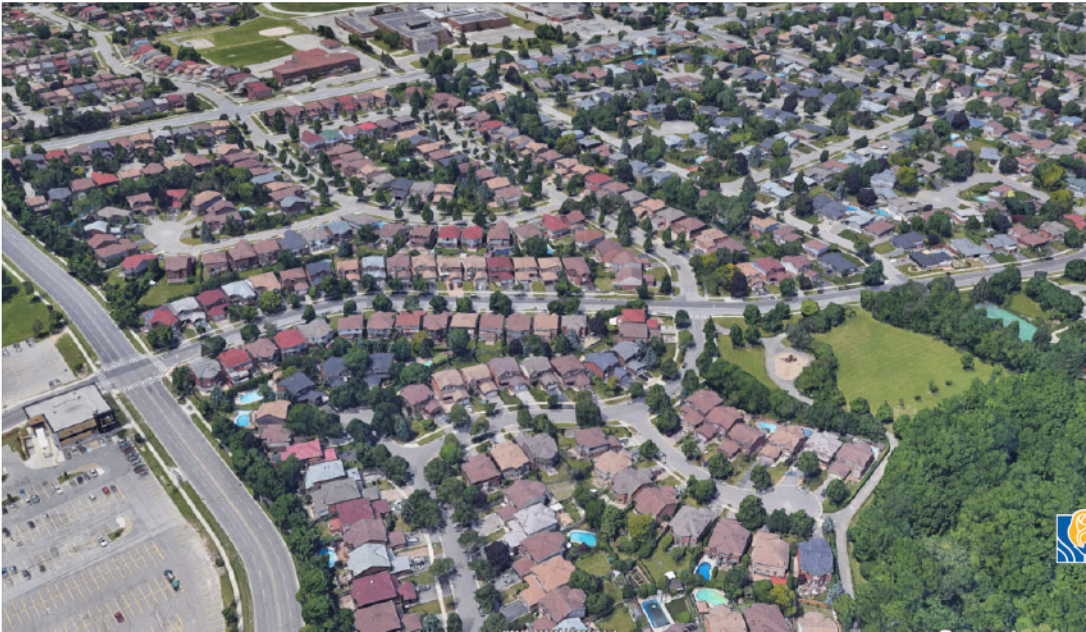
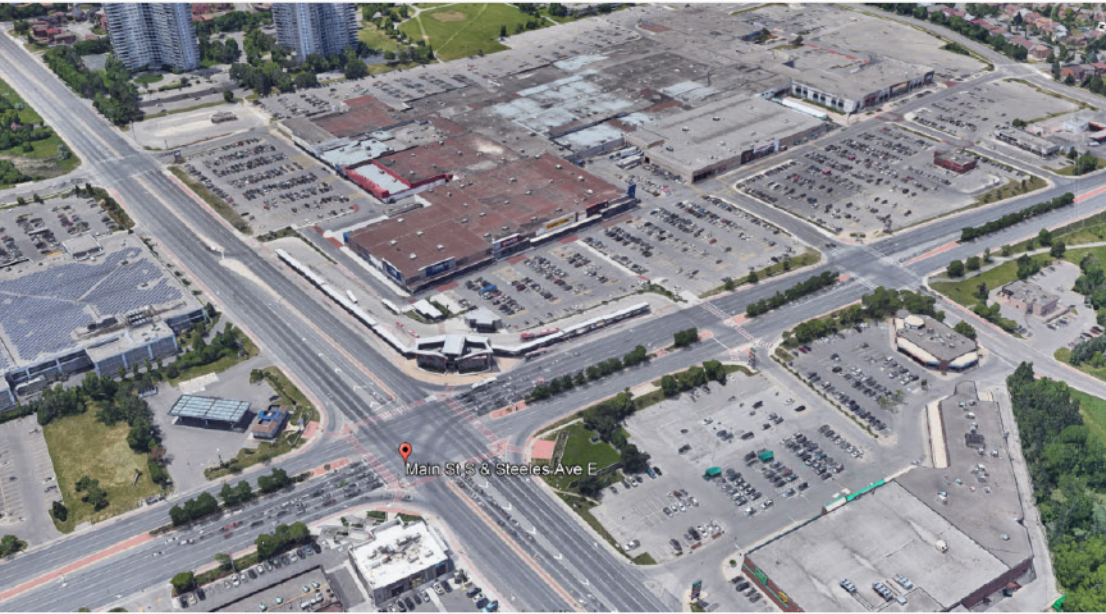
CALVARY BAPTIST CHURCH

PEEL VILLAGE GOLF COURSE

WILLIAM G. DAVIS PUBLIC SCHOOL

STEELES AVENUE

# Multiple solitudes in individual auto-oriented environments.



# Orchestrating multiple concurrent developments.

Design demonstration only, subject to technical studies



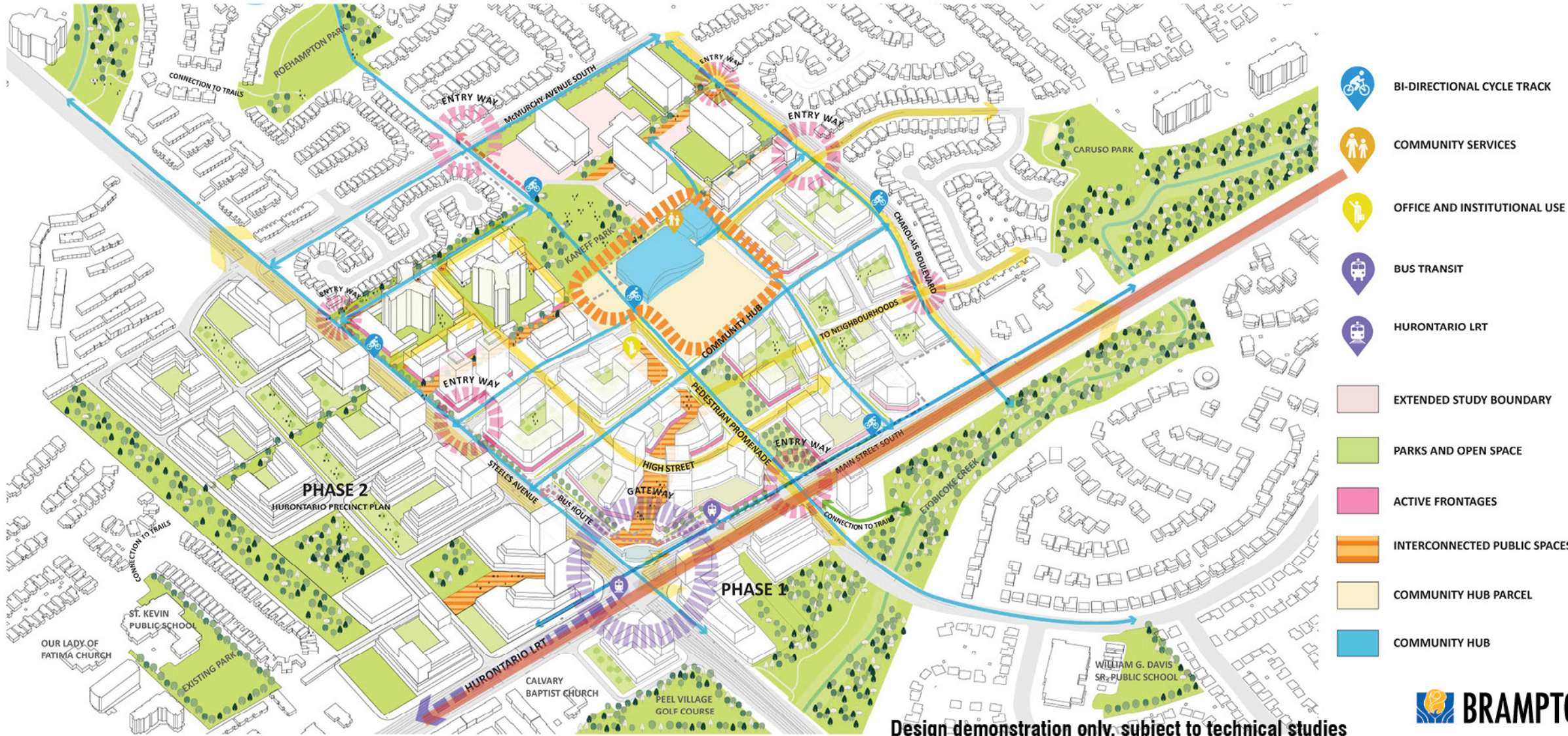
# Coming together in 20 minute walkable neighbourhood.

Design demonstration only, subject to technical studies



- RIOCAN DEVELOPMENT
- KANEFF DEVELOPMENT
- PRIVATE DEVELOPMENT
- ACTIVE DEVELOPMENT APPLICATIONS
- PARKS AND OPEN SPACE NETWORK
- PLAZA SPACE
- POTENTIAL FUTURE PARK
- URBAN COMMUNITY HUB
- POTENTIAL FUTURE DEVELOPMENT
- POTENTIAL ROAD ALIGNMENT
- HURONTARIO LRT
- ETOBICOKE CREEK

# Anchored by a shared Community Hub - a replicable model for realizing Brampton's vision for sustainable, equitable, walkable, transit-oriented development.



Design demonstration only, subject to technical studies



# Sharing Resources to Strengthen the Health of Communities

**Karen Pitre** LL.B.  
Special Advisor, Community Hubs  
Strategy Framework and Action Plan

Design demonstration  
only, subject to  
technical studies





# Background

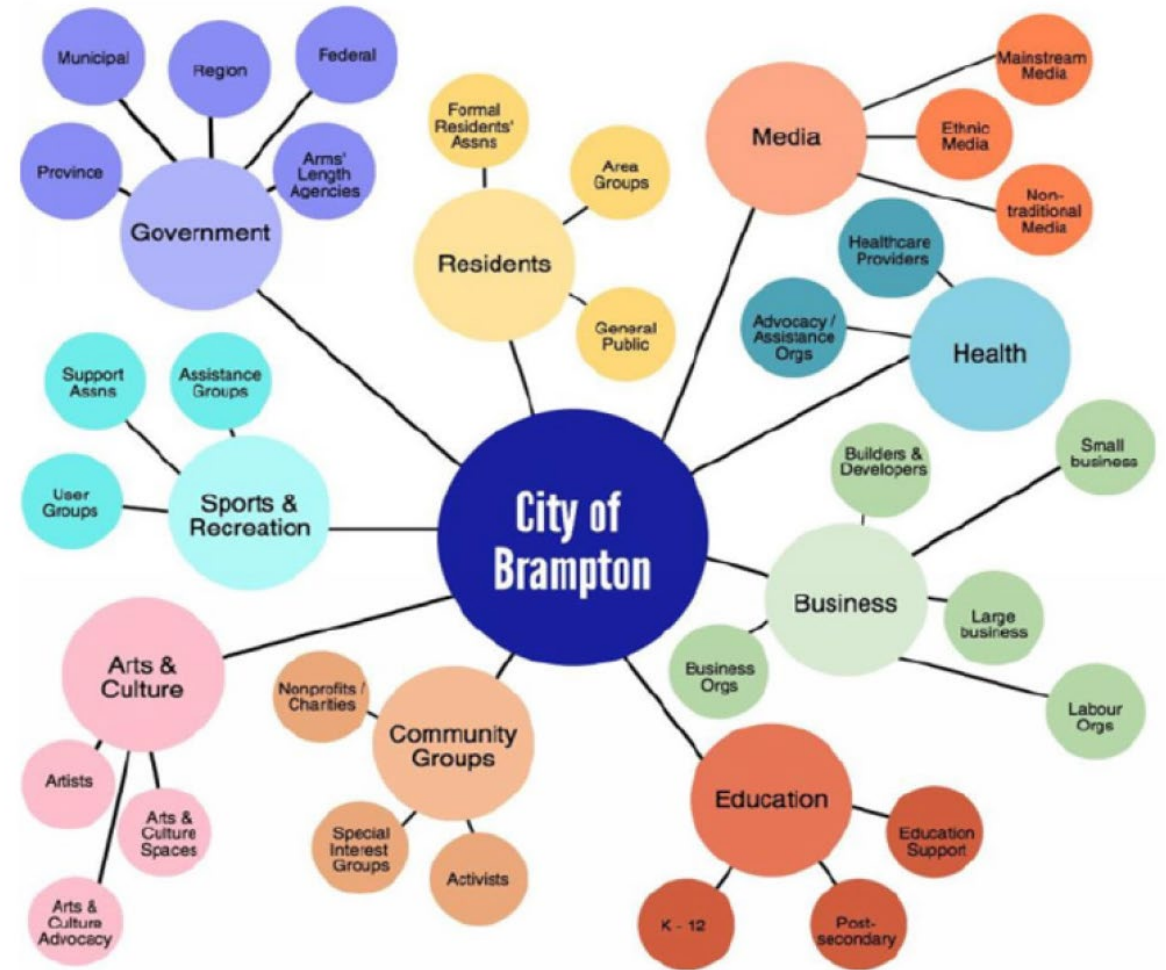


# Common Agenda: Optimize Use

**GOAL:** Optimize use to improve access and improve public space for community use.

- ✓ Flexible use available 24/7
- ✓ Align Funding Policy for Community Infrastructure
- ✓ Funding Efficiencies: Capital and Operating
- ✓ Local solutions for local needs

# Community engagement



# Red Tape

- ▶ Different mandates (within same level of government and different levels government)
- ▶ Non-aligned funding cycles
- ▶ Different geographical boundaries
- ▶ Complicated relationships, competing mandates
- ▶ Policy choices - bigger ≠ better

***Missing - coordination and collaboration***

# Green Tape

- ▶ Leadership/Governance
- ▶ Intergenerational
- ▶ Bottom up/top down
- ▶ Complete community
  - ▶ Functionality/Design
    - ▶ Flexibility/iterative
  - ▶ Ownership
  - ▶ Funding
    - ▶ Private support for mutual benefit
    - ▶ alignment

# STEPS TO GET THERE:

- ▶ Leadership!
  - Government - Provincial and local
  - Community - Public/voluntary/not for profit
  - Private
- ▶ Community asset mapping
  - What is already there?
  - What are the gaps?
- ▶ Demographics review
- ▶ Policy realignment:  
*Crisis creates opportunity*

# Shoppers Hub & Queen Hub Brampton Urban Community Hubs Prototype

**Don Schmitt** OAA, FRAIC, FAIA, C.M.  
Principal, Diamond Schmitt Architects

Design demonstration  
only, subject to  
technical studies



***Community first***

***Pedestrian based - 20 minute walk***

***Shared space – indoor and outdoor***

***Flexibility***

***Natural light and ventilation a priority***

***Inclusive – mix of residents***

***Sustainable***

***Access to transportation***

***Connect to parks and nature***

***Consider the **Site*****

*****Compact Building Form*****

*****High Performance Building Envelope*****

*****Glazing:** low w/w ratio, triple glazing***

*****Timber Construction:** low carbon***

*****Renewables:** Solar PV, Geothermal***

*****Natural Ventilation and Lighting*****

*****High Performance **Mechanical Systems*******

## SOCIAL & EDUCATION HUB

SE1  
Public & Catholic Elementary  
School

SE2  
Secondary School Special  
Skills & Adults Program

SE3  
Daycare, Child Care,  
After School Care

SE4  
Public Library

SE5  
Recreation, Sports & Food

SE6  
Regional and Community  
Health & Social Agency Space

SE7  
Senior Care Housing,  
Affordable Housing

OCG

Outdoor Common  
Ground &  
Shared Spaces

Outdoor Public Art

## ARTS & CULTURE HUB

AC1  
Cultural Facilities

AC2  
Cultural Hub Space

AC3  
Arts & Culture Space

AC4  
Non-profit Showroom

AC5  
Place of Worship

ICG

Indoor Common  
Ground &  
Shared Spaces

Outdoor Public Art

## TECH & AMENITY HUB

TA1  
Tech Co-work Space

TA2  
Restaurants & Culinary

TA3  
Retail & Local Pop-ups



Design demonstration  
only, subject to  
technical studies

# *Shoppers Hub*

## Design Prototype Demonstration

**diamond  
schmitt**

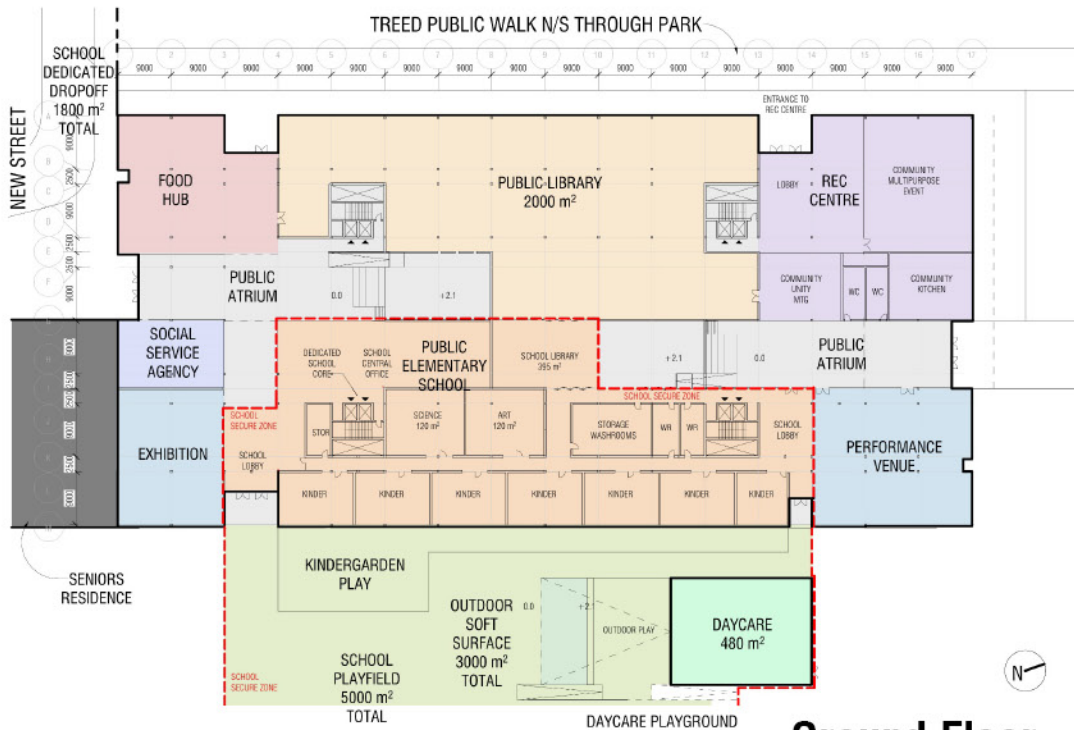
 **BRAMPTON**



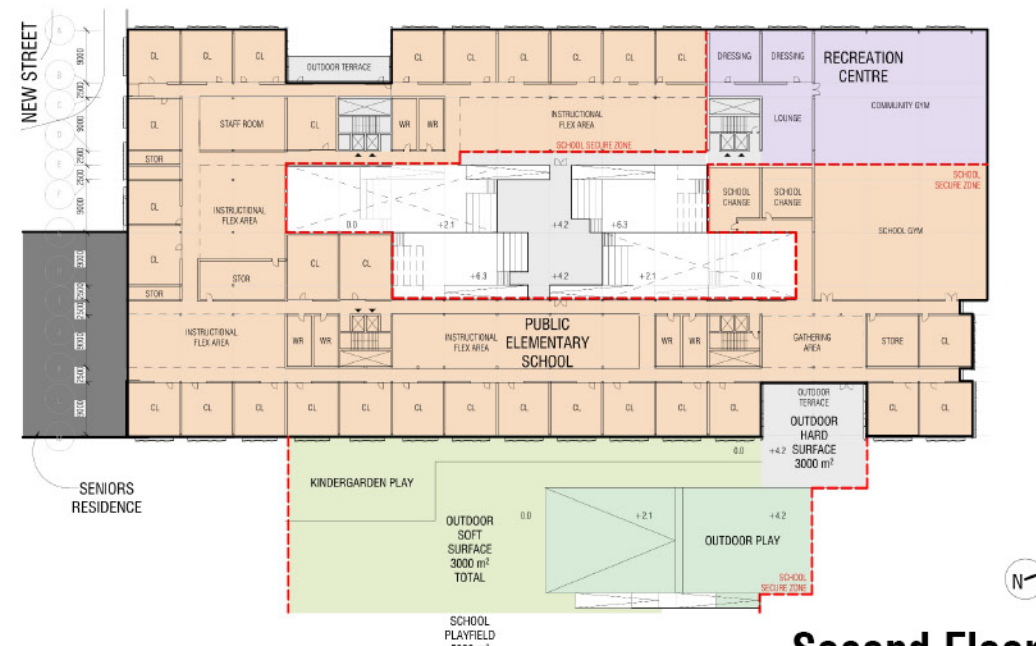
Design demonstration  
only, subject to  
technical studies

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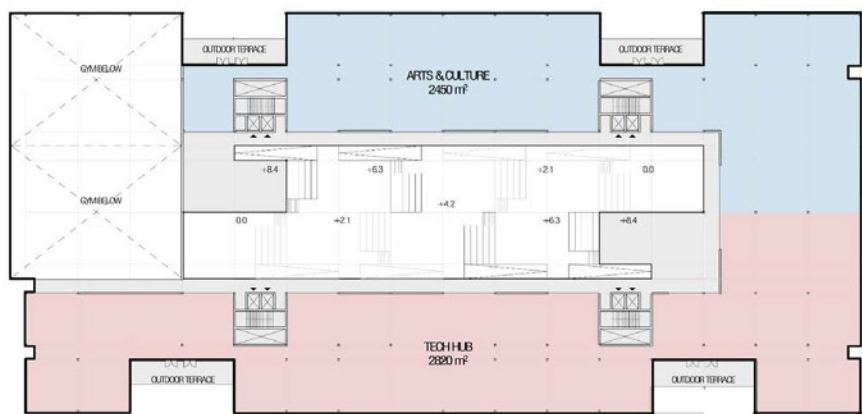




**Ground Floor**



**Second Floor**



**Third Floor**

Design demonstration only,  
subject to technical studies





Design demonstration only,  
subject to technical studies

**diamond  
schmitt**





Design demonstration  
only, subject to  
technical studies

**diamond  
schmitt**

 **BRAMPTON**



Design demonstration  
only, subject to  
technical studies

**diamond  
schmitt**

 **BRAMPTON**

Design demonstration  
only, subject to  
technical studies

# *Queen Hub*

## Design Prototype Demonstration

**diamond  
schmitt**

 **BRAMPTON**

Design demonstration  
only, subject to  
technical studies



**diamond  
schmitt**

 **BRAMPTON**



Design demonstration only, subject to technical studies



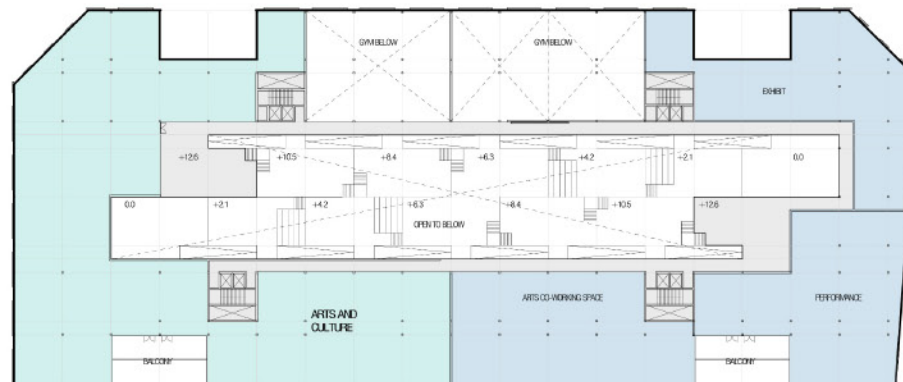
Ground Floor



Second Floor



Third Floor

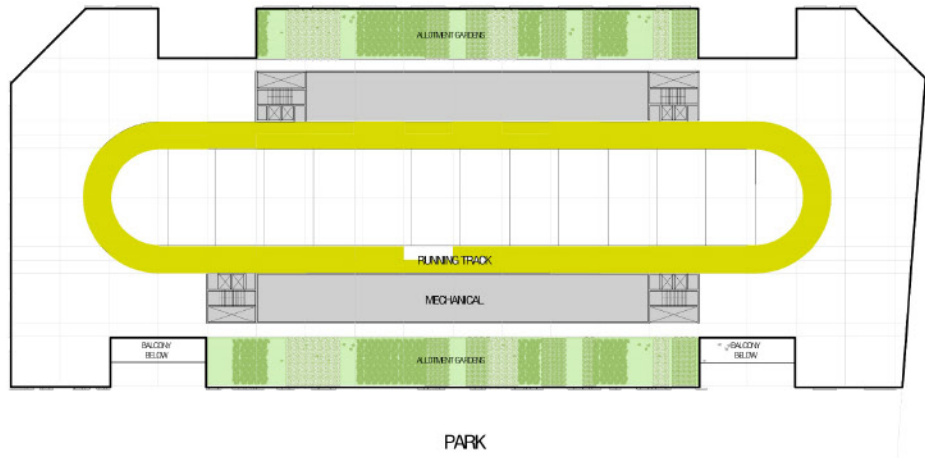


Fourth Floor

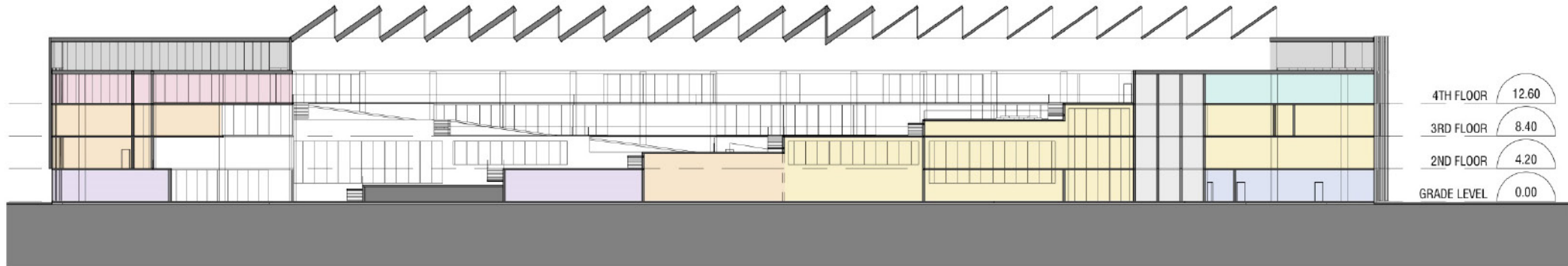
diamond schmitt

BRAMPTON

Design demonstration only, subject to technical studies



Roof Top



**diamond  
schmitt**

 **BRAMPTON**



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technical studies

**diamond  
schmitt**

 **BRAMPTON**

Value of Creative Mixed-use


# Co-development, Partnership, & Implementation Framework

**Matti Siemiatycki** Ph.D.  
Interim Director, School of Cities  
Canada Research Chair  
Infrastructure Planning and Finance  
University of Toronto

Design demonstration  
only, subject to  
technical studies



# ACTION BASED ON SOLID PRACTICE & RESEARCH FOUNDATIONS



School of Cities  
UNIVERSITY OF TORONTO

## CREATIVE MIXED-USE

A matchmaking service for building partners

# BuildLink

A matchmaking platform for building partners

Post a Listing | Find a Listing | Resources

- Case Studies
- Sectors
- Toolkits

Neighbourhood, City or Region | Project Type | Partner Type | Site Size

## PARTNERSHIP HUB

- Centre of excellence on partnerships across over 30 public, private and non-profit organizations.
- Matchmaking to identify partners based on needs, resources and constraints.

## Mixing Public and Private Uses in the Same Building: Opportunities and Barriers

MATTI SIEMIATYCKI

*Department of Geography and Program in Planning, University of Toronto, Toronto, Canada*

## Fostering meaningful partnerships in public-private partnerships: innovations in partnership design and process management to create value

David J Roberts, Matti Siemiatycki

Urban Studies Program, University of Toronto, 2 Sussex Avenue, Toronto, ON M5S 1J5, Canada; e-mail: d.roberts@utoronto.ca, siemiatycki@geog.utoronto.ca

Received 24 September 2012; in revised form 14 August 2013; published online 19 March 2015

**Abstract.** While public-private partnerships have become increasingly popular for delivering large-scale public infrastructure around the world, a common critique is that the structure of the relationship is typically more akin to contracting out than a truly meaningful collaboration between the partners. In this paper we aim to demonstrate how innovative public-private partnership models can be designed to deepen cooperation and deliver project outcomes that are better than any one partner could achieve on their own. To support our argument, we analyze the case study of a novel partnership between the Toronto District School Board and a condominium developer to redevelop a public high school in Toronto. Our results show that a process management orientation to partnership

## RESEARCH HUB

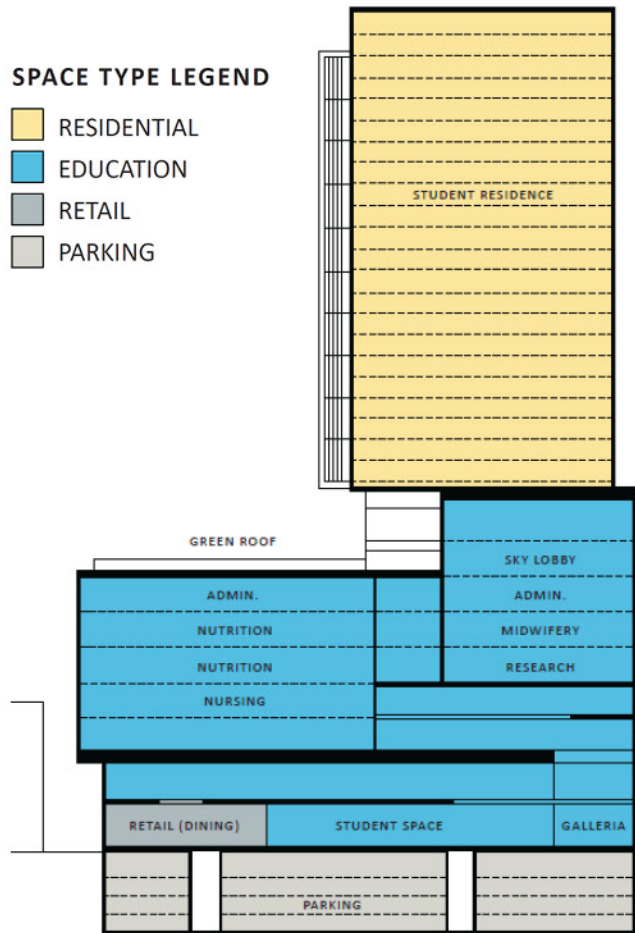
- Blend complementary land uses, help diversify neighbourhoods, and heighten social awareness.
- Multi-disciplinary team from School of Cities and Centre for Social Service Engineering.

# CREATIVE MIXED-USE THROUGH VERTICAL MIX

## Ryerson Daphne Cockwell Health Sciences Complex

### SPACE TYPE LEGEND

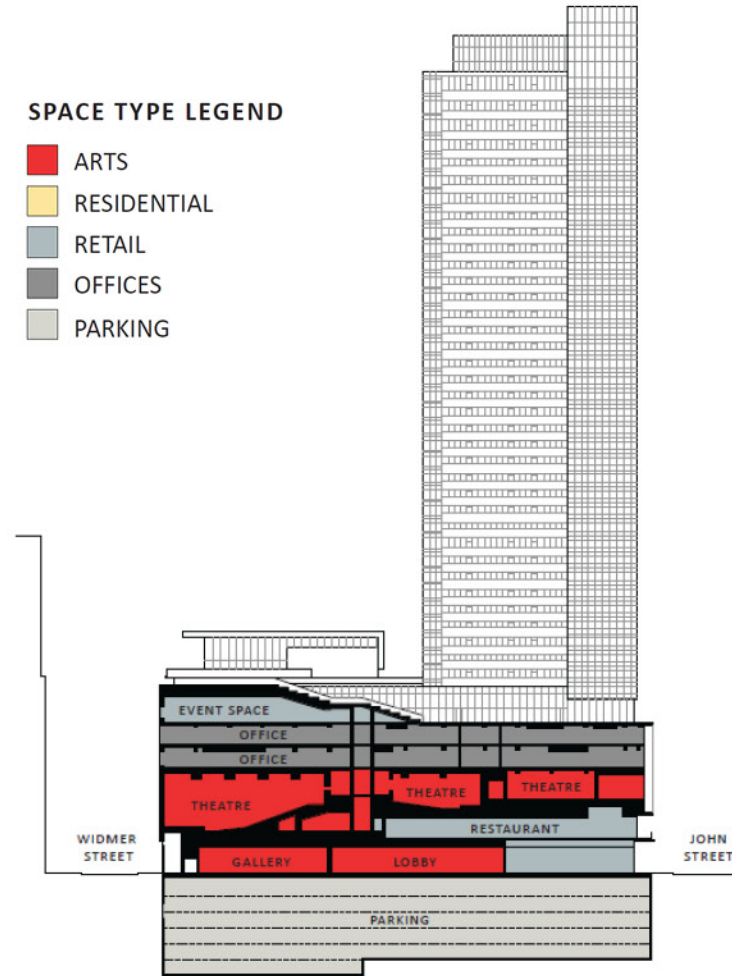
- RESIDENTIAL
- EDUCATION
- RETAIL
- PARKING



## TIFF Bell Lightbox / Festival Tower

### SPACE TYPE LEGEND

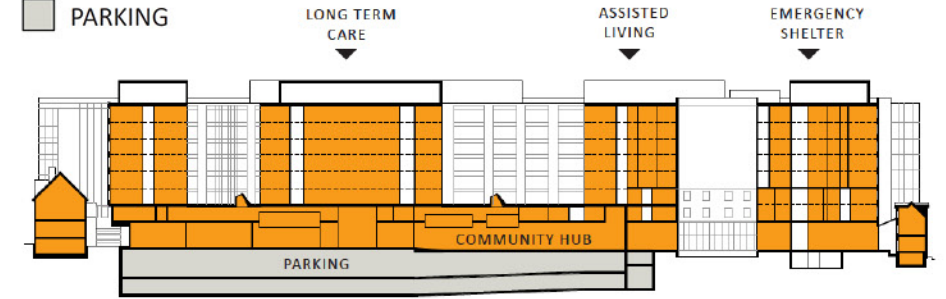
- ARTS
- RESIDENTIAL
- RETAIL
- OFFICES
- PARKING



## George Street Revitalization

### SPACE TYPE LEGEND

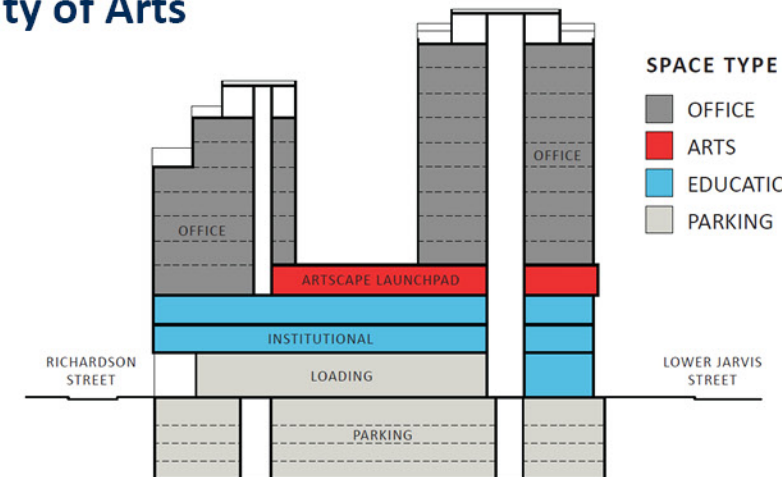
- COMMUNITY
- PARKING



## Artscape Launchpad / Daniels Waterfront City of Arts

### SPACE TYPE LEGEND

- OFFICE
- ARTS
- EDUCATION
- PARKING

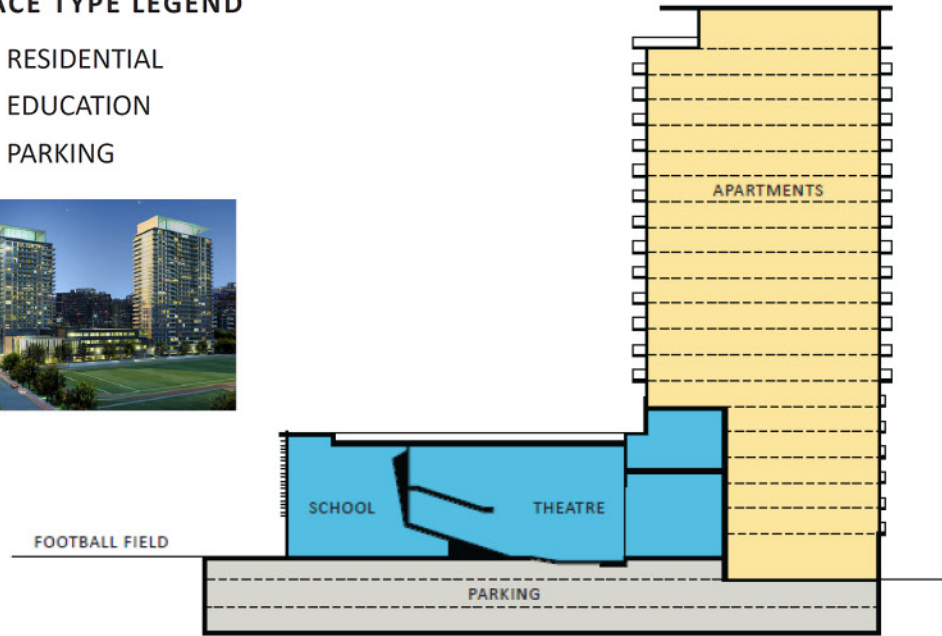


# CREATIVE MIXED-USE THROUGH ADJACENT MIX

## TDSB North Toronto Collegiate Institute / Republic

### SPACE TYPE LEGEND

- RESIDENTIAL
- EDUCATION
- PARKING

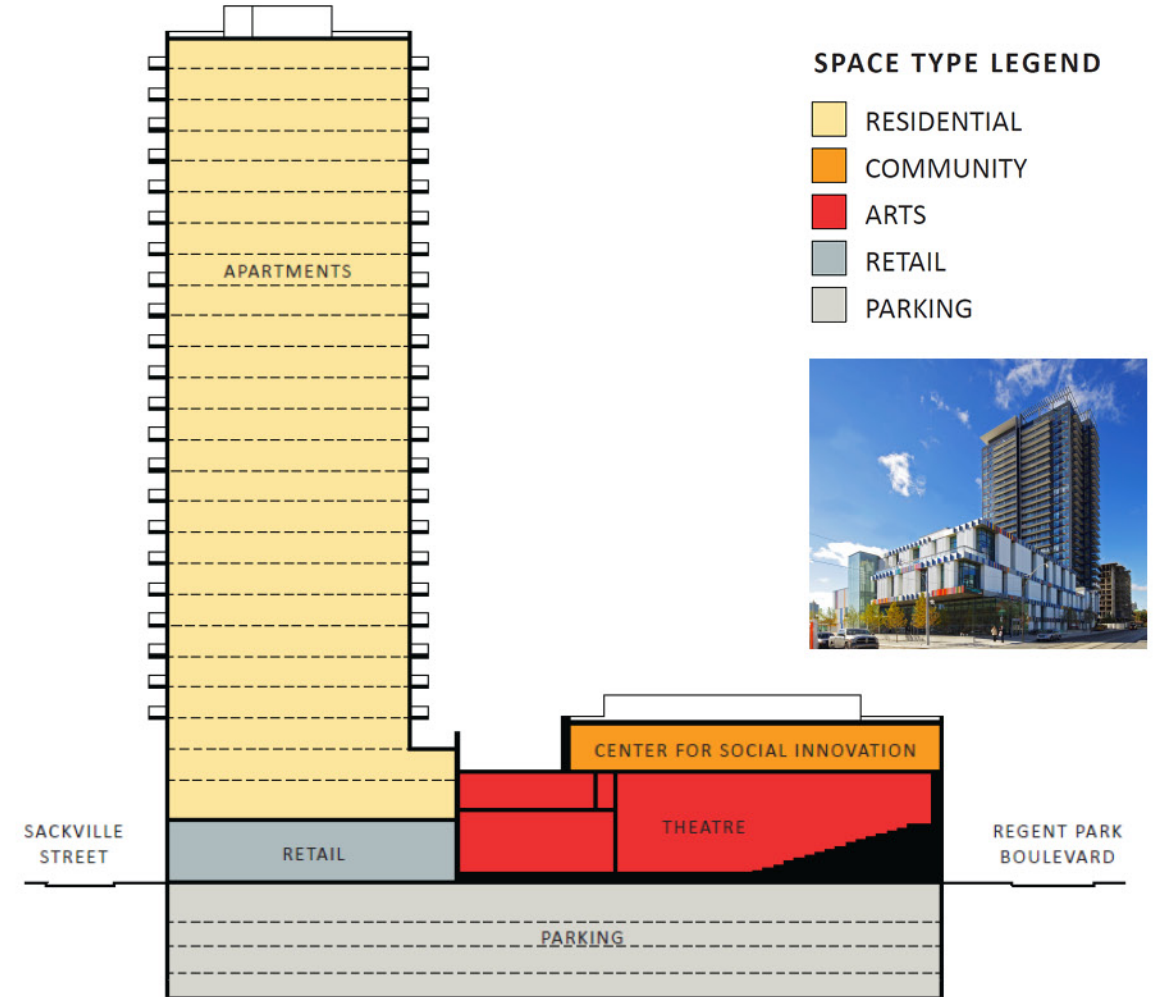


**Model for Brampton Urban Community Hubs:  
School & Library Hub, Community & Social Hub,  
Arts & Tech Hub, Parking & Housing**

## Daniels Spectrum / Paintbox Condominiums

### SPACE TYPE LEGEND

- RESIDENTIAL
- COMMUNITY
- ARTS
- RETAIL
- PARKING



# CO-DEVELOPMENT, PARTNERSHIPS & IMPLEMENTATION FRAMEWORK

## Summary of Initial Findings

A combination of a number of financing and funding mechanisms will be required to pay for the desired Urban Community Hub.

The options for financing and funding must be considered alongside issues of the building ownership and long-term facility operations.

Land / Assets	Capital	Fund-raising	Dev. Approvals	Comm. Benefits	Place-making
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## Matrix of Financing/Funding Options

<b>General Municipal Borrowing</b>	<b>Senior Government Grants</b>	<b>Density Bonuses/ Land Value Capture</b>
<b>Municipal Borrowing Against Project Specific Future Municipal Revenues</b>		<b>Cash In Lieu</b>
<b>Private Borrowing Against Project Specific Revenues</b>	<b>Private Co-development in Community Hub</b>	<b>Community Benefit Agreement</b>





# Development of the prototype is a product of cross-sector collaboration to break new grounds of community innovation.

## Multi-sectors industry experts

Greenberg  
Consultants  
Inc.

**diamond  
schmitt**



 School of Cities  
UNIVERSITY OF TORONTO

## Multi-agencies and community leaders



Sheridan | Get Creative



United Way  
Greater Toronto

Ontario 


UN HABITAT  
FOR A BETTER URBAN FUTURE

ULI Urban Land  
Institute  
Product Councils

URBAN  
ECONOMY  
FORUM



 Dufferin-Peel  
Catholic District  
School Board

 UNIVERSITY OF TORONTO  
JOHN H. DANIELS FACULTY OF  
ARCHITECTURE, LANDSCAPE, AND DESIGN

 Region of Peel  
Working for you

 peel District  
School Board

Public Health Social Services Planning

 BRAMPTON



Collaboration at the Global Stage

# UEF UN-Habitat City Prosperity Initiative

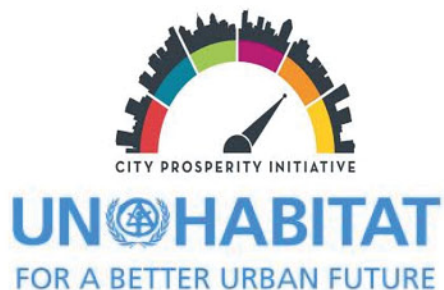
Dr. Eduardo Lopez Moreno

Director, Head of Knowledge and Innovation  
UN-Habitat

Reza Pourvaziry

Chair, Urban Economy Forum

Design demonstration  
only, subject to  
technical studies



URBAN  
ECONOMY  
FORUM



# Breaking New Ground to Improve Health and Social Well-being of Our Urban Communities.



## IMPLEMENTATION CONSIDERATIONS:

**Governments & Agencies Engagement & Advocacy**

**Infrastructure Investment Programs and Stimulus Fund Opportunities**

**Co-development and Partnership Opportunities**

**Private-sector involvement**

**Community Engagement**

# Next Steps

Work in progress on three overlapping stages:



**Ongoing**  
**Sep / Oct 2020**  
**Nov 2020**  
**2020**  
**2021**  
**2027**

**Discussions on Partnership Opportunities**  
**Urban Community Hubs Design & Implementation Framework Recommendation Report**  
**Shoppers World Development including provisions for Urban Community Hub**  
**Queen Street CCPS including provisions for Urban Community Hub**  
**Implementation Strategies and Opportunities**  
**Shoppers World Pilot Urban Community Hub**

# Thank you Question and Answer

Design demonstration  
only, subject to  
technical studies

