

ULI-FIG Special Kick-off Workshop: Uptown Brampton Transit Oriented Communities Initiative

FEBRUARY 4, 2022



Agenda

- 10:00 Welcome and Program Introduction
- 10:10 Presentation
- 10:45 Facilitated Open Floor Discussion
- 11:50 Recap of Key Learnings
- 12:00 Thank you and Adjourn

FEBRUARY 4, 2022





Program Introduction & Moderator:

Matti Siemiatycki

Director, Infrastructure Institute,
University of Toronto

Chair, ULI-FIG Getting to Transit Oriented Communities Initiative
Leadership Panel



A Cross-sector Collaborative City-building Model

Supported by Urban Land Institute Curtis Infrastructure Initiative Grant for Global Research of Local Actions



The largest network of experts in the world with ULI Toronto as the largest District Council. A nonprofit research and education organization whose mission is to provide leadership in the responsible use of land through facilitating local actions and practices to enable more equitable and resilient investments that enhance long-term community value.



Brings together industry leaders in the sector to provide a positive, coherent voice to help government across Canada deliver the best value from infrastructure investments.



Canada's largest public research university. Infrastructure Institute is a training, advisory, and applied research hub, aiming to build global expertise in infrastructure planning, decision-making and delivery.



A city of 0.7 million people growing at three times the provincial average, and contributes the second largest annual GDP share to the Greater Toronto Area at \$35 billion. Brampton 2040 Vision directs creating a city of transit-oriented communities, 'Unlock Uptown', and 'City By-design' City Hall led design excellence as a prime factor in decisions for change.



Strategic advisor for the City of Brampton. Four decades of providing strategic, consensus-building approach to restore the vitality, relevance and sustainability of the public realm in urban life globally, with a coordinated planning and a renewed focus on urban design.



A Crown agency that support the Ontario government's initiative to modernize and maximize the value of public infrastructure and real estate.





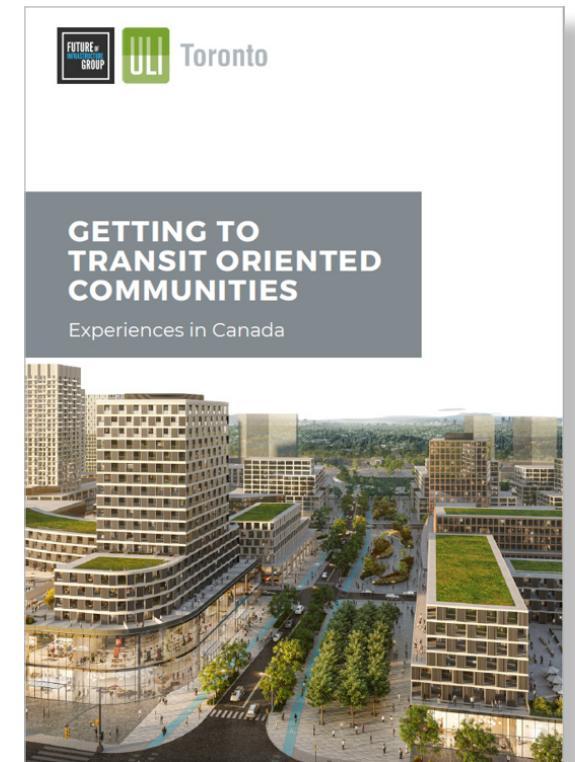
Getting to Transit Oriented Communities Initiative

Established by ULI Toronto District Council's Regional Leadership Initiative and FIG Future of Infrastructure Group

Phase 1's Lessons Learned and Future Opportunities

7 Corner stone city building blocks of a greener, more affordable and equitable City Region

- Shared vision to deliver effectively
- Clear governance & dedicated resources
- Integration of stations into the community
- Transition from cars to pedestrians
- Building in adaptability
- Capturing value
- Building community





Phase 2: City By-Design Uptown Brampton Transit Oriented Communities Implementation Plan

Eight sessions over 10 months with a report to follow in November 2022

- FEB 4 'Living Plan' Collaborative Model accelerating and enhancing TOC implementation
- MAR 4 Design-in Social Equity delivering urban community hub and walkable mixed-income neighbourhood
- APR 1 Unlock Transit integrating terminals, humanizing arterials and delivering complete streets
- MAY 6 Create Value for Public Good leveraging developments and attracting investments
- JUN 3 Climate Ready TOC integrating environmental sustainability and resiliency
- AUG 12 Diversifying Economy creating innovation and cultural clusters
- SEP 9 Expanding the Public Realm sustaining community with a common ground
- OCT 21 Wrap-Up: City By-Design TOC Implementation Plan an integrated 'living' implementation plan to deliver TOC



Phase 2: Goals and Expectations

- Improving the way to deliver transit oriented communities
- Learning from the experience in Uptown Brampton on how to deliver results
- Elevate innovation and synergistic solutions



Presentation



Yvonne Yeung
Manager, Urban Design
City of Brampton

Member, ULI-FIG Getting to Transit Oriented
Communities Initiative Leadership Panel



Ken Greenberg
Principal, Greenberg Consultant
Strategic Advisor, City of Brampton

Member, ULI-FIG Getting to Transit Oriented
Communities Initiative Leadership Panel

Brampton, Ontario. A City of Transit Oriented Communities growing at 3x the Provincial Average.

0.7 million
people growing to
over 1 million

36k new population in 2021
3.8 persons per household

Source: Environics

115+ km
of rapid transit in
Brampton

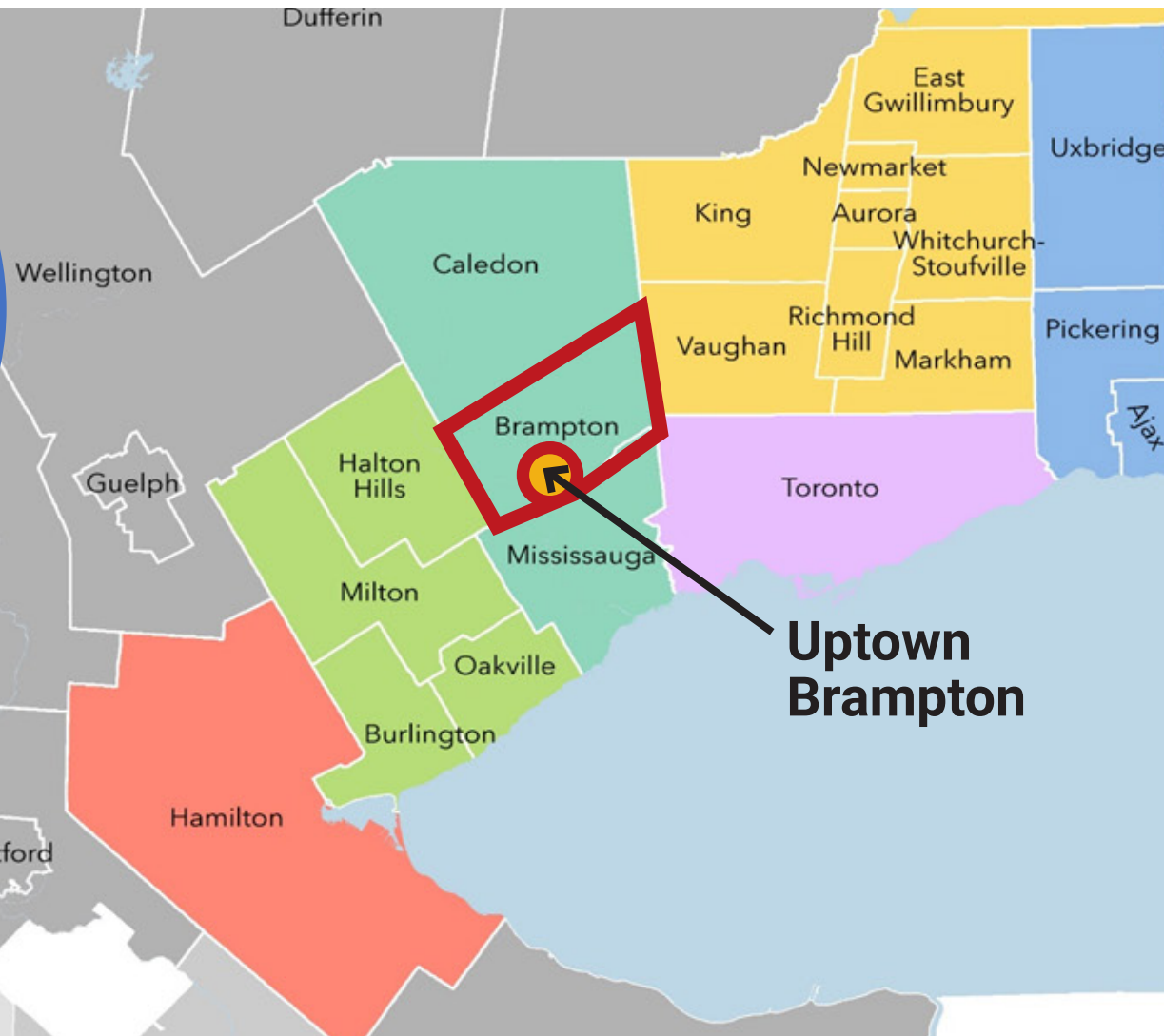
LRT, BRT, Züm
407 Transitway,
All-day GO

2nd largest
GDP in the Greater
Toronto Area

generate \$35 billion annually at
\$50k per capita
0.6% retail, 3% office vacancy rate

Source: CoStar

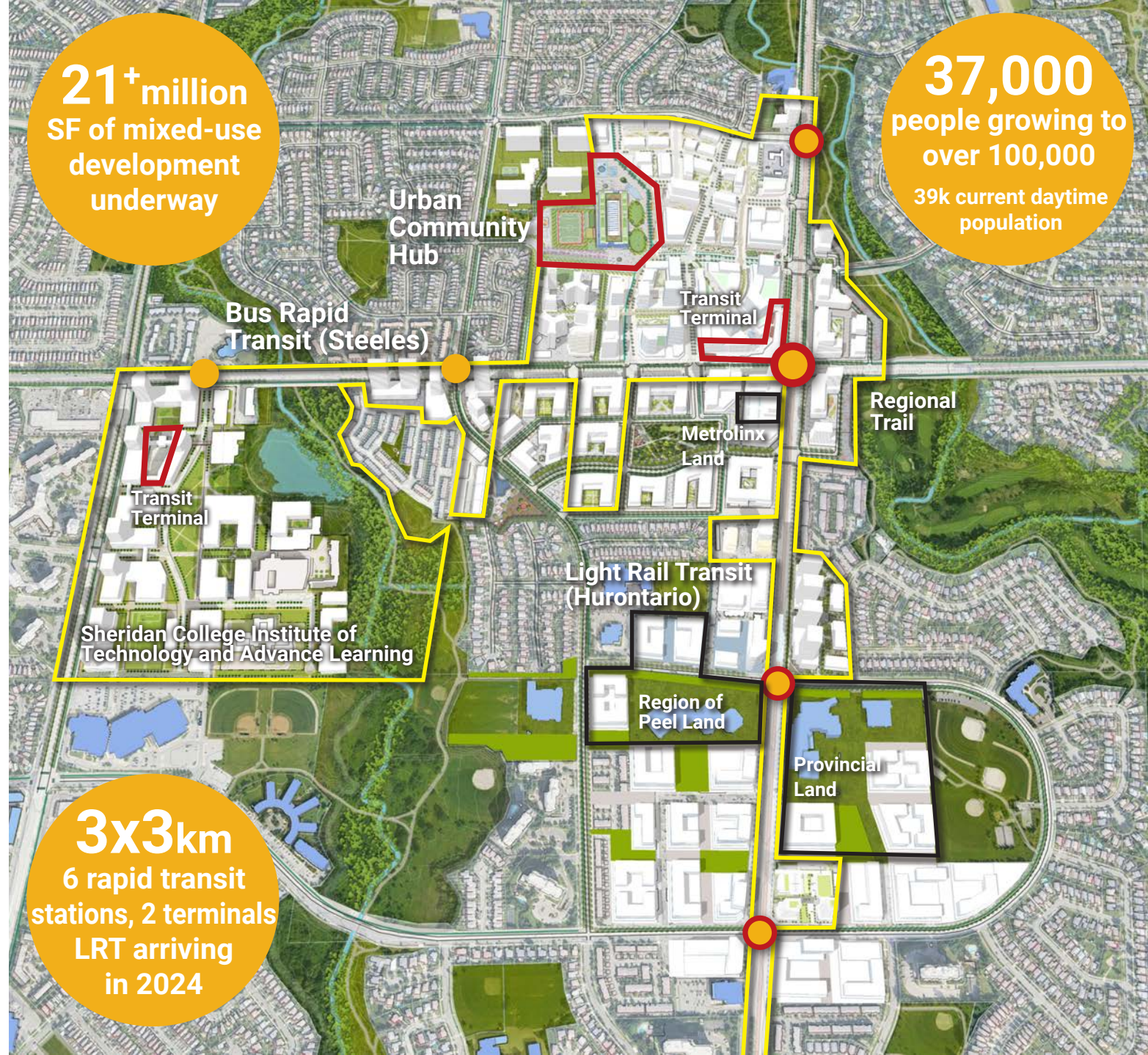
15-min
walkable complete
communities with
community hubs
city-wide



Uptown Brampton

A Living Model of Implementing Complete Transit Oriented Communities

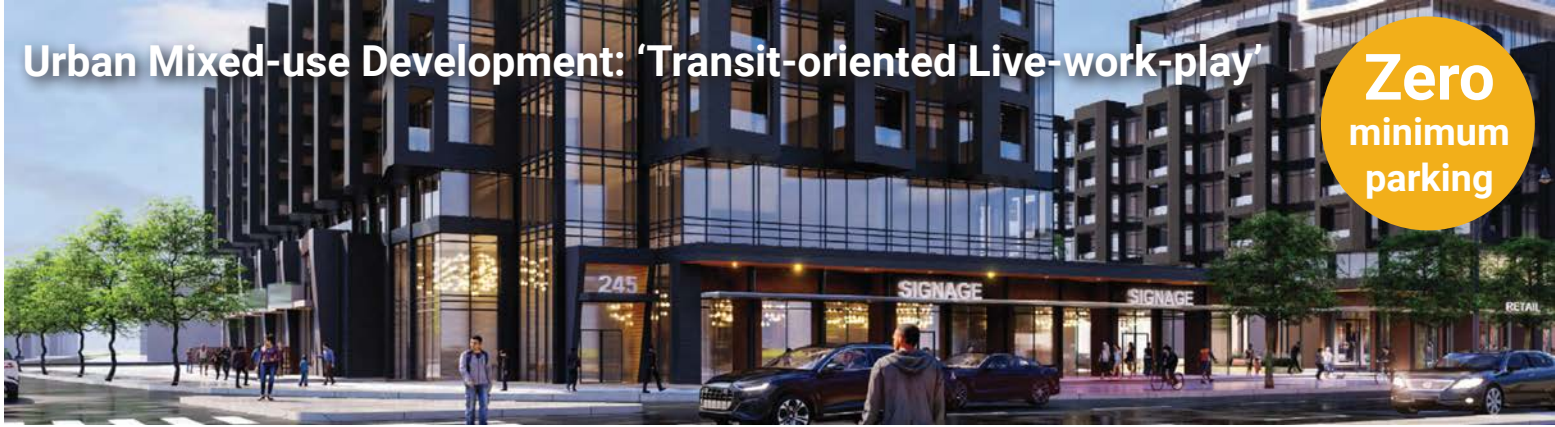
- 2 modes of rapid transit, 2 transit terminals, 6 rapid transit stations, 2 valleys with regional trails
- 37k existing population, 3.2 person per household, 55% of existing housing stock are in apartment buildings
- 21 million SF new apartment units plus office, commercial and institutional space under development review
- \$98k average household income, 53% born outside Canada, landed in Canada since 2017
- 35 ha of Provincial developable land, 7 ha of Peel Region developable land



The Council endorsed Brampton 2040 Vision directs Uptown Brampton to be:

- Beating heart of a major new custom-designed, transit-oriented work/live civic core for business, commerce, leisure, and tourism
- Landmark of Brampton with futurist image, expressive buildings and spaces, modern attractions, and where developers will put their best foot forward
- Car-free precinct with advanced civic infrastructure, 'smart city' technology and sustainability innovation

Urban Mixed-use Development: 'Transit-oriented Live-work-play'



Zero minimum parking

Urban Community Hub: 'Walk to One Stop Shop'



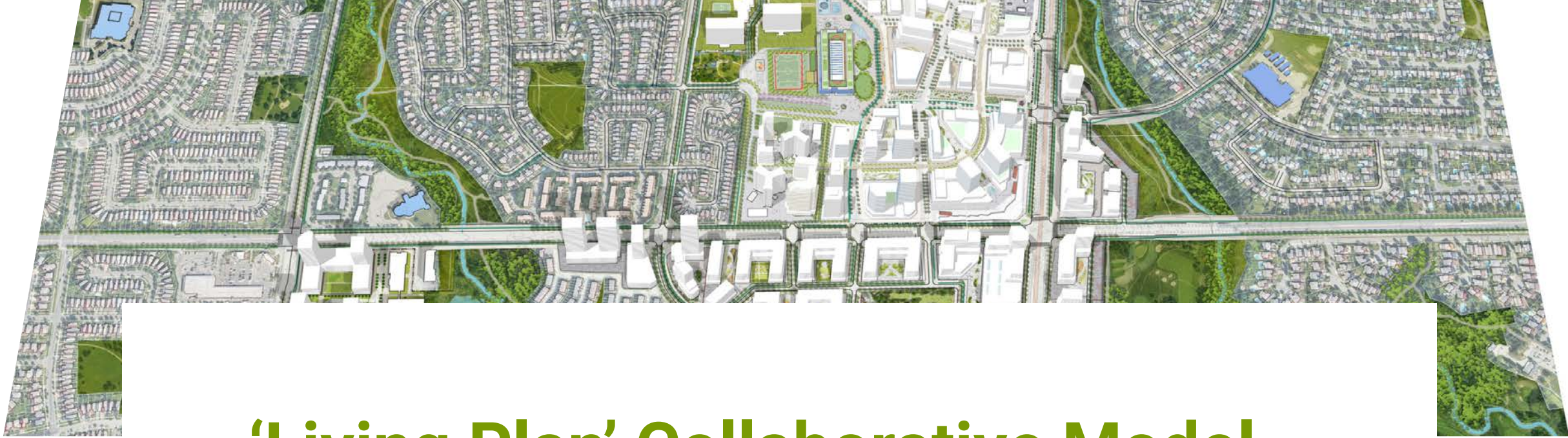
daycare, school, library, co-work, tech, culture, design, social, health, culinary

2km 'Urban Greenway'

Urban Streetscape: '24 hour Common Ground'



6m wide 'Mainwalk'



‘Living Plan’ Collaborative Model

**Accelerating and Enhancing
TOC implementation**

The Challenge: A Problem of Organized Complexity

Many infusions of new development are occurring on “grey-field” sites, with existing low density post-war uses and fragmented land ownership.



The Challenge: A Problem of Organized Complexity

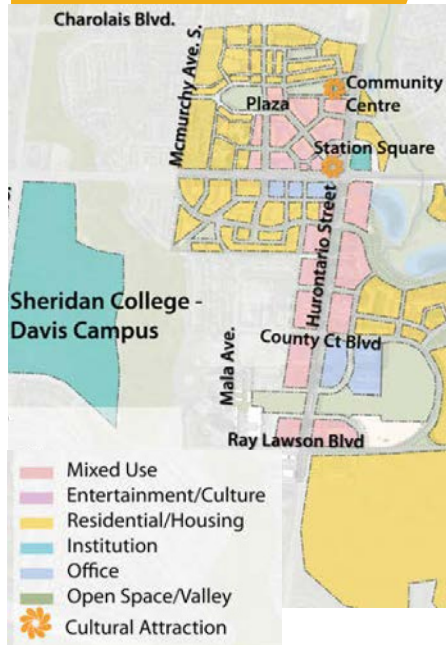
With changes occurring across multiple jurisdictions. Each with its own set of technical review tools, protocol, and capital and operational priorities.



Both the public sector and the development industry are ready for change, but the inherited **regulatory tools** we have to choreograph the change are static and siloed, unable to keep up with on-the-ground needs and trends, which cause delay in decision making.

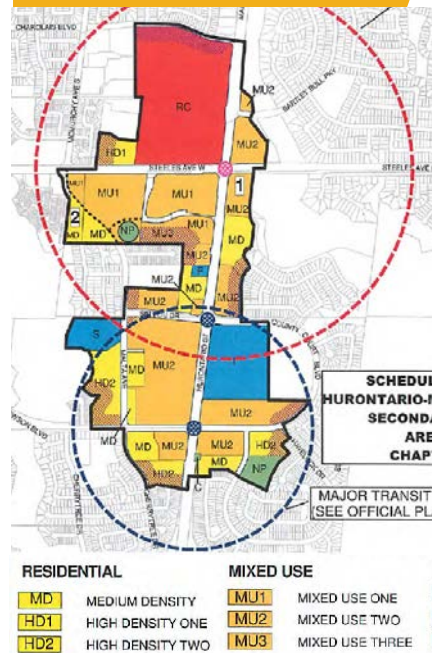
2018

Vision 2040
for Uptown



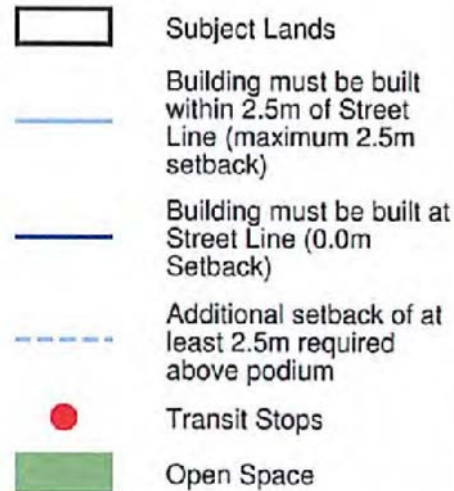
2017

Secondary
Plan



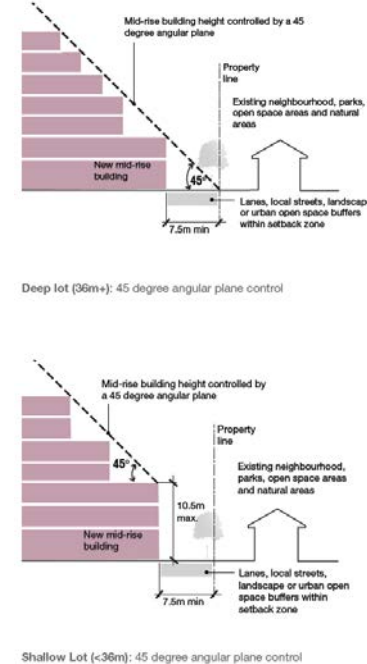
2017

Zoning
By-law



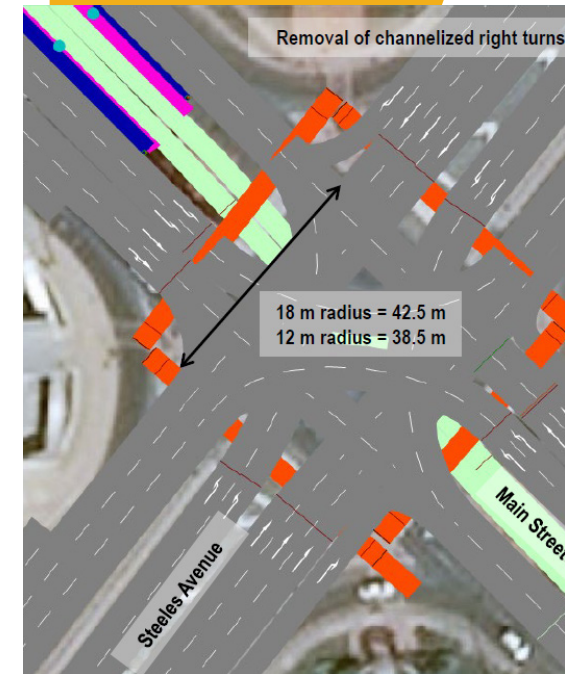
2015

Design
Guidelines



2020, based
on 2014 Study

Environmental
Assessments



We have also inherited a “recipe” for a dish we no longer want. With a **regulatory process** that is setup to piecemeal a proposal into “scoped” technical studies conducted through siloed lenses.

Land Use
Change

Official Plan
Amendment

Density,
Permitted
Use, Setback

Zoning
Amendment

Public
Land

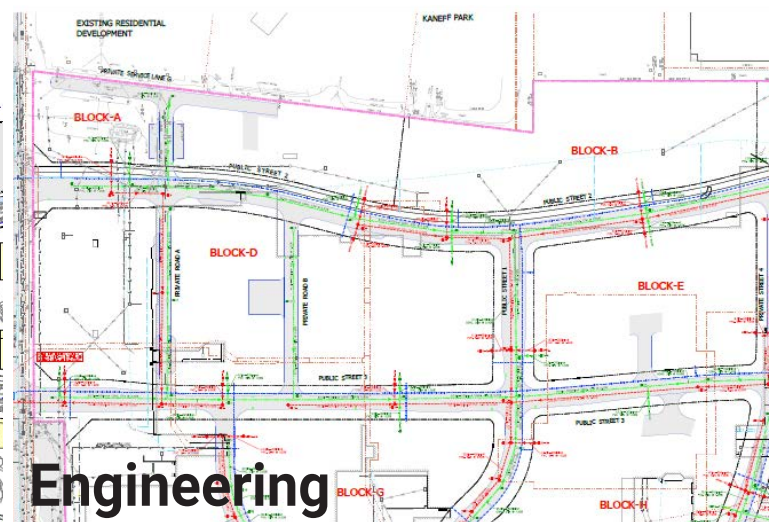
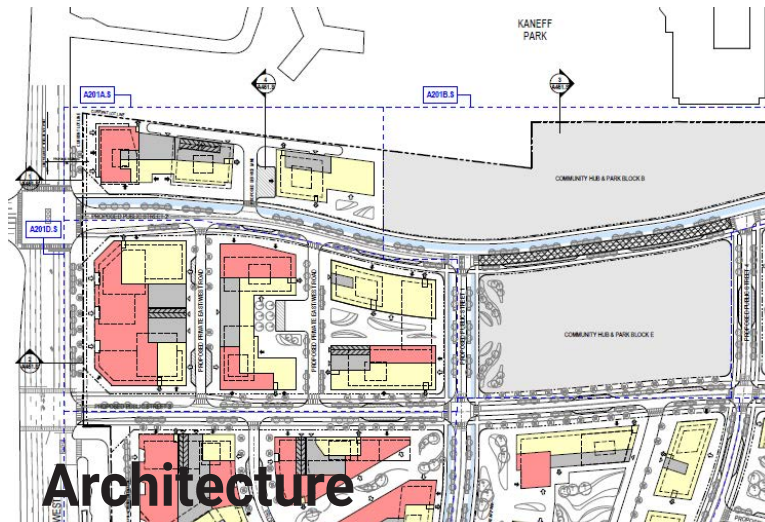
Plan of
Subdivision

Private
Land

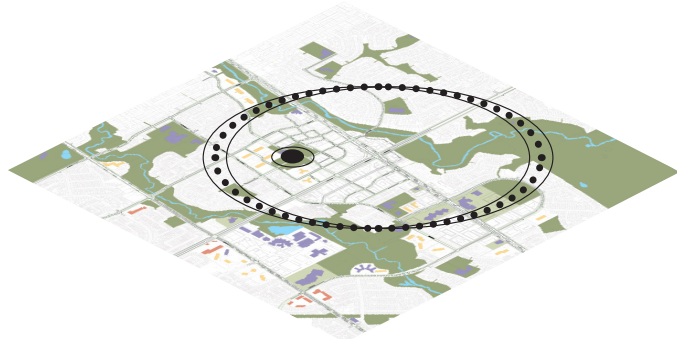
Site Plan
Approval

Building
Code

Building
Permit



As a breakthrough, we created the “**Living Plan**” and a cross-discipline “**TOC Cohort**” to provide weekly update to this 2D plan and 3D model.



Active Ground Floor & Hub Design

Create a piece of complete neighbourhood that enable “10min walk to all daily needs” on day-one.

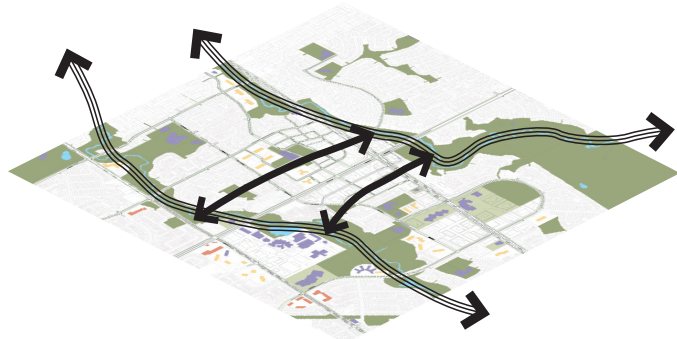
- Community & Social Health**
- Culture & Food Tourism**
- Economic Development & Entrepreneurship**



Active Public Realm Design

In a consolidated form, demonstrate best practices of street environment, transit environment, active transportation environment “all-at-play” in one place.

- School Streets** child-friendly ‘walk & roll’
- Food Streets** ‘garden to table’
- Park Streets** network of parks and open space



Active Green Spaces Design

Establish an interconnected “Blue-and-Green” and “Creek-to-Creek” eco-connections & destinations.

- Ecological Corridor**
- Cognitive Corridor**
- Urban Greenway for Climate Change Learning**



- Public health, recreation, library, parks & open space, school boards, age-friendly
- Economic development, post-secondary education, arts & culture, tourism & events
- Development services & policy planning

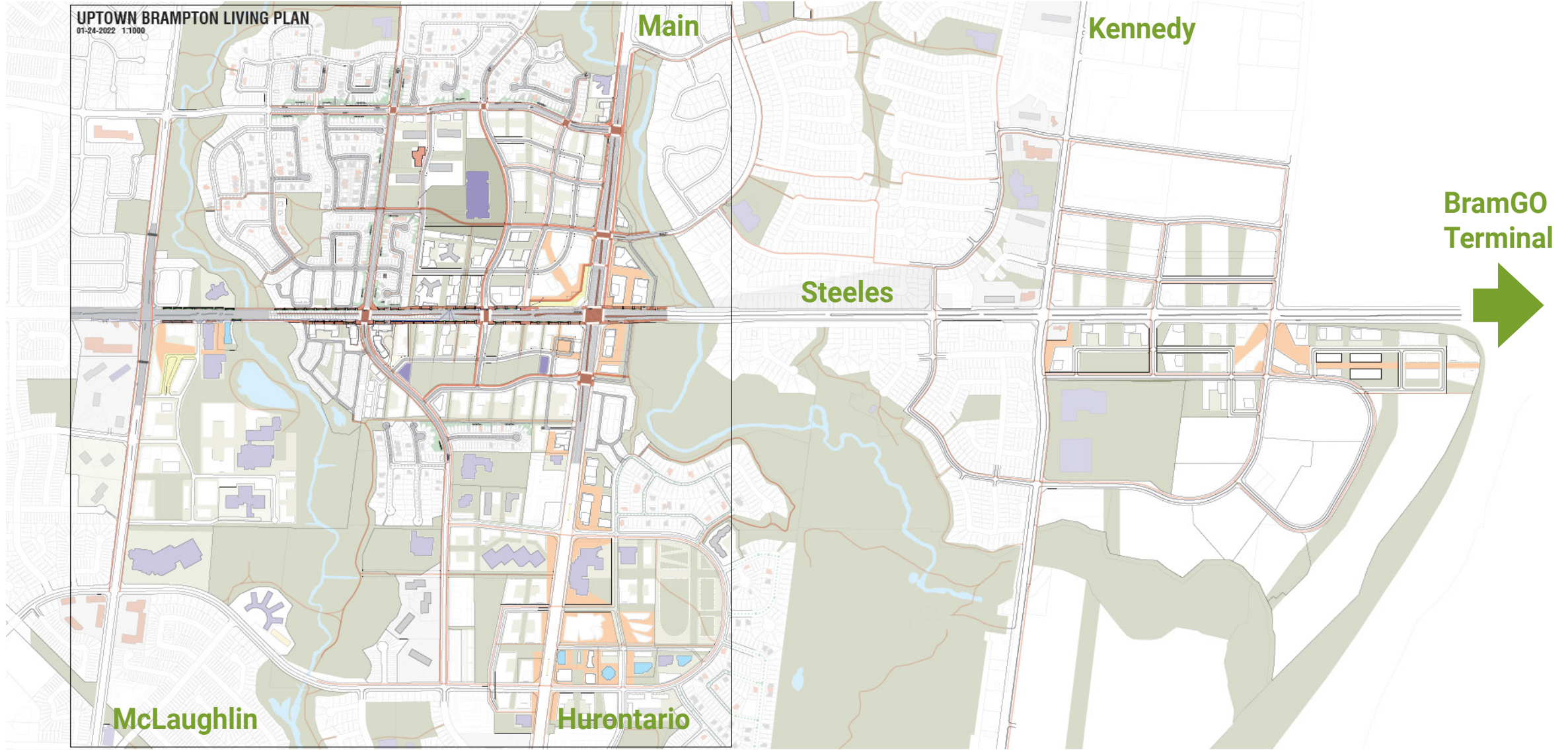


- Public health, transportation planning, traffic planning, transit planning
- Waste management, smart cities
- Local transit agency, regional transit agency



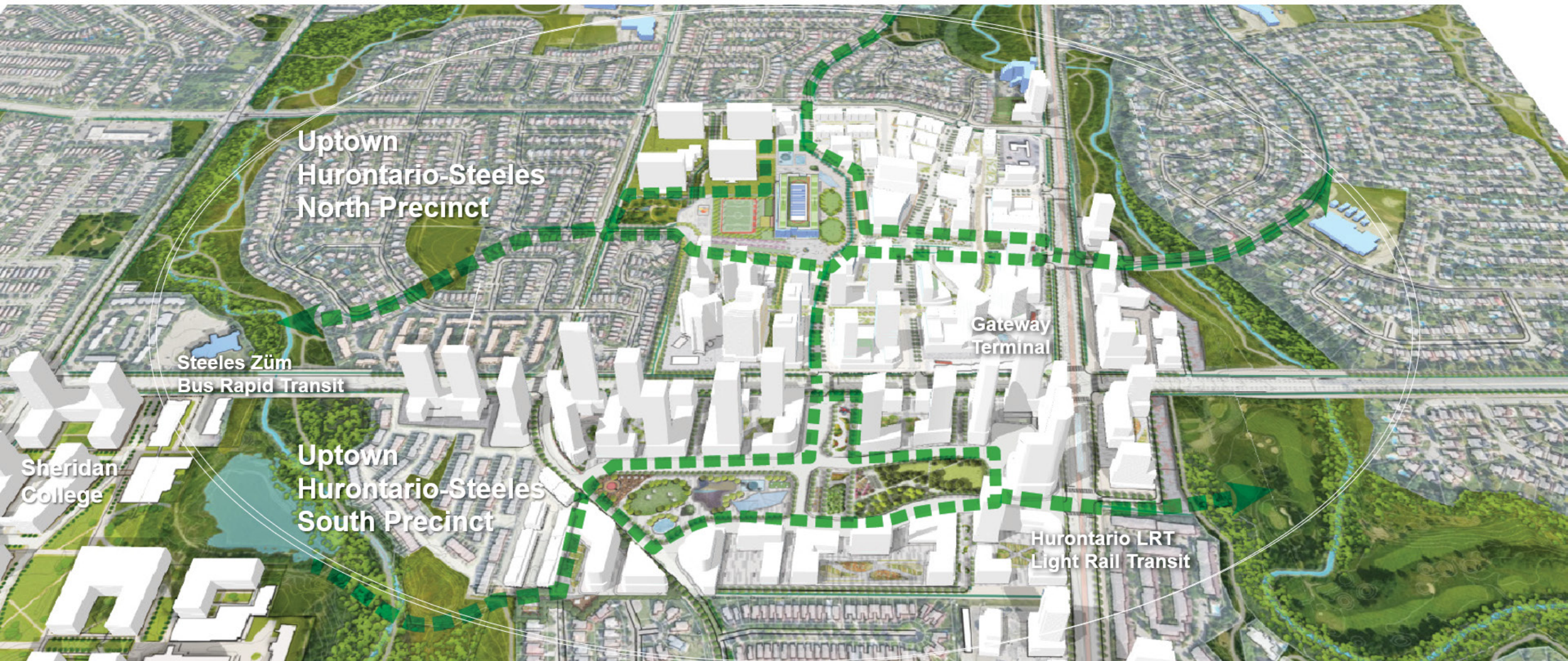
- Public health
- Conservation authorities, parks and open space, recreation
- Transportation planning, environmental planning, environmental engineering

A 2D and 3D digital plan that enables us to visualize all public and private initiatives on the same plan over time



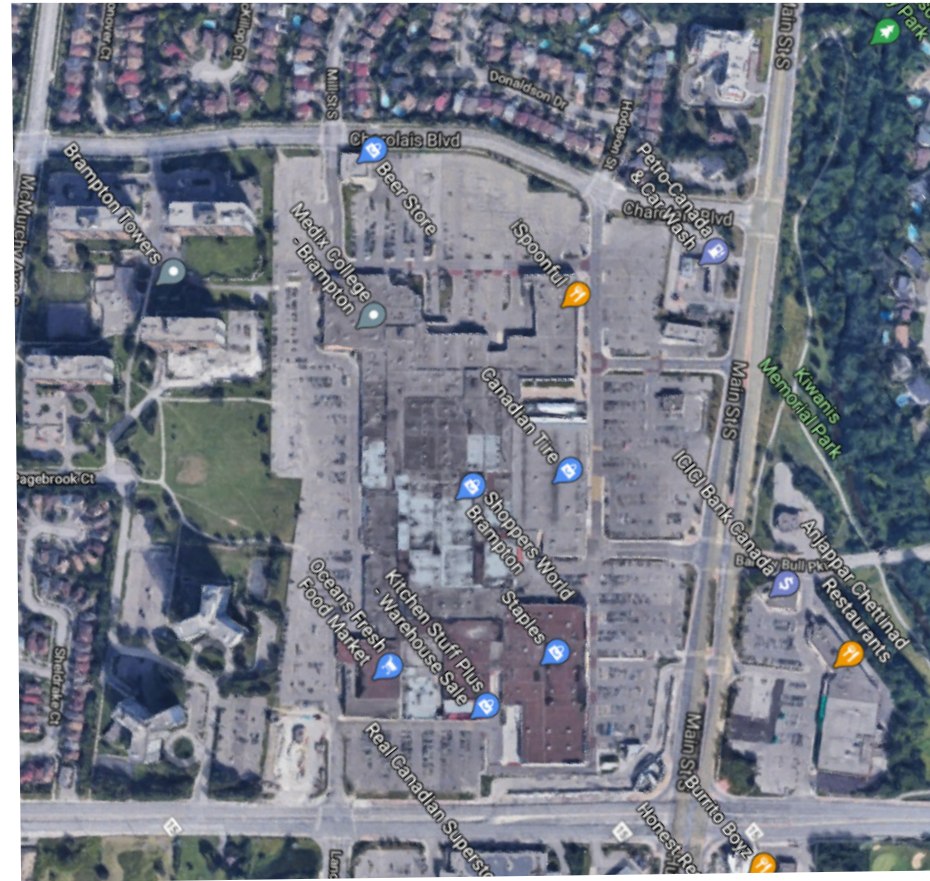
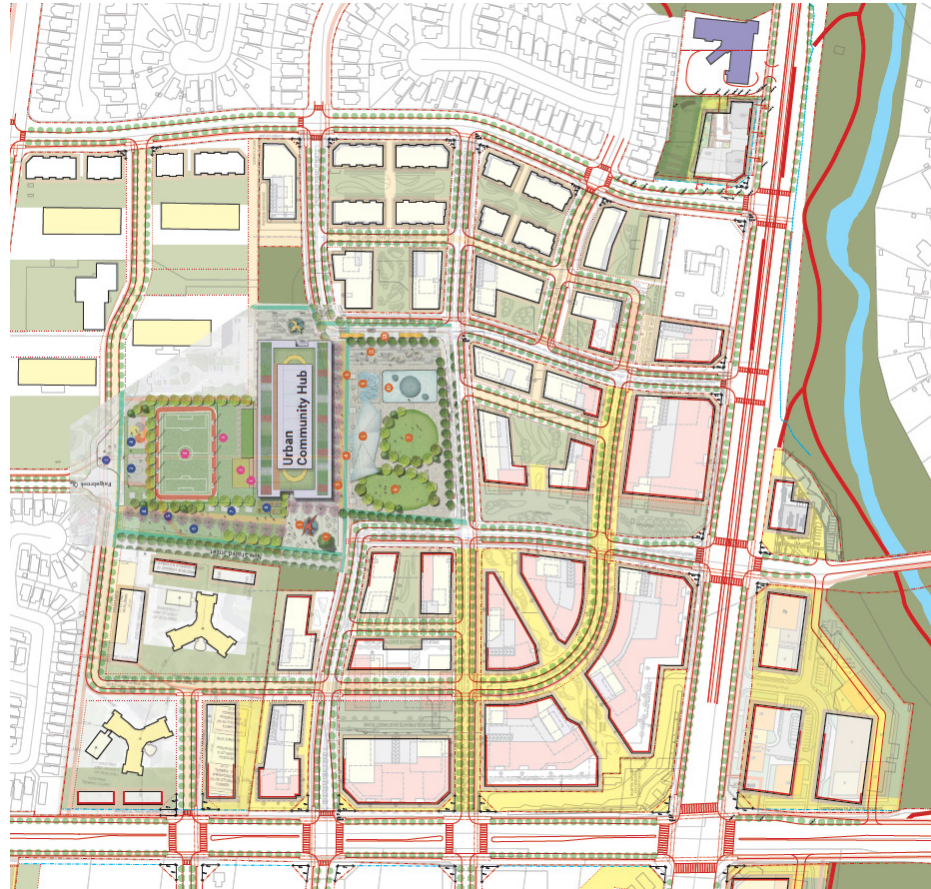
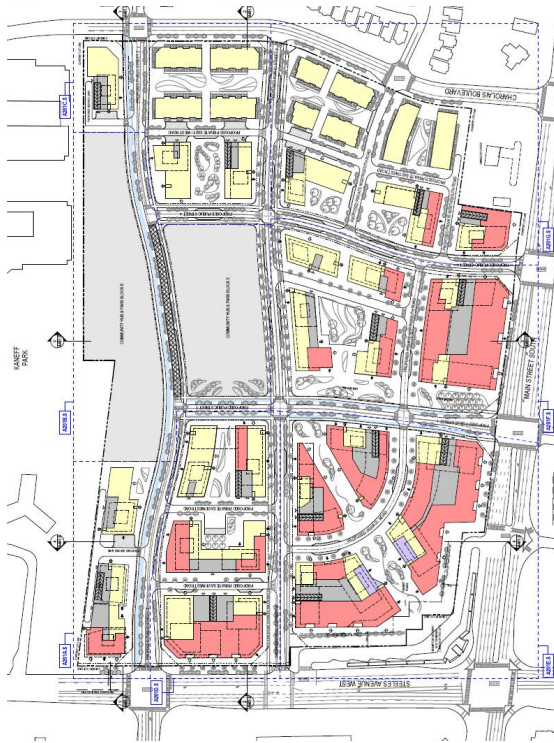
Knit neighbourhoods together into a cohesive whole

- Creek to creek connections
- Neighbourhood parks at the hearts
- Family-friendly community streets



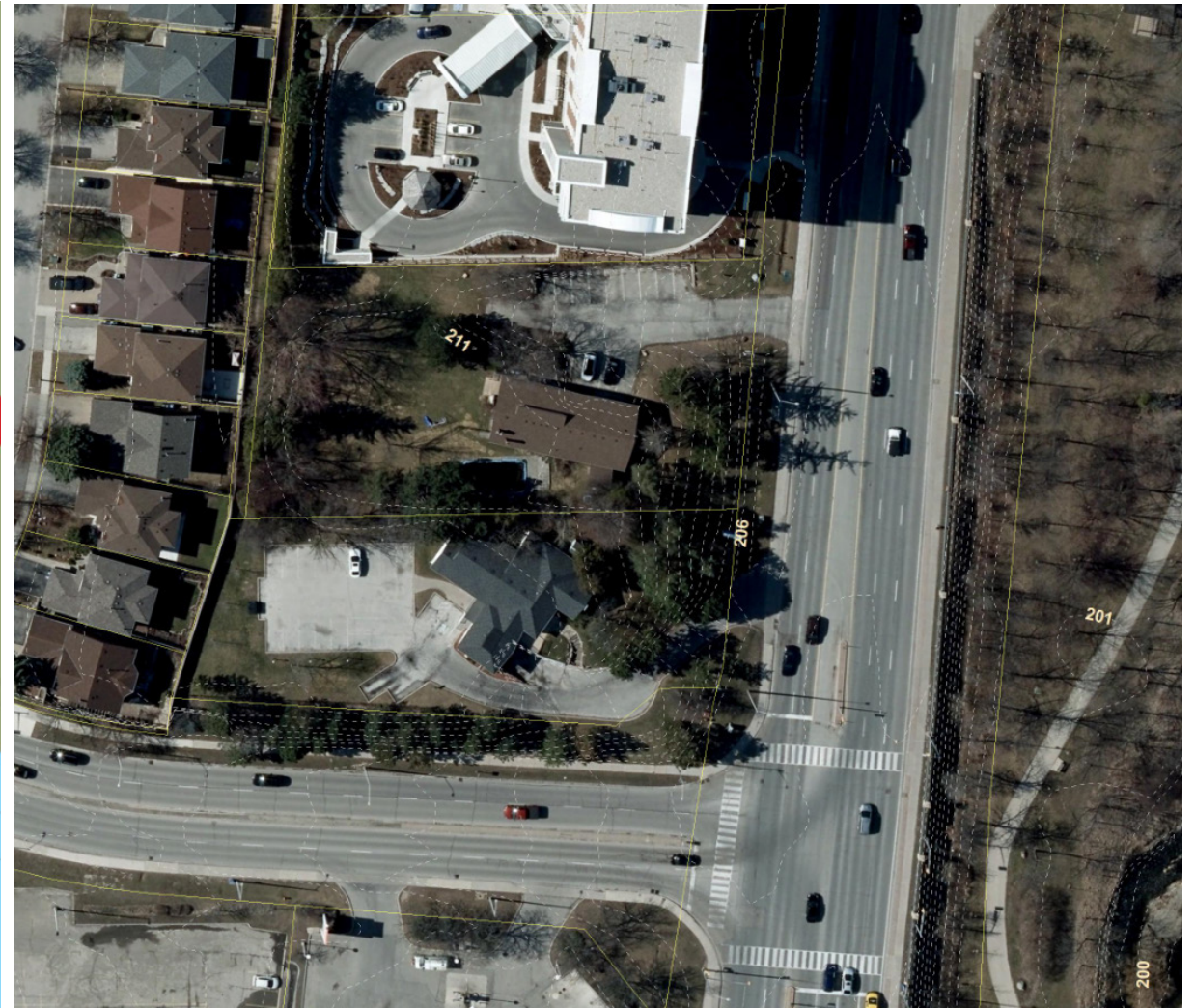
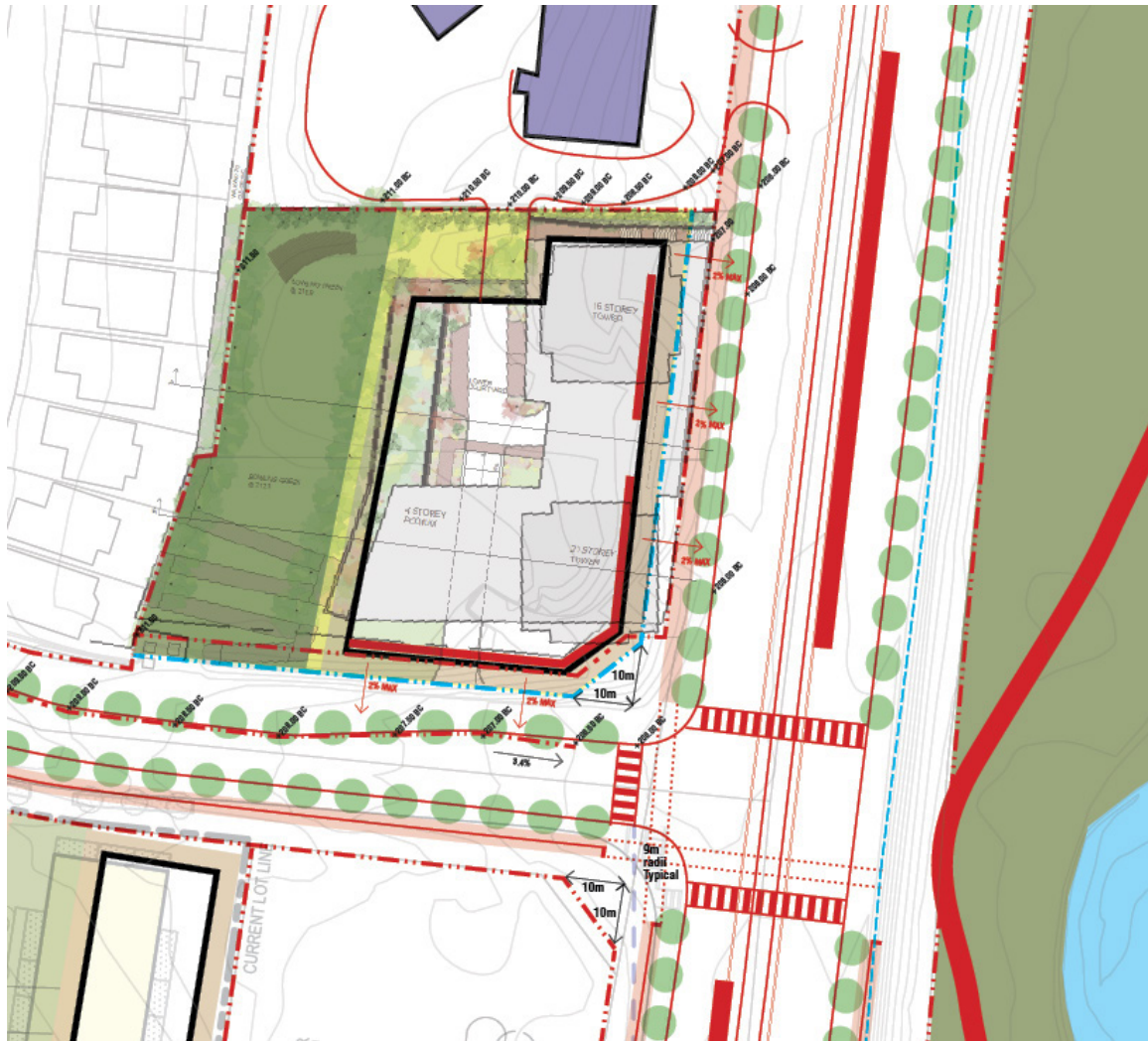
The “Living Plan” is created with the goal to:

- protect the interests of emerging studies / trends prior to final adoption
- enhance the relationships among active development proposals
- unveil opportunities to enhance place-making from the outset

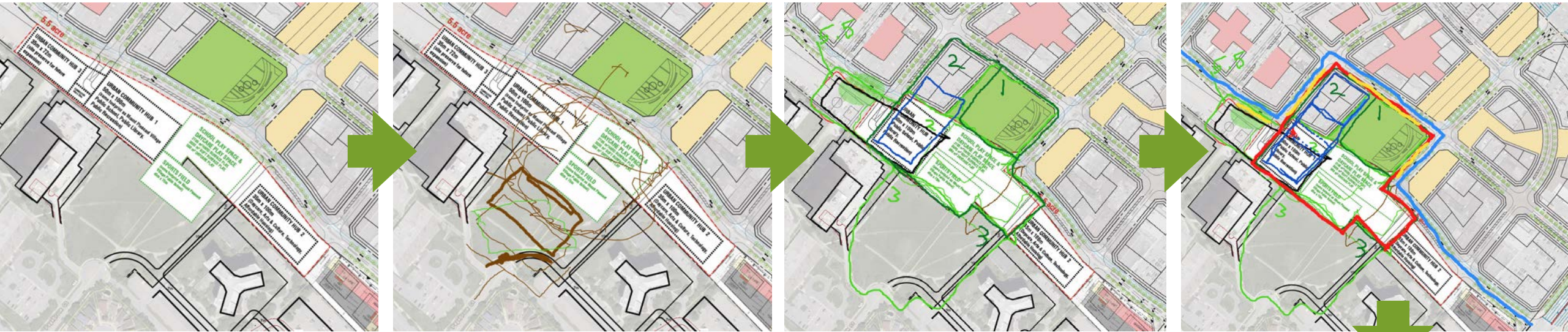


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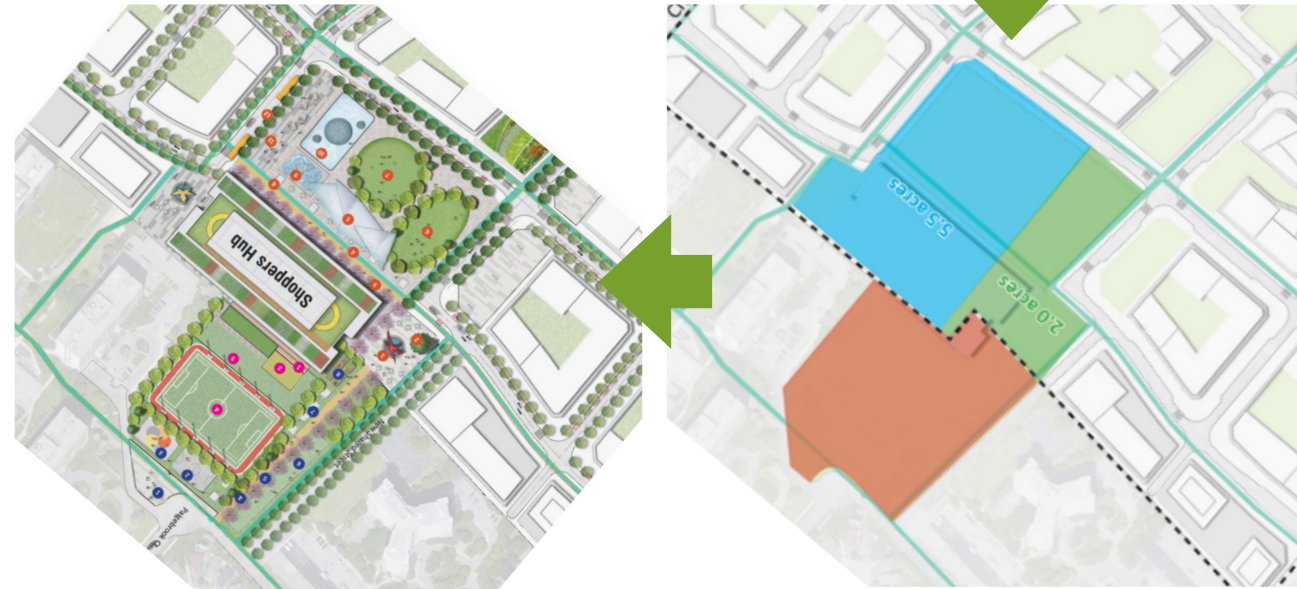


Break through disciplinary boundaries: community hub



Co-create synergistic solution with:

- Parks and open space
- Traffic planning
- Transit planning
- Recreation
- Library
- School board
- Development planning



Break through disciplinary boundaries: community hub



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

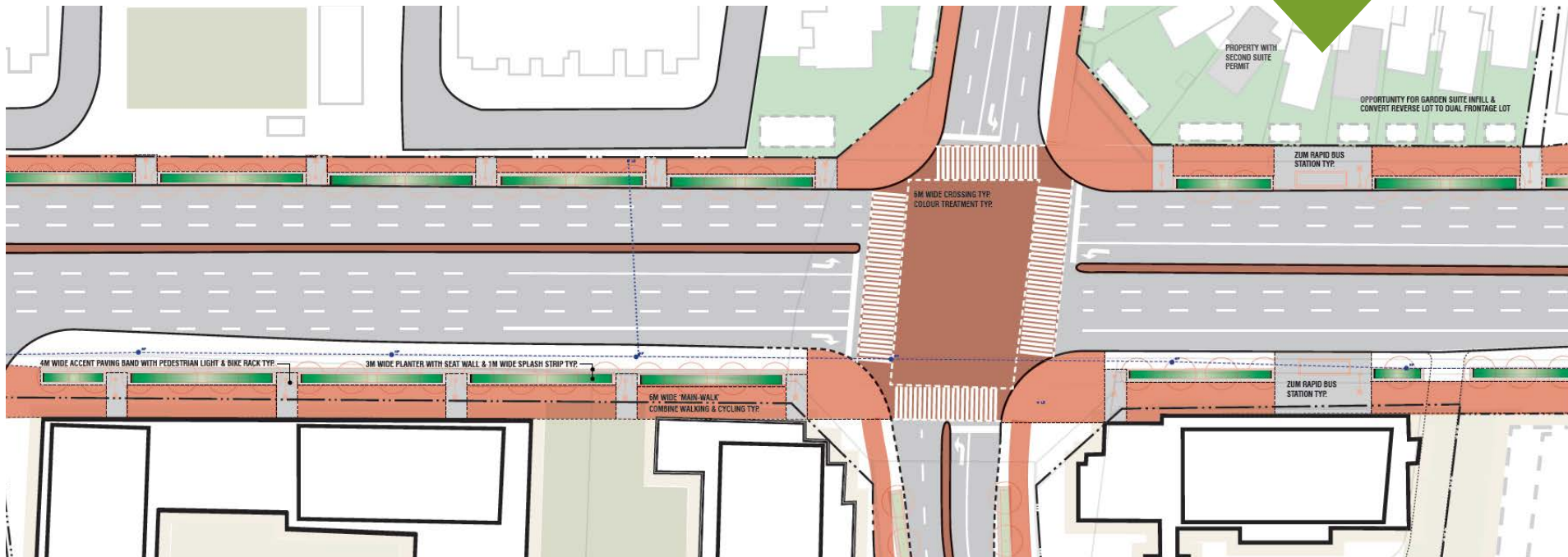
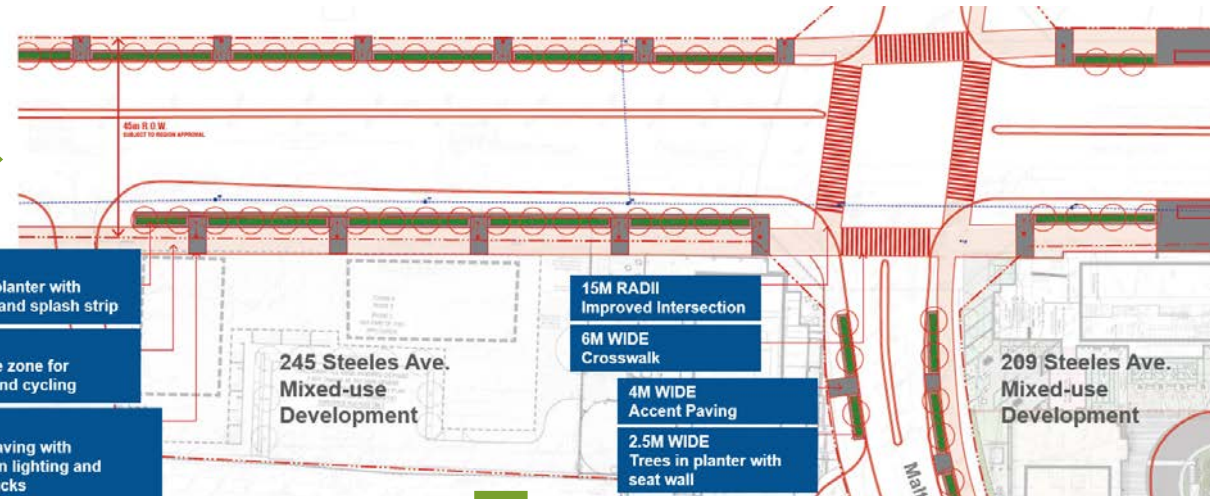
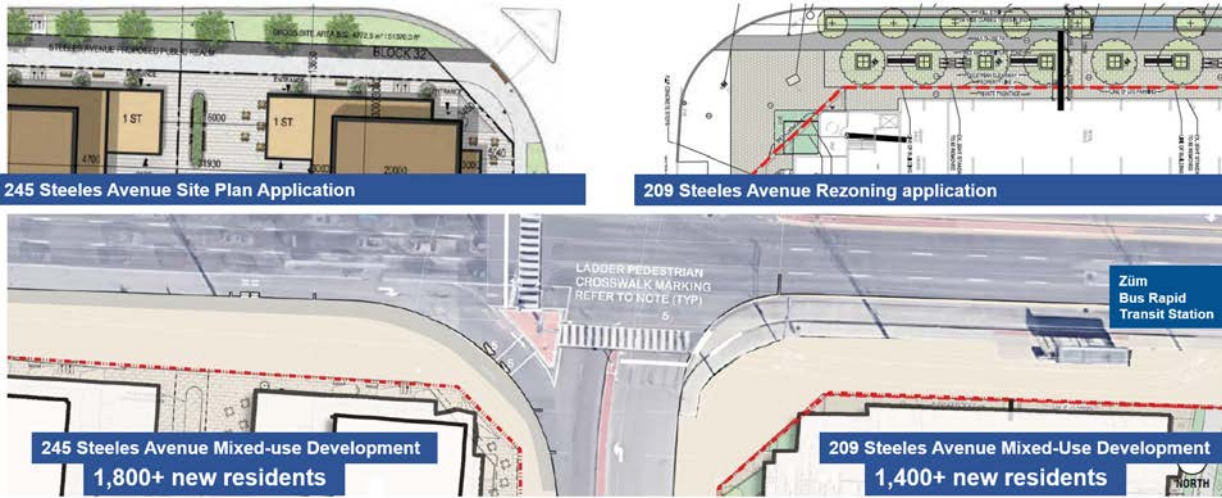
Technology & Innovation Hub

- 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

Break through jurisdictional boundaries: to create a 'Main Street'



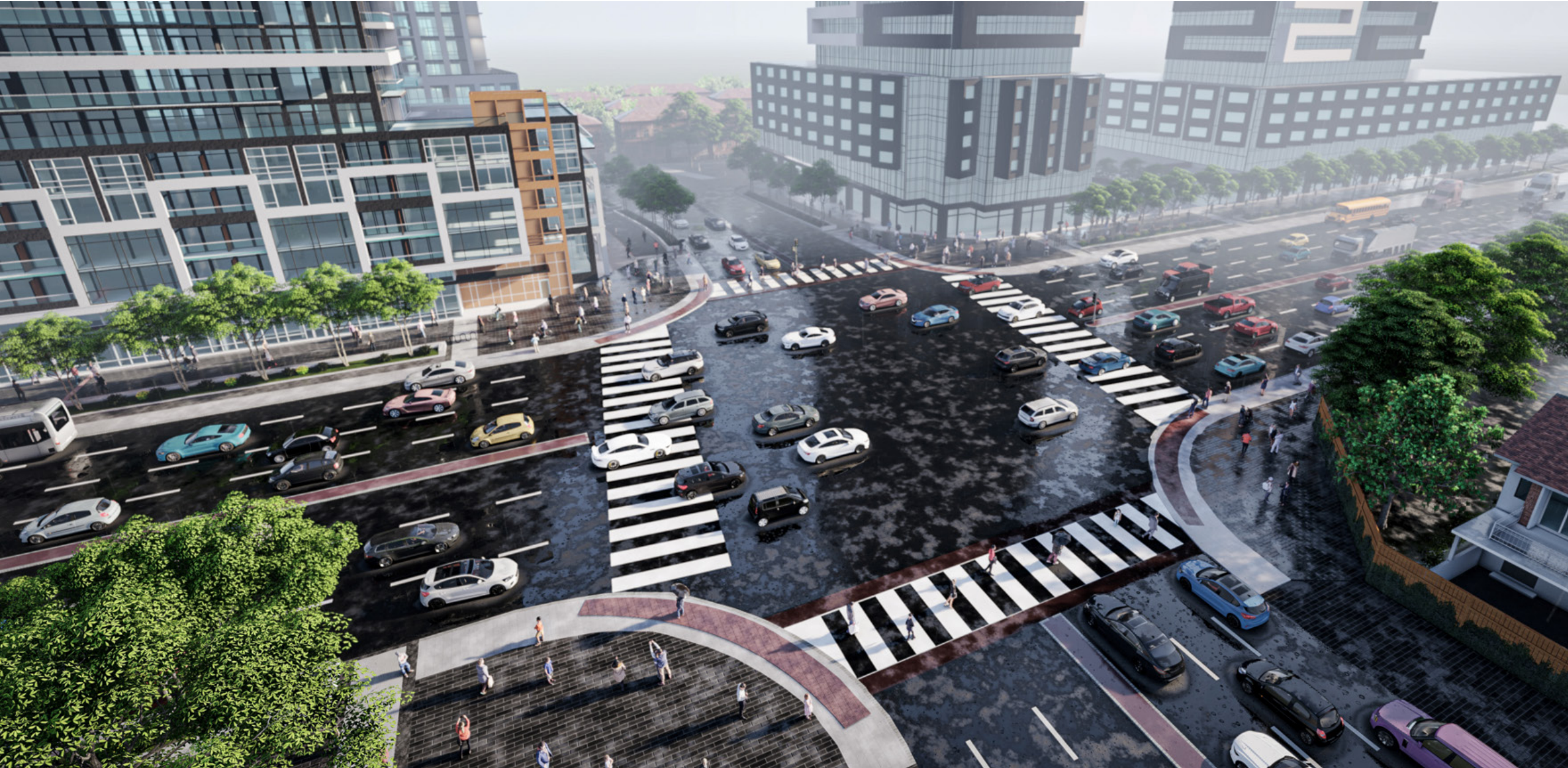
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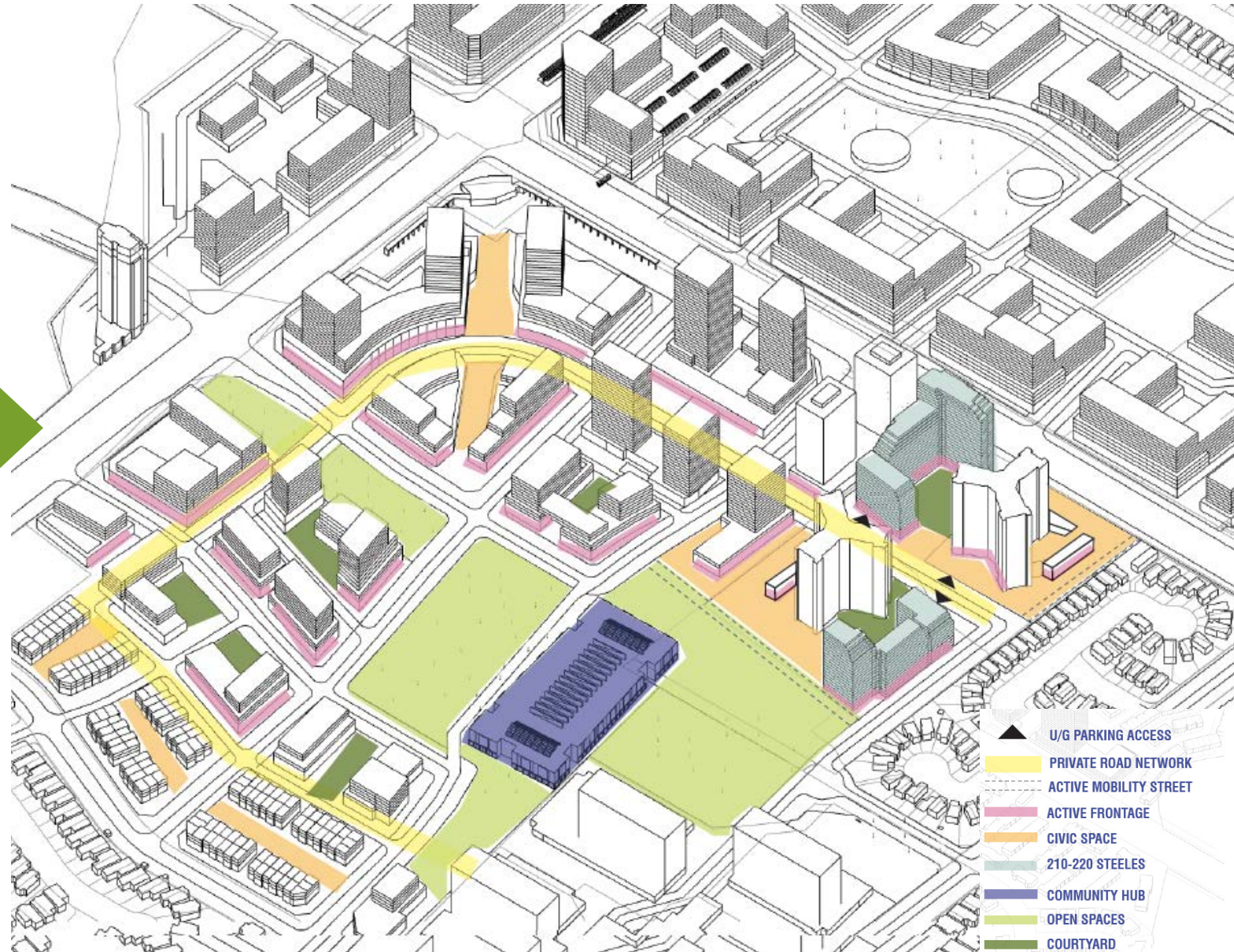
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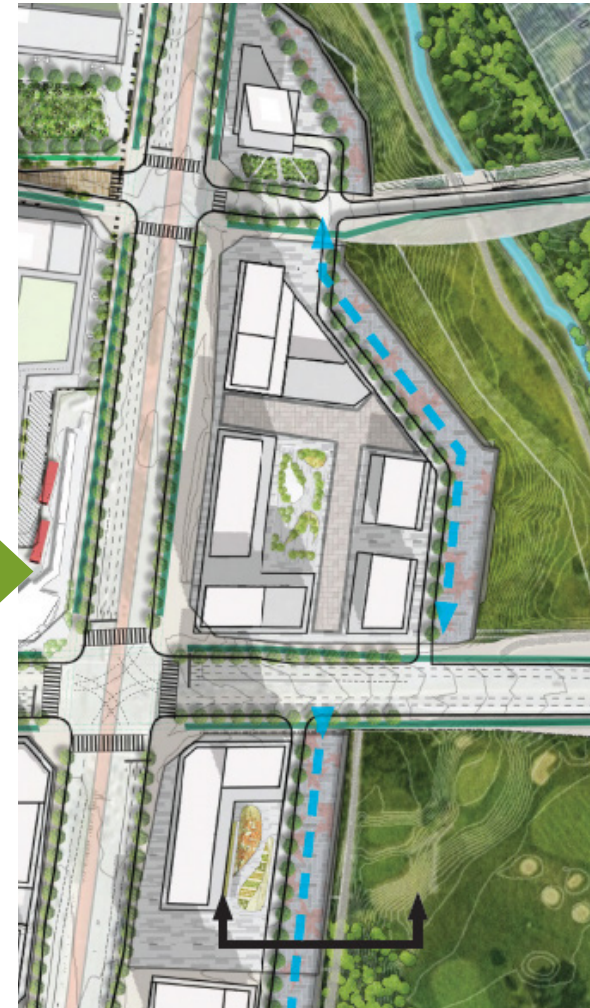
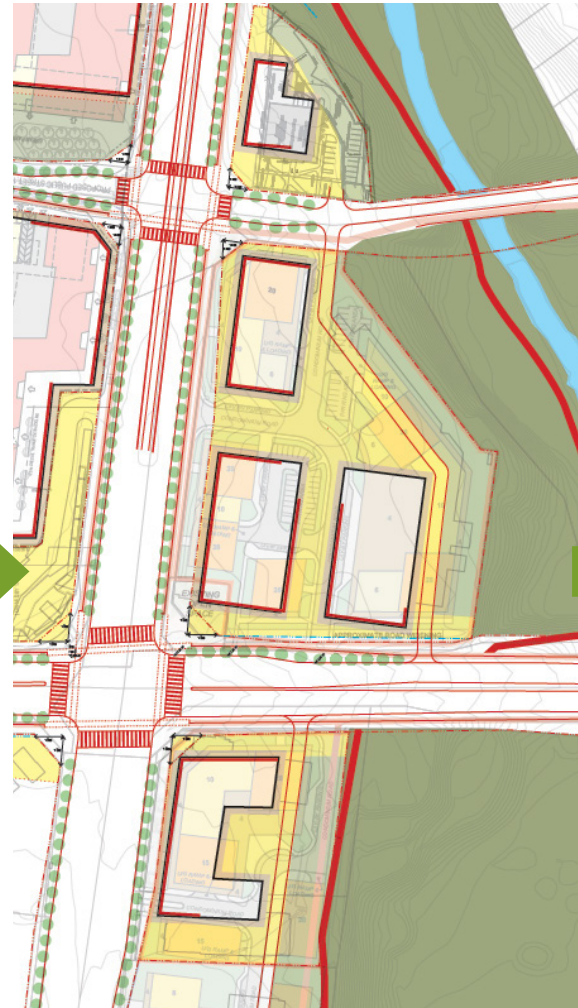
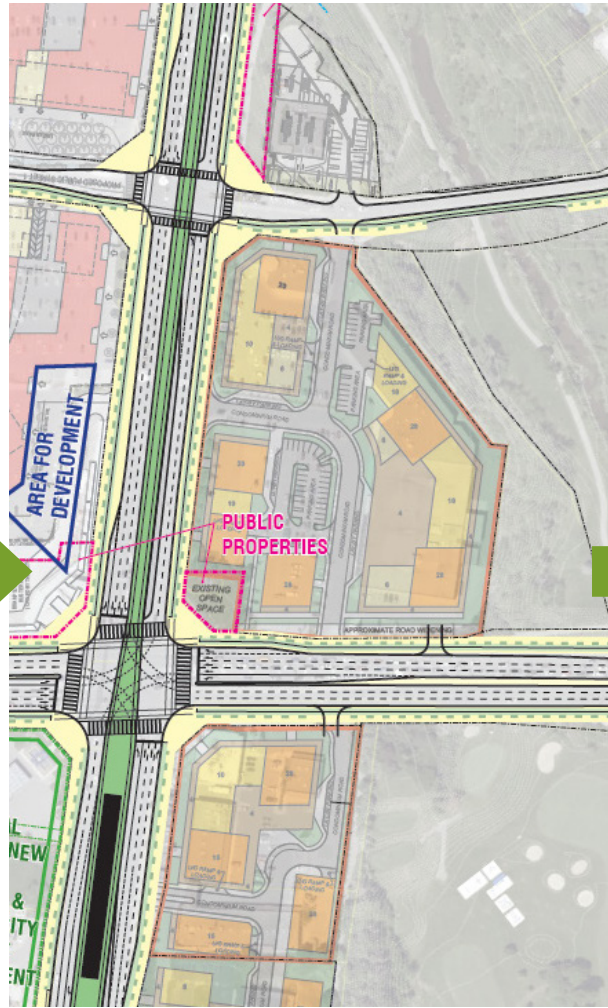
Break through jurisdictional boundaries: to create a 'Main Street'



Knit development together: expanding 'High Street'

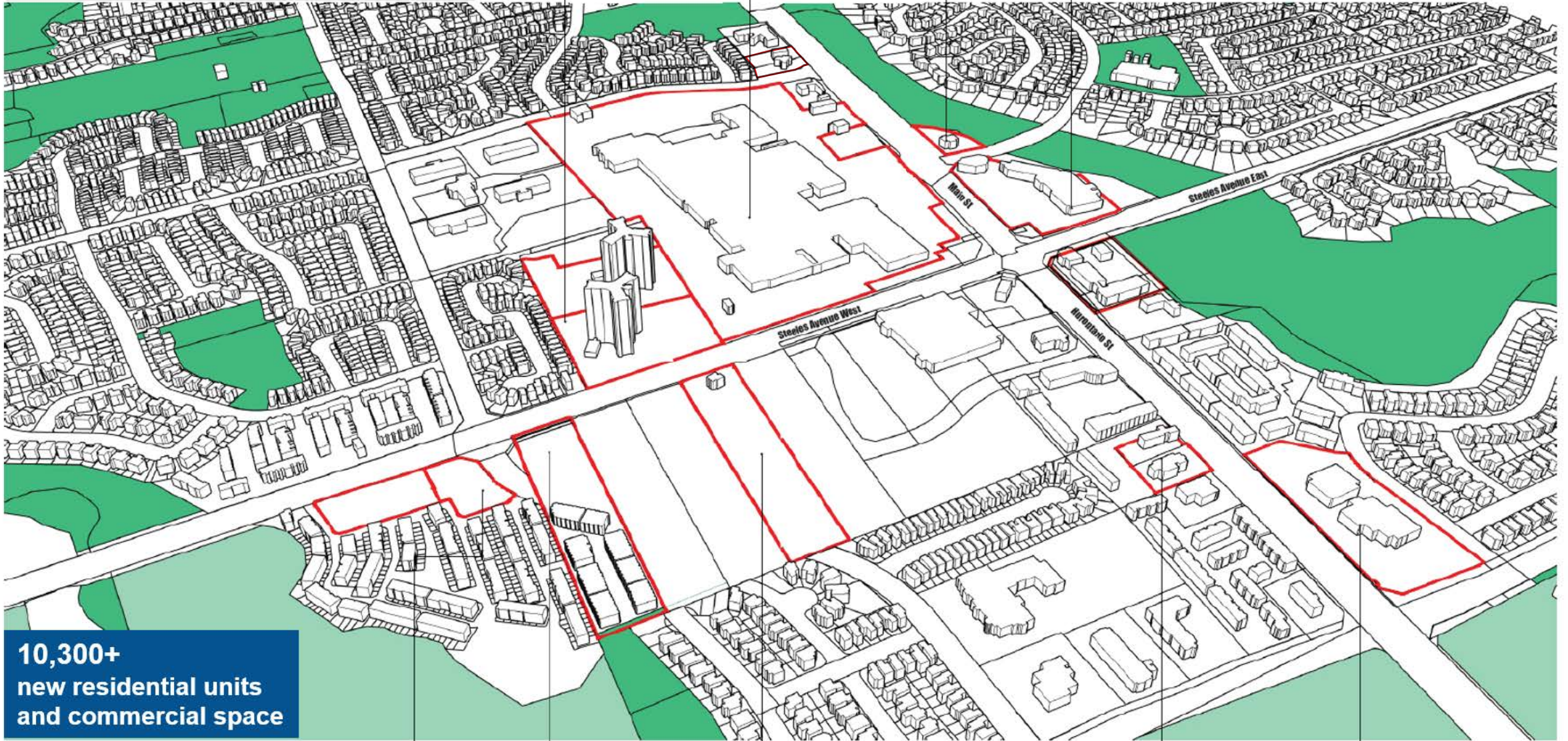


Knit development together: integrating 'Urban Greenway'



Knit neighbourhoods together: overcome barriers

Hurontario / Main Corridor - Area 55



210-220 Steeles Avenue West
Up to 30 Storeys
Pre-Application Consultation

499 Main Street (Shoppers World)
Up to 29 Storeys
Approved

2 Bartley Bull Parkway
25 Storeys
Proposed

1 Bartley Bull Parkway + 1 Steeles
Multi-Tower + Mid-Rise Development
Pre-Application Consultation

10,300+
new residential units
and commercial space

245 Malta Avenue
25 Storeys
Pre-Application Consultation

209 Steeles Avenue + 225 Malta Avenue
40 Storeys
Proposed

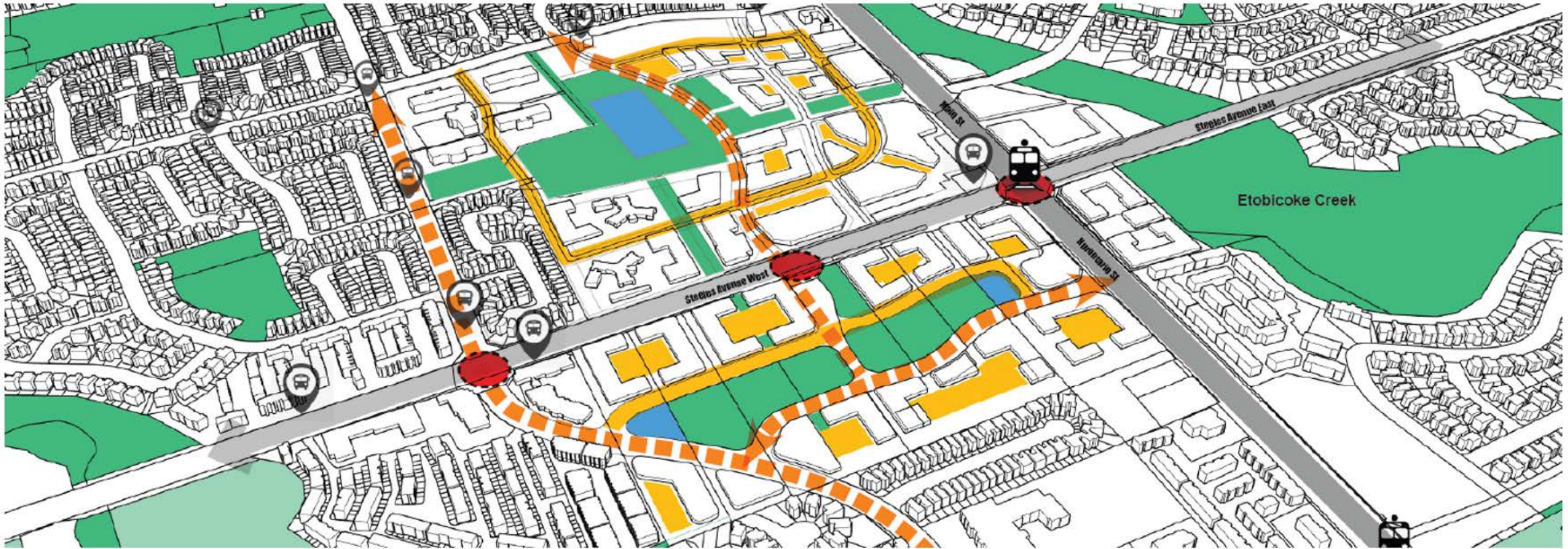
137 Steeles Avenue West
Up to 39 Storeys
Pre-Application Consultation

7800-7900 Hurontario Street
20 Storeys
Approved

2 County Court Boulevard
Up to 40 Storeys
Pre-Application Consultation

Knit neighbourhoods together: creating 'Beating Hearts'

1. Interconnected NS & EW street network.
2. Central park with community anchors at the heart of the neighbourhood.
3. Fine-grain development blocks connected by at-grade courtyards and pedestrian mews.



Thinking ahead and anticipating opportunity 'on deck'.

A combination of public and private lands at two rapid transit stations.

- 190 acres (77 hectare)
 - 15 million SF of primarily office and institutional employment with entertainment, cultural and residential use
 - 40,000+ new residents plus 27,000+ new jobs
- based on Vision 2040's
1.8 jobs to 1 household ratio for Uptown



2 County Court Development
Approx 1.5million SF

205 County Court Development
Approx 0.7million SF

City land	24 acre (10 ha)
Peel land	16 acre (6.5 ha)
Province land	22 acre (9 ha)

2.2 million SF active development
5,800+ new residents
2,800+ new jobs



Roundtable Discussion

Introduce yourself and share how you see yourself contributing to the larger neighbourhood building effort.

How is the “Living Plan” and informal process useful to you; how would you like to see it used?

Is it helping you to better understand and relate to the opportunities for creative neighbourhood building?

Identifying opportunities to enhance creative place-making at an early stage?

Enhancing relationships among active development proposals?

Advancing city goals and the 2040 vision?

How could it be improved?