

Date: 2022-12-07

Subject: CAA Master Plan and Multipurpose Cricket Facility Development Framework

Contact: Steve Ganesh, Acting Commissioner, Planning, Building and Growth Management
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Report Number: Planning, Bld & Growth Mgt-2022-903

Recommendations:

1. That the report titled “CAA Master Plan and Multipurpose Cricket Facility Development Framework” to the Committee of Council Meeting of December 7, 2022 be received;
2. That Council approve in principle the conceptual CAA Master Plan (Appendix A);
3. That staff proceed with the Expression of Interest (EOI) for the CAA Lands with the Multipurpose Cricket Facility in Q1 2023, including the implementation of the communications and engagement framework; and
4. That staff return to Council in Q3 of 2023 with a report on the outcome of the EOI process.

Overview:

- **Brampton’s 2040 Vision (2018) identified Uptown Brampton East, concentrated around the CAA lands, as Brampton’s new urban centre with a transit-oriented work/live civic core for business, commerce, leisure, arts, and tourism.**
- **The development of the conceptual CAA Master Plan (Appendix A) was a multi-year interdepartmental effort completed in May 2020 and included a general Market Analysis, Real Estate Analysis, and a Transportation and Infrastructure Capacity Analysis and Functional Servicing Reports.**

- **There have been numerous staff reports brought to Council relating to the Multipurpose Cricket Facility over the past years. On June 8, 2022, Council directed staff to incorporate the entire CAA lands as part of a public-private partnership development. On August 10, 2022, staff brought a report laying out the necessary process and was directed to return with a public engagement and communication framework.**
- **Staff proposes launching the EOI in Q1 2022 subsequent to high-level internal and external engagement. The EOI will remain on the market for two months before an evaluation and analysis process. Staff expects to return to Council in Q3 with an update. See Appendix B for details.**
- **Sufficient funding is available to support this undertaking.**

Background:

In 2018, City Council endorsed the “Brampton 2040 Vision”, identifying the CAA lands as the “east anchor” of “Uptown Brampton”. The CAA site has the potential to be a catalyst for the transformation of this area into a walkable, transit-oriented, and sustainable community, centered on an integrated mixed-use sports complex. To unlock the potential of this iconic site, a conceptual Master Plan for Uptown East CAA was completed in May of 2020 (Appendix A). The Master Plan envisions the creation of a high density sustainable mixed-use community that takes advantage of the locational attributes of the site.

Within the CAA lands, the Multipurpose Cricket Facility is envisioned to be a major development anchor, driven by increasing demand for cricket field use by the Brampton community where the growth of the sport has outpaced the fields available for rent. The Global T20 Canada tournament and the Commonwealth Games bid further accelerated the desire to construct the facility.

Over the past years, there have been several meetings with Council on the Cricket Facility and the CAA Lands to arrive at the current recommendations herein:

- December 8, 2021, Council directed staff to report back on a framework and public-private-partnership (P3) for a procurement process to develop a Multipurpose Cricket Facility on the CAA Lands.
- June 8, 2022, staff recommended a Request for Pre-Qualification to develop the Multipurpose Cricket Facility and Council directed staff to return to allow for sale/lease and development of CAA lands along with the Multipurpose Cricket Facility as part of the P3 development.

- August 10, 2022, staff recommended approval of conceptual CAA Master Plan and an Expression of Interest process which includes the entire CAA Lands. Council directed staff to return on September 14, 2022 to include a public engagement and communication framework.

Current Situation:

CAA Master Plan

Based on the direction from Council on June 8, 2022, staff have outlined a process which expands the scope for partnership options to develop the Multipurpose Cricket Facility by including options for the sale and/or lease of a portion of the surrounding multiuse CAA Lands in alignment with the Master Plan. The conceptual CAA Master Plan, covers some 101 acres of developable land including a sports and entertainment centre with a mix of supportive land uses consisting of:

- A sports and recreation area with a 5,000 to 20,000 permanent seat Multipurpose Cricket Facility, 8 indoor tennis courts, baseball diamond(s), and the CAA centre (4 ice pads);
- Education, health and medical facilities;
- Anchor and multi-tenant office space including innovative co-working options;
- High-rise, mid-rise and townhome residential (condo and rental);
- Hotel(s) and a conference centre; and
- Retail shops, restaurants, and entertainment.

Guiding principles for developing this sports and entertainment district include attracting significant developer interest and investment; the integration and synergy of recreational, entertainment, commercial, residential, and institutional uses; the enhancement of public parkland and the Etobicoke Creek valley; transit and active transportation infrastructure; high quality design; and a sustainable business and operational model.

Communications and Engagement Framework

The proposed communications and engagement framework for the EOI consists of the following high level tactics, many of which will occur concurrently. The EOI is expected to launch in Q1 2022. An analysis and evaluation process will take place in Q2, and staff will report back on the outcomes in Q3.

Timeline	Engagement Tactics
Q1 2023	<ol style="list-style-type: none"> 1. Interdepartmental Engagement 2. External Communications (Local, National and International) & Project Webpage Launch 3. Public Questionnaire Survey 4. EOI Development and Posting

Q2 2023	5. External Stakeholder Outreach 6. Ongoing Media Promotion 7. EOI Evaluations 8. Design Charrette 9. Open House (optional)
Q3 2023	Report back to Council

Corporate Implications:

Financial Implications:

Staff estimate that the upset costs for the consulting services to assist with public engagement, market/land appraisal, development and infrastructure phasing, structuring partnership models, and assisting in scoping of the EOI/Procurement Process is \$400,000. Sufficient funding for this work exists in the following project:

Project	Budget Available*	Amount Required	Budget Remaining
187002-001 - Strategic Planning Studies	\$1,032,443.71	\$400,000	\$632,443.71

*Excludes commitments

Living the Mosaic – 2040 Vision

This report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic.'

Conclusion:

Staff recommend proceeding with the proposed engagement and communication framework to support the CAA Lands EOI process, and report back to Council on the outcome by Q3 2022.

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Attachments:

Appendix A: Conceptual CAA Master Plan
Appendix B: CAA Lands EOI Timelines