

EXPRESSION OF INTEREST

Project: Potential Redevelopment and Revitalization of the Heritage Theatre Block, municipally known as 70-86 Main Street North

Questions and Answers

Posted: January 26, 2022

Question 1: In Section 3.3 Project Objectives of the City's EOI document, it lists on point #22: "Due to Special Policy Area 3, residential development is not permitted on the subject lands."

Does this preclude student residences on this site altogether? Or we could propose a development that could potentially have ground floor commercial and student residences on the higher floors, keeping in mind the flood zone issues.

Response to Question 1: Special Policy Area 3 has prescribed policies in the Downtown Brampton Secondary Plan (Area 7), which restrict any new or additional residential development in this area of Special Policy Area 3(C). Residential uses includes any type of development that would require overnight accommodation and residential habitable living space or suites. Student residences would not be permitted on the subject lands.

Question 2: What is the goal for Heritage preservation? What heritage features are required to be saved?

Response to Question 2: The City has included a number of studies and documentation for the subject lands including the Heritage Background Assessment (2009) by ERA, Heritage Report: Reasons for Heritage Designation (2016), and Heritage Impact Assessment and Salvage Report (2020).

Section 3.2 Project Vision, under the header Arts, Culture and Heritage bullet #8, 9 and 10 states:

- 8. Make the best use of the site as a landmark heritage property;*
- 9. Heritage Retention: Heritage buildings and attributes are to be retained and restored to contribute to Brampton's rich history and the historic streetscape of Main Street. Preference will be considered towards Proponents that retain building structure(s) and propose no demolition;*



10. Seek Heritage designation: The Heritage Theatre, Robson Block and Heritage Theatre Block are listed as heritage properties, however it is not designated. The City intends to pursue heritage designation. EOI Respondents must confirm in their EOI submissions that they are committed to preserving the Heritage Theatre/heritage attributes of the subject lands;

Through the EOI, at a high level, we expect proponents to address heritage preservation through:

- 1) Confirmation of building structure(s) to be retained
- 2) Confirmation of intent to pursue heritage designation for heritage properties

Heritage Planning would like to see proponents to consider:

- 1) Restoration of the façade and marquee to their original design
- 2) Adaptive reuse opportunities
- 3) Levelling of the ground floor to accommodate a multi-use space. This is understood to be a necessary element in the conversion of the building to other uses.
- 4) Interior character (including fittings and architectural details) retained and restored as much as possible

Detailed intent for heritage restoration is not required at this stage, but these are the main elements that should be considered.

Question 3: How resolved do you expect these EOI proposals to be? These types of projects would require a substantial amount of time to secure partners/concept.

Response to Question 3: Refer to Section 4 Review and Selection Process. Proponents shall address all three (3) parts in their EOI submission. Part 1 Proponent Declaration requires a summary of the team's expertise and past development experience. Part 2 Project Vision and Concept requires a high level description of project vision and proposed use(s) and programming that considers Section 3.3 Project Objectives. EOI submissions are not required to submit conceptual renderings or detailed architectural drawings, and doing so will not necessarily improve the evaluation of your submission. Part 3 Demonstrated Business and Financial Experience does require the proponents to demonstrate the financial capacity and ability to fund the proposed development and vision. Proponents are not required to secure capital, agreements or partnerships at this stage.

Section 3.5 Submission Instructions requires the submission of one (1) electronic copy (hi-res, PDF format) with a maximum of 20 A4 pages.

The Expression of Interest is stage 1 of the overall two-stage process. The purpose of the EOI is to help identify a range of viable best use opportunities, partnerships, and investors. EOI submissions may inform and direct the scope of the subsequent Request for Proposal and proponent requirements. Detailed conceptual drawings will be required in the subsequent phase.

Question 4: Would the City be willing to receive and accept multiple options for redevelopment?

Response to Question 4: Yes the City is willing to receive one submission by the Proponent that includes multiple viable design options for the revitalization of the Heritage Theatre Block for consideration. Each option should be fully resolved as per EOI instructions.

Question 5: Would options that go beyond the Heritage Theatre Block property boundaries be reviewed or considered?

Response to Question 5: Proponents are required to evaluate the existing property boundaries of 70-86 Main Street North in their submission. While the City owns adjacent laneways and the right-of-way, these are not within the scope of the project and they will continue to be in City ownership.

Question 6: Per road widening - is that only if the building is demolished - it seems overkill when trying to preserve the heritage then widening a lane in this context - is this 100% has the land been expropriated?

Response to Question 6: Attachment 1 Property Overview of the EOI includes a reference plan for the Heritage Theatre Block titled "70 – 86 Main Street North – Heritage Theatre Block: Approximate Rendering of the Property with Inclusion of Potential Future Road Requirements". These lands have not been expropriated. Advanced discussion is required to assess the need for any road widening, however it is the City's preference to maintain the existing street frontage along Main Street.