

Date: 2023-06-19

Subject: **Budget Amendment & Status Report - Downtown Brampton Construction Mitigation Grant**

Contact: **Shahinaz Eshesh, RPP MCIP, Principal Planner/Supervisor, Downtown Revitalization Planning, Building & Growth Management Department**
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Report Number: Planning, Bld & Growth Mgt-2023-581

Recommendations:

1. That the report from Shahinaz Eshesh, Principal Planner/Supervisor, Downtown Revitalization, Planning, Building & Growth Management Department, dated June 16, 2023, to the Committee of Council Meeting of June 21, 2023, re: **“Budget Amendment & Status Report - Downtown Brampton Construction Mitigation Grant”** be received;
2. That Council directs staff to establish the Pilot Downtown Construction Mitigation Grant;
3. That a budget amendment be approved and a new capital project be established in the amount of \$150,000 to fund the Downtown Construction Mitigation Grant, with funding of \$150,000 to be transferred from Reserve #4 – Asset Repair & Replacement; and,
4. That Council request that the Downtown Brampton BIA reports back on or before the Committee of Council meeting of September 6, 2023 with a proposed methodology for the management of the Pilot Downtown Construction Mitigation Grant in coordination with key City staff.

Overview:

- **The purpose of the report is to provide an update on the utilization of the Central Area Community Improvement Plan (CIP) – Downtown Façade and Building Improvement Program and the feasibility of establishing a Downtown Brampton Construction Mitigation Grant.**
- **The Pilot Downtown Brampton Construction Mitigation Grant be established within the Downtown Brampton BIA to implement innovative**

and creative solutions to support local business and beautify the downtown during major construction.

- **The Region of Peel is undertaking necessary watermain and sanitary sewer replacements along Main Street (Nelson Street West and Wellington Street) and Queen Street (Mill Street South to Chapel Street). In partnership with the Region of Peel, the city will be undertaking streetscape improvements along Main Street and Queen Street. The Region of Peel and City construction project started in April 2022 with anticipated completion by Q4 2025.**
- **The Integrated Downtown Plan (IDP), in part, identifies and implements strategies to support the community through economic recovery and Main Street revitalization.**
- **A budget amendment is required to establish a new capital project for the Downtown Construction Mitigation Grant for a total of \$150,000. There are insufficient funds in the Community Improvement Plan (CIP) – Building & Façade Improvement to fund the Downtown Brampton Construction Mitigation Grant.**
- **This report is consistent with the “A City of Opportunities” theme in the Term of Council Priorities. It supports unlocking the potential of the Downtown, prioritizing jobs within centres as well as attracting investment and employment.**

Background:

Integrated Downtown Plan (IDP)

The Integrated Downtown Plan (IDP) is a road map to coordinate the City’s many ongoing capital initiatives, programs, and infrastructure projects, while providing an evolving framework to guide future growth and strategic investment in downtown Brampton to 2051. To remain responsive to the needs of the community, the IDP aims to address strategies, which are short-term interventions, programs, and improvements, to revitalize the Downtown today. In addition to the medium to long-term objectives of the Downtown Revitalization project, the IDP identified temporary activations, including activating underutilized public laneways and public spaces to support Downtown and Main Street economic recovery.

Downtown Revitalization Program

The Downtown Revitalization Program is a capital program to support in the delivery of key capital infrastructure projects, including the Region of Peel’s Water and Wastewater construction and leading the City’s partial streetscaping along Main Street and Queen Street and the revitalization of Garden Square and Ken Whillans Square. The

construction duration of the Region's works and the City's streetscape improvements are anticipated for completion in Q4 2025.

In September 2021, Council provided direction to proceed with option 2 partial streetscaping, as part of the first phase of the broader Integrated Downtown Plan (IDP), in full coordination with the Region of Peel's infrastructure work. The current scope of work for the partial streetscaping includes reducing road lanes to one lane in each direction, resurfacing pavement, widening sidewalks with finished concrete pavers, installing elevated bike lanes, installing new moveable planters and maintaining most of the existing trees, installing new street furniture, and replacing six traffic signals with new components. Completion of detailed design for streetscape is anticipated in Q3 2023.

In response to the ongoing construction for the Region of Peel's Water and Wastewater infrastructure upgrades and the City's Downtown Revitalization (Option 2 Streetscape Improvement) work, the IDP was established to identify and implement strategies to support the community through economic recovery and Main Street revitalization.

Downtown Brampton BIA Delegation at Committee of Council on June 7, 2023

Carrie Leigh Percival, Chair, and Emma O'Malley, Marketing and Events Chair, Downtown Brampton BIA (DBBIA) delegated to Committee of Council on June 7, 2023 requesting support for Downtown Brampton BIA Businesses (CW222-2023). The Council referred to staff to report back to Committee of Council on the following:

1. for consideration and report back to Council prior to the end of June re: Support for Downtown Brampton BIA Businesses;
2. to consider an artist-based tenancy program for vacant city-owned properties;
3. to report back on interest in city-owned vacant properties, and review of the terminology of 'market rent'; and
4. to report on effects of construction impacts on businesses across the city.

Current Situation:

Central Area Community Improvement Plan (CIP) – Downtown Façade and Building Improvement Program

Staff have reviewed the BIA's request to utilize existing funds from the Capital Project # 197827 - CIP – Building & Façade Improvement to fund the Downtown Brampton Construction Mitigation Grant. Based on the review of approved and forecast applications, staff have determined there is insufficient funding available and propose to create a new capital project for the grant.

Staff have provided a summary table of the CIP allocation based on spending to date, Council approved applications, applications in review, and anticipated applications in 2023 and 2024.

Activity Description	Approved Budget	Spending to Date	Uncommitted Balance	CIP Allocation of Grant				Remaining Balance
				Council Approved	Active Applications (not approved and in review)	Anticipated Applications in 2023 (not approved)*	Anticipated Applications in 2024 (not approved)*	
Building Improvement Pgm Grant	\$150,000	\$34,999	\$115,001	\$30,000	\$62,005.75	\$5,000	\$80,000	-\$62,005
Façade Improvement Pgm Grant	\$150,000	\$17,367	\$132,633	\$30,000	\$1,130	\$15,000	\$150,000	-\$63,497
Total	\$300,000	\$52,366	\$247,634	\$60,000	\$63,136	\$20,000	\$230,000	-\$125,501.75
<i>Financial status based on information from April 2023</i>								
<i>* Anticipated applications (not approved) are provided as estimates only.</i>								

Based on the information provided above, there are insufficient funds available to reallocate towards the Downtown Brampton Construction Mitigation Grant from Capital Project #197827 - CIP – Building & Façade Improvement as requested by the BIA.

Pilot Downtown Construction Mitigation Grant

Staff propose that a pilot construction mitigation grant be established for local businesses and landlords within the Downtown Brampton BIA (Attachment 1) to provide funding to local business communities impacted by ongoing construction through the Region of Peel’s water and wastewater infrastructure upgrades and the City’s Downtown Revitalization (Streetscape Improvement) work. The purpose of the program is to implement innovative and creative solutions to support local businesses and beautify the downtown during major construction.

The key objectives of the Downtown Construction Mitigation Grant is to:

- Support local businesses within the Downtown Brampton BIA impacted by major construction;
- Empower local businesses and landowners to participate in the revitalization and beautification of their community;
- Implement innovative and creative solutions to address challenges faced by the BIA and local business community;
- Implement enhanced or new marketing and communication solutions;
- Support the BIA to establish community focused programming, activation, and beautification strategies to attract residents to the heart of the city and create opportunities for social connection and vibrancy in the downtown; and,
- Reduce barriers for local businesses by offsetting the cost of fees and licensing.

The City recommends the following eligible streams for the Downtown Construction Mitigation Grant:

Marketing and Communications

- Rebates for marketing
- Brand and marketing material
- Brand and marketing campaigns
- Print material, including post cards, brochures, signage, flyers, etc.

- Social media fees and expenses

Placemaking and Events

- Rebates for special events, pop up markets, shows and art installations
- Rebates for venue fees and rental fees
- Placemaking and beautification of the downtown

Beautification and Safety

- Rebates for beautification and safety
- Business storefront beautification, such as flowers, floral baskets, banners, etc.
- Business storefront window cleaning and maintenance
- Security for events

Business Operations

- Rebates for fees and licensing, such as signage fees and business licensing fees
- Service delivery needs and local delivery services

Since there are insufficient funds available in the Capital Project #197827 - CIP – Building & Façade Improvement Program Grant, staff propose that a budget amendment be approved and a new capital project be established in the amount of \$150,000 for the Downtown Construction Mitigation Grant, with funding of \$150,000 to be transferred from Reserve #4 – Asset Repair & Replacement.

The Downtown Brampton BIA would be the only eligible recipient of the grant. It is the expectation that the Downtown Brampton BIA will collaborate with key City staff to establish a criteria and methodology to manage grant allocation and disburse resources in an equitable manner that are consistent to the program purpose, objectives, and intended eligible expenses. In coordination with the City and BIA, a governance model will be established which outlines the decision-making process, including roles and responsibilities of the City, BIA, and subcommittee. A subcommittee will be established by the BIA to evaluate submissions through the grant process.

Initiating New Business Improvement Areas (BIAs) to Expand Scope for Construction Mitigation Grant

Staff presented the *Recommendation Report - Initiating New Business Improvement Areas*, at the June 9, 2021 Committee of Council meeting (CW296-2021) which outlined the need to consider facilitating the creation of other BIAs across the City. The City of Mississauga with a population of 717,961 has four established BIAs, whereas the City of Brampton with a population of 656,480 has one established BIA.

There are other areas of the city impacted by major construction that affect local businesses, however in order to offer a similar grant program, BIAs must be established. By working collectively as a BIA, local businesses have the organizational and funding capacity to be catalyst for civic improvement, enhancing the quality of life in their local neighbourhood. As a legal organization formed pursuant to the Municipal Act, 2001, BIAs

are able to develop a budget for improvements and, through the city, collect a levy from landowners in the area to raise the necessary funds.

City-owned Downtown Properties – Current Status

In response to the Council referred matter on vacant city-owned properties, including a potential tenancy program and building status. A future tenancy program to re-occupy vacant city-owned properties will need to consider building condition, structural integrity, and repairs needed to ensure health and safety of the public. Staff will report back to Council with a fulsome update in Q3 2023. The City has garnered interest from retail, restaurants, professional services, arts and culture organizations, and the City's Innovation District partners (i.e. BHIVE), looking to expand or locate in downtown Brampton.

The City has been making progress to activate and revitalize our city-owned properties, including:

Commercial Kitchen (41 George Street South)

The city is establishing a certified commercial kitchen for chefs, cooks, bakers, private caterers, and food entrepreneurs within the West Tower which will act as a culinary hub and business incubator for Downtown Brampton.

Brampton Entrepreneur Centre (41 George Street South)

The Brampton Entrepreneur Centre occupies approximately 4,500 sq. ft. of space at the West Tower to support business incubation and business start-ups.

Downtown Brampton Bike Hub (8 Nelson Street West)

Punjabi Community Health Services and Bike Brampton are operating Different Spokes, it is the downtown's first cycling cooperative providing bike repair services, cycling education, and workshops.

BHIVE (8 Nelson Street West)

The BHIVE is an immigrant entrepreneur soft landing space that helps international entrepreneurs get the skills and resources they need to succeed in the North American market. This space is approximately 11,000 sq. ft.

Heritage Theatre Block (70-86 Main Street North)

The Heritage Theatre Block located at 70-86 Main Street North is on the verge of transformation. The city is engaged in obtaining proposals for the redevelopment, revitalization and operation of the Heritage Theatre Block that align with downtown goals, objectives and priorities.

Rogers Cybersecure Catalyst (2 Wellington Street)

In partnership with Toronto Metropolitan University (TMU), Rogers, RBC and FedDev to create a centre of excellence in cybersecurity. TMU's national centre for training, innovation and collaboration in cybersecurity utilizes approximately 3,000 sq. ft.

Lorne Scots Military Museum (55 Queen Street East)

The Lorne Scots (Peel, Dufferin and Halton Regiment) is completing renovations to a mostly vacant space for the use as a regimental museum featuring history from the War of 1812 to Canada's operations in the 21st century.

Corporate Implications:

Financial Implications:

Staff have identified that sufficient funding is not available in Capital Project #197827 - CIP – Building & Façade Improvement Program Grant to reallocate towards the Downtown Construction Mitigation Grant.

A budget amendment will be required and a new capital project will need to be established in the amount of \$150,000 to fund the Downtown Construction Mitigation Grant, with funding of \$150,000 to be transferred from Reserve #4 – Asset Repair & Replacement. There is currently sufficient funding available in Reserve #4 to proceed with the budget amendment.

Year-to-date, Planning, Building & Growth Management have returned \$490,861 of funding from capital projects back to Reserve #4.

Legal Implications

There are no legal implications associated with this report.

Term of Council Priorities:

This report directly aligns with the “A City of Opportunities” theme in the Term of Council Priorities. It supports the creation of complete communities, unlocking the potential of the Downtown, prioritizing jobs within centres as well as attracting investment and employment.

Conclusion:

Downtown Brampton is undergoing major transformation to unlock its potential, and prioritize jobs within centres as well as attracting investment and employment. Staff proposes a pilot Downtown Construction Mitigation Grant to offset the challenges faced by our local business community.

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Attachments:

Attachment 1 – Downtown Brampton BIA Boundary