

Proposed Principles for Redevelopment

An increased demand for housing coupled with investments in transit infrastructure in the Greater Toronto Area have driven the focus of both the public and private sectors to underutilized urban environments in strategic growth locations, such as the Shoppers World Brampton Shopping Centre. The guiding principles for the site's redevelopment are derived from existing policy direction and design aspirations for the site, in collaboration with the City of Brampton:

Overall

The Shoppers World Brampton site will be planned to become a vibrant, transitsupportive, human-scaled, walkable destination where people can live, work, play and shop. It will help establish the major new urban core of Uptown Brampton as identified in the Brampton 2040 Vision.

Land Use

The Shoppers World Brampton site will be planned for mixed-use development generally as permitted in the Hurontario-Main Corridor Secondary Plan. Retail uses will be encouraged so that the site remains a shopping node for the community. An appropriate balance of residential dwelling unit types and tenures will be provided.

Sustainability

Shoppers World Brampton will be a walkable, vibrant, and sustainable community that is resilient and strives for excellence in energy, water, and innovation. It will be designed to achieve the targets identified in the City's Sustainable Community Development Guidelines.

Economic Development

Planning for the site will leverage investment in public transit and explore opportunities to integrate transit infrastructure in order to support economic development and the creation of a pedestrian and transit focused mixed-use node. Planning for the site will preserve and create potential employment opportunities including retail, office, institutional and other employment uses. RioCan will work with the City to establish a framework for attracting economic development for the site.

Urban Design

Excellence in civic design will be endeavoured for both the public and private realm that includes vibrant pedestrian-oriented streetscapes and public spaces, and a built form that is well-ordered, attractive and has a superior standard of design and architecture. The site design will demonstrate principles of place-making including signature streets and landmark buildings.

Transportation

The transportation system, including streets (public or private), public transit facilities, and pathways, will be focused on making travel to and within the site as attractive as possible for pedestrians, cyclists and public transit users. The development will be integrated with existing and proposed transit facilities, including the proposed LRT on Hurontario/Main Street South.

Streets will be designed as complete, tree-lined streets that provide for the needs of all users, where appropriate.

A parking management strategy addressing both the form and supply of parking will be developed to minimize the impact of parking on the public realm, promote transit use and active transportation, and maximize opportunities for sharing parking between uses. Underground parking, supplemented by limited surface parking to support retail, office and visitor functions is generally the preferred parking solution. Any above ground parking facilities should be designed to minimize impact on the public realm.

Public Spaces

There will be a series of interconnected public and publicly accessible spaces, including parks, which are designed to be gathering places for the community. The existing Kaneff Park will be expanded to create a major public space. The buildings and streets surrounding public spaces will be designed to support their intended function. Squares and plazas will be attractive in order to positively influence the image, appeal and economic development of the area. Public art opportunities should be identified in the design of public spaces and the overall development to add character and identity.

Community Services

New community buildings and spaces, including new open green spaces, will be considered to meet identified needs of the community. They will be designed to fit with the planned urban context with co-location of community facilities encouraged, where feasible.

Integration with Surrounding Neighbourhoods

The development will be well integrated, including new street and physical connections where possible, with the surrounding neighbourhoods. An effective transition from the higher density built form on the site to the lower densities of the adjacent neighbourhood to the north will be provided.

Phasing

The entirety of the development on the site at each phase will be designed to be a functional development that achieves the above principles to the greatest extent possible. It is recognized that the full redevelopment of the site will take a significant period of time and flexibility will be maintained to allow for market opportunities and economic trends, as well as for innovations in development patterns that may occur during this time which are in line with the principles for the site. Phasing, achieved through appropriate implementation tools, will address the availability and adequacy of water and waste water servicing capacity.