

Council Workshop Presentation

UPDATE:
**Downtown Projects Update
& Interim Strategies
for Downtown Properties**

November 20, 2023





Purpose

- An update on Downtown projects and initiatives
- A discussion on Interim Strategies and Revitalization for the City-owned downtown properties on Main Street North between Garden Square and Vivian Lane

Downtown Revitalization: Capital Projects Updates

Council-approved projects (2021)



Downtown Revitalization – Partial Streetscaping on Main Street & Queen Street



Redevelopment of Garden Square



Redevelopment of Ken Whillans Square



Downtown Streetscape - Main Street South, north of Wellington Street

Downtown Construction Schedule – Winter 2023/2024

Downtown Revitalization - Capital Projects

Legend:

City of Brampton

Region of Peel

Bell Canada

Winter Schedule Start Date: 2023/11/20

Task	Notes	Start	Days
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Construction along Main Street

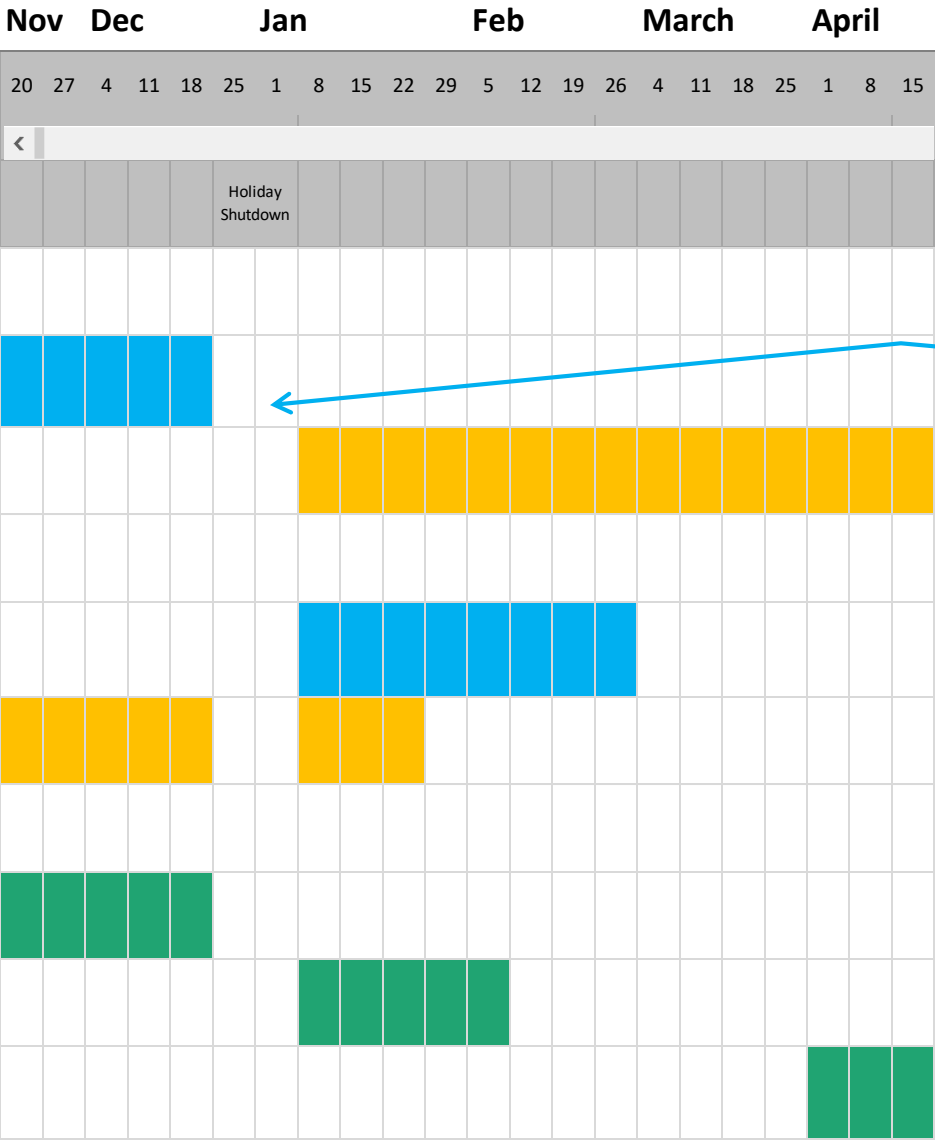
Install Watermain and Sanitary Sewer, Repair Storm Sewer	Maintain 1 lane in each direction. Traffic return temporarily to original configuration after completion	2023/11/20	31
Install new Conduits	Maintain 1 lane in each direction	2024/01/08	120

Construction along Queen Street

Install outstanding Sanitary Sewer and Repair Storm Sewer	Maintain 1 lane in each direction. Traffic return temporarily to original configuration after completion	2024/01/08	50
Install new Conduits	Maintain 1 lane in each direction	2023/11/20	70

Streetscape Design & RFQ

Complete Detailed Design		2023/11/20	31
Issue RFQ & Process Change Order to Region's Contractor		2024/01/08	30
Start Preliminary Works (Locates, Precondition Survey, Temporary Signals)	Maintain 1 lane in each direction	2024/04/01	30



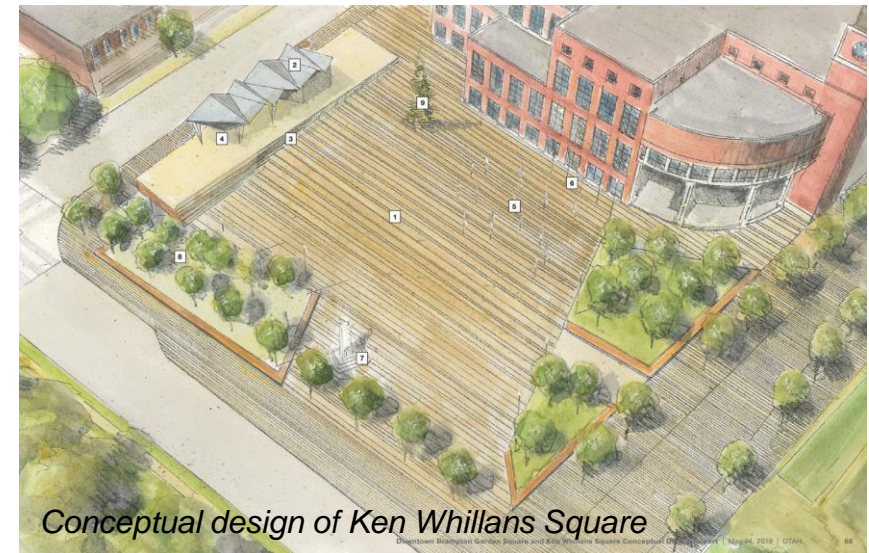
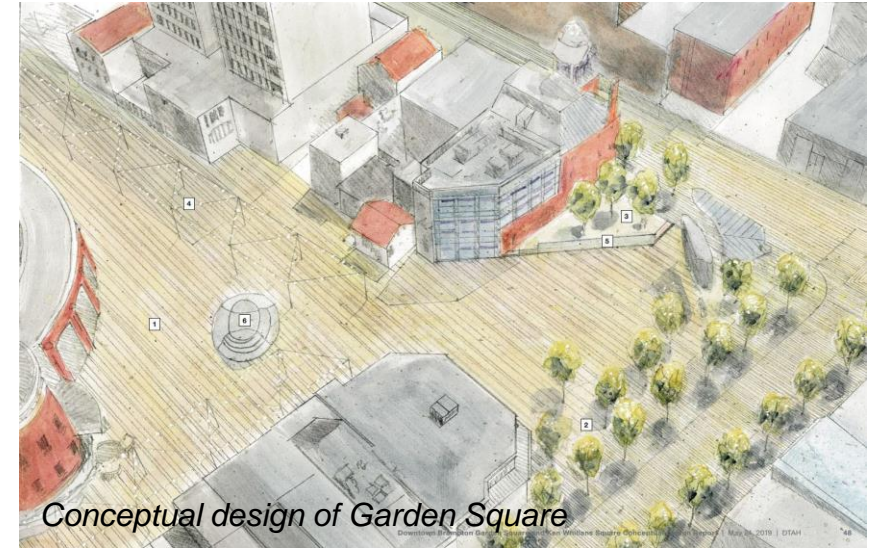
Redevelopment: Garden Square & Ken Whillans Square

Scope

- Council approved in September 2021
- Total Approved 2022 Budget: \$1.9M

Schedule

- Q4 2023 – Verify/Confirm conceptual scope
- Q1-2024 – Issue RFP to retain engineering consultant
- Q3-2024 – Start detailed design
- Q4-2025 – Complete detailed design
- Q2-2026 – Start construction
- Q2-2028 – Complete construction



Public Realm Plan & Streetscape Manual

Public Realm Plan + Focus Areas

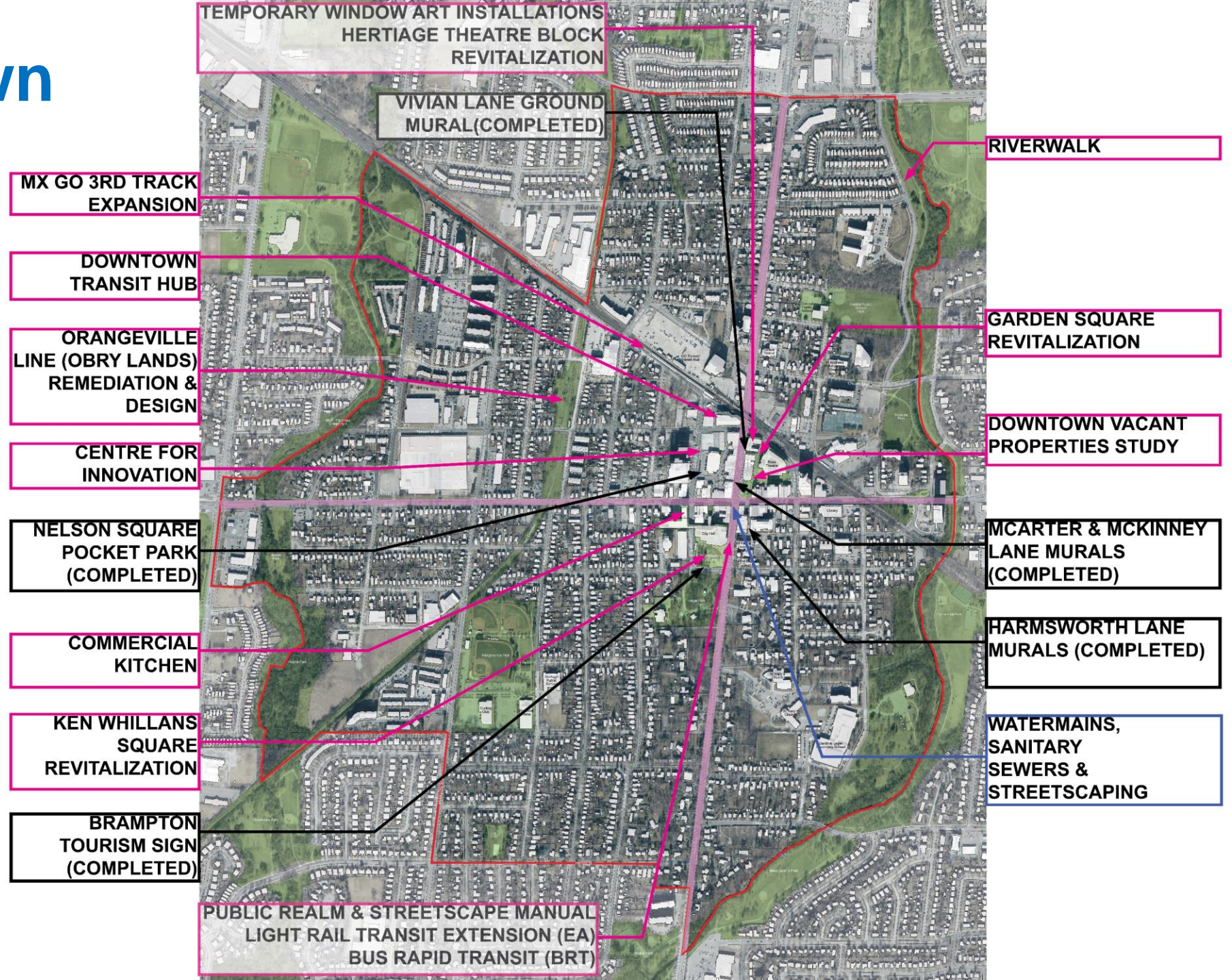
- Establish a public realm structure for the incremental delivery of Downtown Brampton
- Inform the design direction for priority projects (Focus Areas)

Streetscape Manual

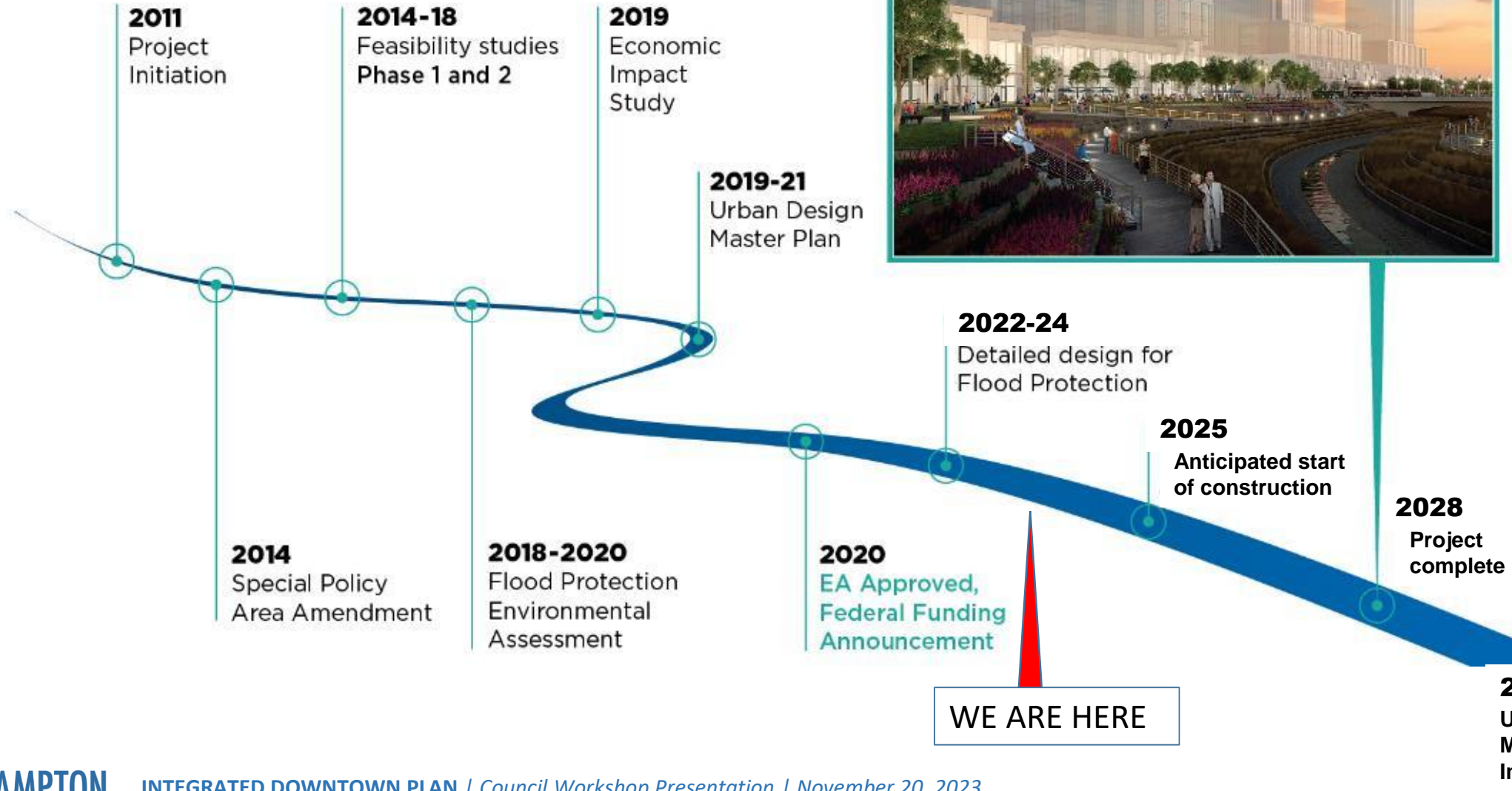
- Inform the design, construction, and maintenance of boulevards in Downtown Brampton:
 - Paving
 - Lighting
 - Furnishings



Key Downtown Projects



Riverwalk – Project Timeline



Centre for Innovation

Current Status

- In 2018, the City retained an Architect to develop a CFI design
- A Request for Expression of Interest (RFEOI) process was initiated in 2023 to solicit innovative ideas and partnership models from prospective proponents
- The process allows Council the opportunity to consider alternative approaches

Next Steps

- Evaluation/Consensus Meetings (completed, October 2023)
- Report to Council (November 29, 2023)

Public Art in Downtown Brampton



Ken Whillans Square



Eastern side of 14 Nelson St W



*Nelson Square Pocket Park
(George x Diplock)*



Vivian Lane



Main St N Property Window Decals



Harmsworth Lane

Certified Commercial Kitchen (41 George St S)



www.brampton.ca/downtown



Heritage Theatre Block - Expression of Interest (EOI)



What?

Experienced proposals for the redevelopment, revitalization, and operation of the Heritage Theatre Block



How?

Phase 1: EOI

Phase 2: Request for Clarification and Request for Additional Information (RFAI)



When?

EOI Posted: Nov 26, 2021

EOI Closed: June 17, 2022

Request for Clarification: April 17, 2023 – May 19, 2023

RFAI: August 18, 2023 – October 16, 2023

Council Report Target: Q1 2024



Supporting the Downtown Vision

Property Renewal

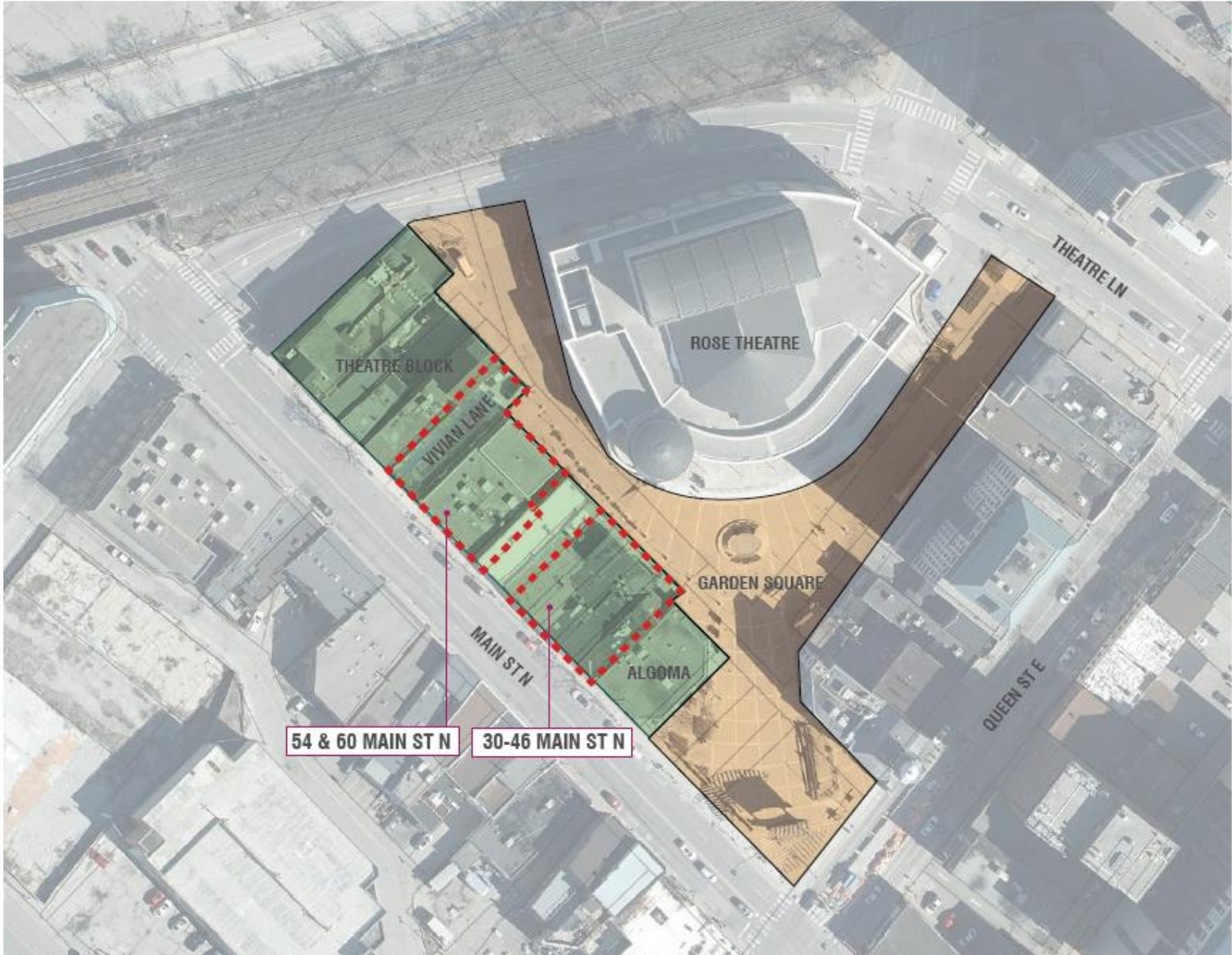
- Heritage Theatre Block
- Main Street North
- Centre for Innovation



Public Realm Transformation + Revitalization

- Main Street
- Queen Street
- Garden Square
- Ken Whillans Square

Phasing of Interim Strategy and Ultimate Strategy



INTERIM ACTIVATIONS	
- Target Day 1 Construction Completion	July 2024
- Target Interim Program Completion	Q2 2026
ULTIMATE REDEVELOPMENT	
- Target Construction Start Date	2025
- Target Construction Completion	2030
GARDEN SQUARE REVITALIZATION	
- Construction Start Date	Q2 2026
- Construction Completion Date	Q2 2028

Revitalization of Downtown Properties



EXISTING VIEW FROM VIVIAN LANE



EXISTING VIEW FROM QUEEN AND MAIN ST

Revitalization of Downtown Properties



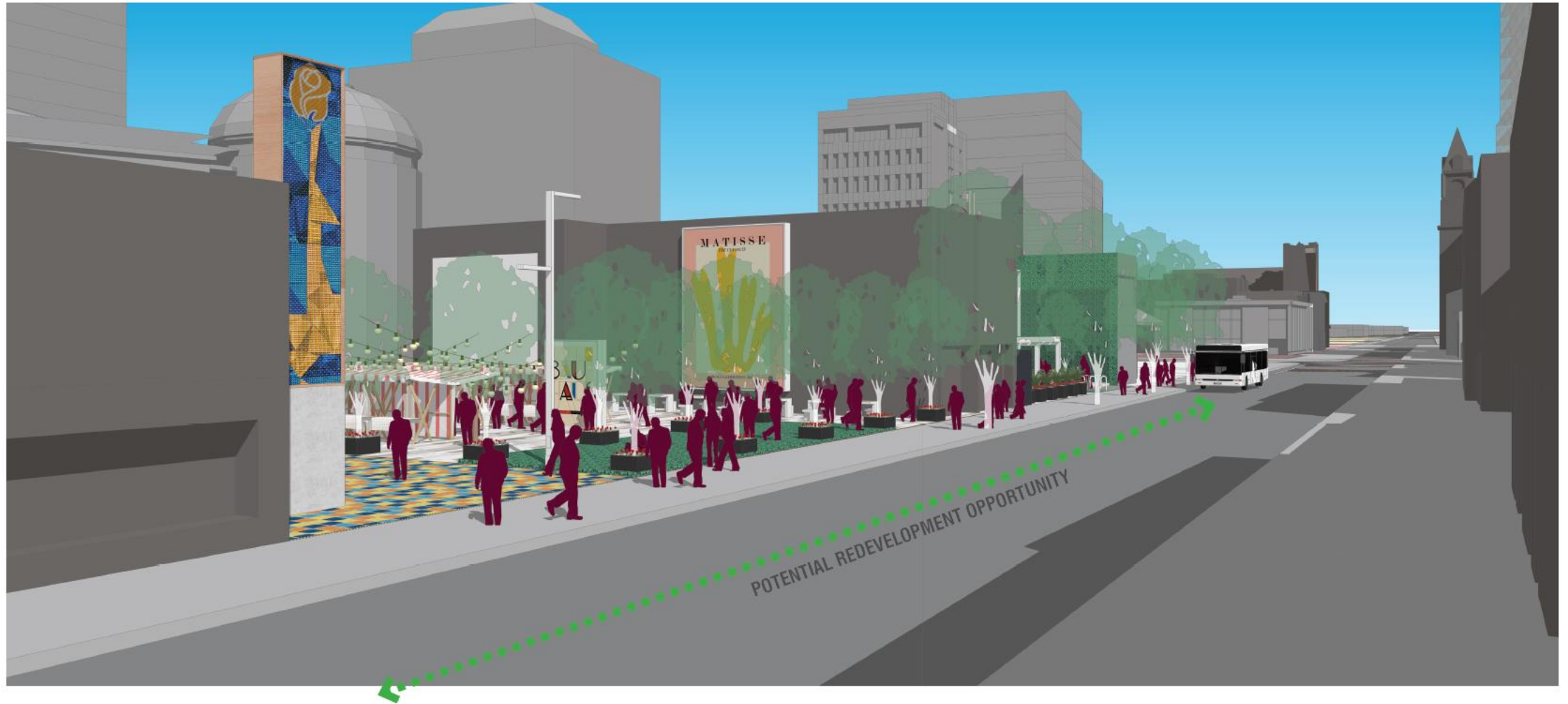
Phasing of Interim Strategy and Ultimate Strategy



Interim Strategy



Interim Strategy



Activate Downtown Brampton

Activate Downtown Brampton (ADB) is a placemaking initiative undertaken to transform underutilized public spaces



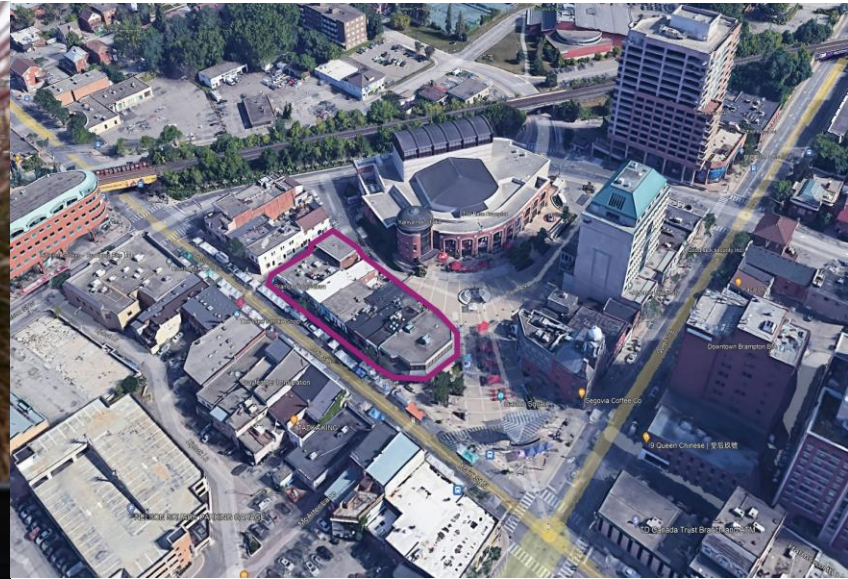
2022

Vivian Lane



2023

*Nelson Square Pocket Park
(George x Diplock)*



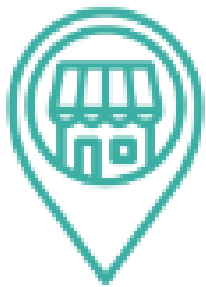
2024

*City-owned Main St. N. Properties
(North-East Quadrant of Main St. N. and
Queen St. E.)*

Objectives

**Support local
businesses
and residents**

1



**Increase foot
traffic and
activity in the
downtown**

2



**Elevate the
quality and
design of the
public realm**

3



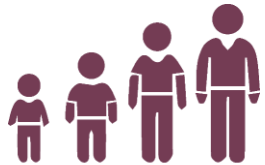
**Activate the
space at the
pedestrian
scale**

4



Placemaking Design Directions

**Welcoming
to All Ages**



**Colourful &
Vibrant**



**Seasonally
Responsive**



**Interactive
& Attractive**



**Playful &
Accessible**



**Green &
Sustainable**



Interim Strategies



RendezViews Patios, 229 Richmond St W, Toronto



Hellowood Pop-Up Park, Budapest, Hungary



Stackt Market Shipping Container Retail, Toronto

Low

Pop-Up Urban Square

Cost: \$
Timing for Completion: 1 month (immediate)

Medium

Pop-Up Park

Cost: \$\$
Timing for Completion: 2-3 months

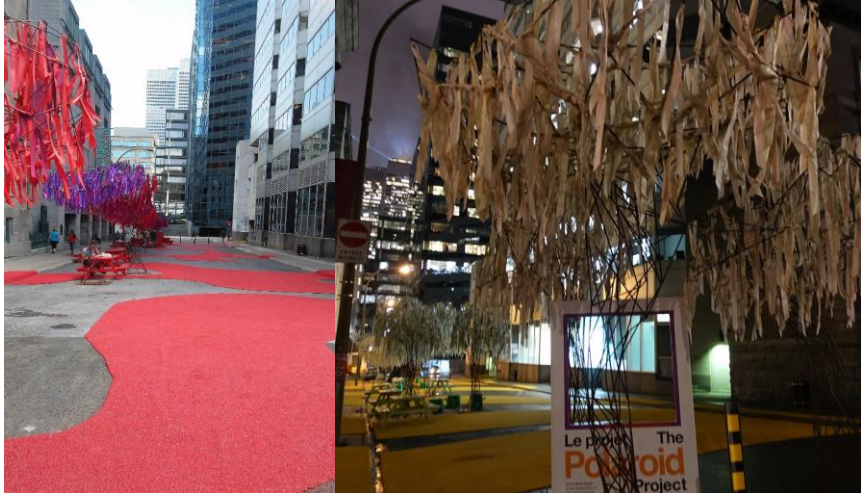
High

Pop-Up Retail

Cost: \$\$\$
Timing for Completion: 8-10 months

*Subject to Council approval, funding, and procurement. Dates are subject to change.

Interim Strategies (Low) – Pop-Up Urban Square



Public Realm Elements, Rue Sherbrooke, Montreal



Brickell Stage, Brickell Station, Miami



Public Realm Elements - Garden Square



RendezViews Patios, 229 Richmond St W, Toronto



Pop-Up Public Space, Sainte-Catherine St E, Le Jardin Gamelin, Montreal



Trellis Structure, Bicester Eco-Village Pocket Park, Oxfordshire, UK

Interim Strategies (Medium) – Pop-Up Park



Concord Community Pop-Up Park, Toronto



Pop-Up Park, City of Sioux Falls, South Dakota



Downtown Biz Pop-Up, Winnipeg



Street FUN-iture Program, Ladner Village, Tsawwassen, BC



Pop-Up Park, Huntsville, Tennessee, US



Pop-Up Street Activation, Houston, Texas, US

Interim Strategies (Medium) – Pop-Up Park



Pop-Up Urban Park, Carl Zehr Square, Kitchener



The Square on 21st, Ballpark & Arapahoe Square neighborhoods, Denver, Colorado



Pop-Up Games (Mini-Golf), Sainte-Catherine St E, Les Jardins Gamelin, Montreal



Point Cook Pop-Up Park, Melbourne

Interim Strategies (High) – Pop-Up Retail



Pop-Up Dining Domes, La Grande Roue de Montreal



Distillery Winter Village, Toronto



Pop-Ups on The Bay, Belleville



Pop-Up Dining Domes, Toronto

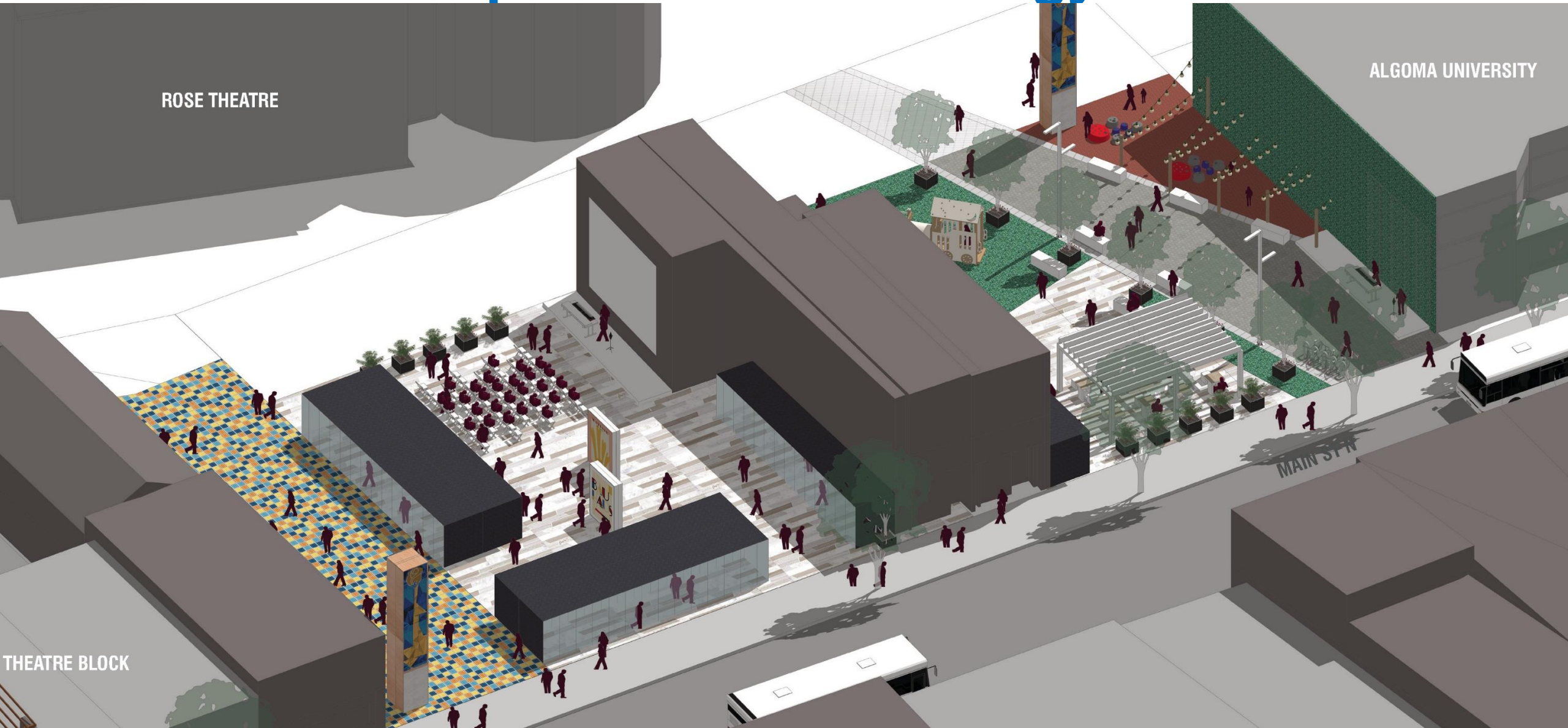


Birmingham Winter Markt, Alabama



Stackt Market, Toronto

Ultimate Concept for Interim Strategy



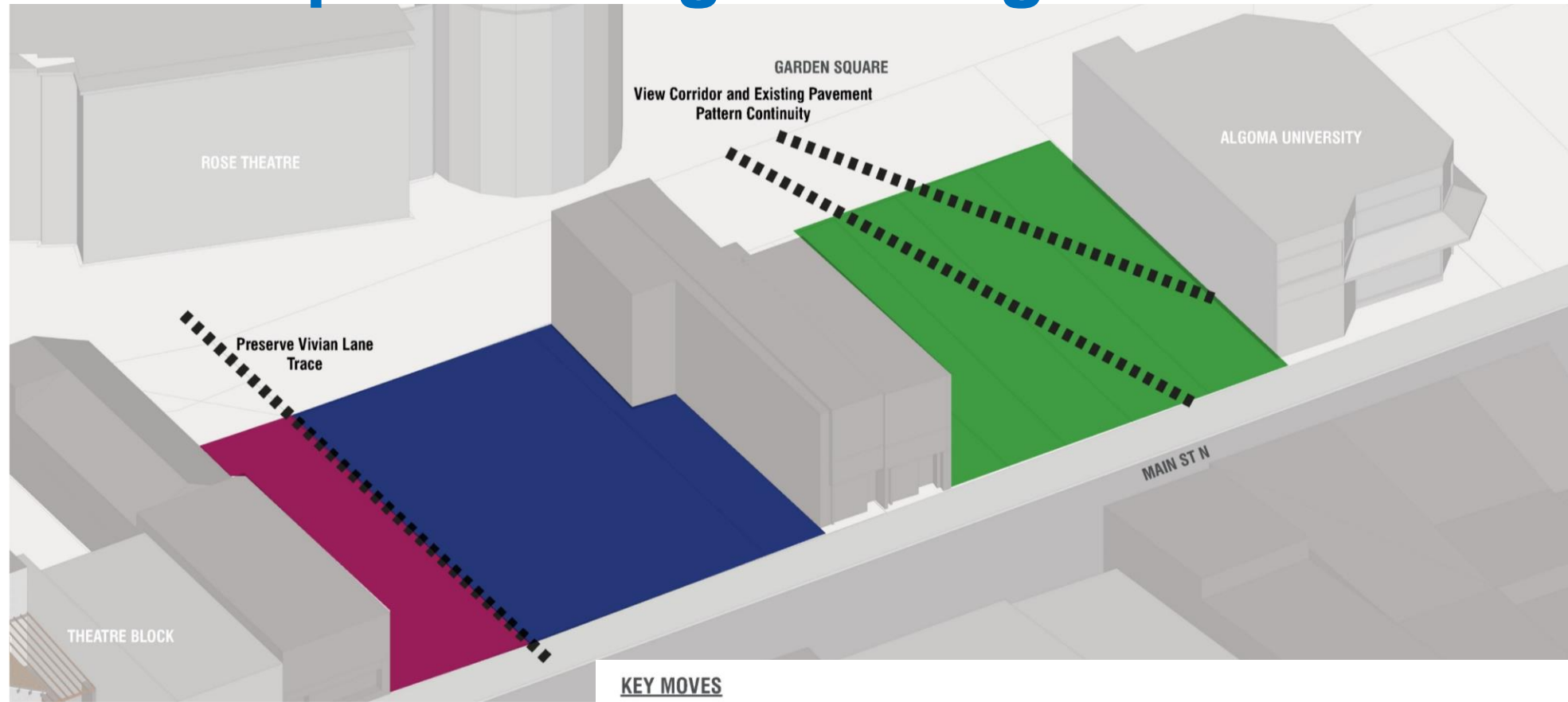
ROSE THEATRE

ALGOMA UNIVERSITY

THEATRE BLOCK

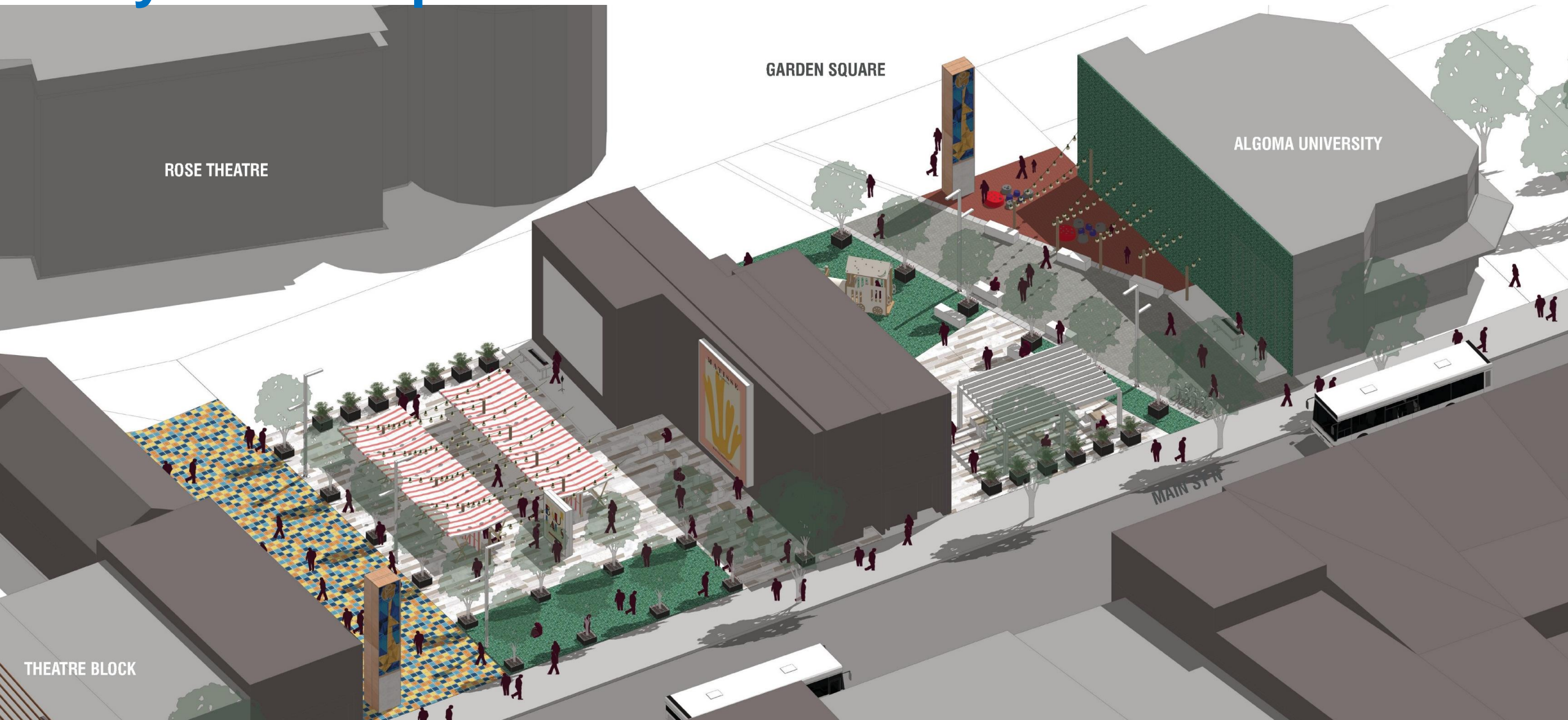
MAIN ST W

Day 1 Concept – Setting the Stage



■■■■	KEY GENERATIVE LINES
■■■■	VIVIAN LANE MOSAIC (LOCAL ART EXPLORATION AND PROJECT RENEWAL)
■■■■	MULTI-USE SPACE (PERFORMANCES, ART EXHIBITS, CRAFTS MARKET)
■■■■	PASSIVE PLAZA SPACE

Day 1 Concept



Day 1 Concept



SOFT AND PERMEABLE
PAVEMENT

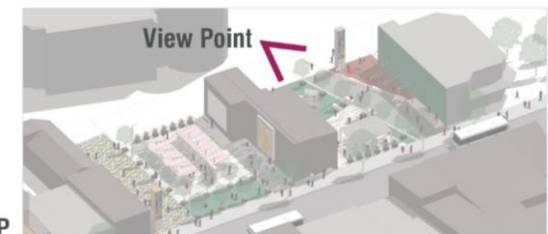
PLAY AREA

CIRCULATION SPACE /
PAVEMENT PATTERN EXTENSION

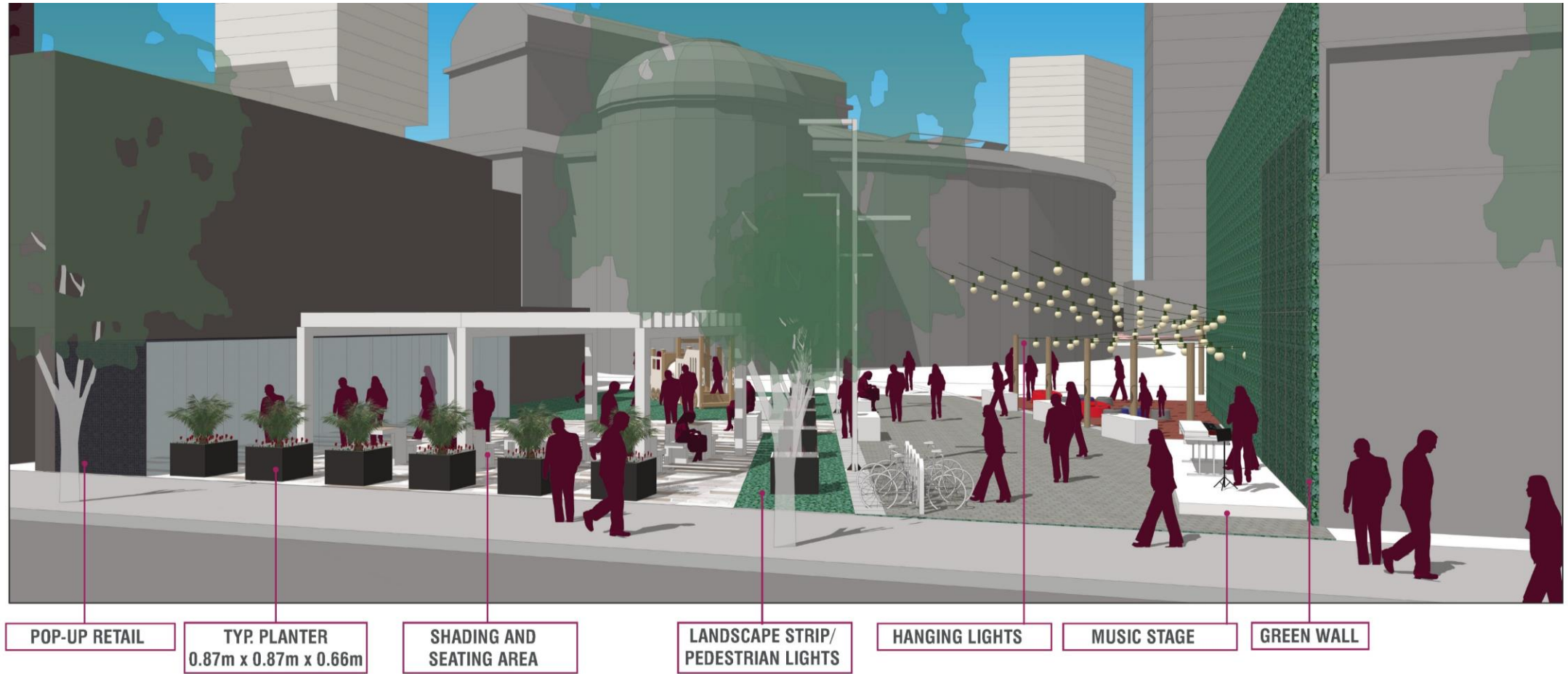
SOFT LANDSCAPE /
PLAY AREA

CONCEPTUAL VIEW FROM ROSE THEATRE

KEY MAP



Day 1 Concept



CONCEPTUAL VIEW FROM MAIN ST N

KEY MAP



Day 1 Concept



CONCEPTUAL VIEW FROM ROSE THEATRE / VIVIAN LANE

KEY MAP



Considerations

Engagement

- Concepts will be refined based on engagement and consultation with internal and external stakeholders

Maintenance & Operations

- Resources are required for maintenance and operations of the expanded public realm in existing operational areas, such as:
 - Parks Maintenance (Garbage Disposal, Winter Maintenance)
 - Road Maintenance, Operations & Fleet (Road and Sidewalk Maintenance)
 - Performing Arts (General Maintenance)

Placemaking Activations & Staffing

- Placemaking activations to be considered based on cross-departmental staffing capacity and resources

Day 1 Concept - Implementation

Item	Approximate Cost
Surface Works	
Surface Treatment (Ashpalt)	\$ 60,000.00
Materials	
Downtown Revitalization Planters *will be reused for the Queen & Main Partial Streetscaping works project.	\$ 75,407.50
Play Structure	\$ 135,375.00
Turf /Sod	\$ 50,000.00
Muskoka Chairs (similar to Garden Square)	\$ 3,699.80
Picnic Tables	\$ 6,000.00
Pergola / Shade Structure	\$ 5,000.00
Paint	\$ 2,750.00
Patio Umbrellas	\$ 34,000.00
Benches	\$ 4,800.00
Garbage Bins	\$ 1,780.00
Lighting	\$ 34,000.00
Contingency	\$ 35,281.23
Total	\$ 448,093.53

*Administrative, programming, operations & maintenance costs not included.

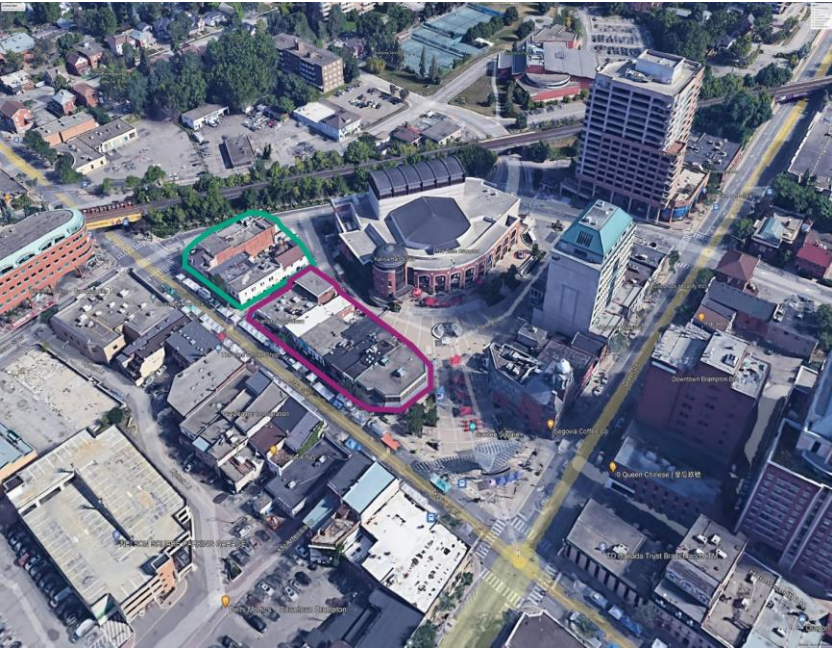
*Preliminary estimate only; costs are subject to change.

Day 1 Concept – Maintenance, Operations & Programming

Item	Approximate Cost
Administration, Programming, Operations & Maintenance	
Placemaking activations, including artist fees	\$ 82,140.62
Consultant Fees	\$ 50,000.00
Portable Washrooms (Trailer)	\$ 192,000.00
Total	\$ 324,140.62

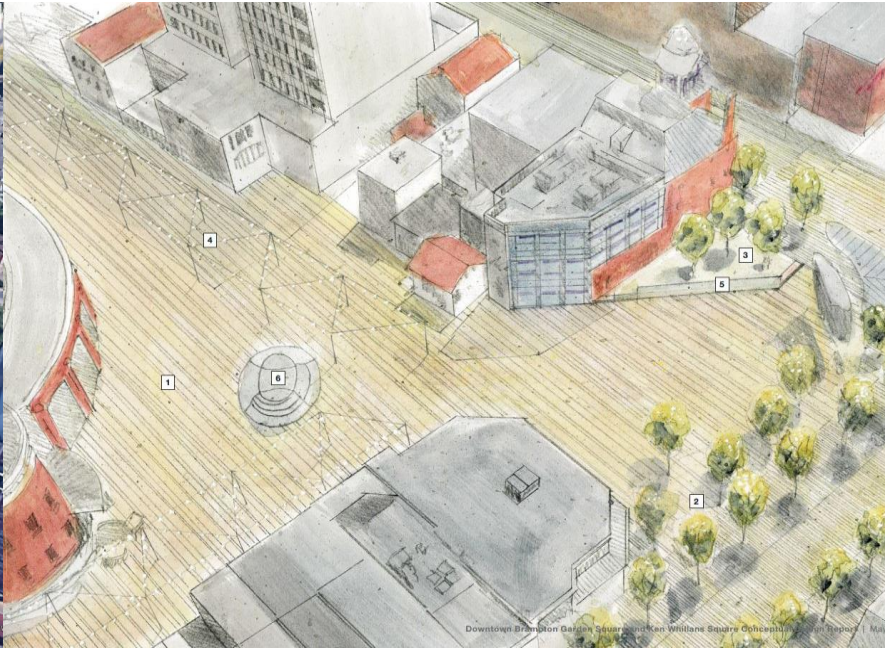
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Ultimate Vision & Implementation - Options



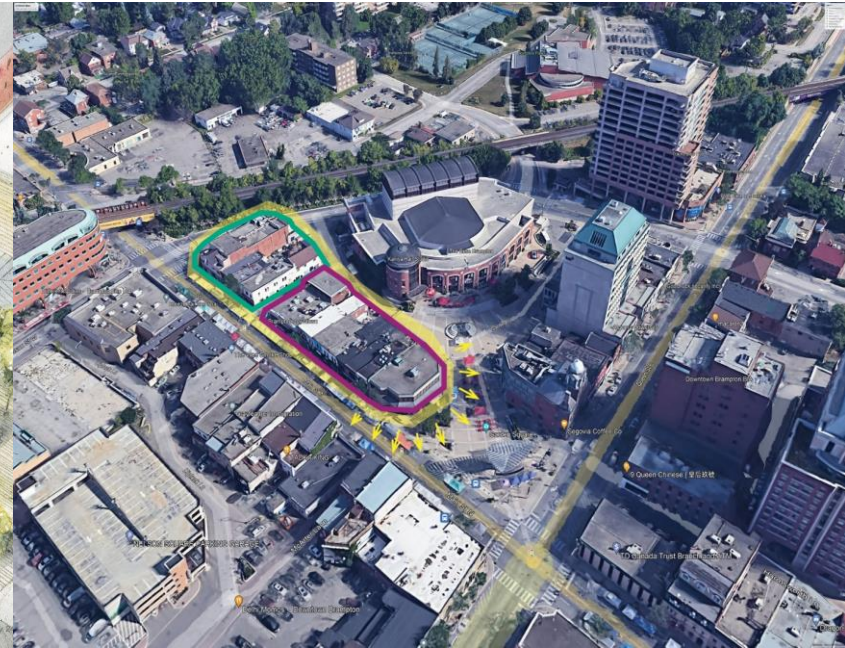
Option 1

Redevelopment and Revitalization of the North-East Quadrant of Main Street North and Queen Street East



Option 2

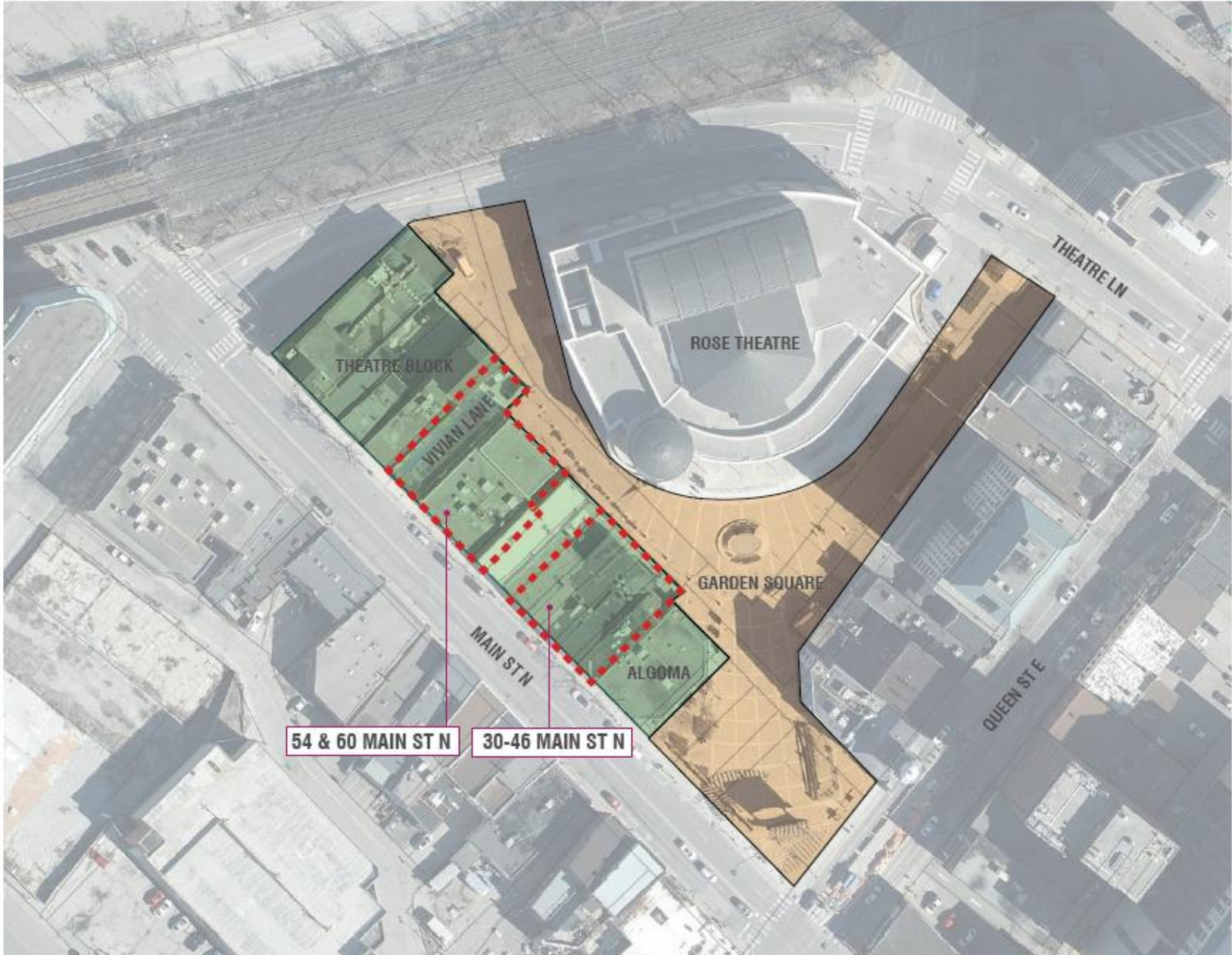
Garden Square Expansion



Option 3

Hybrid

Phasing of Interim Strategy and Ultimate Strategy



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Next Steps & Project Timeline

Subject to Council approval, funding, and procurement. Dates are subject to change.

2024

2024 Q1

Committee of Council Report – Interim Activation Strategy

2025

2024 Q3 – 2026 Q2

Interim Activation

2024 Q3 – 2025 Q4

Detailed Design of Garden Square

2025

Possible Redevelopment of City-owned Properties per Ultimate Vision

2026

2026 Q2

Redevelopment of Garden Square – Construction start

2027

2028

2028 Q2

Redevelopment of Garden Square – Construction completed

2030

2030

Possible Redevelopment of City-owned Properties per Ultimate Vision completed

Thank you

Comments & Questions

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