

Urban Community Hub Design Concepts and Initiation of Pilots

Planning & Development Services Committee
October 18, 2021

Presentation by:

Yvonne Yeung, Manager, Urban Design, City of Brampton

Jonathan Meyers, Principal, HR&A Advisors

Ken Greenberg, Principal, Greenberg Consultants

Contact:

yvonne.yeung@brampton.ca



A “Trend-Setting” Term of Council Priority to Implement the Council Endorsed *Brampton 2040 Vision*

City of Opportunities	✓ Synergize education, employment and neighbourhood services to develop a diverse workforce for jobs of the future
Mosaic	✓ Amplify diversity as a competitive advantage through inclusive space and program design
Green City	✓ Design-in climate action to shift to active transportation, energy efficiency and revitalize natural spaces
Healthy and Safe City	✓ Improve physical and mental well-being through design for an active and healthy lifestyle
Well-Run City	✓ Design for co-location to improve service delivery effectiveness and provide a framework for partnerships & collaborations

2040 Vision “City By Design”

- declares **design excellence for all public projects**
- contributes to a **well designed city**
- draws **talent, wealth and competitive edge on the global stage**



Align with Peel Region & Provincial Goals

- **Peel Region's Community for Life**
Provide service access to meet the needs at all stages of life, improve sustainability and long-term benefits to future generations
- **Peel Region Public Health**
Improve service proximity, physical activity, age-friendly and social well-being, access to healthy food and health services
- **Peel Region Social Services**
Improve access to child care, social services and agency programs
- **Peel School Board's Empowering Modern Learner**
Provide innovative and authentic learning environment, global citizenship and competencies, lifelong learning and access to technology
- **2020 Provincial Policy Statement**
Co-locate public facilities in community hubs to facilitate service integration, enhance health and social well-being, deliver strong and livable communities, improve access to transit & active transportation, demonstrate resilient to climate change
- **2020 A Place to Grow**
Community hub as a major trip generator that expand convenient access to public service, and directs investments in public facilities such as libraries and schools to be planned and located to keep pace with changing needs
- **2020 Transit-Oriented Communities**
Catalyze complete communities, provide positive value capture, increase access to transit



A Multidisciplinary, Global-Local Effort to innovate solutions to address health, education, economics, equity, inclusion & COVID-19 recovery

 <p>Urban Community Hub Design Concepts</p> <p>by Diamond Schmitt Architects</p>	 <p>Policy Levers & Partnership Analysis</p> <p>by University of Toronto School of Cities</p>	 <p>Economic & Fiscal Impact Analysis</p> <p>by HR&A Advisors</p>	 <p>Business & Community Needs Assessment</p> <p>by Canadian Urban Institute</p>
--	---	--	--

- Design for **Adaptable Multi-use Facilities**
- Create value through **Accelerated Service Delivery**
- Support initiation of pilots in **Uptown & Queen East**
- Provide roadmap for **Partnerships**
- Align with **United Nation's SDG Sustainable Development Goals**

City of Brampton

Library, recreation, environmental planning, age-friendly planning, economic development, culture, tourism, transportation planning, transit planning, parks and open space

Region of Peel

School boards, public health & social services

Non-profit Agencies

Sheridan College, Toronto and Region Conservation Authorities, Credit Valley Conservation, Urban Economy Forum, UN-Habitat, City of Helsinki, Urban Land Institute

Business and Community Groups

Indus Community Services, Roots Community Services, Carpenters' District Council of Ontario, Achev, United Way, Boys & Girls Club, Brampton Entrepreneur Centre, Brampton Youth Task Force, IT, Smart Cities, Multicultural Centre



A “Walk-to One-Stop-Shop” to improve Health & Education Outcome



Health & Social Hub

- Health Clinics
- Agency Spaces
- Exhibition Venue
- Meeting Rooms

Library & Education Hub

- Elementary School
- Daycare
- Library
- Study Space

Recreation & Food Hub

- Community Kitchen
- Culinary & Pop-ups
- Gymnasium
- Dance Studios
- Lounge & Event

Arts, Culture & Design Hub

- Performance Space
- Exhibition Venue
- City Design Centre
- Cultural Workshop
- Agencies Showroom

Technology & Innovation Hub

- Lecture Hall & Event
- Co-work Space
- Start-ups and Accelerators
- Mentoring Space

Green & Ecology Hub

- Urban Agriculture
- Eco-learning Garden
- Outdoor fitness
- Green energy connections

An Adaptable, 24-hour facility to improve Community Connections



Health & Social Hub

- Health Clinics
- Agency Spaces
- Exhibition Venue
- Meeting Rooms

Library & Education Hub

- Elementary School
- Daycare
- Library
- Study Space

Recreation & Food Hub

- Community Kitchen
- Culinary & Pop-ups
- Gymnasium
- Dance Studios
- Lounge & Event

Arts, Culture & Design Hub

- Performance Space
- Exhibition Venue
- City Design Centre
- Cultural Workshop
- Agencies Showroom

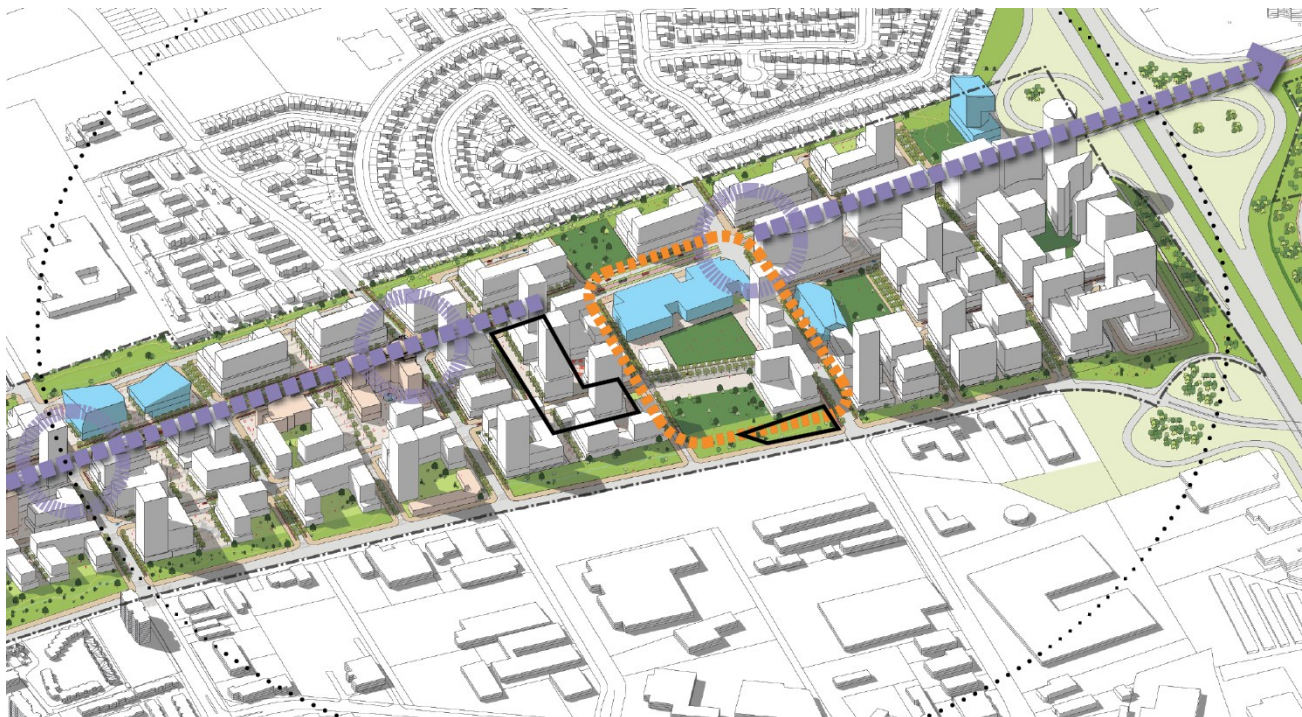
Technology & Innovation Hub

- Lecture Hall & Event
- Co-work Space
- Start-ups and Accelerators
- Mentoring Space

Green & Ecology Hub

- Urban Agriculture
- Eco-learning Garden
- Outdoor fitness
- Green energy connections

Brampton Pilot Hubs to advance Transit-Oriented Communities



Conceptual location of “Uptown Hub”
in Transit-Oriented Community to be served by **Hurontario Light Rail Transit**

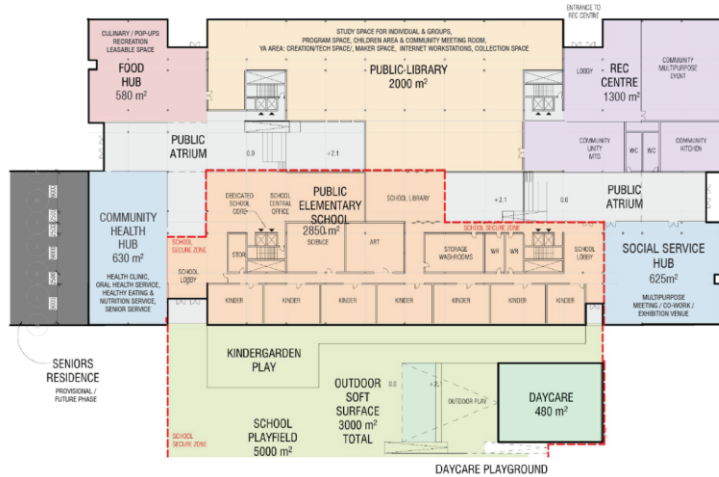


Conceptual location of “Queens Hub”
in Transit-Oriented Community to be served by **Queen Street – Highway 7 Bus Rapid Transit**

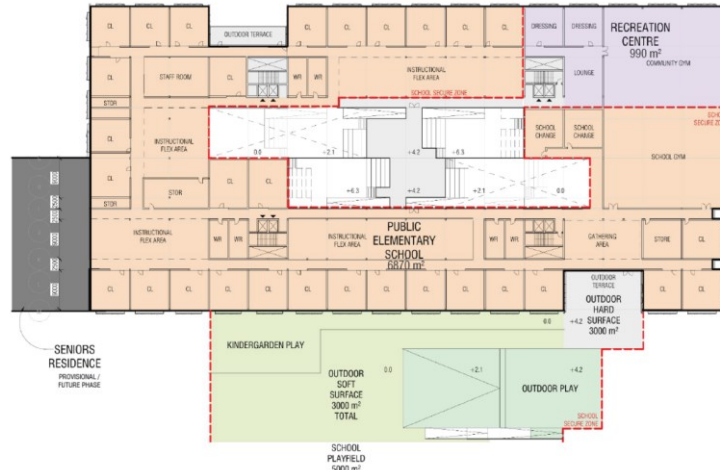
Uptown Hub

Design Concept that fosters **Lifelong Learning**, builds **Global Competencies**, and promotes **Intergenerational Knowledge Transfer**

Conceptual Ground floor Design



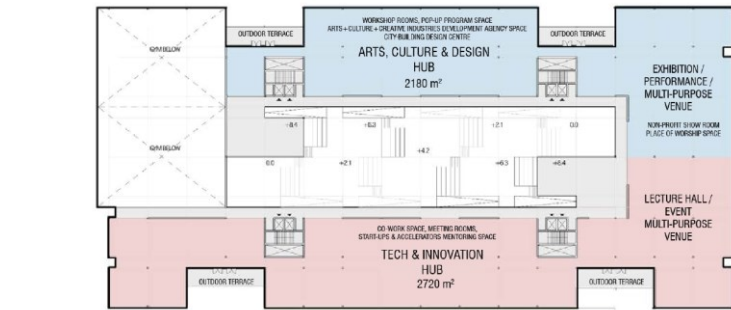
Conceptual Second floor Design



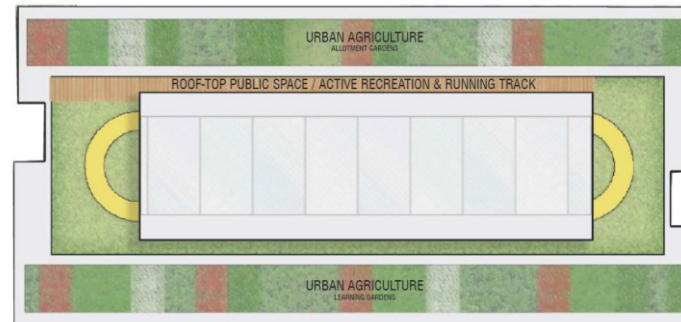
■ **Prioritize safe and easy arrival** to the facility by walking and cycling for children, their caregivers and seniors

■ **Prioritize all seasons, all day, all-age friendly multi-use function** and community connections with built-in indoor, outdoor and rooftop public spaces

■ **Prioritize program synergies among innovation technology, arts and design, social and health** to sustain a well-educated population and competitive workforce



Conceptual Third floor Design



Conceptual Rooftop Design

■ **Prioritize access to daylight and airflow, green technology, healthy food and mass timber modular design** to reach sustainable and resilient goals

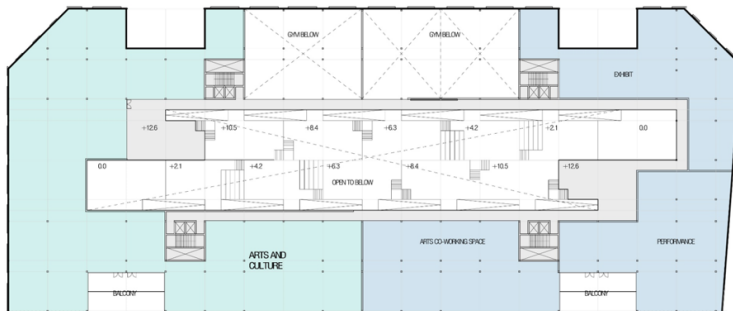
Queens Hub

Design Concept that fosters **Lifelong Learning**, builds **Global Competencies**, and promotes **Intergenerational Knowledge Transfer**

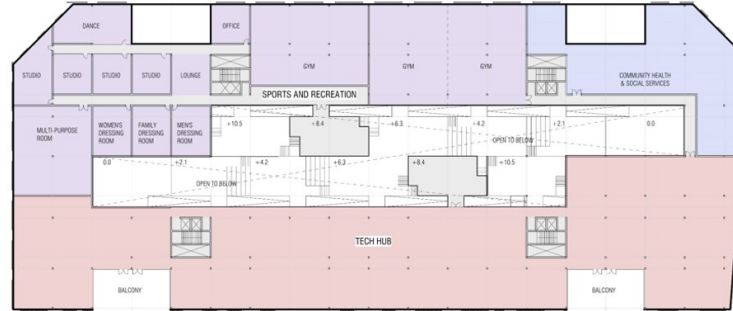
Conceptual Ground floor Design



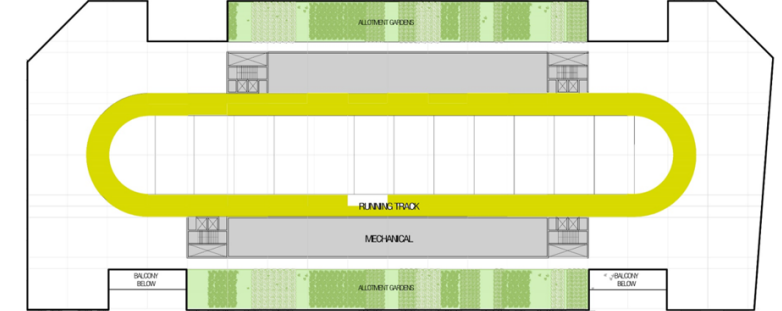
Conceptual Second floor Design



Conceptual Third floor Design



Conceptual Fourth floor Design

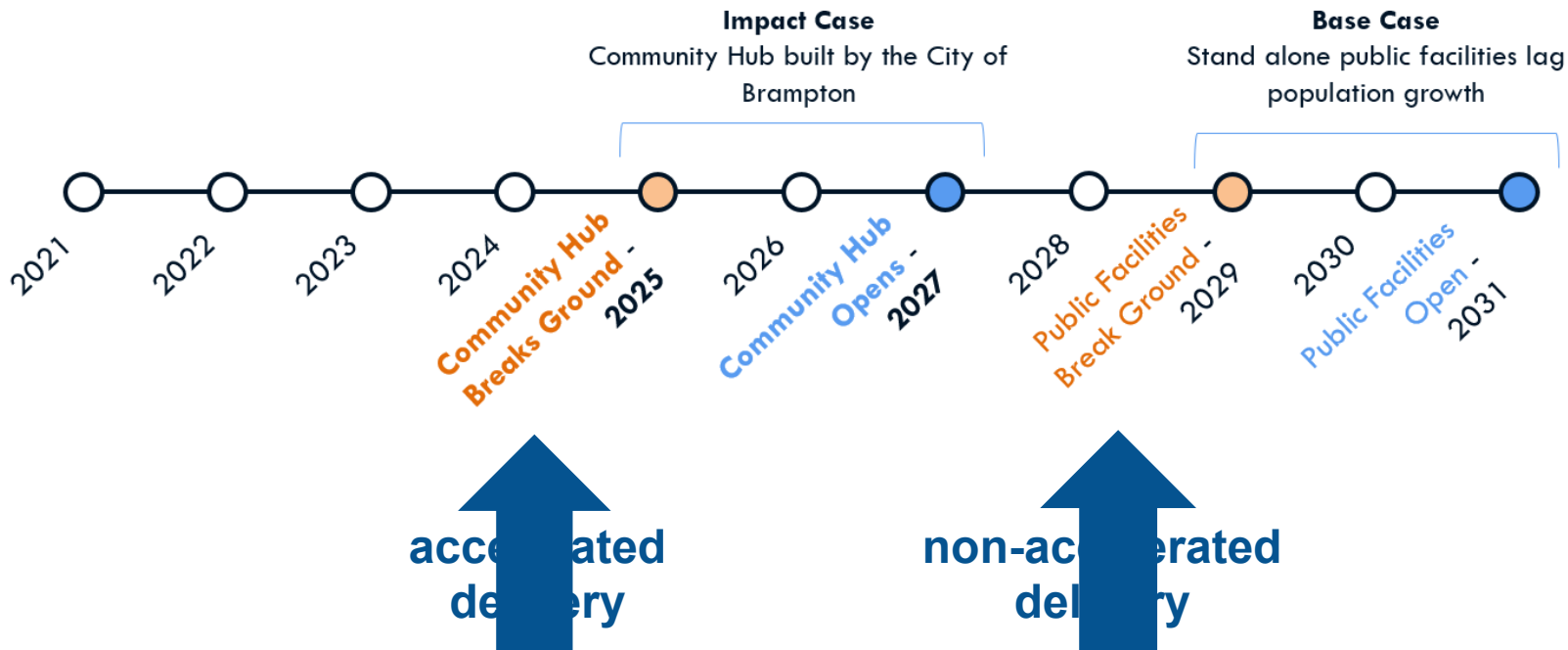


Conceptual Rooftop Design

- Prioritize safe and easy arrival
- Prioritize all seasons, all day, all-age friendly multi-use function
- Prioritize program synergies among innovation technology, arts and design, social and health
- Prioritize access to daylight and airflow, green technology, healthy food and mass timber modular design

An “Accelerated Delivery” Model to improve economic outcome and quality of life in urban neighbourhoods

HR&A’s *Economic & Fiscal Impact Analysis* shows that an accelerated delivery will:



■ Lower the cost of ‘Uptown Hub’ by **\$30-90 million** by avoiding at least four years of land and construction cost escalation

■ Enhance property values by **4.5%**, contributing up to **\$1.8 million** tax revenue per hub annually by 2035

■ Support the demand for larger residential units, increase the share of two or more bedrooms units, and accelerate commercial office buildout in the neighbourhood

■ Enhance inclusive growth and sustain local economy through higher diversity of use in one place.

Methodology: HR&A considered the key differences between status quo (base case) and a new paradigm (the “impact case”)

Base Case

Public services are located after units are built and population is in place, and decisions are made by a patchwork of provincial & regional authorities.

Risks:

- 5 year + delay in service delivery **leaves a gap of unmet local needs**
- New development without services is **unlikely to meet local inclusion and diversity** vision
- Lack of coordination leaves services disconnected, **reinforcing car dependence**
- Unconnected service locations **inhibits service efficiency & innovation**
- Little/no local control of services to align with local needs

Impact Case

Brampton builds and operates the community hub in parallel with Phase One, maintaining control over tenancy in the future.

Economic Benefits:

- **Increases** tax revenues and lowers capital costs for public services.

Quality of Life Benefits

- **Supports** newly-developed transit
- **Improves** access to community facilities
- **Integrates** education and other public services
- **Creates** new business and job opportunities
- **Enhances** inclusive growth

A “High-Synergy Programs” Model that sets the stage for effective partnerships and innovating co-location

University of Toronto School of Cities’ *Policy Levers and Partnership Analysis* shows that Brampton’s hub design concept and implementation framework is a “cutting edge” co-location model that:



- Aligns with federal, provincial, regional and municipal policies, providing an opportunity for all levels of government to deliver a complete, walkable, and healthy community that **exemplifies their government goals and programs**
- Provide opportunities for long-term tenancy that protect service tenants from future rent increases and **allow the space to be more flexible to fit local needs**
- Enable various organizations to meet service objectives and measures of success while delivering **additional value in terms of community development**



An “Anchor to Main Streets” Model that sustains small businesses and the local community as the neighbourhood undergoes transformation

Canadian Urban Institute’s *Business and Community Needs Assessment* shows that the hub concepts address key needs identified including:

- **providing assistance for small businesses** and business promotion
- **retaining youth and new businesses** by providing co-work and pop-up spaces
- **creating attractions** through commercial kitchen, food hall, diverse food-scene & events
- **providing beautification**, public realm investments and meanwhile use activations
- **enhancing connectivity** through safe walking and cycling environment
- **providing unprogrammed space with extended hours** to accommodate peak times
- **improving digital accessibility** and shared network for business acceleration
- **supporting businesses owned by South Asian, Black and other racialized groups** through language training programs, daycare in programs, cultural program, startup and STEM programs, and “Angel Investor Pitch Nights” to provide access to capital



Uptown Brampton

A “Shovel-Ready” Model for Advocacy and multi-ministerial collaborations to implement multi-level government goals

June 2020

Project was presented at **Urban Community Hub Council Workshop** with UEF and UN-Habitat

August 2020

Project was presented at **Association of Municipalities AMO Conference**

Oct 2020

Project was presented at **Urban Land Institute International Workshop and Public Townhall**

April 2021

Project Received **National Awards of Excellence** from CSLA for Planning & Analysis

April 2021

Project was presented at **Ministry of Municipal Affairs & Housing’s Planning, Environment, Research & Land Secretariat Assistant Deputy Minister PERL ADM Table**

Presentations highlighted opportunities for the Province to:

■ **Adopt the “20-minute walkable, healthy neighbourhood with Urban Community Hub”** as a model to implement *Transit-Oriented Communities* and other rapid transit-served neighbourhoods in Brampton;

■ **Adopt the accelerated delivery** of Urban Community Hubs as pilots;

■ **Prioritize anchor tenancies** to be part of the program delivery;

■ **Align timing of resources** to meet future population needs; and

■ **Establish a collaboration and partnership framework** to further the development of “Brampton Hub Pilots.”



**URBAN
COMMUNITY HUB:
INNOVATING
ECONOMIC
RECOVERY IN A
TRANSIT-ORIENTED
COMMUNITY (TOC)**

**AMO
2020**

Next Steps

- initial pilot in Uptown Brampton, aligns with ‘Shoppers World Redevelopment’
- continue to develop pilot in Queen Street East Precinct



Endorsement of hub design concepts

Capital, Operational and Delivery Arrangement

Commence Architectural, Landscape Architectural, and Engineering Design

Urban Community Hub Breaks Ground in Uptown Brampton

‘Uptown Hub’ facility open for use

Initiation of Partnership arrangement & MOU

Initiation of ‘Uptown Hub’ (initial pilot site) and ‘Queens Hub’



Uptown Redevelopment



Queen Street East Redevelopment

Key Recommendations



2021

2022

2024

2025

2027

THAT the Urban Community Hub Design Concepts be endorsed by Council;

THAT Urban Community Hub Pilot Projects, under the working title ‘Uptown Hub’ and ‘Queens Hub’ be initiated at Uptown Brampton and Queen Street East;

THAT the City to initiate the development of Memorandum of Understanding (MOU) with Peel District School Board, Dufferin Peel Catholic School Board and other potential partners for ‘Uptown Hub’ and ‘Queens Hub’ pilots;

THAT staff continue furthering the capital, operational and delivery arrangement of the ‘Brampton Hub Pilots’ pilots and report back to Council in 2022; and,

THAT the City Clerk be directed to forward a copy of this staff report and Council resolution to the Region of Peel, Sheridan College, Peel District School Board, Dufferin Peel Catholic School Board, Toronto Region Conservation Authority, Credit Valley Conservation, and Ministry of Municipal Affairs and Housing PERL Secretariat for their information.

An architectural rendering of a modern building with a green roof and a public plaza. The building features large glass windows and a series of vertical panels. The roof is covered in greenery and has a circular walkway. The plaza in front is paved and has many trees and people walking. The background shows a city skyline with various buildings.

Thank you

The logo for the City of Brampton, featuring a stylized 'B' with a tree inside it.

BRAMPTON