

# Preliminary Queen Street East Precinct Plan and Community Planning Permit System

**Presentation to Planning and Development Services Committee**

**January 13, 2020**

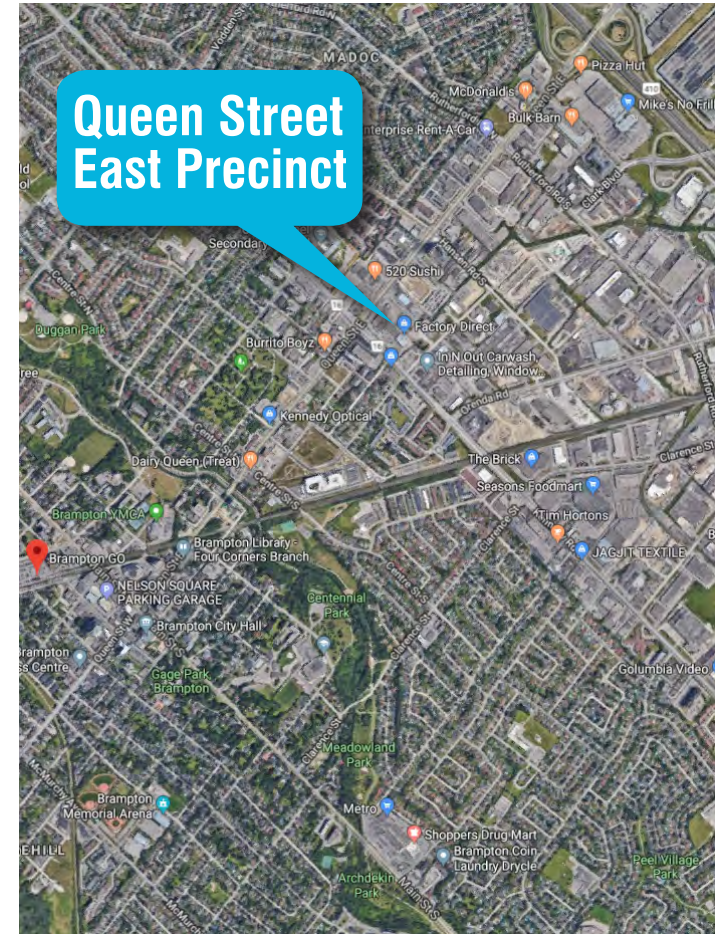
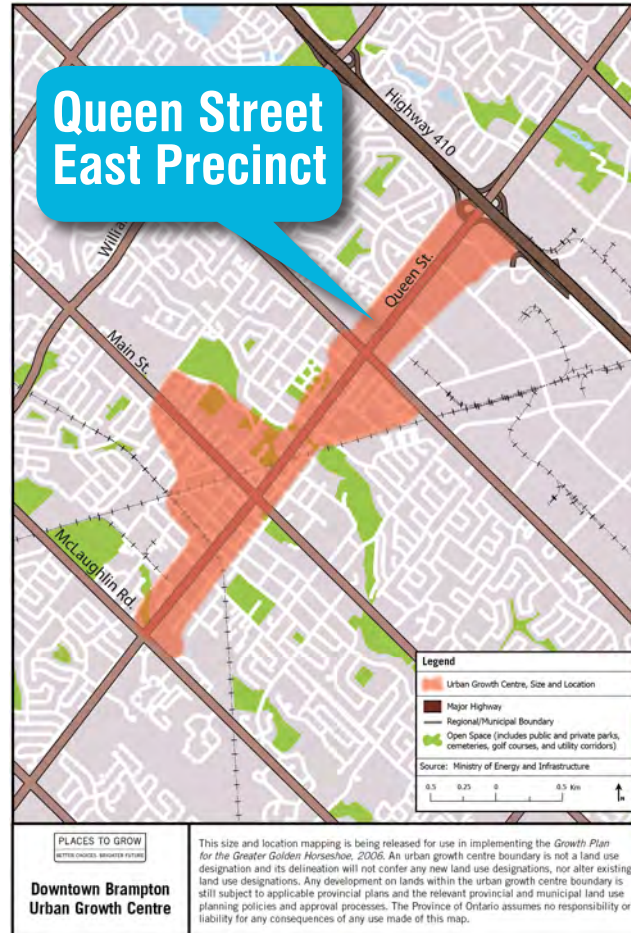
Prepared by

**Planning and Development Services | City of Brampton**

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# Queen Street East Precinct

Provincial designated Urban Growth Centre: focal areas for investment and employment and residential growth.



# Queen Street East Precinct

Brampton 2040 Vision envisioned the Queen Street Precinct as a new urban district with full provisions for comfortable and sustainable living, featuring:

- Hip modern living and working and a fun destination
- Buildings with active activities on ample sidewalks, cafes, shopping and amenities
- Public art, expressive architecture, special lighting, and special features to install a stylish character
- Latest trends in green city-building and a pilot project of “Institute of Sustainable Brampton”



# Queen Street East Precinct

220 acre of opportunities for urban, sustainable, walkable 20 min neighbourhoods

Future  
Transformative  
Public Realm at  
Riverwalk

Future Queen Street Highway 7 BRT  
to Brampton GO and TTC Subway at  
Vaughan Metropolitan Centre

Direct access to Pearson  
International Airport

Future Health Employment Cluster  
at Peel Memorial Centre for  
Integrated Health and Wellness

# Queen Street East Precinct

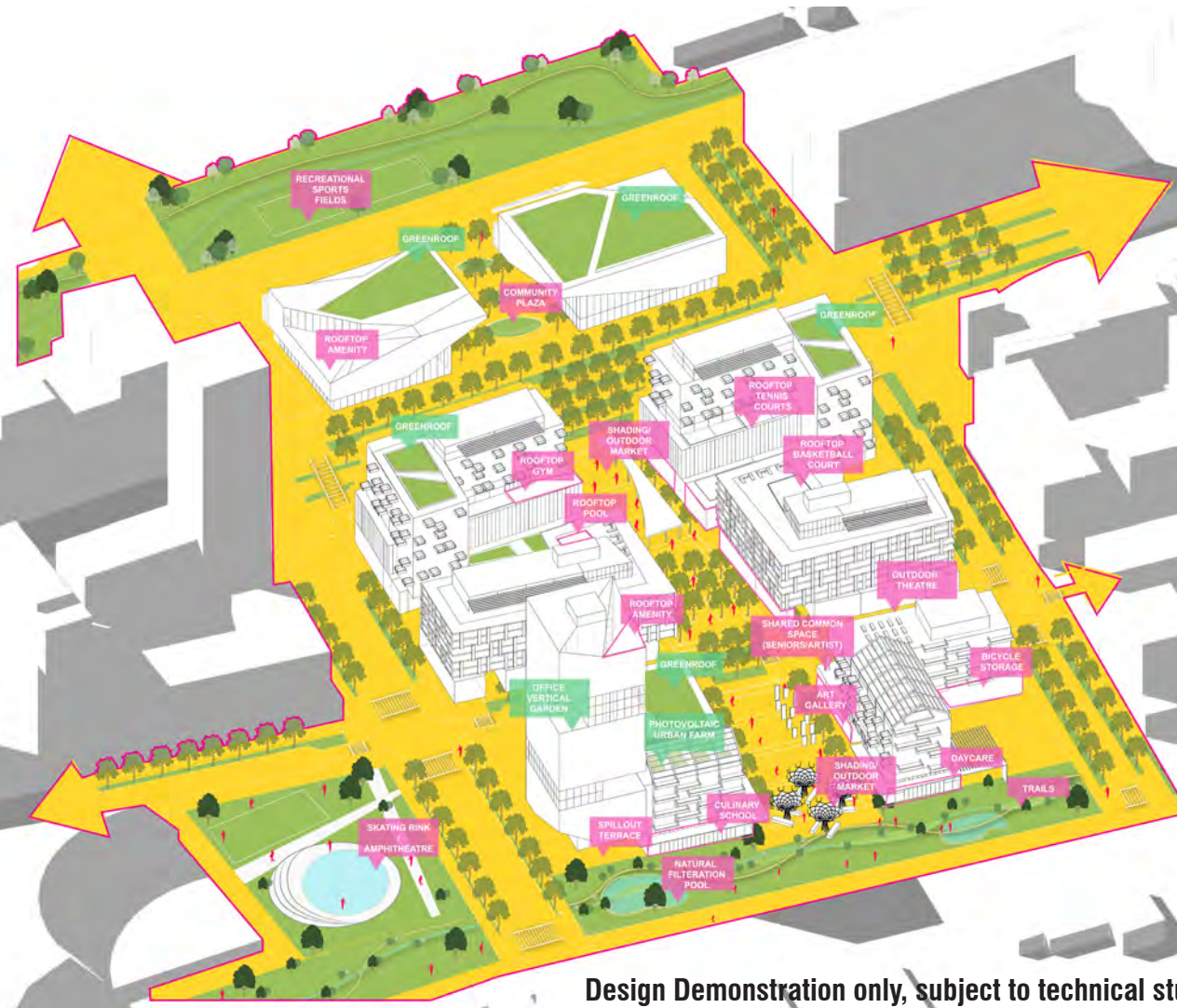
Walkable 20 min Neighbourhoods:

Catalyst to stronger community. Comprehensive Living and Working Frameworks.

Port Credit Village, Mississauga



District Wharf, Washington



Design Demonstration only, subject to technical studies

## Design Demonstration: Comprehensive Working and Living Framework

Support Community Hub Concept.

Strategic adjacencies of uses to support healthy living.

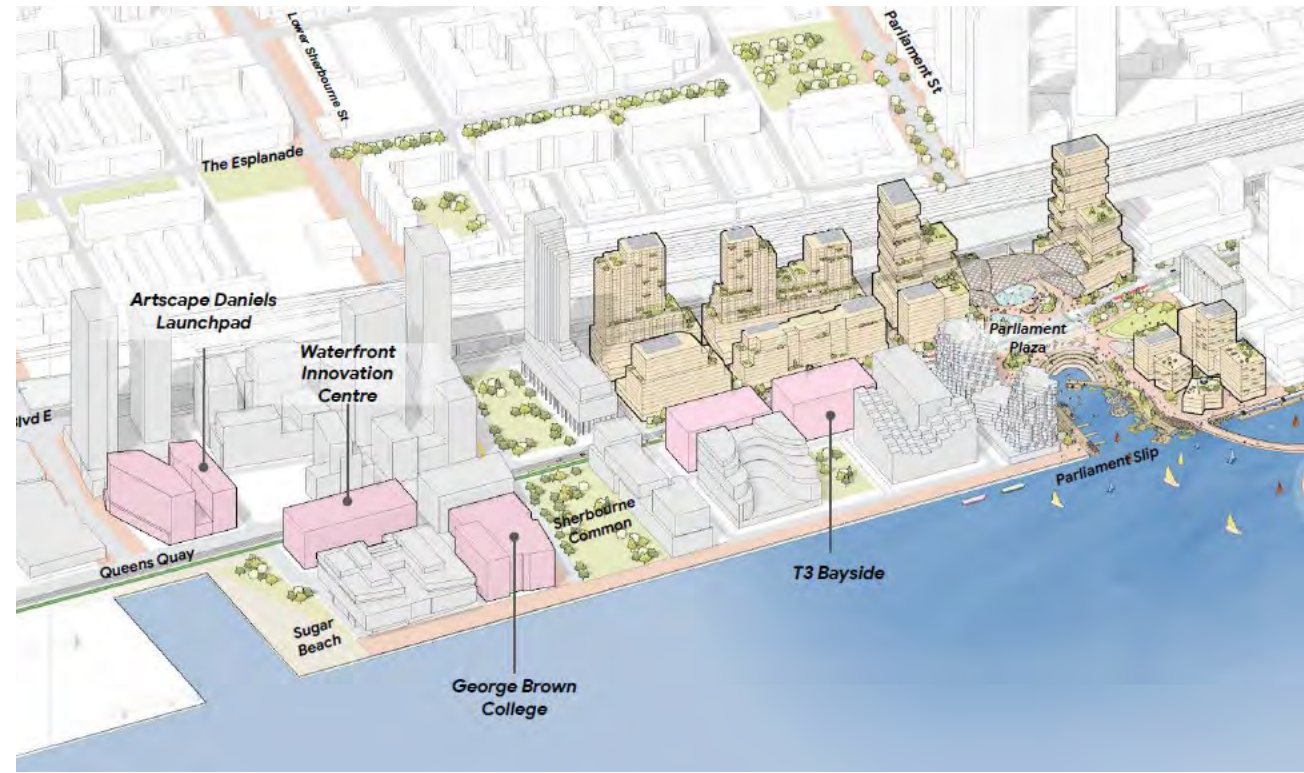
Rich mix of amenities, connectivity to local, regional, and international spaces to support innovation and connection. Flexible, formal, and informal workspaces.

Mixed income housing, co-location of support services with residential developments, strategies to support independent living.

Thriving arts and culture scene for young adults; function, mixed use, and gathering spaces for families and youth; flexibility, healthy living, and distinct communities for seniors.

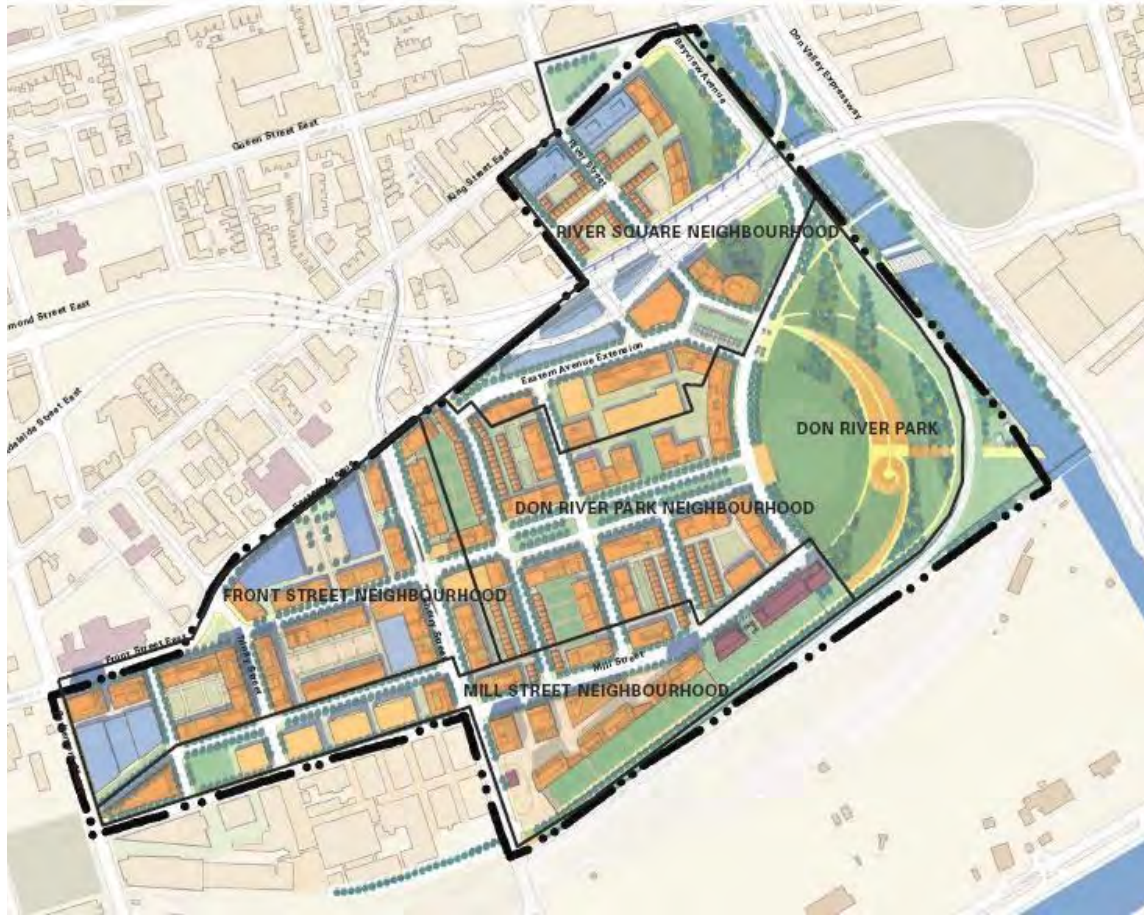
# Precedent: Precinct Plans as Economic Development Drivers

## East Bayfront Precinct Plan



# Precedent: Precinct Plans as Framework for Partnerships

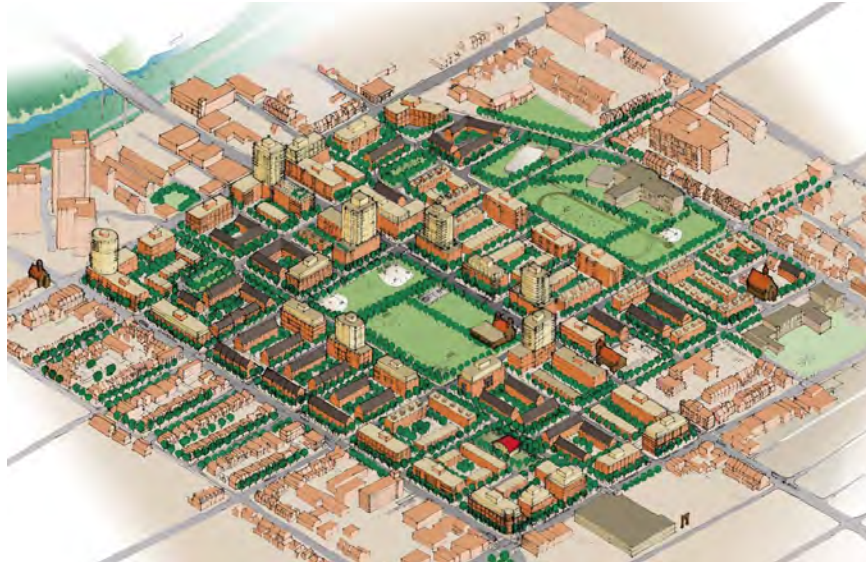
## West Don Lands Precinct Plan



- |   |                                |   |  |  |                          |
|---|--------------------------------|---|--|--|--------------------------|
| 1 | Toronto Community Housing      |    | West Don Lands Phase 2                             |   | Parks and Public Realm   |
| 2 | River City Condominiums 1 & 2  |   | Privately Owned                                    |  | Public Art Installations |
| 3 | George Brown College Residence |  | Future School Site                                 |  |                          |
| 4 | Cooper Koo Family YMCA         |  | Future Community Hub and Health Care Centre        |  |                          |
| 5 | Fred Victor Affordable Housing |  | Future Health Care Facility and Affordable Housing |  |                          |
| 6 | Wigwamen Affordable Housing    |  | Cherry Street Streetcar                            |  |                          |
| 7 | Canary District Condominiums   |   |  |  |                          |

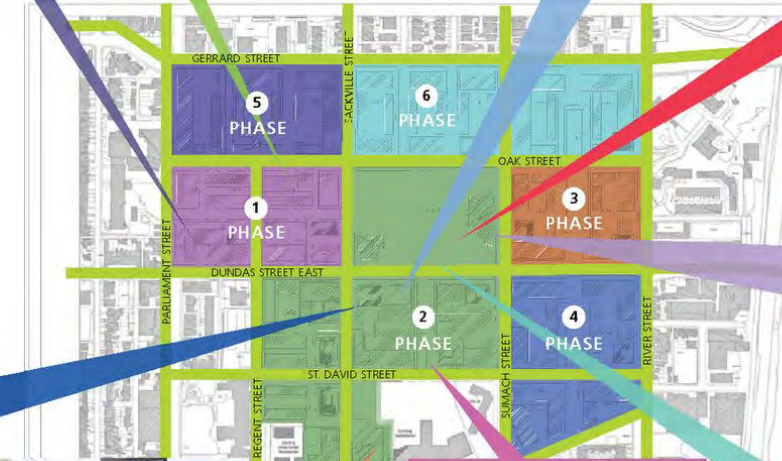
# Precedent: Precinct Plans as Catalysts for Community Development

## Regent Park Master Plan



**Revitalization Story  
Of Regent Park**

- The Regent Park Revitalization will be completed in 6 phases spanning from Parliament, Dundas, Gerrard and River Streets.
- When complete, The Regent Park Revitalization will have renewed and restored 69 acres of Toronto's Downtown East neighbourhood.
- In Phase 1 alone, over 40,000 sq. ft. of new retail space will be introduced to the Regent Park Neighbourhood.
- With Phases 1 and 2 currently underway, almost 50% of the total revitalization is either complete, under construction or undergoing demolition.





# Preliminary Queen Street East Precinct Plan

Catalyst for change and roadmap to stronger community:

3 New Mixed-use Districts and 3 New Comprehensive Community Frameworks

## 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.

# Preliminary Queen Street East Precinct Plan

Catalyst for change and roadmap to stronger community:

3 New Mixed-use Districts and 3 New Comprehensive Community Frameworks



Walking

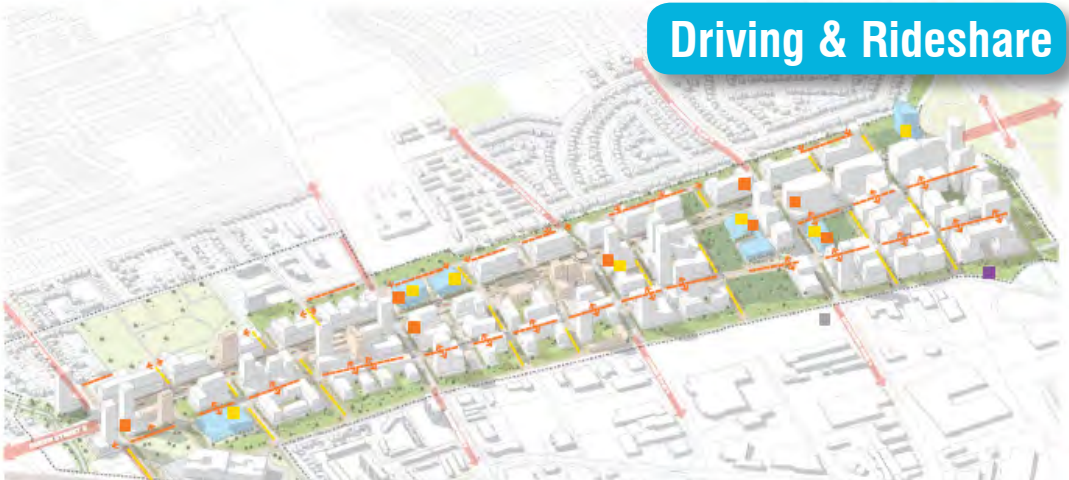


Cycling

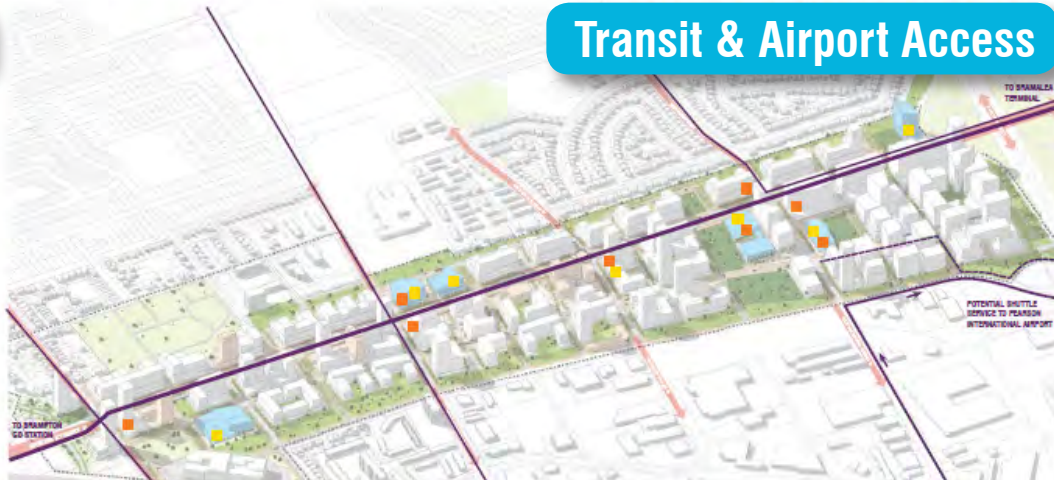


- |   |  |
|---|--|
| <b>WALKING</b> <ul style="list-style-type: none"><li>• PEDESTRIAN PROMENADE (MAIN STREET)</li><li>• WIDE SIDEWALK (LOCAL STREET)</li><li>• RECREATIONAL TRAIL</li></ul>     | <b>CARPPOOL</b> <ul style="list-style-type: none"><li>• CARPOOL STATIONS AT MOBILITY HUBS NEAR HIGH-ORDER TRANSIT STATION AND OFFICE</li><li>• PICKUP/DROP OFF</li></ul> |
| <b>CYCLING</b> <ul style="list-style-type: none"><li>• OFF-ROAD BI-DIRECTIONAL CYCLE TRACK</li><li>• OFF-ROAD DIRECTIONAL</li><li>• BICYCLE STORAGE</li></ul>               | <b>DRIVING</b> <ul style="list-style-type: none"><li>• MAIN STREET</li><li>• LOCAL STREET</li><li>• SPECIAL EVENT VEHICULAR NETWORK</li></ul>                            |
| <b>TRANSIT</b> <ul style="list-style-type: none"><li>• RAPID TRANSIT</li><li>• LOCAL TRANSIT</li><li>• ON-DEMAND SHUTTLE TO TRANSIT STATION - AIRPORT (POTENTIAL)</li></ul> | <b>PARKING</b> <ul style="list-style-type: none"><li>• PUBLIC PARKING FACILITIES</li><li>• ON-STREET PARKING</li><li>• PARKING ACCESS</li></ul>                          |

Driving & Rideshare



Transit & Airport Access



# Queen Street East Precinct Plan

## Catalyst for change and roadmap to stronger community: Walkable 20 min Neighbourhoods with Comprehensive Living and Working Frameworks

Design Demonstration only,  
subject to technical studies



### Design Demonstration: Comprehensive Working and Living Framework

Support Community Hub Concept.

Strategic adjacencies of uses to support healthy living.

Rich mix of amenities, connectivity to local, regional, and international spaces to support innovation and connection. Flexible, formal, and informal workspaces.

Mixed income housing, co-location of support services with residential developments, strategies to support independent living.

Thriving arts and culture scene for young adults; function, mixed use, and gathering spaces for families and youth; flexibility, healthy living, and distinct communities for seniors.

# Preliminary Queen Street East Precinct Plan

## Product of cross-departments and agencies collaborations



# Preliminary Queen Street East Precinct Plan

Comprehensive community development framework  
Roadmap for implementation

Implement ToCP 1.1  
Create Complete  
Communities

Implement ToCP 3.1  
Equalize All  
Forms of  
Transportation

Implement ToCP 1.3  
Support  
Community Hub  
Concept

Implement ToCP 1.5  
Attract  
Investment &  
Employment

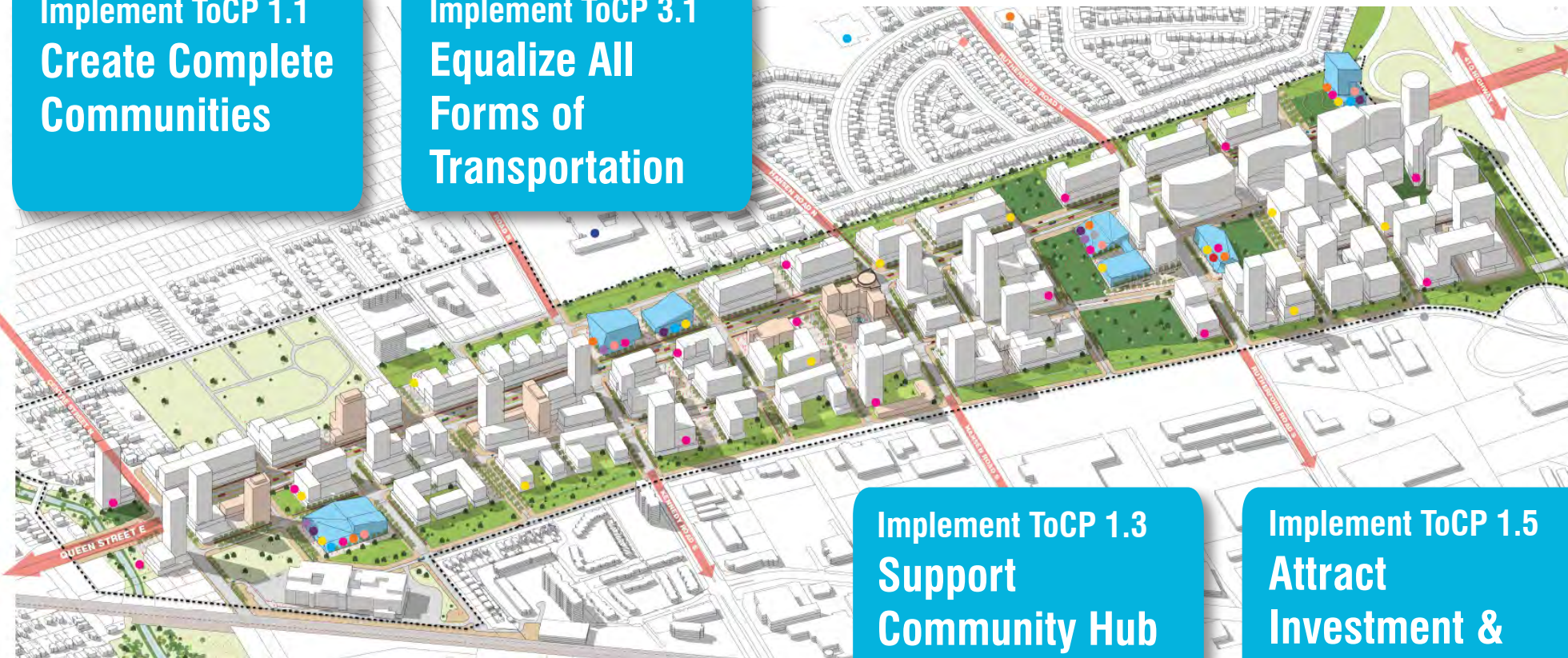
DELIVER COHESIVE  
URBAN  
NEIGHBOURHOODS  
THAT INTEGRATE:

VIBRANT PUBLIC  
REALM

URBAN PARKS AND  
OPEN SPACES

PUBLIC AND PRIVATE  
MIXED-USE  
DEVELOPMENTS

WITH EXISTING  
CITY FABRIC.



# Preliminary Queen Street East Precinct Plan

To be implemented through Development Permit System (DPS)

SET CLEAR VISION

STREAMLINED  
APPROVAL PROCESS

REDUCED  
PROCESSING TIMES

COMBINED ZONING,  
MINOR VARIANCE, &  
SITE PLAN CONTROL

BRAMPTON WILL  
BE BREAKING NEW  
GROUND WITH  
IMPLEMENTING A  
DPS BY-LAW FOR  
INTENSIFICATION  
AREAS

