

REQUEST FOR PROPOSALS (RFP)

Project: Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North)

Deadline for Receipt of RFP Submissions: 2:00pm EST on Tuesday April 30, 2024

Contact Information:

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These lands have not been declared surplus and are subject to the City's disposition process.

Issued: April 2, 2024

Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North)

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I MESSAGE FROM CAO

To Prospective Proponents,

The City of Brampton invites you to take part in an exciting redevelopment initiative to revitalize the north-east quadrant of historic Downtown Brampton – our Heritage Theatre Block and Southern Block.

The City is focused on unlocking the development potential of the downtown, including our City-owned properties, which is primed to be an iconic destination development for Bramptonians and visitors alike to create a sense of place and meaningful experiences to live, work, learn, and play. The subject lands are situated adjacent to downtown’s beloved Rose Theatre and sits at the doorstep of Garden Square. This is an opportunity to build a unique, vibrant, community-focused, and high-quality architectural project in partnership with the City. This project will contribute to the beating heart of the downtown, our public spaces, entertainment attractions, civic landmarks, and retail renewal.

There is no better time to build in Downtown Brampton, the City is currently being planned for significant infrastructure investment from the Province for the Hazel McCallion LRT extension, the Queen Street – Highway 7 BRT, and two-way all-day GO service on the Kitchener Line. The City is investing today in streetscape and public realm improvements along Main Street, Queen Street, and our primary urban squares Garden Square and Ken Whillans Square. In addition, the City will receive more than \$38.8 million towards flood mitigation, bringing the City closer to realizing Riverwalk and more mixed-use intensification opportunities.

The City is committed to seeing the Heritage Theatre Block and Southern Block re-imagined and transformed into a catalytic urban renewal project. We are looking for the best partners to work with us to realize this unique opportunity.

We look forward to working with you to shape and redesign the future of the north-east quadrant of Main Street and Queen Street in our historic core.

Thank you,



Marlon Kallideen
Chief Administrative Officer, Office of the CAO



Steve Ganesh
Commissioner, Planning, Building & Growth
Management



Andria Oliveira
Director, Downtown Revitalization

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1.0 CALL FOR DEVELOPMENT

1.1 The Opportunity

The Corporation of the City of Brampton (“City” or “Brampton”), through its Downtown Revitalization Division issues this Request for Proposals (“RFP”) inviting proposals that reimagine the potential for strategic properties in the heart of the City of Brampton. The City seeks proposals from potential Development Partners for the redevelopment and revitalization of the Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North) with a financially viable and design-forward solution.

The registered owner for the subject lands is the City of Brampton. The property overview is included as Attachment 3. A site map and site survey are included as Attachment 3.

The City makes no claims to acquire and/or expropriate privately owned properties (52, 48, 22-28 Main Street North) within the Southern Block. Proponents must account for this factor as part of their development concept, at no cost or obligation to the City.

1.2 The Process

This RFP represents the first stage in identifying a suitable Development Partner or Partners that will be the Development Lead for the redevelopment and revitalization of the subject lands.

The RFP process (Figure 1.0) includes the following:

Stage 1 – Request for Proposals (RFP)

1. **Master Plan, Technical Concept & Design** – describes and demonstrates the proponent’s vision for their master plan and proposed development concept by addressing the City’s development objectives and design parameters with an appropriate market response.
2. **Financial Offer & Deal** – describes the preferred financial deal structure and expectations of a financial offer (e.g., purchase price, lease value, financial asks of City) with respect to the proposed development concept.
3. **Project Delivery and Implementation Plan** - outlines the expectations for an Implementation Plan including a project work plan with a schedule to demonstrate the feasibility of timelines presented, a phasing plan, and ability to achieve key milestones at the earliest possible date, and an operations plan to provide insight into the project's viability over the medium to longer terms.
4. **Evaluation** - The submissions will be evaluated based on a defined evaluation process using a 5-point rating scale.

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Stage 2 – Request for Clarification and Negotiations

The City may seek further clarity on proposals based on Section 3.6 with short-listed proponents on additional requirements, including, but not limited to, the technical design and financial commitments to deliver the project. As part of stage 2 there is a negotiations stage (Section 5.0) with short-listed and/or preferred proponent(s) to begin negotiations. The negotiation stage will be based on the proposal submission, that will form the Memorandum of Understanding (MOU), term sheet, letters of intent, and any agreements.

This RFP is non-binding and shortlisted RFP proponents are not guaranteed further participation in the project. The City reserves the right, privilege, entitlement and absolute discretion, for any reason whatsoever, to (a) choose a Proponent whose commercial/financial Proposal is not the lowest, (b) reject a Proponent whose Proposal even if it is the only Proposal received, (c) cancel the RFP at any time or at either stage either before or after a preferred Proponent is selected, (d) accept or reject any and all Proposals, whether in whole or in part; and/or (e) award any part of any Proposal. The City reserves the right to negotiate with one proponent or multiple proponents at any stage of the RFP.

This diagram illustrates the overall RFP process:

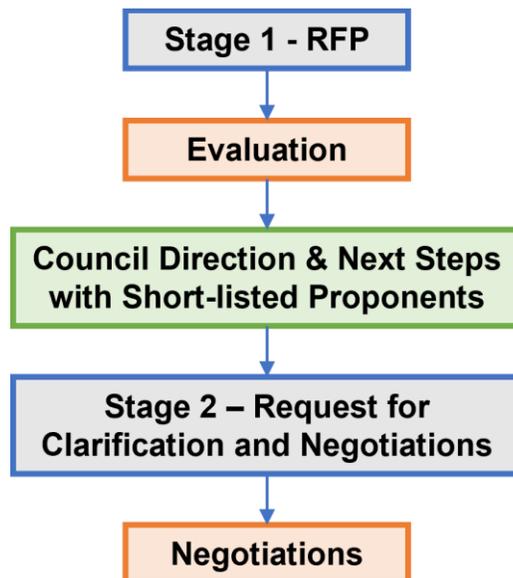


Figure 1.0 – RFP Flow Chart process

1.3 Site Description

The subject lands consist of the historic Heritage Theatre Block and the Southern Block located at the north-east quadrant of Main Street North and Queen Street East. The subject lands have a total land area of approximately 2,956 square metres (sqm) or 31,819 square feet (sf). The subject lands are located at the cultural node of the downtown anchored by the Rose Theatre

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The project boundary includes the following addresses in City-ownership (Figure 2.0):

(A) Heritage Theatre Block

- Heritage Theatre Block, 70-86 Main Street North at 1,353 sqm or 14,571 sf
- Vivian Lane at 382 sqm or 4,115 sf
- Total land area is approximately 1,736 sqm or 18,686.14 sf

(B) Southern Block

- 30-46 Main Street North at 670.8 m² / 7,220.43 sf
- 54-60 Main Street North at 549.3 m² / 5,912.62 sf
- Total land area is approximately 1,220 m² / 13,133.05 sf / 0.301 acres

Full property descriptions and land area are provided in Attachment 3.

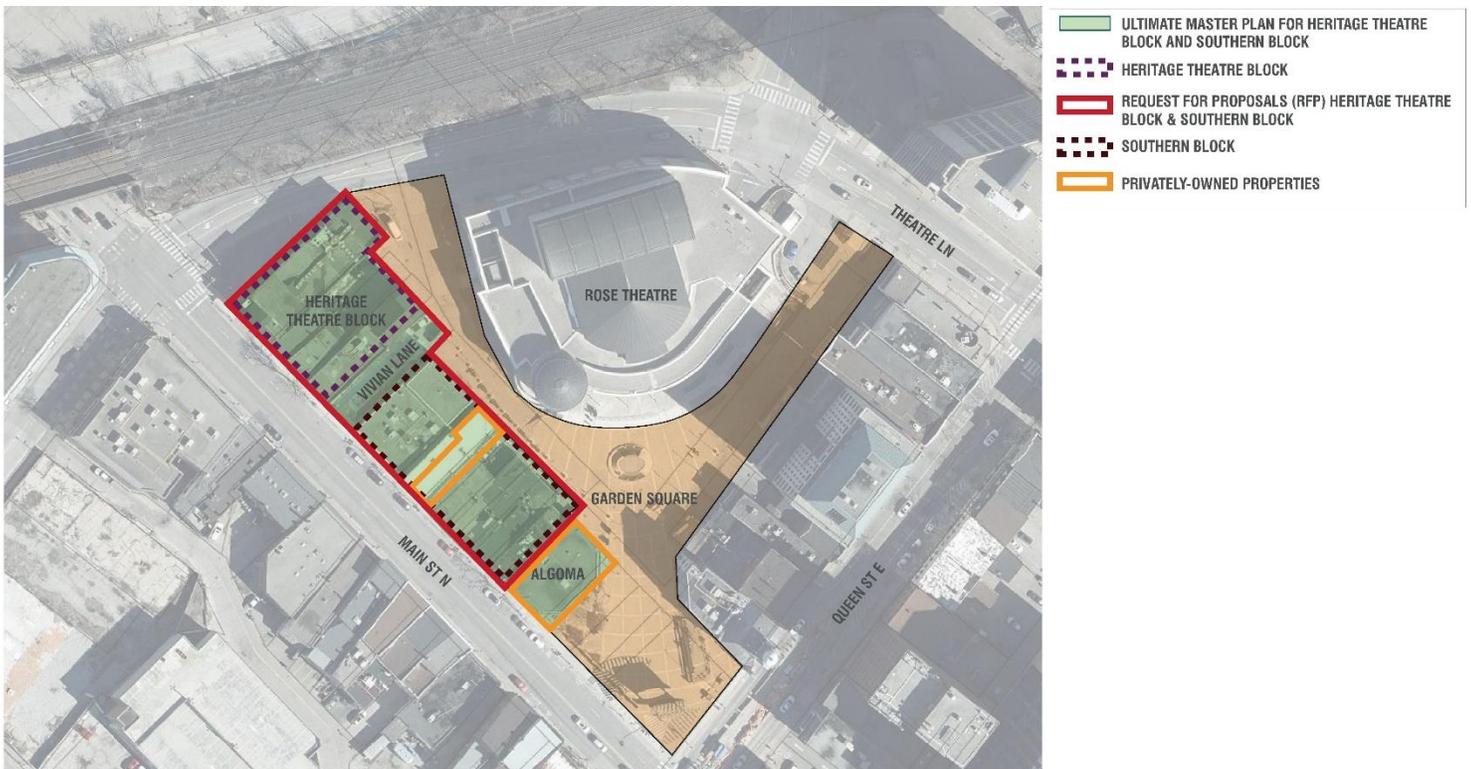


Figure 2.0 – RFP Project Boundary located at the North-East Quadrant of Main and Queen

On February 21, 2024, Council approved recommendations for the demolition of vacant City-owned properties located at 30-46 and 54-60 Main Street North located within the Southern Block. City-owned properties within the Southern Block are anticipated to be demolished in Q3 2024 to Q4 2024 (Attachment 3). These properties were assessed and were identified as being

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Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North) in poor condition and do not comply with the *Building Code Act*, 1992, c. 23 (“Building Code”) and the Ontario Building Code requirements due in part to long-term deterioration and poses a risk being situated over the abandoned underground Etobicoke Creek channel. Proposals shall assume there are no buildings or building remnants of City-owned properties within the Southern Block as part of their proposal.

1.4 Surrounding Area

The subject lands are located in Downtown Brampton and along the historic Main Street. There are a significant number of heritage resources along Main Street, particularly at the intersection of Queen Street and Main Street, commonly referred to as the “Four Corners” and along Main Street North. The north-east quadrant of Main Street and Queen Street is anchored by Garden Square, one of the most significant urban squares in Brampton, and the Rose Theatre, which is a municipally owned and operated performance venue which opened in 2006. This key quadrant of the downtown is home to many performances, cultural events, and community events.

2.0 THE VISION

2.1 The Vision

The City seeks high-quality proposals, experienced proponents, and investors for the redevelopment of the subject lands.

The vision is to re-imagine the potential of these strategic properties in the heart of the City of Brampton as a landmark development at the historic Four Corners complementing the Rose Theatre, Garden Square, and the Innovation District. The landmark property shall be an anchor of activity for Bramptonians and visitors alike to support the economic vitality of the City with arts and culture entertainment attractions, office, post-secondary institutional uses, commercial and retail uses, restaurants, and to accommodate housing needs in the downtown.

In order to achieve this vision, the key objectives for the City and the project are to:

1. Advance the City of Brampton’s Strategic Priorities, Brampton 2040 Vision, Official Plan, Downtown Brampton Secondary Plan and Integrated Downtown Plan goals and objectives;
2. Leverage these City properties as inherent assets and maximize their potential through quality design, addressing community needs, fostering growth, and catalyzing development of the downtown;
3. Respect the heritage context of the downtown through the preservation and enhancement of existing heritage character alongside compatible, pedestrian-scale built-form and transit-oriented development;
4. Contribute to the Downtown’s Innovation District to become an international destination for investment in talent, industry and business;
5. Support City Council’s direction to establish a post-secondary institutional hub that integrates with the surrounding community and provides complementary use(s);

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6. Complement the investment in higher-order transportation modalities in the Downtown with the Hazel McCallion Light Rail Train (LRT) extension, the Queen Street/Highway 7 Bus Rapid Transit (BRT), and City investments in Brampton Transit service;
7. Integrate residential to address housing needs and find housing solutions in the City of Brampton;
8. Attract Bramptonians and visitors alike, supporting the influx of people by equalizing day and night activities as a tourist attractor and destination development. Leverage the “Tourism Development Streams” outlined in the City of Brampton’s Tourism Strategy (2021), including Arts and Culture, Food Tourism, Special Events, and Sport Tourism to bring an influx of people; and,
9. Develop a financially viable plan that provides value for money and creates community benefits for Brampton residents.

The Heritage Theatre Block and Southern Block redevelopment will be a significant stimulus and a catalyst for redevelopment to the heart of the downtown. The following blocking concept (Figure 3.0) is provided for illustrative purposes only to set the stage for the overall vision. Proponents may explore other concepts that meets the City’s vision and objectives.

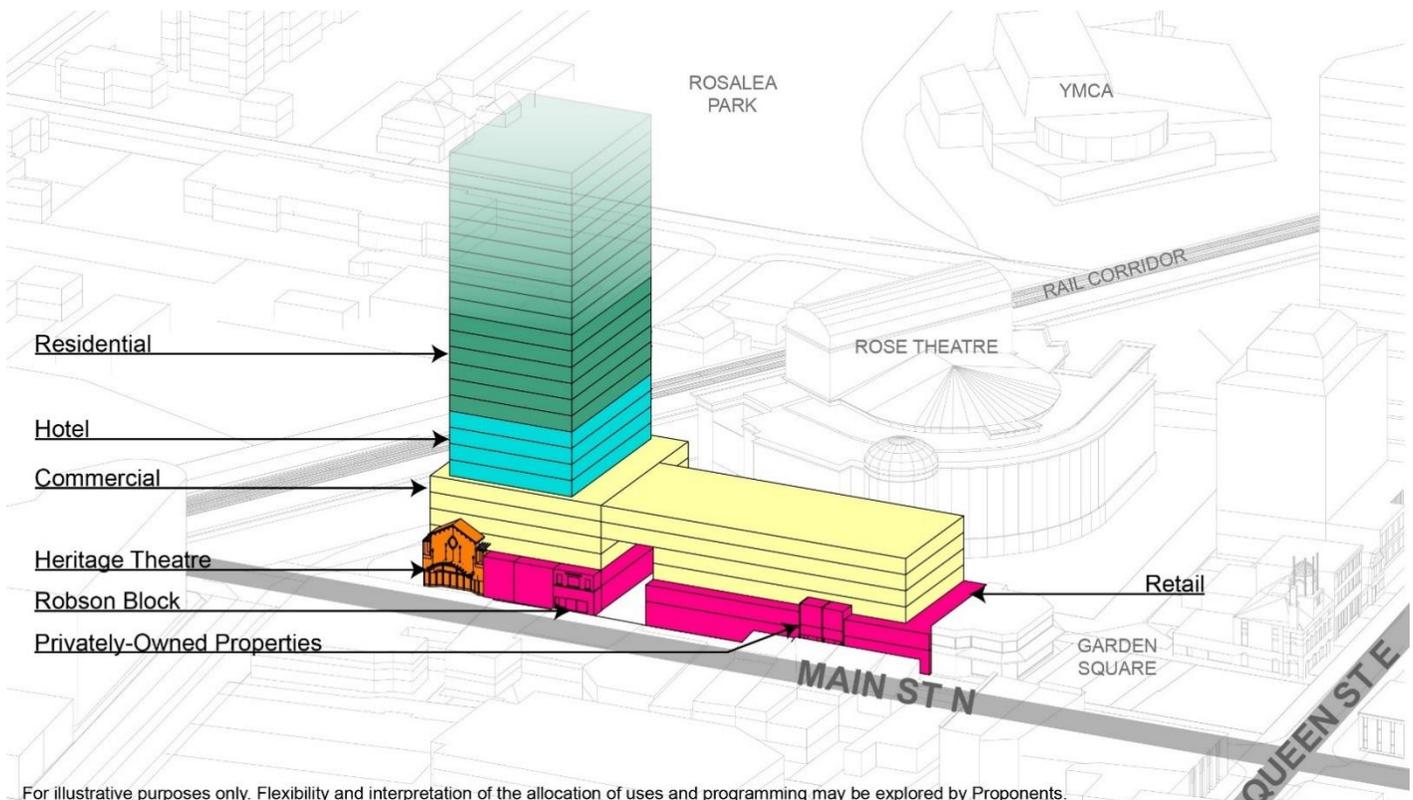


Figure 3.0 – Blocking Concept

Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North)

2.2 Development Objectives, Design Parameters and Functional Program

The vision is to re-imagine the Heritage Theatre Block and Southern Block to achieve the following development objectives, architectural design parameters, programmatic requirements, and functional program:

Development Objectives

Proposals shall strive to achieve the following development objectives:

- Develop an overall master plan for the North-East Quadrant of Main and Queen, based on a clear understanding of opportunities, constraints, and synergies between interdisciplinary projects. The master plan shall explore the relationship between the development concept with adjacencies such as properties, landmarks, capital projects, public realm and public art elements, pedestrian access, connections and circulation, and views. The master plan should tie in with the overall development concept and implementation plan, such as construction schedule, and the business and management plan;
- Development concepts should propose a multi-storey, mixed-use, residential development with commercial and retail uses at-grade. The development concept shall strive for design excellence and innovation to acknowledge the role it plays in defining the image and livability of downtown Brampton;
- The proposed design shall:
 - Create a sense of place and meaningful experiences for Bramptonians through a destination development with animated urban life to live, work, learn and play;
 - Exhibit architectural and urban design excellence, sustainability, innovation, longevity, and creative expression, featuring visionary design, high-quality materials, sustainable design features, public art, community uses, enhancements to the public realm, and leading-edge construction methods;
 - Contribute to the human-scale built-form, complete, transit-oriented community and historic Downtown and Main Street;
 - Attain a positive interface and integration to Garden Square by activating building facades facing onto Garden Square and at ground-level, maintain the visual connection between the Rose Theatre and Main Street;
 - Support the City's revitalization efforts of Garden Square, and comply with public realm improvements that are consistent with the vision for the design of Garden Square;
 - Enhancements to the public realm that is consistent with the City's streetscape design objectives;
 - Respect the heritage context of the downtown through the preservation and enhancement of existing heritage character that is compatible with a pedestrian-scale built-form and transit-oriented development with a strong urban character;
 - Promote a continuous building edge along the street to visually define the public streetscape and maintain a historic rhythmic design along Main Street façade;

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- Achieve permeability and porosity into Garden Square mid-block with a visual linkage between Vivian Lane and McKinney Lane that mimics the historic urban fabric of the downtown, examples of how this may be explored is through a public laneway or internal enclosed public atrium;
- Accomplish attractive and well-designed ground floor facades that enhance pedestrian interest and activity by reflecting the historic narrow main-street storefront building fabric;
- Maintain traditional grade-level relationship between building, storefronts and entrances, and the street/sidewalk along Main Street and Queen Street (including rear entrances) shall be maintained and enhanced; and,
- Deliver transit-oriented development that responds to higher-order transit investments, including the Hazel McCallion Light Rail Train (LRT) extension, the Queen Street/Highway 7 Bus Rapid Transit (BRT), and City investments in Brampton Transit service. Where possible, integrating transit infrastructure and station amenities to facilitate the optimal function of these places.

Architectural Design Parameters

Proposals shall strive to achieve the following architectural design parameters:

- The language, cadence, and character of the existing narrow-lotted heritage buildings along Main Street are well-established. The proposed design should draw inspiration from elements within the existing context to inform the design character, style, and materials, especially in the first three storeys to maintain historic façade height at ground level;
- Use appropriate, high-quality building materials that are reflective of the historical significance of the area;
- Modern façade design can be integrated and should demonstrate attention to scale, massing, and proportion that elevates the character of the existing context;
- The materials and design employed for the upper levels of the podium, specifically above the third floor, should be chosen to downplay its presence and minimize its visual impact, especially on Garden Square and Rose Theatre;
- The podium and tower articulation should respond to the following design parameters:
 - The proposed design shall achieve the highest quality of design excellence, including a clear base, middle, and top designed and articulated to reduce their perceived mass;
 - The podium should anchor the tower, frame the adjacent street, and provide a human-scale experience supported by vibrant and active at-grade uses;
 - Above the podium, the tower should be carefully located. The maximum floor plate area of the tower shall not be greater than 750 square meters to minimize shadow impacts; and,
 - The tops of the tower should further reinforce an interesting skyline.
- The following are the height and density requirements:
 - Minimum façade height of two to a maximum of four storeys to maintain historic rhythm of existing narrow storefronts and human-scale (per Secondary Plan)
 - Podium height of six storeys with an appropriate step back to the tower above

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- Tower height ranging from six to 20 storeys
- Zero lot-line setbacks along Main Street and side property lines to encourage a complete street wall and maximum frontage. Rear setbacks on the back lane facing Garden Square shall be a minimum of 1.5 meters for the first four storeys. To ensure that the proposed massing contributes to a human-scaled public realm, step backs are required after the sixth floor (above the podium) of no less than 1.5 meters along Main Street and 1.5 meters along the back lane facing Garden Square;
- A minimum floor-to-floor height of 4.5 meters (or equivalent to the adjacent property) is recommended at street level to create a strong street presence and support retail uses;
- Incorporate strategically positioned transparent building frontage, especially within the podium, to foster visual permeability between Main Street and Garden Square. This design element aims to enhance the sense of openness and security by providing clear sightlines;
- At least 60% of the building frontage on the ground floor and at building base levels should be glazed to allow views of indoor uses;
- To promote a high level of visibility, tinted glass, and mirrored glass should be avoided, especially at the street level;
- Proposals should demonstrate how the proposed development concept will integrate harmoniously with the existing Rose Theatre, ensuring that its architectural style and character are complemented rather than overshadowed. Emphasis should be placed on preserving and enhancing the visibility of the performing arts building within the surrounding environment. Any additions or modifications should be designed with sensitivity to maintain the prominence and visual appeal of the existing structure;
- Incorporate a minimum of two sustainability design features such as green roof, net zero, energy efficiency, solar readiness and energy generation, renewable energy technologies, water conservation and efficiency, and waste reduction and management;
- Strive for the City of Brampton Gold sustainability score and LEED certified development; and,
- Due to the future CNR rail expansion and the required 30 metre crash buffer zone required by CN/Metrolinx, the redevelopment of the Heritage Theatre property (82 Main Street North) will be impacted. Maintaining these building envelopes has as-of-right permissions and grandfathering whereby a 30 metre setback is not required. Demolition of the Heritage Theatre or additions to the Heritage Theatre property would require any new development/structure to maintain the 30 metre setback. Alternatively, appropriate mitigative measures may be considered that comply with the Federation of Canadian Municipalities (FC) and the Railway Association of Canada (RAC) [Guidelines for New Development in Proximity to Railway Operations](#).

Programmatic Requirements and Functional Program

Proposals shall strive to align with City's vision and objectives for the redevelopment of these lands, the following articulate the programmatic requirements and functional program to achieve these goals:

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- A mix of commercial, retail, office, institutional, arts and culture, and entertainment related uses including a mix of users that benefits the immediate and surrounding communities of Brampton, in accordance with the Downtown Brampton Secondary Plan;
- Multi-storey mixed-use residential development with commercial/retail uses at-grade. Land uses shall be incorporated in the podium and/or tower;
- Leverage the Heritage Theatre as a cultural asset to be revitalized and re-imagined with one or more of the following:
 - Boutique hotel;
 - i. There is a desire for a hotel in the development concept. Recognizing that if it is not feasible within the building envelope of the Heritage Theatre, it may be incorporated within another portion of the development concept.
 - Flexible event space that supports the presentation of creative and artistic work and increases opportunities for cultural facilities and infrastructure with a minimum range of GFA of 7,000 sf to 12,000 sf; and/or
 - Food hall, food market, and/or indoor retail promenade with a minimum GFA of 4,000 sf.
- The podium shall complement the overall character of the historic downtown and complement land uses in the area, with a combination of one or more of the following:
 - Office uses with a minimum GFA of 1,000 sf to 2,500 sf that complement and support the Innovation District;
 - Institutional uses, such as post-secondary institutions with a minimum GFA of 35,000 sf to 75,000 sf; and/or,
 - Commercial and retail uses at-grade.
- Incorporate active uses at-grade fronting onto Main Street and Garden Square (dual-frontage), including retail uses, commercial uses, and restaurants with patios expanded onto Garden Square, while protecting access points to the Rose Theatre and its loading dock;
- The tower situated above the podium shall support the ground-level uses with the draw of a consumer base, through the possibility of residential, commercial, and institutional uses;
- One residential tower should be contemplated in the proposal, which may be phased as part of the long-term redevelopment of the lands;
- Encourage day and night activities and uses to promote the downtown as a tourist attractor and destination by incorporating a boutique hotel, either as part of the revitalization of the Heritage Theatre or incorporated as a podium;
- Maintain Vivian Lane as a public laneway. Vivian Lane is owned by the City of Brampton and will not be considered for sale, however it can be re-envisioned in the development concept and consider realigning to maximize views and development potential;
- The proposal shall seek to incorporate a public art and/or placemaking initiative that responds to the unique history and heritage of the downtown, at a cost borne by the proponent;
- Proposals must include provisions for publicly accessible washrooms within the development. These facilities should be designed and located in accordance with

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accessibility guidelines to ensure ease of use for all individuals, including those with disabilities; and,

- Public parking and an underground parking structure is not identified as a need as noted in the City-wide Parking Plan nor is it required to satisfy zoning. Should the Proponent propose an underground parking, the Proponent assumes all costs associated with the construction of the structure. The proposed underground parking garage must be extended from the existing parking of the Rose Theatre. Upon construction completion, the City will retain ownership of the parking structure and all revenues generated from parking fees, and will assume maintenance costs.

Respond to the Heritage Context

Proposals shall respond to the heritage context of the downtown through their concept, by providing a design solution:

- The proposal should consider options for preservation and treatment of the Heritage Theatre and Robson Block into an integrated development proposal. This evaluation of options, costing, level of effort, and impact should be completed in the initial stages to establish the baseline for the development concept. The proposal should make a recommendation based on the definition of preservation options, and an assessment of the value of maintaining heritage features through these options, the costs of preservation/enhancement of these options, contrasted to the opportunity cost of preservation;
- Heritage retention of the Heritage Theatre and Robson Block may vary through low to high forms of retention and preservation, for example high being full restoration versus lower options to recreate façade, maintain façade, maintain internal heritage attributes, etc. The development of options and evaluation criteria will support the assessment of those options to better inform decision-making for a preferred development concept recommended by the Proponent. Proponents shall describe their analysis through key evaluation criteria that could include (but are not limited to) heritage/cultural/character/image benefits, trade-offs for redevelopment possibilities/opportunity costs, costs to the project, and other identified opportunities, and constraints. This assessment will support the directions for the overall preferred concept recommended by the Proponent, which will then be carried forward to subsequent areas of study as noted in this document. This background analysis will provide the City with information to evaluate the preferred technical concept submitted by Proponents and provide additional information for decision-making (for example, understanding of trade-offs between options). This assessment will serve for further refinements and negotiation; and,
- Heritage Theatre and Robson Block preservation and treatment can be explored through three variations of levels of preservation (but not limited to), to support the preferred technical concept:
 - a) High - Full heritage preservation and restoration of the Heritage Theatre and Robson Block re-imagined as a new program

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- b) Medium - Preservation and restoration of the façade of the Heritage Theatre and Robson Block and select heritage elements salvaged and revitalized
- c) Low* – Demolition considering selective preservation of heritage elements that are salvaged and integrated into the development concept

*It is noted that the City will give preference to proposals that include concepts with elements of preservation.

Economic Development

Proposals shall outline components that address economic development opportunities and project objectives below:

- Support the attraction and growth of post-secondary institutions as a transformative catalyst in the downtown. Strong proposals will partner with post-secondary institutions currently engaged in Brampton including Toronto Metropolitan University, Algoma University, and Sheridan College;
- Complement the growing Innovation District with innovation, innovative programming and uses to be a destination for investment in talent, industry, and business;
- Stimulate the local economy to support job creation and retention, including supporting local businesses and entrepreneurship; and,
- The Downtown has a deficiency of grocery stores and supermarkets. Creative approaches to address this need with a tourism and arts and culture lens is supported, such as fostering a sense of destination and place-making by supporting local food entrepreneurship and businesses through niche and specialty stores or a food hall and indoor market.

Arts, Culture and Tourism

Proposals shall outline components that address the importance of arts, culture, and tourism opportunities as a key objective to the project:

- Proposals shall contribute to further evolving the north-east quadrant of Main Street and Queen Street into a Cultural Corridor to reinforce the Downtown's role as a destination and a creative place for entertainment and leisure activities;
- Proposals should explore opportunities to enhance the arts and cultural infrastructure within the City, focusing on both alignment with existing cultural facilities and establishing new spaces that are accessible to all residents such as galleries, event spaces and other establishments pivotal to the cultural landscape. The City strongly encourages Proponents to engage in partnerships with entities committed to providing not-for-profit, privately-owned, and/or operated cultural spaces. These collaborative ventures should aim to enrich our cultural ecosystem; and,
- Attract Bramptonians and visitors alike and supporting the influx of people by equalizing day and night activities as a tourist attractor and destination. Leverage the "Tourism Development Streams" outlined in the City of Brampton's Tourism Strategy (2021),

Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North) including Arts and Culture, Food Tourism, Special Events, and Sport Tourism to bring an influx of people.

2.3 Financial Objectives and Deal Structure

The vision to re-imagine the Heritage Theatre Block and Southern Block must address financial objectives as defined by the City to strive for strong financial viability and propose a deal structure that addresses minimum expectations as noted herein.

The City establishes the following financial objectives:

- Achieve a partnership project (public-private partnership) to ensure the project is fiscally responsible through cost and return, while factoring in community benefits;
- Community benefits proposed and incorporated in the proposal must be identified clearly and the estimated value for money contributed to the City. The City will determine through negotiations if it may be factored into the negotiated deal structure. Community benefits that may be explored in the project include:
 - Flexible event space, including additional cultural facilities and infrastructure
 - Public art
 - Enhancements to the public realm, including integration with Garden Square
 - Enhancements to the laneways, including Vivian Lane
 - Publicly accessible bathrooms and basic amenities to the public
- The City intends to retain ownership of City-owned lands. However, if a proposal provides a financially viable reason to sell this land at fair market value, the City will consider and evaluate the proposal;
- The City may sell air rights to the lands for a future residential, office, or institutional tower at fair market value. The Proponent must clearly indicate the ownership/lease options for each land use proposed;
- Proponents should not assume the City will acquire privately owned properties (52, 48, 22-28 Main Street North) within the Southern Block. Proponents must account for this factor as part of their development concept, at no cost or obligation to the City;
- Proponents must clearly indicate the payment mechanism i.e. lease or sale, any proposed lease payments or sale must be at fair market value to the City of Brampton;
- Proponents must clearly indicate the delivery model of the project, such as Design-Build-Finance-Maintain-Operate or Design-Build-Maintain; and,
- The Proponent must clearly indicate the tenants and partners participating in the development project. Anchor tenant(s) must align with the City's vision for Downtown Brampton while supporting and advancing Council priorities. The anchor tenant(s) need to be identified in the proposal, accompanied by letters of intent from tenant(s).

2.4 Project Delivery and Implementation

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The City is committed to redeveloping and revitalizing the subject lands to meet the growing needs of residents and the broader community. The successful delivery of the project is based on the consideration of its long-term viability in implementation and operations with clearly defined business and management planning. Strong proposals will demonstrate their ability to deliver and expedite the delivery of the project, through a project work plan and schedule, further supplemented by a construction plan and operational plan to provide insight into the construction process and the operations of the development.

The City establishes the following project delivery and implementation goals:

- Describe the development concept at full build-out. Outline the functional elements and programmatic components of the development. Identify possible retail and commercial tenants, and appropriate partners for property management to realize the vision. Further describe the overall business and management plan that demonstrates the operations of the building(s) and the subject lands, including financial contributions, cash flow, operating and maintenance costs, and roles and responsibilities of various parties and partners across all stages of the project (planning, design, construction, operations and maintenance);
- Describe the development and planning approval process to realize the development concept;
- Aim for the delivery of the project at the earliest possible date by considering options to streamline and coordinate the delivery of the project alongside City initiatives and leveraging phasing options;
- The City desires to achieve the following targets: preparing planning and development approvals upon award targeting 2024-2025, with early works and construction to soon follow thereafter;
- Clearly describe in written format and with diagrams the work plan and project schedule with key milestone dates for key phases of the project from design to occupancy and operations;
- Explore and document how the construction plan and construction phasing must address concurrent delivery timelines for City initiated capital projects, policy amendments, and to realize the development concept;
- The implementation of the development concept may be phased, with consideration to:
 - Prioritizing the future-vacant Southern Block with an expedited construction timeline
 - Prioritizing the revitalization and restoration of the Heritage Theatre (if applicable to proposal)
 - Prioritizing commercial and retail spaces
 - Timing and amendments related to Special Policy Area 3 to facilitate additional growth and redevelopment in the downtown
 - Final stage implementation of the residential tower

Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North)

3.0 SUBMISSION INSTRUCTIONS AND INFORMATION

3.1 Mandatory Proposal Requirements

The following section identifies the mandatory Parts (A-E) to the Proposal submission requirements. Proponents shall refer to Section 4.1 for detailed submission requirements.

- **Part A: Project Vision and Proponent Declaration**
- **Part B: Master Plan, Technical Concept & Design**
- **Part C: Financial Offer & Deal**
- **Part D: Project Delivery and Implementation Plan**
- **Part E: Additional Documentation**

3.2 Proposal Consortium

Proponents should build a multi-disciplinary team. The team could consist of the following expertise: Builder/developer (Development Lead), Partners/Investor, Operator, Designers (Architect, Landscape Architect, Planner, etc.), and Heritage restoration expertise is considered an asset. Key responsibilities for the delivery and substantial completion of the project must be clearly noted with the consortium including Development Lead, Planning Approval Lead, Construction Lead/Coordinator, and Property Management.

3.3 Submission Schedule

The following are important dates related to the next steps in the process:

Activity	Date*
Stage 1 – Request for Proposals (RFP)	
Issue Date of the RFP	Tuesday, April 2, 2024
Deadlines for Questions	Monday, April 15, 2024, 3:00 pm EST
Responses to Questions	Friday, April 19, 2024, 3:00 pm EST
RFP Submission Deadline	Tuesday April 30, 2024, 2:00 pm EST
Evaluation of Submissions	May 1, 2024 – May 20, 2024
Confidential Proponent Meetings (Optional)	May 6, 2024 – May 17, 2024
Target Council Meeting and Council Decision	June 26, 2024
Stage 2 – Request for Clarification and Negotiation	
Announcement of next steps	To Be Determined (approx. 2 months following Council Decision)
* Schedule and dates are subject to change.	

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3.4 Submission Instructions

The following instructions will be noted:

1. Any Proponent questions related to the RFP should be received by April 15, 2024, 3:00 pm EST. The City will provide responses by April 19, 2024, 3:00 pm EST. Note that Section 3.5 outlines the instructions to receive questions and responses.
2. The RFP Proposals must be received before the submission deadline. The deadline for submissions is **Tuesday April 30, 2024 at 2:00 pm EST.**
3. Late submissions will not be accepted. Proponents are solely responsible for timely delivery of their submission.
4. Proponents are required to submit: **one (1) electronic copy (PDF format) of Part A-D of the submission with a maximum of 50 pages** (including any narrative) and Part E with no page count limit. The page count excludes Part E, cover page, cover letter, table of contents, and end cover page.
5. The submission should be emailed to IDP@brampton.ca with the subject line: “**RFP HTB & SB – [Proponent name]**”.
6. The time stamp of the submission is based on the time of receipt of the email to IDP@brampton.ca.
7. Contact Person – all inquiries regarding the RFP should be directed to Principal Planner/Supervisor at IDP@brampton.ca.
8. Proponents are responsible for all costs to prepare a submission and the City will not be reimbursing any costs.
9. Proponents are required to complete and sign the Confidentiality and Non-Disclosure Agreement (NDA) in Attachment 7 prior to the Submission Deadline and submit via email to: IDP@brampton.ca. Upon receipt and acceptance of the required NDA, the City will provide instructions to access the identified documents in Attachment 4 through a secured External Sharepoint.

3.5 Questions and Amendments to the RFP Documents

Questions in relation to this RFP will be accepted online via the following email address: IDP@brampton.ca until the date as specified in the Submission Schedule. If a question is received later than the inquiry deadline date, the City may respond, but it is not obligated to provide a response. The questions and the City responses will be shared with all parties via the [City of Brampton Project Webpage](#). The source of all questions will be kept confidential.

Any further RFP documents or amendments will be available on the [City of Brampton Project Webpage](#). Although the City intends to provide notification to proponents by email that documents or addenda have been added, such email notification is a courtesy only and proponents are solely responsible to ensure that they review all documents placed on the [City of Brampton Project Webpage](#).

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3.6 Requests for Clarification

As part of stage 2 of the RFP, there will be Requests for Clarification with short-listed proponents to request further information related to their proposal, including, but not limited to the technical design and financial commitments to deliver the project. As part of stage 2 there is a negotiations stage with short-listed and/or preferred proponent(s) to begin negotiations. Additional clarification requests will be initiated by the City approximately 60 days following the Council Decision. The City may, but is not obligated to, amend or revise the proposal based on the clarification or further information.

3.7 Confidential Proponent Meetings with Proponent Presentation

The evaluation team may request discretionary proponent meeting to clarify the submitted proposal. The meeting may require a virtual presentation by the proponents. A Fairness Monitor may be present during some or all of these meetings.

3.8 Media Release, Public Announcements, Public Disclosures

The nature of the project and the contents included in the package are considered confidential and are not to be shared or reproduced. Proponents shall not publicly disclose, make statements or give media releases concerning their proposal or the RFP process. The City reserves the right to provide media releases, public announcements, and disclosures to broadly market this RFP.

4.0 EVALUATION OF PROPOSALS

4.1 Details on Submission Requirements and Evaluation Criteria

Proponents are to prepare their submission with the mandatory Parts (A-E) to the Proposal submission requirements, using headers and sub-headers, and include a table of contents:

Submission Requirement	Details on Submission Requirement	Maximum Points	Weighting (Points)
Part A: Project Vision and Proponent Declaration	The proposal shall describe the overall project, vision, and objectives of their proposed development concept, based on their view of the City's objectives, their experience and what they may offer. Refer to Section 2.1 and 2.2		15
Summary Description	Provide a succinct description of the development concept.	5	
Vision Statement	Describe how the vision aligns with the City's vision as noted in the RFP.	5	
The Development Experience	Describe how the redevelopment of the Heritage Theatre Block and Southern Block	5	

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Submission Requirement	Details on Submission Requirement	Maximum Points	Weighting (Points)
	will create a vibrant and dynamic experience that will attract and engage with residents and visitors.		
Project Consortium	Outline the project team and key parties responsible for the delivery and substantial completion of the project, including financial obligations. Refer to Section 3.2.	5	
Past Completed Projects	Provide 3 completed development projects – 1 that includes some or all of the Project Consortium and 2 by the Proponent with similar project objectives, that highlight a similar level of complexity, heritage preservation opportunities, mixed-use intensification, integrating within a vibrant downtown as a key contributing factor to place-making	5	
Heritage Experience	Provide 1 completed (re)development project that include heritage conservation and restoration with the Project Consortium.	5	
Part B: Master Plan, Technical Concept & Design	The proposal describes and visualizes their vision for their proposed development concept by addressing the City's development objectives and design parameters. Refer to Section 2.2		30
Master Plan	The master plan will include the north-east quadrant of Main Street North and Queen Street East and consist of a contextual analysis of the site, and relationships with other projects, properties, and the public realm. This should be expressed in a plan drawing and accompanying written rationale.	5	
Background Analysis to Inform Development Concept - Options and Preferred Solution for Heritage Preservation and Retention	<p>This background analysis shall be completed to inform the development concept recommended by the Proponent. This analysis is to assess variations of levels of heritage preservation and retention (high to low) to establish a baseline. Refer to Section 2.2 <i>Respond to the Heritage Context</i>.</p> <ul style="list-style-type: none"> To develop a preferred development concept, evaluate three variations of heritage preservation and retention for the 	5	

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Submission Requirement	Details on Submission Requirement	Maximum Points	Weighting (Points)
	<p>Heritage Theatre and Robson Block (but not limited to):</p> <ul style="list-style-type: none"> a) High - Full heritage preservation and restoration of the Heritage Theatre and Robson Block re-imagined as a new program b) Medium - Preservation and restoration of the façade of the Heritage Theatre and Robson Block and select heritage elements salvaged and revitalized c) Low* – Demolition considering selective preservation of heritage elements that are salvaged and integrated into the development concept <p>*It is noted that the City will give preference to proposals that include concepts with elements of preservation.</p> <ul style="list-style-type: none"> • Provide a high level assessment, including identified evaluation criteria, of the trade-offs/opportunity cost between heritage preservation benefits, costs for preservation and trade-offs between preservation and full redevelopment potential. • Written analysis to support their rationale for the selection of a preferred development concept, which is carried forward to further conceptual design, costing, and implementation in subsequent sections of the proposal. 		
Concept Design	<ul style="list-style-type: none"> • Describe the proposed development concept alongside technical information, such as concept/site plans, stacking diagrams and/or 3D massing to provide a more robust understanding of the proposed uses (GFA per use) and how it ties into <i>Part A</i> and <i>Part C</i>. 	5	

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Submission Requirement	Details on Submission Requirement	Maximum Points	Weighting (Points)
	<ul style="list-style-type: none"> • The proposed development concept shall show the preferred solution for heritage preservation and retention. • Identify and describe the proposed uses and program for the various portions of the development concept, including detailed information: gross floor area (GFA) proposed for each land use, number of units, and size of each unit. This may be shown through a composition table. • Describe the sustainable design features incorporated into the project. • Describe site servicing requirements and back-of-house services, such as waste collection, parking, and service corridors. • Describe opportunities and constraints to the proposed development concept within the surrounding land use context. 		
<p>Alignment with City Objectives and Project Vision</p>	<ul style="list-style-type: none"> • Description of alignment with City objectives and Project vision, including Section 2.1, 2.2 and Attachment 2. • Summary of how the proposed development concept will coordinate and support ongoing capital projects and major investments, such as the revitalization of Garden Square and the extension of the Hazel McCallion LRT. • Describe how the concept recognizes and promotes Downtown Brampton as a significant cultural location in the City, encouraging creators to locate in this area and continue to build a creative cluster. • Describe components contributing towards community benefits, enhancements to the public realm (e.g. Garden Square, Main 	5	

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Submission Requirement	Details on Submission Requirement	Maximum Points	Weighting (Points)
	<p>Street) and how public art is integrated into the project.</p> <ul style="list-style-type: none"> Describe how the concept strengthens the local economy through job creation and retention, supports local businesses and entrepreneurship and students, increases post-secondary opportunities, and supports the Innovation District. Describe the economic benefits of the proposal and how it will support the revitalization of the downtown. 		
Part C: Financial Offer & Deal	<p>The proposal shall outline the preferred deal structure (e.g., lease, acquisition, combination, partnership with City, other) and financial offer (e.g., purchase price, lease value, financial asks of City) with respect to the proposed development concept. Refer to Section 2.3. This component of the proposal should address the criteria below:</p>		25
Deal Structure	<ul style="list-style-type: none"> Describe the preferred deal structure (e.g., lease, acquisition, combination, partnership with City, other) and financial offer (e.g., purchase price, lease value, financial asks of City, proponent contributions) with respect to the proposed development concept. <ol style="list-style-type: none"> Sale structure (if assuming ownership), such as Design-Build-Finance-Maintain-Operate or Design-Build-Maintain. Completion of the Total Net Price table in Attachment 8 	5	
Land Ownership/Leasehold Diagram	<ul style="list-style-type: none"> Include a Land Ownership/Leasehold Diagram that clearly denotes the land uses, units, and areas proposed for sale and/or lease as well as the identified landowner, anchor tenant(s), and prospective small-scale tenants (if applicable). Letters of Intent to be provided for any partner(s), anchor tenant(s), and prospective small-scale tenants. 	5	

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Submission Requirement	Details on Submission Requirement	Maximum Points	Weighting (Points)
	<ul style="list-style-type: none"> A summary is required to describe this proposed property and retail management structure. 		
Heritage Preservation and Retention	<p>The proposal shall provide a cost estimate for the preservation/enhancement of their preferred solution for heritage preservation and retention. The Financial Offer and Deal must reflect the preferred heritage retention concept in the costing and budget. Background of this analysis should be done as part of <i>Part B</i>.</p>	5	
Part D: Project Delivery & Implementation Plan	<p>The proposal shall outline the overall implementation strategy that accounts for a project construction plan to deliver the project at the earliest possible date, including project schedule, development phasing, construction, timelines, and budget. Refer to Section 2.4.</p>		20
Project Construction Plan A) Project Consortium	<p>The project construction plan shall include the project management and delivery plan that outlines the roles/responsibilities for the development, design, delivery and substantial completion of the project for the Development Lead, Partner(s), Anchor Tenant(s), and the City. Key responsibilities that must be identified:</p> <ul style="list-style-type: none"> a) Development Lead b) Planning Approval Lead c) Construction Lead/Coordinator d) Property Management, i.e. retail, residential, etc. <p>Proposals shall include analysis that considers the City as a partner in the venture.</p>	5	
Project Construction Plan B) Construction Schedule, Approvals, and Budget	<p>The project construction plan shall include:</p> <ul style="list-style-type: none"> a) Level 1 project schedule with key milestone dates for key phases of the project – design, permitting and approvals, construction, and occupancy, supported with a gantt chart 	5	

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Submission Requirement	Details on Submission Requirement	Maximum Points	Weighting (Points)
	<ul style="list-style-type: none"> b) Development planning approval process supported with a table or flow chart c) Total construction cost estimates, including hard costs, soft costs, building remediations, and value of total community enhancements 		
Construction Phasing Strategy	<ul style="list-style-type: none"> • Develop a construction phasing strategy in the context of the City’s commitment to redevelop the subject lands at the earliest possible date. • The implementation of the development concept may be phased, with consideration to: <ul style="list-style-type: none"> a) Prioritizing the future-vacant Southern Block with an expedited construction timeline b) Prioritizing the revitalization and restoration of the Heritage Theatre c) Timing and amendments related to Special Policy Area 3 to facilitate additional growth and redevelopment in the downtown d) Final stage implementation of the residential tower • Construction phasing shall describe how the project may operate concurrent to delivery timelines for projects such as: <ul style="list-style-type: none"> a) City’s capital project Riverwalk – Flood Mitigation and Flood Protection anticipated for completion in late 2028 b) Alongside the completion of the flood mitigation and flood protection project, the City will need to undertake a review and amendment to existing policies in the Downtown Secondary Plan known as Special Policy Area 3 flood mitigation policies to expand permissions for residential and non-residential uses 	5	

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Submission Requirement	Details on Submission Requirement	Maximum Points	Weighting (Points)
	<ul style="list-style-type: none"> c) City’s capital project for the revitalization of Garden Square d) The selected approach for the preservation of the Heritage Theatre 		
Project Risk and Mitigation	Identify the responsibilities and risk allocations to the City and Proponent (including additional partners, if applicable) for each occupant space for all key milestone dates and key phases of the project. The Proponent shall propose how to mitigate/manage these risks across all stages of the project.	5	
Business and Management Plan	<p>The overall business and management plan describes the operations of the building(s) for the subject lands. The business and management plan shall include:</p> <ul style="list-style-type: none"> a) Written description of the development concept and the program, outlining the roles and responsibilities of the various parties in the operations, management, and maintenance. Parties to be considered include Proponent, Partner(s), Anchor Tenant(s), property manager, small-scale tenants, and City (if applicable). Proposals shall include analysis that considers the City as a partner in the venture b) A clear summary of the total proponent and applicable partner(s) contributions and the relevant sources of funds c) High-level description of long-term operating plans over a 10 year period, including annual revenue and maintenance and operating costs for all partner(s) and landowners. d) Description of how the proposed development will be economically viable in the long-term 	5	
Part E: Additional Documentation	Proponents must complete the additional documents of support: Confidentiality and Non-Disclosure Agreements, Certification		10

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Submission Requirement	Details on Submission Requirement	Maximum Points	Weighting (Points)
	Letter, Credit Reference Letter, Letters of Intent, etc. Part E does not count towards page count of submission.		
NDA	Proponents are required to complete and sign the Confidentiality and Non-Disclosure Agreement (NDA) in Attachment 7 and submit via email to: IDP@brampton.ca prior to the Submission Deadline.	5	
Certification Letter and/or Credit Reference Letter	Demonstrate financial capability and capacity of the proponent to complete the project with supporting documentation (e.g., certification letter, credit reference letter). The Proponent must include a certification letter and/or credit reference letter from a chartered bank or alternative financier that includes confirmation of good standing, and name at least one example of a successfully financed and completed project by the Proponent.	5	
Letters of Intent	The Proponent must clearly indicate the tenants and partners participating in the development project. Letters of Intent to be provided for any partner(s), anchor tenant(s), and prospective small-scale tenants.	5	
Total weighting (points)			100

4.2 Rating Scale

Each submission requirement will use the following 5-point rating scale to consistently evaluate the RFP proposals. The 5-point scale will be allocated on a pro-rata basis against the weightings identified in Section 4.2 to arrive at a total score for the RFP submission. The table below describes the characteristics attributable to the scores that will be used for each submission requirement:

Point	Characteristics
0	No response.
1	Poor: A minimal response to the submission requirement. The proponent provides no explanation (e.g., yes/agreed; no/not agreed) or simple replication/paraphrasing of the evaluation criteria. The proponent demonstrates little if any understanding.

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Point	Characteristics
2	Unsatisfactory: A less than satisfactory response of the submission requirement that does not align with City objectives. The proponent provides a basic response, has gaps with respect to the evaluation criteria, and/or does not provide examples and/or graphics.
3	Satisfactory: A response that meets basic expectations of the submission requirement and generally aligns with City objectives. The proponent provides a good response, however, does not provide examples and/or graphics.
4	Good: A response that fully meets expectations of the submission requirement with good alignment with City objectives. The proponent provides a very good and clear response that provides examples and/or graphics, and/or tables.
5	Excellent: A comprehensive response that exceeds the expectations of the submission requirement with strong alignment with City objectives. The proponent provides a detailed, evidence based, clear response that provides excellent examples, graphics, and tables that support their statement.

The following is an overview of the rated RFP submission requirements and the weighting (points) allocated to each.

Submission Requirement	Weighting (Points)
Part A: Project Vision and Proponent Declaration	15
Part B: Master Plan, Technical Concept & Design	30
Part C: Financial Offer & Deal	25
Part D: Project Delivery & Operations Plan	20
Part E: Additional Documentation	10
Total weighting (points)	100

4.3 Evaluation Committee

The City will establish an evaluation committee comprised of internal leadership staff across various City departments responsible for the review of Proponent submissions in compliance with the evaluation matrix.

4.4 Fairness Monitoring

A Fairness Monitor has been retained by the City to review the RFP submissions and the preparation of the Evaluation Framework to ensure a fair, open, and transparent process.

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5.0 NEGOTIATIONS FOR RFP

5.1 Negotiations and Contracts

It is the City's intention to enter into direct negotiations with the preferred development partner, post Council decision. The preferred development partner will receive a written invitation to enter into direct negotiations with the City to draft a Memorandum of Understanding ("MOU"). The MOU would lay out the key business terms of the agreement(s) with the City based on the information provided by the City, information submitted in the RFP submission. More specifically, it will be structured to include Parts A-E of the proponent submission of the preferred development partner.

5.2 Contract Negotiation Process

The commencement of negotiations does not commit the City to accept all or any of the terms of any proposal submissions. The City reserves the right to reject, in whole or in part, any or all proposals or elect to cancel the RFP process and not enter into negotiations or a contract with any shortlisted RFP proponent. The City reserves the right to negotiate with one proponent or multiple proponents at any stage of the RFP.

Any negotiations will be subject to the process rules and terms and conditions contained in this RFP and will not constitute a legally binding offer to enter into a contract on the part of the City or the preferred development partner. There will be no legally binding relationship created with the preferred development partner prior to the execution of a written agreement.

Negotiations may include requests by the City for supplementary information from the preferred development partner to verify, clarify or supplement the information provided in its submission or to confirm the conclusions reached in the evaluation (e.g., requests for performance terms from the preferred development partner).

5.3 Types Of Contracts

As part of stage 2 there is a negotiations stage with short-listed and/or preferred proponent(s) to begin negotiations. The preferred development partner will be invited to enter direct negotiations to draft a MOU which would lay out the key business terms for agreement(s) with the City for the provision of the proposal submission. Up to four formal agreements are anticipated, a formal Purchase and Sale Agreement (as applicable), Long-term Lease Agreement (as applicable), a Development Agreement, and Maintenance and Operations Agreement (as applicable). The intent of the Development Agreement, in addition to confirming the details of the project, timeline, deal structure and financial contribution, is to ensure that the property is not sold before completion of the development concept as per the agreement and that the selected preferred development partner (post site plan application approval and financial close of the properties) does not try to rezone the property and executes the project as per the agreed milestones. These agreements will be developed following execution of the MOU and be the subject of the negotiations between the City and the preferred development partner. It is the City's intention to

Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North) enter into these agreements with the preferred development partner. The length of the contracts, following the MOU and negotiation period, is undetermined at this time and will depend on the terms outlined in the preferred development partner's proposal (as negotiated).

5.4 Failure To Enter Into Agreement

If the parties cannot conclude negotiations and finalize the agreements, including Purchase and Sale Agreement, Long-term Lease Agreement, Development Agreement, and Maintenance and Operations Agreement for the Project within a reasonable period after the MOU, the City may discontinue negotiations with the preferred development partner and with the approval of Council, may invite the next-best ranked shortlisted RFP proponent to enter into negotiations. This process will continue until an agreement is finalized or until there are no more proponents remaining that are eligible for negotiations, or the City elects to cancel the RFP process.

The next-best ranked shortlisted RFP proponents that may become eligible for contract negotiations may be notified at the commencement of the negotiation process with the preferred development partner. Once an agreement(s) is finalized and executed by the City and the preferred development partner, the other shortlisted RFP proponents will be notified by the City via a letter.

5.5 Planning Process

The negotiated agreements and/or preference to proceed with a preferred development partner does not constitute the City's approval of any proposed development. The preferred development partner shall be required to complete all necessary development application processes independently and on their merits after the execution of the agreement.

The City is currently undertaking the Riverwalk Project and subsequent Riverwalk Environmental Assessment to minimize the flood risk using flood protection infrastructure. Once flood protection infrastructure works are completed in late 2028, this limitation will be removed and the Special Policy Area 3 boundary shall be adjusted, subject to Provincial approval.

Development concepts that incorporate heights and densities greater than the permissions of the Zoning By-law will require a Zoning By-law Amendment. Development concepts that incorporate a residential development will require an Official Plan Amendment and Zoning By-law Amendment.

6.0 ATTACHMENTS

Attachment 1: General Terms and Conditions

Attachment 2: Strategic Drivers

Attachment 3: Property Overview, Site Map, Site Survey

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Attachment 4: Additional Information to Support Submission

Attachment 5: Background Information – Heritage and Policy Context

Attachment 6: Land Use Policy Schedules

Attachment 7: Confidentiality and Non-Disclosure Agreement (Blank)

Attachment 8: Total Net Price Template

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ATTACHMENT 1: GENERAL TERMS AND CONDITIONS

IMPORTANT NOTICE

COSTS BORNE BY THE PROPONENTS

All costs and expenses incurred by Proponents in any way associated with the RFP Process, including development, preparation and submission of an RFP Proposal, attendance at meetings, travel, discussions, and providing any additional information required by the City, will be borne entirely and exclusively by Proponents.

OWNERSHIP OF PROPOSAL DOCUMENTS

All documents submitted in the RFP Process become the property of the City. Such intellectual property rights of the Proponent(s) or other parties, as may be clearly demonstrated by the Proponent(s) to exist in the information contained in materials submitted by the Proponent(s), will remain the property of the Proponent(s) or those other relevant parties. This RFP and all appendices, attachments, addenda and documents incorporated by reference, including the documents available to Proponents following delivery of any executed Non-disclosure Agreement, constitute the "RFP Documents".

RIGHT TO AMEND PROCESS

The City reserves the right to amend the RFP Process set out in this Document by notice emailed or otherwise in writing to Proponents who have not withdrawn or have been excluded from the RFP Process.

NO OBLIGATION

No legal or other obligation other than the terms and conditions set out in this Document shall arise between a Proponent(s) and the City unless and until the Contract for Lease has been signed. The City is not obliged to proceed with any RFP Proposal, and no compensation will be payable to any Proponent(s) whose RFP Proposal is not accepted by the City. This RFP process is not being undertaken pursuant to the City's Purchasing By-Law 19-2018. The liability of the City to any proponent for loss and damage arising in tort, including negligence or misrepresentation of any nature, or for any breach (including breach of contract) by the City in respect the RFP process shall be limited to the lesser of the sum of Five Hundred Dollars (\$500.00) or the reasonable cost to the proponent of preparing its proposal, whichever is less.

CONFIDENTIALITY

All Proponents shall maintain confidentiality with respect to their own RFP Proposals, and should not seek details of competing proposals. Proponents must not make any public statements whatsoever in relation to the subject lands. Proponents will be required to sign a Confidentiality Agreement prepared by the City to have access to all the relevant documents regarding this property. Upon receipt and acceptance of the required Confidentiality and Non-disclosure Agreement ("NDA"), the City will provide instructions to access the identified documents through the City's External Sharepoint. The City reserves the right to make public announcements, including to the media, once the City has formally selected Shortlisted Proponent(s) or a Preferred Proponent.

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Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North)

REPRESENTATIONS AND WARRANTIES

By submitting an RFP Proposal, each Proponent agrees to be bound by, and to observe all of the requirements and obligations set out for Proponents in this RFP. By submitting an RFP Proposal each Proponent represents and warrants to the City that:

- The RFP Proposal is compliant with the terms set out in the RFP Documents;
- The Proponent acknowledges that the City is relying on its representations and warranties;
- In the event that the Proponent's RFP proposal is held by a Court of competent jurisdiction or an arbitrator to be non-compliant with the terms set out in the RFP Documents in a proceeding or dispute commenced by another proponent (the "Claimant"), the Proponent will indemnify the City for any award of damages, howsoever characterized, that are payable to the Claimant as well as for the City's actual legal expense, including all legal fees and disbursements as billed to the City;
- The Proponent has the requisite authority, capability and knowledge to undertake the work as outlined in the RFP Proposal and the Documents provided to the City, including that it is fully licenced and registered to carry on business in Ontario. The Proponent warrants and represents that it presently has all necessary and applicable licences and registrations;
- The Proponent has the capability to obtain sufficient financial security and performance security for the activities outlined in its RFP proposal. In addition, it acknowledges it has sufficient financial resources to carry out its proposal;
- The Proponent has (or will have in place) insurance coverage for the purposes of, and at the levels required by the City to carry out its proposal pursuant to the *Insurance Act*, R.S.O. 1990, c. I.8 ("Insurance Act");
- The Proponent acknowledges it is not subject to any current or impending legal action (either formal proceedings or notification of legal action) which could impact on the financial viability of the Proponent or its ability to carry out its RFP proposal.
- There are no impediments against the Proponent including, but not limited to, non-competition agreements or other such arrangements;
- The Proponent is not aware of, nor will the Proponent conduct itself in a manner that creates an actual or perceived conflict of interest with the City and its elected officials or members of City Staff;
- The Proponent shall disclose to the City any potential conflict of interest of which it is aware. The City may, at its sole discretion, refuse to consider a Proponent's proposal where it finds that a conflict of interest exists; and
- Once submitted the RFP Proposal will be open to acceptance by the City in accordance with this RFP.

PROHIBITED CONTACTS AND LOBBYING PROHIBITION

Except in the course of authorized negotiations or as otherwise provided herein, Proponents and their respective advisors, employees, representatives and assigns shall not contact or attempt to contact, either directly or indirectly, at any time during the RFP process, any of the following persons or organizations on matters related to the RFP process, the RFP Documents or proposals:

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- a) Any member of the City's review team;
- b) Any employee or representative of the City;
- c) The Mayor of the City of Brampton; or
- d) Any member of City of Brampton Council.

Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North)

ATTACHMENT 2: STRATEGIC DRIVERS

The City of Brampton is committed to cultivating a creative, innovative, and entrepreneurial environment in the downtown. Through the Integrated Downtown Plan (IDP), the City is coordinating many ongoing initiatives and infrastructure projects to guide future growth and strategic investment in the downtown. The objective of the IDP is to improve livability and prosperity by advancing capital infrastructure projects, property renewal, local education, employment, and neighbourhood services. By enhancing streets and public areas – and by encouraging local shopping — we build upon Brampton’s unique character, culture, and potential. Alongside key investments in the downtown happening today and in the near future, the City calls on you to re-imagine the potential of these strategic properties in the north-east quadrant of the historic core.

Revitalize Downtown

The City is committed to the revitalization of the downtown through a two-pronged approach that includes property renewal and public realm improvements. Key property renewal initiatives I includes the [Centre for Innovation](#), the Heritage Theatre Block and Southern Block, as well as the [Certified Commercial Kitchen](#) to be located in the West Tower.

Key initiatives through public realm improvements include a \$44.9M City investment in the streetscape improvements for Main Street and Queen Street, and the revitalization of Garden Square and Ken Whillans Square. Streetscape improvements are planned for completion in Q4 2025. The Squares are planned for construction completion in Q2 2028.

Brampton Innovation District

The subject lands are part of an innovation cluster downtown, anchored by the [Brampton Innovation District GO Station](#) and the future home for the Centre for Innovation. The [Innovation District](#) produces innovative talent with the goal of supporting start-ups from across the region as well as international newcomers, with resources for companies in all stages including start-up, scale-up, small and medium-sized enterprises, and large corporations. More than \$21 million is being invested in the Innovation District, a key piece of our [Economic Recovery Strategy](#). The Centre for Innovation will become the anchor of the Innovation District and will be centrally located in Brampton’s downtown core. Brampton’s Innovation District is part of Canada’s Innovation Super Corridor that generates two thirds of Ontario’s GDP and 3.4 million jobs that generates economic competitiveness across Toronto, Peel, York, Halton, Hamilton, and Durham Regions.

Emerging Cultural Corridor

In downtown Brampton, Main Street is evolving into a vibrant cultural hub, reflecting the City’s commitment to fostering artistic expression and community engagement. With anchor institutions like the Brampton Arts Organization, Peel Region Art Gallery, Museum and Archives (PAMA), and the City’s premier Performing Arts Centre, The Rose, this corridor offers significant opportunities for cultural engagement and enrichment. Main Street proudly showcases artworks from the City’s public art collection and hosts annual festivals like the World of Jazz, along with

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Riverwalk Flood Protection and Flood Mitigation

[Riverwalk](#) is a transformative initiative allowing the revitalization of Brampton's downtown core. It is an engineering solution set out to reduce risk of flooding in the area, addresses Provincial planning restrictions and will unlock the potential for urban growth and development. In turn, this will help to revitalize Brampton's downtown and contribute to a healthy, sustainable, and resilient city. The initiative is expected to unlock 3.6M sqft of residential, commercial, and retail space in Brampton's downtown core creating over 23,000 jobs and a \$1.4 billion impact on the GDP. The City of Brampton will receive more than \$38.8 million towards flood mitigation, bringing the City closer to realizing its Riverwalk initiative. Construction is expected to begin in 2025 and completed by 2028.

Higher-Order Transit Investment

Empowering a sense of place in the downtown is critical and continuing to enhance transit services through Brampton Transit, Zum and Regional GO Service will help to achieve this. There are significant investments in higher-order transit planned in the downtown, including the extension of the [Hazel McCallion \(Hurontario-Main\) Light Rail Transit \(LRT\)](#), the [Queen Street/Highway 7 Bus Rapid Transit \(BRT\)](#), a new [Downtown Transit Bus Terminal \(Transit Hub\)](#), and enhanced GO Rail Service to facilitate two-way all-day GO Service along the [Kitchener Line](#) every 15 minutes.

Ontario Premier Ford [confirmed](#) in February 2024, acceptance of the business case from Metrolinx to extend the Hazel McCallion LRT into Downtown Brampton to the Brampton Innovation District GO Station (a four kilometre extension), which is currently under construction and formerly terminating at Steeles Avenue. City Council passed a motion that supports the Hazel McCallion LRT extension below-grade (tunnel alignment) for the downtown to reduce impacts on the overall quality of the downtown, properties, and the public realm (CW004-2024 on Committee of Council meeting of January 17, 2024).

Post-Secondary Institution Attraction

The City is actively engaged to attract and retain post-secondary institutions in the Downtown. Post-secondary institutions currently engaged in Brampton include Algoma University, Toronto Metropolitan University, and Sheridan College. Council has heard from Algoma University of their interest in expanding academic programming in the downtown. The City announced the Civic Centre site for the Toronto Metropolitan University (TMU) Medical School, which is expected to open in September 2025. Council further established a complementary MedTech Advisory Committee/Task Force to advance medical innovation and attract investment.

Growing Housing Needs in Brampton

The Province's goal is to build 1.5 million homes in Ontario by 2031, the City of Brampton has a housing target to have 113,000 new homes completed by 2031. The downtown must be

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Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North) responsive to the growing needs for adequate and affordable housing that includes a mix of affordable, purpose-built rental housing and/or low to medium income market ownership housing options. Incentives for providing these housing options include:

- Incentives to exempt affordable housing units from [DCs](#), [CBCs](#), & [Parkland Dedication fees through Bill 23](#);
- Up to 25% reduction in DCs for rental housing units, [through Bill 23](#);
- [Peel's Affordable Rental Incentives Program](#); and,
- [Canadian Mortgage and Housing Corporation: Rental Construction Financing Initiative & Affordable Housing Innovation Fund](#)

In addition, the City is currently developing a City-Wide Housing Incentive Program, which will provide financial incentives for purpose-built rental and affordable housing units. The incentive program is estimated to be implemented in Q4 2024.

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Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North)

ATTACHMENT 3: PROPERTY OVERVIEW



Property Profile	
Municipal Addresses	70-86 Main Street North, Brampton, ON (Heritage Theatre Block) 30-46 Main Street North and 54-60 Main Street North, Brampton, ON (Southern Block)
Registered Owner	The Corporation of the City of Brampton
Description	Three commercial mixed-use buildings and a historic theatre in the Heritage Theatre Block. Seven commercial mixed-use buildings proposed for demolition and are anticipated to be demolished in Q3 2024 to Q4 2024 in the Southern Block.
Location	Northeast quadrant of Main Street North and Queen Street East
Total Site Area	2,956 square metres (sqm) or 31,819 square feet (sf)
Approximate Gross Floor Area (Of Remaining Buildings)	70-74 Main Street N – 5,188 ft ² 76-78 Main Street N – 2,228 ft ² 80 Main Street N – 1,949 ft ² 82-86 Main Street N – 7,815 ft ² Total GFA – 17,180 ft ²
Frontage	Approximately 322 feet along Main Street
Building Construction	70-74 Main Street N – 1942 76-78 Main Street N – 1900 80 Main Street N – Unknown 82-86 Main Street N – 1890
Zoning	Downtown Commercial One DC1, Schedules B-1 to B-6
Brampton Plan (Official Plan)*	Major Transit Station Area Brampton GO (Schedule 13b) Mixed-Use (Downtown Mixed-Use) Downtown Special Policy Area
Downtown Secondary Plan*	Central Area Mixed-Use Office Node Special Policy Area 3(C)
Heritage Register	The Heritage Theatre and Robson Block are listed heritage properties

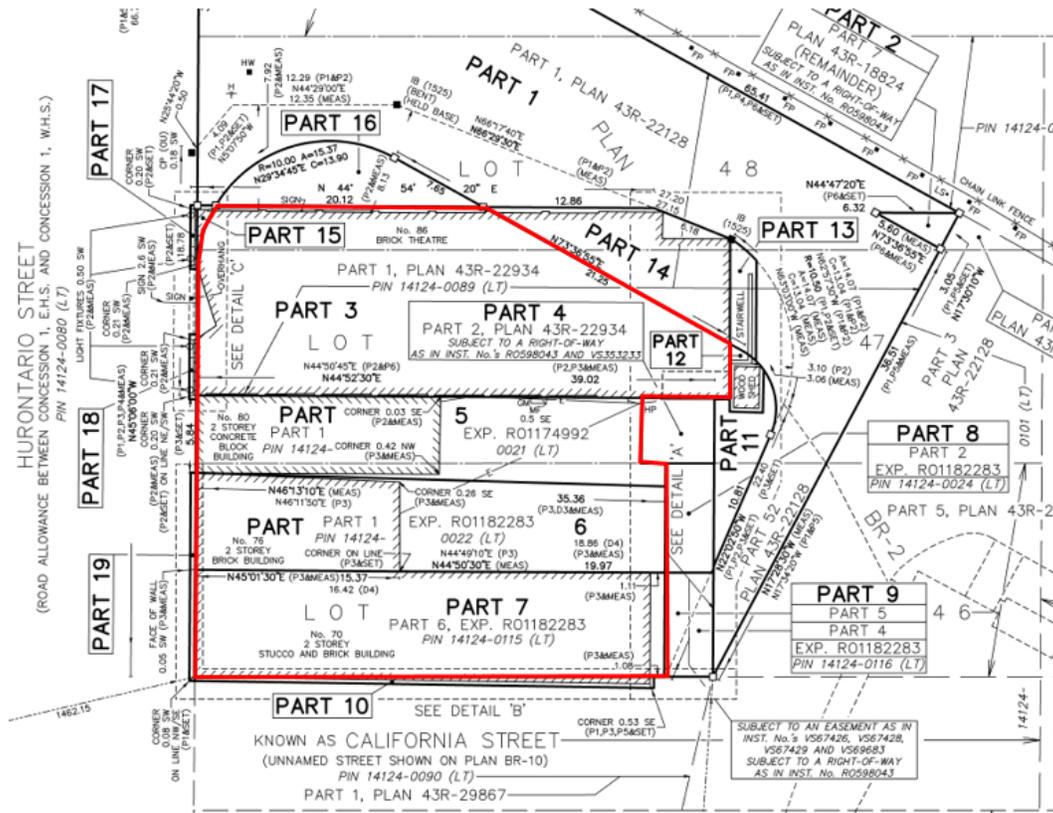
***See Attachment 5, 6 for more information**

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Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North)

70 – 86 Main Street North – Heritage Theatre Block: Approximate Rendering of the Property with Inclusion of Potential Future Road Requirements



Part of PIN 14124-0089 (LT) –Part of Lots 47 and 48, Registered Plan BR-2, being Part 3 on Draft Reference Plan “Reference No. 18-30-251-00-A – JD Barnes – 30Oct18”; Brampton

Part of PIN 14124-0021 (LT) – Part of Lots 46 and 47 , Registered Plan BR-2, being Part 5 on Draft Reference Plan “Reference No. 18-30-251-00-A – JD Barnes – 30Oct18”; Brampton

Part of PIN 14124-0022 (LT) – Part of Lot 46, Registered Plan BR-2, being Part 6 on Draft Reference Plan “Reference No. 18-30-251-00-A – JD Barnes – 30Oct18”; Brampton

Part of PIN 14124-0115 (LT) – Part of Lot 46, Registered Plan BR-2, being Part 7 on Draft Reference Plan “Reference No. 18-30-251-00-A – JD Barnes – 30Oct18”; Brampton

Nothing in the above rendering shall have the affect or be interpreted as fettering the discretion of Council and/or any delegated authority for the purposes of any planning approval/requirements. The City shall have the right to require that a portion of the Property be gratuitously conveyed to the City prior to site plan approval for the purpose of satisfying City road requirements and/or other City and/or other commenting agency requirements, accordingly, the land size of the Property may be further reduced. The Purchaser shall be required to complete its own due-diligence and the above is strictly for high-level informational purposes only

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February 21, 2024, Committee of Council Staff Report – Demolition of Downtown City-Owned Properties

City-owned properties 30-46 & 54-60 Main St N outlined in red are proposed for demolition in Q3 2024 to Q4 2024.



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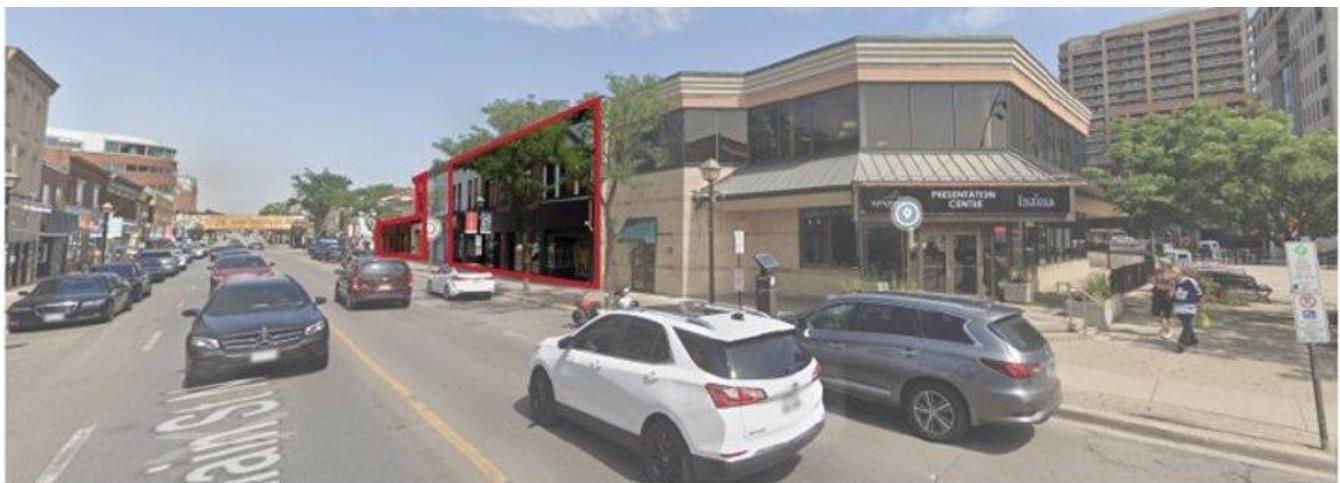
Request for Proposals

Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North)

Views of the Southern Block and City-owned Properties Outlined



EXISTING VIEW FROM VIVIAN LANE



EXISTING VIEW FROM QUEEN AND MAIN ST

Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North)

ATTACHMENT 4: ADDITIONAL INFORMATION TO SUPPORT SUBMISSION

Expression of Interest (EOI) for the Potential Redevelopment and Revitalization of the Heritage Theatre Block

The City closed the EOI for the redevelopment, revitalization and operation of the Heritage Theatre Block, which was issued on November 26, 2021, and closed on June 17, 2022. The City explored subsequent phases with shortlisted proponents through requests for clarification. Following February 7, 2024 Committee of Council (C024-2024), staff received direction to proceed with the close-out of the EOI for the Heritage Theatre Block and proceed with issuing an RFP for the Heritage Theatre Block within the North-East Quadrant of Main Street and Queen Street that achieves the long-term strategic redevelopment of the lands and includes mixed-use residential development.

Additional Information

The City has completed a number of studies and documentation for the subject lands, which will be provided to proponents following the execution of a Confidentiality and Non-Disclosure Agreement (NDA):

1. Letter from the Ministry (1988)
2. Letter from the Prime Minister (1988)
3. History of the Heritage Theatre
4. Geotechnical Investigation – Heritage Theatre, prepared by Peto MacCallum Ltd. June 1998
5. Heritage Background Assessment – Heritage Theatre Block, prepared by ERA Architects Inc. May 2009
6. Site Survey (2018)
7. Phase 1 Environmental Site Assessment – 86 Main St N, prepared by G2S Environmental Consulting Inc. September 2014
8. Phase 2 Environmental Site Assessment – 86 Main St N, prepared by G2S Environmental Consulting Inc. January 2015
9. Mould Assessment Report – Heritage Theatre, prepared by Safetech Environmental Ltd. January 2015
10. Designated Substances Survey – Heritage Theatre, prepared by Pinchin February 2010
11. Survey for Designated Substances and Hazardous Materials – 80-86 Main St N, prepared by ECOH May 2015
12. Supplemental Soil and Groundwater Investigation – Heritage Theatre, prepared by G2S Environmental Consulting Inc. July 2015
13. Remediation Action Plan – Heritage Theatre, prepared by G2S Environmental Consulting Inc. October 2015
14. Pre-Demolition Survey for Designated Substances and Hazardous Materials – 70-74 Main St N, prepared by ECOH December 2015
15. Pre-Demolition Survey for Designated Substances and Hazardous Materials – 70-78 Main St N, prepared by ECOH December 2015

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16. Structural Condition Report – Heritage Theatre & Adjacent Building, prepared by Steenhof Building Services Group February 2016
17. Heritage Report: Reasons for Heritage Designation – Heritage Theatre, prepared by Brampton Heritage Board March 2016
18. Asbestos Materials Reassessment x 3, prepared by Pinchin May 2018
19. Appraisal of Heritage Theatre Block x 2, prepared by Cushman & Wakefield November 2018
20. Heritage Impact Assessment & Salvage Report – Heritage Theatre Block Proposed Demolition, prepared by L.E. Glazer Architect Ltd. June 2020 (revised July 13, 2020)
21. Building Audit Report – Heritage Theatre and Theatre School 80-86 Main St N, prepared by McIntosh Perry January 3, 2021
22. Brampton 2040 Vision (2018)
23. Official Plan 2006 (2020 Office Consolidation) Section 4.10 Cultural Heritage
24. Brampton Plan (2023) Chapter 4 Major Transit Station Area, including schedules
25. Downtown Brampton Secondary Plan (Area 7) and Schedules
26. Zoning Information and Schedules
27. Downtown Flood Plain Regulations
28. Downtown Brampton Investments April 2021
29. Main Street Through the Years, prepared by Heritage Board
30. Tourism Strategy March 2021
31. Staff Report Request to Begin Procurement for the Demolition of Downtown City Properties – Ward 1, February 21, 2024
32. Attachment 1 – Overview of Downtown Properties, February 21, 2024

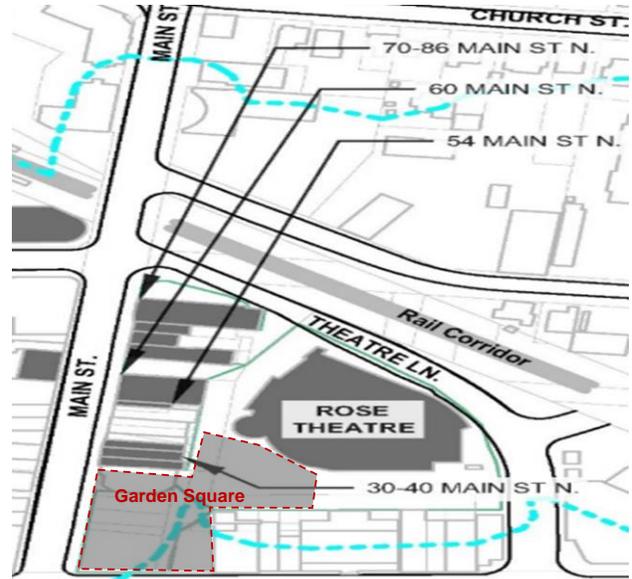
Proponents are required to complete and sign the Confidentiality and Non-Disclosure Agreement (NDA) and should be submitted to the City, via email to: IDP@brampton.ca. Upon receipt and acceptance of the required NDA, the City will provide instructions to access the identified documents through a secured External Sharepoint.

Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North)

ATTACHMENT 5: BACKGROUND INFORMATION – HERITAGE AND POLICY CONTEXT

Garden Square Revitalization

Garden Square (the “Square”) is considered one of Brampton’s premier public spaces and was opened together with the Rose Theatre in 2006. The Square is a smoke-free and safe space for all to enjoy, has free public WiFi available, as well as seating and shade underneath patio umbrellas. Regular programming continues annually in the Square from May to September featuring emerging artists, family-friendly movie nights, live music, and learning demonstrations. The Square is also home to the City’s annual National Indigenous Peoples Day, Pride in the Square, New Year’s Eve Concert, and other community events and celebrations throughout the year. In June 2018, the City completed its first Culture Master Plan, recognizing Garden Square as a cultural hotspot in downtown Brampton. The public space supports Brampton’s 2040 Vision 7: Arts and Culture, representing a mosaic of artistic expressions and production through the many events and programs produced at the core of the city.



The City intends to continue to invest in Garden Square, strengthening its position as a public realm space that brings the City’s residents together, ignites civic pride and acts as a catalyst for creativity through arts and culture programs, events, and community-focused activities. In September 2021, City Council approved funding for the redevelopment and revitalization of Garden Square. The following table summarizes high-level key facts about the Garden Square redevelopment project:

Garden Square Redevelopment Project Summary	
Expected Delivery Model	
Detailed design followed by construction	
Cost Estimate	
Estimate for Garden Square (including design and construction)	\$4.4M
Schedule	
Anticipated Completion of Construction	Q2 2028

Proponents shall consider how the Garden Square, including Vivian Lane and Garden Square Lane redevelopment could be integrated into their overall concept design and proposal. It

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Heritage Context

Heritage (Capitol) Theatre (82-86 Main Street North)

The Heritage Theatre is recognized for its architectural heritage and cultural value to the City. The Heritage Theatre's history extends to 1923 as the Capitol Theatre and undergone a number of renaming including Odeon Theatre. After the City purchased the building in 1981, it was operated to support the performing arts. In 1988, the Heritage Theatre received notable recognition from the former Prime Minister and MPP acknowledging its rich architectural heritage and its importance to the Brampton community. Over the next two and a half decades the *Theatre* would house Sheridan College's Performance Studies, the Brampton Symphony Orchestra, the Brampton Indie Arts Festival and a wide number of special events. In 2005, with the construction of the Rose Theatre, the Heritage Theatre was retired as a performing arts venue and left unoccupied. Many years of neglected maintenance have resulted in a worsened building condition. The Heritage Theatre is in extremely poor condition/a state of disrepair and decay, it requires significant investment to restore the building to its former glory.

Robson Block (70-74 Main Street North)

The Robson Block, alternatively referred to as the Robinson Block, was originally owned by Frank Hollis in the 1920's. Robert Robson purchased the property and the original structure to the rear of the lot and constructed a new building at the front of the lot on Main Street. A masonry title block framed in brick headers displays the name "Robson Block" on the façade facing Main Street. The Robson Block was constructed by one of Brampton's early entrepreneurs. The Robson Block was opened in 1927. In March 1927, Robson leased the new building to Loblaw Groceries Co. Ltd. and housed one of the first chain grocery stores in Brampton. Mary Robson sold the Robson Block to William H. Brydon in September 1936 who continued to lease to Loblaw's for many years. In the early to mid-2000s, the building was utilized as the Beaux Arts Brampton Studio. The Robson Block, is registered as a listed heritage resource under the name "The Robinson Block".

Heritage Theatre Block

On May 29, 2019 the Heritage Theatre Block was approved for demolition by Council Motion CW256-2019 which was scheduled to take place upon the expiration of the leases with 70-78 Main Street North in December 2020. Subsequently, Council approved the deferral of the demolition of the Heritage Theatre Block for 24 months for staff to develop a usage plan that aligns with the IDP including major capital revitalization initiatives, the residential and employment intensification strategy, and a partnership framework. The City closed the EOI for the redevelopment, revitalization and operation of the Heritage Theatre Block, which was issued on November 26, 2021 and closed on June 17, 2022. The City explored subsequent phases with shortlisted proponents through requests for clarification. Following February 7, 2024, Committee of Council (C024-2024), staff received direction to proceed with the close-out of the EOI for the Heritage Theatre Block and proceed with issuing an RFP for the Heritage Theatre Block within

Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North) the North-East Quadrant of Main Street and Queen Street that achieves the long-term strategic redevelopment of the lands and includes mixed-use residential development.

Policy Context

Provincial Legislation

The Province's *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (the "Growth Plan"), issued under the authority of the *Places to Grow Act, 2005*, S.O. 2005, c. 13 ("Places to Grow Act") aligns with the *Brampton 2040 Vision*. The legislation, together with the *Vision*, identifies the majority of Downtown Brampton as an *Urban Growth Centre* ("UGC") and thus a strategic priority area for growth and development. Brampton's UGC is designated for 200 residents and jobs per hectare.

Alongside the Provincial direction to target growth to specific areas, Section 4.2.7 of the Growth Plan and Section 2.6.1 of the *Provincial Policy Statement, 2020 Under the Planning Act* ("Provincial Policy Statement") provide direction on the importance of such resources in terms of "fostering a sense of place" and meeting the objectives of "strategic growth areas". In this context Downtown Brampton presents significant growth and intensification opportunities whilst recognizing the importance of place-making including heritage resource adaptive reuse.

The Province announced *Bill 23, the More Homes Built Faster Act, 2022* ("Bill 23") together with *Proposed Building Code Change to Support More Homes Built Faster: Ontario's Housing Supply Action Plan 2022-23*, O. Reg. 332/12, in Fall 2022. The Province's stated goal is to build 1.5 million homes in Ontario over the next 10 years. The Province intends to unlock more housing, streamline development approvals, remove barriers, accelerate planning, and further protect home buyers and owners. To achieve the goal of building 1.5 million homes, the province's target for the City of Brampton is 113,000 new homes constructed by 2031. This pledge demonstrates the City's commitment to unlock more housing, streamline development approvals, remove barriers, and accelerate planning in support of the province's housing target.

Brampton 2040 Vision

Brampton 2040 Vision set the aspirational goals and objectives for the City and the Downtown to 2040. Brampton is focusing its growth and intensification on a series of transit-oriented communities. For the Downtown, the *2040 Vision* estimates residential population increase of approximately 23,000 people, 11,500 jobs and 10 million square feet of Gross Floor Area (GFA) development by 2041. As the "Anchor" Mobility Hub, Downtown Brampton is thus a focal point with all transit services converging. In this transit-oriented context, the *2040 Vision* identifies the *Four Corners* commercial area as a supporting asset to this Hub:

"A more-or-less consistent pattern of mid-scaled heritage commercial buildings occupy the centre of the whole district along with the recent City Hall and the theatre and museum complexes. This is a place for re-use and infill of buildings, focusing retail and amenities, adding hotels, and offering the kind of heritage spaces that artists, other creatives and professionals

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prefer. Through inventive design, the modern and historic can be juxtaposed in Downtown in a unique, high-value way.” (Action # 2.2)

Official Plan 2006 (Sept. 2020 Consolidation) (in-force)

The City’s current Official Plan was adopted by Council in October 2006 and partially approved by the former Ontario Municipal Board (OMB) in October 2008. Portions of the 2006 Official Plan remain under appeal and work is underway to resolve outstanding appeals. Brampton’s 2006 Official Plan provides planning policies to manage and direct the physical growth and development of the City and takes into account the effects of physical change on the social, cultural, economic and natural environment.

The Official Plan designates the Downtown Planning Area as the “Central Area” on Schedule A and Schedule 1 of the Official Plan, and the lands are identified within the boundaries of the Downtown Brampton Urban Growth Centre as identified in the 2019 Growth Plan and Schedule 1A of the Official Plan. The Central Area, including Downtown Brampton, is planned to achieve the highest densities and represent the cultural, economic and entertainment heart of the City. The Central Area represents an important corridor located along Queen Street where significant public investment has occurred to revitalize the area. With an improved pedestrian environment and upgraded transit, the Central Area is expected to realize significant residential, commercial and tourism activities. The Central Area, in particular, the Downtown’s unique cultural heritage resources will be protected through heritage conservation and enhanced through unique development which respects and complements existing heritage buildings. The 2019 Growth Plan states that the Downtown Brampton Urban Growth Centre will be planned to achieve a minimum density target of 200 residents and jobs combined per hectare, by 2031 or earlier.

The subject lands are designated Central Area on Schedule A of the Official Plan. The subject lands are located within the Anchor Mobility Hub, Major Transit Station Area (MTSA), and along Main Street identified as a Primary Intensification Corridor on Schedule 1 of the Official Plan. The subject lands are located within the Urban Growth Centre (UGC) on Schedule 1A (also identified in the Growth Plan). The subject lands is located in a prominent location in the City intended to support higher density of people and jobs.

Section 4.1 of the City’s current *Official Plan* identifies the Central Area and Downtown Brampton as the cultural, economic, and entertainment heart of the City. It is noted that Downtown Brampton is unique to the GTA in terms of active transportation opportunities and cultural heritage resources. As a result, the *Official Plan* indicates that new buildings and spaces should reflect a human scale development approach and that adaptive reuse of existing structures should be integrated into the community (4.10.9 and 10.8.1-10.8.2).

Section 4.10 of the Official Plan recognizes the importance of cultural heritage and the City’s role to protect and maintain all city-owned heritage resources to a good standard to set a model for high standard heritage preservation (Policy 4.10.8.2). Policy 4.10.8.3 states, the City-owned heritage resources shall be integrated into the community and put to adaptive reuse, where feasible.

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The applicable policies in the Official Plan:

4.10.8.4 In the event that the ownership status is changed, the City shall enter into an easement agreement with the new owner or lessee to ensure the continuous care of, and public access to these resources are maintained.

4.10.8.5 When the potential re-use or a change in function of a City-owned heritage resource is being contemplated, the potential adverse impacts to the heritage attributes and significance shall be carefully considered and mitigated.

4.10.9.7 The City may participate, as feasible, in the development of significant heritage resources through acquisition, assembly, resale, joint ventures or other forms of involvement that shall result in the sensitive conservation, restoration or rehabilitation of those resources.

Brampton Plan

The Brampton Plan, the City's new Official Plan, was adopted by City Council on November 1, 2023. The Brampton Plan has not received Regional Approval; therefore, the in-force Official Plan is the *Official Plan 2006 (Sept. 2020 Consolidation)*.

One of the principles of the City Structure of the Brampton Plan include *Policy 2.1.1.1(c) Conserving cultural heritage buildings, landscapes, and archeological resources to preserve and celebrate the history and legacy of the city, and the people that inhabited the land before it.*

Section 3.6.3 Cultural Heritage recognizes the importance of cultural heritage landscapes and built-form and takes a holistic approach towards cultural heritage planning and implementation.

The applicable policies in the Brampton Plan include:

3.6.3.4 The City will promote retention, integration, and adaptive reuse of heritage resources through proactive designation of significant resources in accordance with the Ontario Heritage Act and the use of all available financial incentives.

3.6.3.5 Retention, integration, and adaptive reuse of heritage resources will be the overriding objectives in cultural heritage resource planning while insensitive alteration, removal and demolition will be avoided.

3.6.3.6 Cultural heritage conservation is a form of environmental sustainability, and the City encourages conservation, adaptive reuse, material salvage, and repurposing as contributing toward climate change mitigation.

3.6.3.7 Conservation of cultural heritage resources and the natural heritage system will be integrated, at the earliest possible stage, into the planning and development process.

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3.6.3.9 When a City-owned property on the Cultural Heritage Resource Register is no longer required for its current use, the City will explore opportunities for the adaptive re-use of the property to achieve the housing objectives of this Plan.

Brampton Plan – Downtown Major Transit Station Area

Downtown is Brampton's economic, cultural, institutional, and transit hub, which comprises the historic core of the City, referred to as the "Four Corners". The 'Downtown Mixed-Use' designation applying to the Four Corners represents several buildings of significant heritage and civic value.

- a) To reinforce the integrity of Brampton's Four Corners, the 'Downtown Mixed-use' designation permits major office, cultural, civic, institutional, residential, retail and service commercial uses.
- b) Complementary uses that support the vibrancy and livability of the Downtown, such as social services, creative industries and entertainment, are also permitted, to attract major employers, office tenants, post-secondary institutions, and new development.
- c) Infill development shall be sympathetic to the existing cultural heritage resources. Where applicable, the retention of the historic Main Street South and Queen Street East frontages and cultural heritage buildings and resources is encouraged.

The subject lands are designated Major Transit Station Area Brampton GO (Schedule 13b) Mixed-Use (Downtown Mixed-Use), and Downtown Special Policy Area. The minimum permitted FSI is 0.5.

Downtown Brampton Secondary Plan (Area 7)

The Downtown Brampton Secondary Plan (Area 7) was approved by City Council on April 2, 1997, and approved by the Region of Peel on July 15, 1998. The Downtown Brampton Secondary Plan is planned to achieve a major mixed-use area and destination that will function as an urban district where:

- housing, shopping, community facilities and public spaces are mixed with workplaces; and,
- office, retail and residential uses are supported by public transit and improvements to the local road network.

Some of the general objectives and criteria of the Downtown Brampton Secondary Plan, that continue to resonate today, are:

- to promote the intensification and improvement of the Central Area and its component areas as the major focus of commercial and community activity for the residents of Brampton, and as an increasingly important location for regional activity related to other parts of the Greater Toronto Area.
- to provide a distinctive downtown by creating a specialty shopping and office district to serve the future population of Brampton;

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- to allow for intensification of use in commercial areas and selected residential areas in a manner that is sympathetic to the historic character of Downtown Brampton;
- to promote an increase in the resident population within the downtown to create a market for local serving retail, commercial and service uses;
- to promote the character of Main Street and Queen Street as a strong pedestrian and transit environment;
- to provide for the identification, preservation and protection of heritage resources;
- to provide for the identification and protection of watercourse and valley system, including floodplain;
- provides greenspace linkages to the rest of the open space system, incorporating pedestrian and bicycle trails and linkages;
- to propose improvements to the local road network and enhanced public transit to facilitate development/redevelopment in the secondary planning area.

The subject lands are designated Central Area Mixed Use, Office Node and Special Policy Area 3C in the Downtown Secondary Plan (Area 7). The maximum permitted FSI is 3.5 as identified on Attachment A and Policy 5.1.2.3 of the Downtown Secondary Plan.

Policy 5.1.2.1 states, lands designated Central Area Mixed-Use on Schedule SP36(A) are intended to accommodate mixed-use developments incorporating any combination of commercial, retail, office, residential, hotel, open space, recreational, institutional, a full range of entertainment and cultural uses including, but not limited to, movie theatres, art galleries, live theatre and museums which are managed as a unit. Mixed-Use development shall mean a free-standing use either/or a development which any combination of office, retail, commercial, institutional, or residential uses are developed and managed as a unit.

Policy 5.1.3.1 states, the Office Node designation on Schedule SP7(a) centered on the intersection of Main Street and Queen Street, bounded by the CNR line to the north, John Street to the south and from Chapel Street/Nelson Street Extension west to George Street. Office development in this area shall be permitted that is compatible with the local historic character of the area. Lands designated Central Area Mixed-Use within the Office Node shall be developed to a maximum density of 3.5 FSI. 5.1.3.2 The principle permitted uses with the Office Node designation include business, professional or administrative office buildings, hotels and motels and all uses consistent with the Regional Commercial and District

The Theatre Block and the Main Street area from the CN Tracks to Queen Street, and the north side of Queen Street from George to Main Street, reside within the *Special Policy Area (SPA) 3C* designated in the Downtown Secondary Plan (Attachment 6). Policies with respect to SPA 3C state that the lands are within flood susceptibility during the Regulatory flood event, with limited opportunity for gaining emergency access to flood-free lands. As such, no additional residential units over that which existed as of May 7, 2014 will be permitted. Further, Policy 5.6.3.3 c) (v) states, a maximum gross floor area of 88,000 m² (excluding mechanical penthouses, mechanical rooms, parking garages, loading areas, stairwells) of non-residential uses shall be permitted across the entire Special Policy Area 3C. Of this total floor area, not

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However, the policies recognize the important role of these lands in the function of the Downtown and as part of the Major Transit Station Area and permit their revitalization. The primary uses within SPA 3C shall be commercial (including office), certain institutional uses and uses focused on the Heritage, Arts, Culture and Entertainment objectives of the City.

Downtown Secondary Plan Review

The City will be undertaking the comprehensive review for the Downtown Secondary Plan anticipated for completion in 2026. The purpose of the Downtown Brampton Secondary Plan (DBSP) Review is to update the DBSP approved in 1998 to align with the recently endorsed and ongoing initiatives and to address projected (2051) growth and intensification, considering Downtown's role as a regional economic, cultural and transportation hub and its unique heritage character. The Review will build upon the Downtown Major Transit Station Area OPA, which states that until such time as Secondary Plan and/or Precinct Plan policies are implemented for each Primary Major Transit Station Areas.

Zoning

The subject lands are zoned Downtown Commercial 1 (DC1) which permits retail establishments, grocery store/supermarket, service shop, personal service shop, bank, trust company, financial company, office, dry cleaning/laundry, laundromat, parking lot, dining room restaurant, convenience restaurant, printing or copying establishment, commercial school, temporary open air market, place of commercial recreation, community club, health or fitness centre, theatre, art gallery or studio, hotel or motel, animal hospital and administrative office of any public authority. The minimum height permitted is 7.6 metres and the maximum height permitted is 41.0 metres.

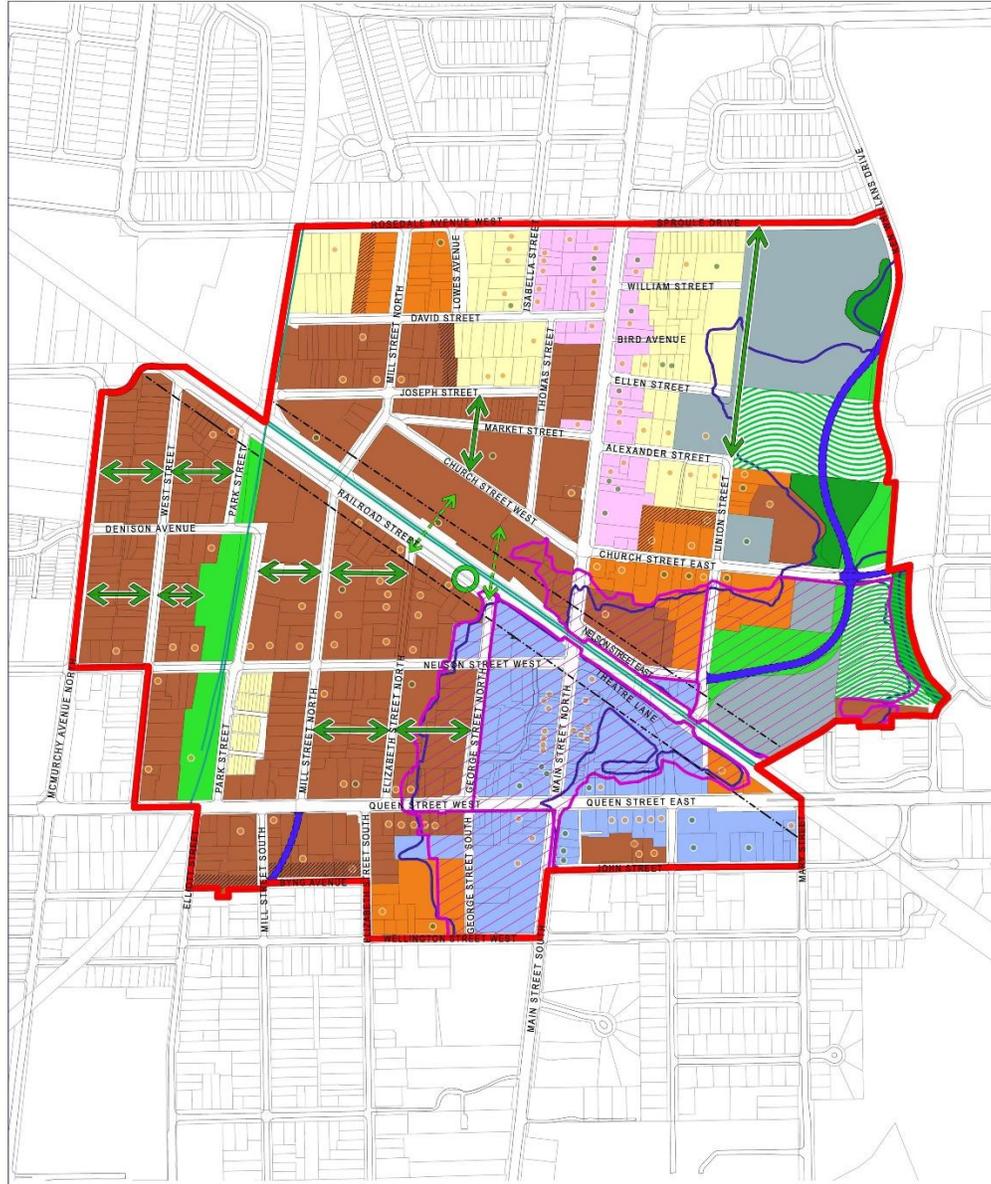
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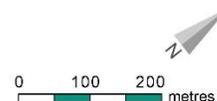
Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North)

ATTACHMENT 6: LAND USE POLICY SCHEDULES

Brampton GO (KIT-3) Major Transit Station Area



- NEIGHBOURHOOD (LOW-RISE RESIDENTIAL)
- NEIGHBOURHOOD (INSTITUTIONAL)
- MIXED-USE (MID-RISE MIXED-USE)
- MIXED-USE (HIGH-RISE MIXED-USE)
- MIXED-USE (MAIN STREET NORTH DPS)
- MIXED-USE (DOWNTOWN MIXED-USE)
- NATURAL SYSTEM
- EXISTING PARK
- PLANNED OPEN SPACE
- RAILWAY 30M BUFFER
- RAIL LINE
- PROPOSED PUBLIC OR PRIVATE STREET NETWORK
- POTENTIAL MID-BLOCK CONNECTION
- PEDESTRIAN CONNECTION
- TRCA FLOOD PLAIN
- DESIGNATED HERITAGE PROPERTY
- LISTED HERITAGE PROPERTY
- HEIGHT TRANSITION AREA
- DOWNTOWN SPECIAL POLICY AREA
- MTSA BOUNDARY
- MTSA TRAIN STATION

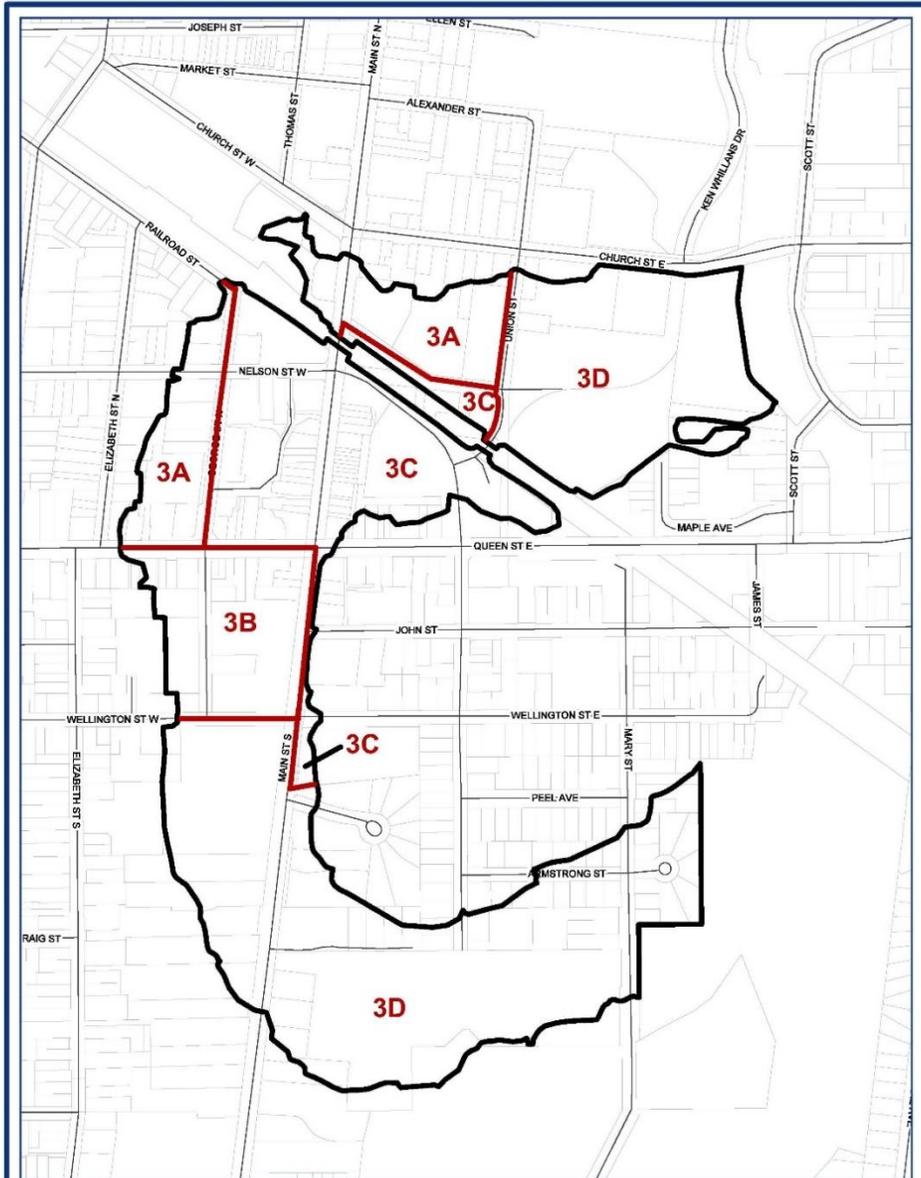


Date: September 2023
 Planning, Building and Growth Management
 Brampton Plan

SCHEDULE 13b | BRAMPTON MAJOR TRANSIT STATION AREAS
 KIT-3 BRAMPTON GO LAND USE PLAN

Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North)

Special Policy Area 3 – Floodplain Area



SCHEDULE SP7(C2) - SPECIAL POLICY AREA 3 AND SUB AREAS

-  SPECIAL POLICY AREA 3 BOUNDARY
-  Special Policy Area 3A
-  Special Policy Area 3B
-  Special Policy Area 3C
-  Special Policy Area 3D
-  Parcels
-  Streets

BRAMPTON
Flower City
brampton.ca
PLANNING, DESIGN & DEVELOPMENT
Date: 2013/08/07 Drawn By: CJK
File: P26_SP007_HACE_AND_SPECIAL_POLICY

DOWNTOWN BRAMPTON SECONDARY PLAN
Secondary Plan Area 7
Schedule SP7(C2)

SPECIAL POLICY AREA 3 AND SUB AREAS

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ATTACHMENT 7: NON-DISCLOSURE AGREEMENT (NDA) TEMPLATE

NON-DISCLOSURE AGREEMENT

This Agreement executed this day of April, 2024 ("Effective Date").

B E T W E E N:

THE CORPORATION OF THE CITY OF BRAMPTON

(the "City")

- AND -

[Insert Company Name]

("Proponent")

(referred to individually as a "Party" and collectively, the "Parties")

WHEREAS The Parties wish to exchange information for the purpose of exploring potential business transactions and examining the possibilities of potential relationships that would be to the mutual benefit of the Parties, as more fully described below (the "**Purpose**") and each Party desires to protect the confidentiality of certain information that may be provided by or on behalf of a Party or its respective representatives (a "**Discloser**") to the other Party or its representatives (a "**Recipient**") before or after the Effective Date.

AND WHEREAS The Discloser is willing to disclose certain Confidential information (as hereinafter defined) to the Recipient for the purpose of exploring a business relationship as outlined in City's Request for Proposal ("RFP") for the Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (22-60 Main Street North) (the "Purpose").

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are expressly acknowledged, the Parties agree as follows:

1. Confidential Information

1.1. In this Agreement, Confidential Information means any information and materials, whether such information has been provided to the Recipient verbally or in writing or other tangible form, and whether such information is received directly or indirectly, such as in the course of discussions or other communications by the Recipient. Without limiting the generality of the foregoing, Confidential Information shall include information or materials that:

- (a) are designated as confidential at the time of disclosure (in a manner reflecting the manner in which they are disclosed), but the absence of such marking shall not relieve the Recipient

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Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North) of the obligation to treat such information as Confidential if, under (b), it would be regarded as confidential; or

- (b) a reasonable person, having regard to the circumstances, would regard as confidential (including Personal Information. "Personal Information" means any personal information which is required to be protected pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M 56 ("MFIPPA") or any laws (including regulations and common law) pertaining to the protection of personal, healthcare or insurance information. Personal Information shall remain in Canada.

1.2. For clarity, the Disclosing Party's Confidential Information does not include information that:

- (a) is known or subsequently becomes available to the public or becomes publicly known through no action or omission of the Recipient;
- (b) is independently developed by the Recipient without the use of any Confidential Information;
- (c) the Recipient rightfully obtained or obtains from a third party who has the right to disclose it; or
- (d) is approved for copying, disclosure, publication or dissemination by the Discloser either in this Agreement or by subsequent written permission.

The above listed exceptions do not apply in the case of Confidential Information that is also Personal Information.

2. Recipient's Obligations

2.1. The Recipient agrees that:

- (a) The Confidential Information is and shall be the exclusive, valuable property of the Discloser and the Recipient will use the Confidential Information only in relation to the Purpose;
- (b) Use at least the same degree of care to protect the Confidential Information as the Recipient uses to protect its own Confidential Information of a like nature, but in any event will not use a standard of care that is less than a reasonable standard of care;
- (c) It will not disclose the Confidential Information to any person other than the Recipient's representatives who have a need to know for the purpose described in 2.1(a);
- (d) Upon becoming aware of any unauthorized copying, disclosure or use of the Confidential Information, it will notify the Discloser immediately and make a reasonable effort to minimize the effect of any such use or disclosure;
- (e) Notify the Discloser immediately upon becoming aware of any breach or threatened breach of this Agreement of which it is aware;
- (f) Subject to 2.1(g) of this Agreement, upon expiration or termination of this Agreement or at a Party's request, the Recipient will: (i) return all Confidential Information disclosed to it by the

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Disclosing Party and all copies thereof, regardless of form; and (ii) destroy any such Confidential Information that cannot be returned; and

- (g) To the extent that any of the following circumstances apply and the Recipient neither returns nor destroys any Confidential Information of the Disclosing Party as a result, the provisions of this Agreement pertaining to the protection of Confidential Information will extend until the Confidential Information is returned or destroyed: (i) it is not reasonably feasible to return or destroy the Confidential Information; or (ii) the Confidential Information forms part of any Good or Service that the Recipient is entitled to in the future.

3. Applicable Law

- 3.1. The [insert company name] acknowledges that the City is bound by policies, by-laws and statutes, including but not limited to the City of Brampton's Records Retention By-law 272-2014 and the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M 56 ("Applicable Law") and Confidential Information provided by the Discloser to the Recipient may be subject to disclosure in accordance with Applicable Law.
- 3.2. In the event that the [company] is required to disclose Confidential Information under Section 3.1, the [company] agrees to provide notice of such disclosure to the City in accordance with Section 6.

4. Equitable Relief

The Recipient acknowledges that the Confidential Information is of value to the Discloser and that any unauthorized copying, use, disclosure, access or disposition of the Confidential Information will cause irreparable injury to the Discloser. The Recipient agrees that in addition to any other remedies that the Discloser may have, the Discloser may be entitled to an injunction against any breach or threatened breach.

5. Survival

The Parties agree that the obligations herein shall remain in full force and effect effective April 2, 2024, for a period of four years of the date of this Agreement unless otherwise terminated by either Party to this Agreement by giving notice to the other Party of its desire to terminate this Agreement.

6. Notice

Unless otherwise expressly provided in this Agreement, any notice or other communication to be given under this Agreement (a "notice") shall be in writing addressed as follows:

In the case of the City, to:

Name, Title: Shahinaz Eshesh, Principal Planner/Supervisor
Address: 2 Wellington Street West, Brampton, ON, L6Y 4R2
Tel. 647.280.3915
E-mail: Shahinaz.eshesh@brampton.ca

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In the case of the Proponent, to:

Name, Title: [INSERT]

Address:

Tel:

E-mail:

7. General Provisions

- 7.1. In the event that any provision of this Agreement is held invalid, illegal or unenforceable, the remainder of this Agreement and its application to any person or circumstances shall not be affected thereby and the Parties will negotiate in good faith to amend this Agreement to implement the intentions set forth herein.
- 7.2. The laws of the Province of Ontario and the federal laws of Canada shall govern this Agreement.
- 7.3. Neither party shall assign this Agreement in whole or in part without the prior written consent of the other Party.
- 7.4. This Agreement shall not be varied, altered, amended or supplemented except in writing signed by the authorized representatives of both Parties.
- 7.5. No waiver of a breach by a Party under this Agreement shall constitute a consent to or waiver of any other different or subsequent breach.
- 7.6. This Agreement may be executed in counterparts, each of which shall be deemed an original, but together shall constitute one and the same agreement.
- 7.7. The Parties understand and agree that nothing contained in this Agreement shall constitute or be deemed to create a partnership or joint venture between the Parties.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed as of the Effective Date.

[INSERT COMPANY NAME]

[Approved as to Form - Legal](#)

____/____/____

[Approved as to Content](#)

____/____/____

Authorizing By-Law No.
C024-2024

Name:
Title:

Name:
Title:

I/We have authority to bind the corporation.

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**THE CORPORATION OF THE CITY OF
BRAMPTON**

Name:

Title:

I have authority to bind the corporation.

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ATTACHMENT 8: TOTAL NET PRICE TEMPLATE

The following table is to be completed as part of the *Part C: Financial Offer & Deal* to outline the Total Net Price.

Element	Dollar Value (CAD)
a) Total purchase price for sale component of the site(s) (CAD in 2024\$) (if applicable)	\$
b) Add: Total lease value for lease component of the site(s) (CAD in nominal 30-year term) (if applicable)	\$
c) Add: Total value of building remediations (CAD in 2024\$)	\$
d) Add: Total value of community enhancements (CAD in 2024\$)	\$
e) Less: Financial asks of the City (CAD in 2024\$)	\$
Total Net Price	\$