

# WHAT WE HEARD

## REGIONAL ONTARIO STREET PROPERTY LAND USE STUDY

**COMMUNITY WORKSHOP**

**AUGUST 30, 2016**

The Planning Partnership  
N. Barry Lyon Consultants Ltd  
Thompson Ho Transportation  
Diamond Schmitt Architects  
SCS Consulting Group

The Region owned Ontario Street property is located in the Town of Milton's Urban Growth Centre and adjacent to the Central Business District. The Region of Halton has initiated a study to explore the development and redevelopment potential of the site.

The Region is undertaking a three-phase study of the redevelopment potential of the Ontario Street property to determine the highest and best land uses. The Planning Partnership is leading the study in collaboration with specialists in market analysis, transportation and servicing.

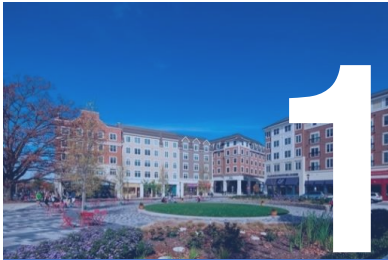
The first Community Workshop was held on August 30, 2016 at the Milton Memorial Arena - Lion's Club Hall as part of Phase 2 of the study. An afternoon and an evening session were held. The purpose of this Workshop was to introduce the project to the community and to get input on the work completed to date. The Workshop included a presentation by the team outlining the project context, the guiding principles for the site, the six foundational elements of the concepts, and concluded with outlining two preliminary concepts for the Ontario Street property. Working in Table Groups, attendees were asked to provide feedback on the preliminary concepts.

This report provides a summary of the feedback received during this first Community Workshop, specifically through the Table Group discussions. This feedback was reviewed by the project team and will help to inform a preferred concept, and the preparation of the final recommendations for the Ontario Street Property. These recommendations will be presented to the Region later this year.



The following summary of public comments are organized around the six foundational elements which guided the development of the two concepts.

# URBAN DESIGN PRINCIPLES



## Density, Diversity, Mixed-Use

**Encourage a mix of uses** (e.g. offices, residences, coffee shops etc.)

**Encourage a diversity of users** (e.g. children, youth, seniors, high-income, low-income, etc.)

**Encourage environmentally sustainable development**



## Street Network and Active Transportation

**Create well-connected blocks and enhanced streetscapes** to promote wayfinding and accessibility

**Provide a well-connected pathway network** and links to existing networks

**Accommodate active transportation** (i.e. walking, cycling and transit)



## Place Making

**Include unique, vibrant places, with a strong sense of identity** (parks, plazas, courtyards, public streets, etc.)

**Create local destinations** which attract a critical-mass of users and activities



## Open Space and Parks

**Create a linked network of open spaces**

**Configure parkland to support the diverse amenity needs of the community**

**Create parks as focal points**



# 1

## Mix of Uses

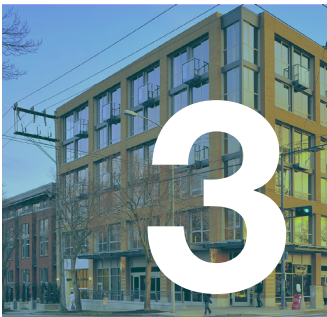
Physically and functionally integrate a mix of uses on the site:  
  
residential, commercial, cultural, institutional or industrial uses



# 2

## Transitions

Provide transitions from adjacent housing to higher density buildings on the site



# 3

## Intensification

Intensification with more efficient use of land and infrastructure, provides a variety of housing options, attracts new residents, and contributes to the goal of complete communities



# 4

## Roads & Access

Provide connections for pedestrians, cyclists, transit and vehicles.  
  
Focus on human-scale design treatments such as street furniture, trees and wide pedestrian rights-of-way.



# 5

## Active Street Fronts

The facades of buildings open towards the street and provide opportunities for interaction between pedestrians and uses on the ground floor.

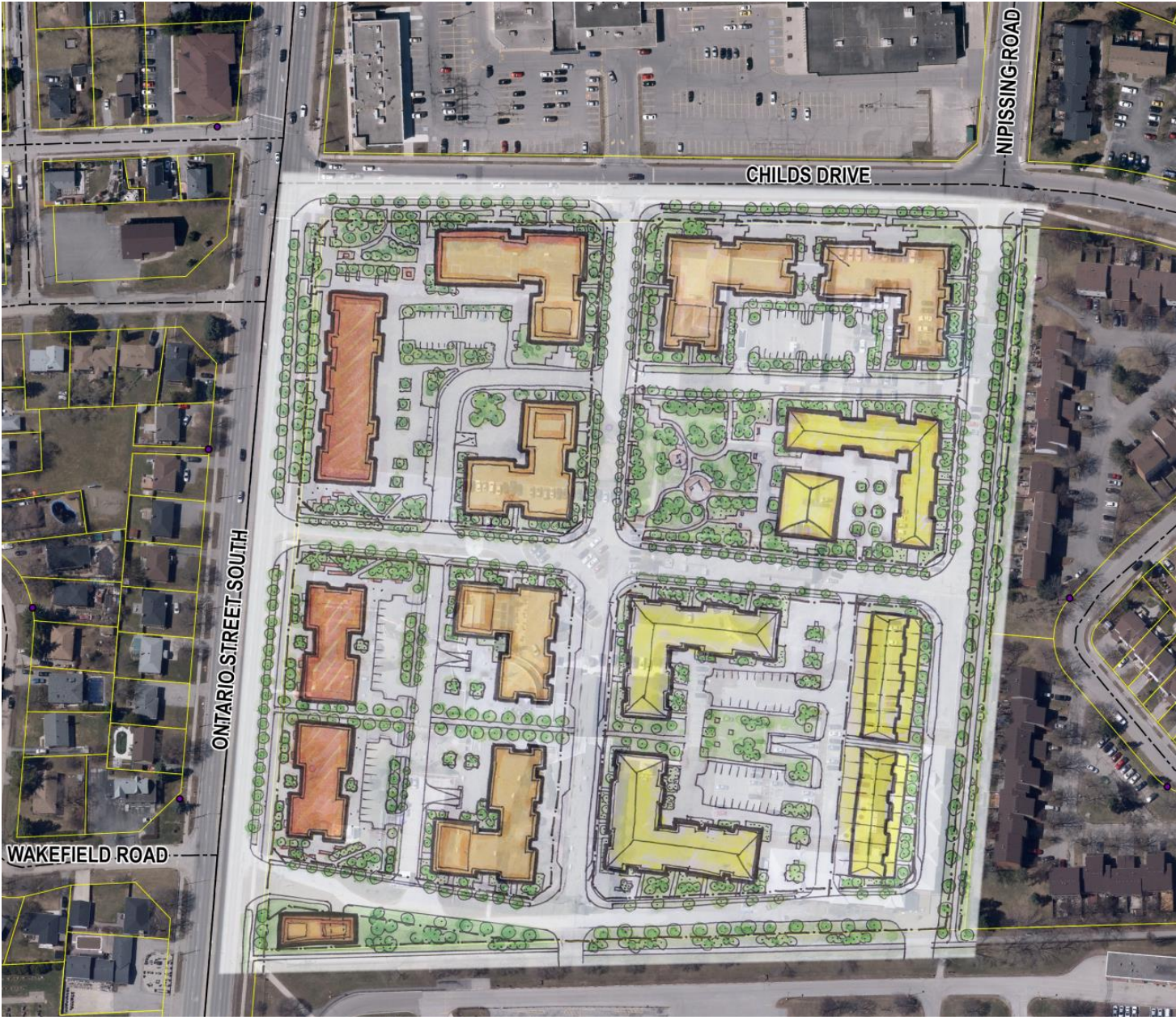


# 6

## Phasing

Development will occur throughout several stages

# Concept A



- Open Space
- Medium Density Mixed Use
- Medium Density Residential
- Low Density Residential

## Potential Phasing Scenarios



Phase 1



Phase 2



Phase 3



Phase 4

# MIX OF USES

Support the location of the park (central and adjacent to Seniors Centre), but would like to see additional parkland/open space

Open Space/parkland should be given more attention:

- Explore more interactive green spaces, rather than standard park design
- Should be buildings within a park rather than parks around buildings

A strong focus is needed on providing affordable housing options for young adults, families with children and seniors, which should include rental housing

Maintaining a community health/social services hub is widely supported, including space for:

- Health practitioners
- Community support services
- Pharmacy (and lab)

The Milton Seniors Activity Centre and Allendale Long Term Care Facility are of significant importance to the community, with strong support for continued and expanded facilities for seniors:

- Milton Older Adult Strategy recommends on-site expansion of 10,000-25,000 square feet
- Need more long term care capacity
- Seniors Centre contributes to aging in place
- Seniors Centre should be a stand-alone facility
- Seniors Centre needs to have prominence and easy visibility
- Suggestion to move Seniors Centre to the Police and EMS site, if vacated

The creation of a complete community on the site requires additional uses, such as: school, grocery store, daycare

The community garden use should be retained, whether elsewhere on the site or as part of a green roof

Varied opinions with respect to the future development of the site:

- Should emphasize lower density housing to be more family-oriented
- Too much mixed use
- Too much residential
- Need single storey bungalows to accommodate seniors
- Develop residences elsewhere

The plans do not honour what's already on the site

Concerns that both concepts are very similar and that more options should be considered, such as a central park with surrounding development

Explore green energy initiatives for the development of the site



“ Prefer lower density as higher density will block sun from the rest of the properties ”

## TRANSITIONS



“ Highest density should be at corner of Childs Drive and Ontario Street South, and lower elsewhere  
Not opposed to taller buildings (i.e. 8-10 storeys) if good urban design principles are maintained  
The proposed development is too intense/dense, without enough internal greenspace  
Option A has less density for housing/business and therefore will be preferable to current users  
Support for medium density, mixed use  
Tallest buildings should be limited to 8 storeys  
What if Places to Grow is scrapped? ”

## INTENSIFICATION



Strong concern with respect to if sufficient parking will be provided:

- Lack of clarity for how much underground parking is being provided
- No parking shown for the Seniors Centre; some opinion that it should be surface parking
- Shouldn't have on-street parking on Ontario Street South
- Existing water issues on site may impact underground parking

Significant existing traffic issues and concern for worsening conditions:

- Should widen Childs Drive and Ontario Street South
- Found that the intersection design for Ontario Street South and Wakefield Road (and into the site) was poor
- Heavy traffic on Ontario Street South, backed up through three lights - additional access road could worsen conditions
- Increased housing could worsen traffic
- Childs Drive will need a turn lane

Support for the addition of transit to the site and the Seniors Centre

Support for the Nipissing Road connection

The design should have a stronger focus on pedestrian linkages, maintaining and expanding the current planned walkable spaces

The public park could be better incorporated

Consider alternative road networks, including other options for grid pattern and alternative road standards (i.e. not standard cross-section)

Will roads be public or private? Concern raised about setbacks and traffic lights

## ROADS & ACCESS



Need to create a more urban streetscape along Ontario Street South:

- Use Port Credit and Oakville as examples
- Better frontage and more uniform since it's a major route into town
- Should have storefronts for buildings at the corner of Ontario Street South and Childs Drive

Site looks fragmented, with no ambience

The layout will create trouble spots – teenage hangouts

The Seniors Centre would prefer on-street frontage (with the park behind) since it is currently difficult to find the centre – poor visibility

Good placing of buildings onto Childs Drive, giving it more of a presence

## ACTIVE STREET FRONTS



Significant concern and uncertainty with respect to interim measures during construction, for example impacts on the approximately 1000 members of Seniors Centre

Interest in switching phase 1 and 2, or having them done concurrently – Seniors Centre should be within first phase

Who will maintain parks and greenspace?

Identification of cost to maintain Seniors Centre for next 20 to 30 years

Should this site be developed under public ownership, private ownership or a mixture?

Support for the long term plan

All development must be predicated by the future state of Milton Mall and EC Drury School

## PHASING

# Concept B



## Potential Phasing Scenarios



Phase 1



Phase 2



Phase 3



Phase 4

There is significant need for more affordable and accessible housing, which should include rental housing, for families with children, young adults just starting out and seniors

The site should be or include a significant service centre:

- Social and community services and institutional uses
- Addition to Martin House as residential hospice for palliative care
- Will the Allendale Long Term Care Facility be maintained? Need more long term care
- Seniors Centre should be a separate facility, creates a hazard when mixed with children
- Women's Shelter

Mixed views on the Childs Drive linear park:

- Poor location beside tallest buildings as they will block the sun for children and will not be safe
- Strong support of the greenspace
- Green avenue should be continued around the corner and along Ontario Street South
- Lack of greenspace in the interior of the site

Additional views on greenspace:

- Need greenspace for both the young and old
- Should build around a central greenspace
- Need more greenspace or whole site should be greenspace
- Eliminate townhouses along southern end of site and replace with greenspace
- Should have parkland beside Seniors Centre, as in Concept A
- Explore more interactive green spaces, rather than standard park design
- Should be buildings within a park rather than parks around buildings

Preference for keeping the community garden use, either in greenspace or on a green roof

There were a range of views with respect to how uses should be developed on the site:

- Allow a broad cross section of uses (retail, churches, community services, residential)
- Introduce a hospice (potentially replacing some of the residential)
- Central, affordable grocery store
- Too much residential
- Need single storey bungalows or single-level condos to accommodate seniors
- Develop residences elsewhere

The layout of the site segregates future residents by type of housing – creation of silos

Concerns that both concepts are very similar and that more options should be considered, such as a central park model

Explore green energy initiatives for the development of the site

Not honouring the existing uses on the site

## MIX OF USES

“ Love the greenspace as a pleasant buffer  
Did not like Childs Drive greenspace since it is right beside a busy road ”



## TRANSITIONS

“ Support for medium to high density mixed use  
Is medium density mixed use appropriate for a Seniors Centre or a hospice?  
Not opposed to taller buildings (i.e. 8-10 storeys) if good urban design principles are maintained  
Buildings should be a maximum of 3-4 storeys  
What if Places to Grow is scrapped?  
Concern that the site is too intense ”

## INTENSIFICATION

Significant concern with respect to whether parking provision is sufficient:

- Need more parking for the density, including for Seniors Centre (surface or underground)
- Multi-use parking very tight and uninviting because it is hard to get into, must walk around to get into stores
- Underground parking should be a requirement
- Should have on-street parking on Ontario Street South and layby parking on Childs Drive

Support connection of Nipissing Road and Wakefield Road through the site

Good intersection design for Ontario Street South and Wakefield Road (and into the site)

Concern about impacts of proposed development on area congestion:

- Will generate more traffic
- Heavy existing traffic on Ontario Street South, backed up through three lights, additional access road could worsen conditions
- Childs Drive needs a turn lane, should it also be widened?
- Traffic lights needed at Wakefield Road

Attention is needed for transit connections:

- Is there room for public transit to enter the site? Bus stop should be at centre of site
- Senior transportation
- Bus to Oakville
- What is happening to north bus/transportation?

Curve road through the middle of the site to make a larger parcel for a hospice

Could roads be reduced in the linear park to get more land in one place?

Community trail along south side of site

The design should have a stronger focus on pedestrian linkages, maintaining and expanding the current planned walkable spaces

Consider alternative road networks, including other options for grid pattern and alternative road standards (i.e. not standard cross-section)

## ROADS & ACCESS

Should create a more urban feel, such as bringing buildings right to frontage of Ontario Street South – both concepts feel suburban

Park is in the wrong place if you want mixed use and active streetscapes

No ambience

Layout will create trouble spots – teenage hangouts

## ACTIVE STREET FRONTS



Need more long term care – where will they go during construction?

Should this be developed under public ownership, private ownership or a mixture?

Who will maintain the parks and greenspace?

All development must be predicated by the future state of Milton Mall and EC Drury School

## PHASING

# SUMMARY OF COMMON THEMES FOR BOTH CONCEPTS

1. Need for affordable, rental housing
2. Maintain a community/health services hub
3. Accomodate the existing services, as well as possible expansions
4. More parkland/greenspace to balance intensification
5. Preserve community garden use somewhere on the site
6. Provide sufficient parking
7. Consider existing traffic and potential future impacts of development on road network
8. Support transit service within site
9. Buildings need to create a closer and more cohesive street frontage
10. Concerns with interim measures during construction

# PRESENTATION

**REGIONAL ONTARIO STREET  
LAND USE STUDY**

Community Workshop  
August 30, 2016

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**REGIONAL ONTARIO STREET  
LAND USE STUDY**

Opening Remarks  
Purpose of Study  
Introductions

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2

### The Site

View into site from Ontario Street

View into site from Childs Drive

Halton Region EMS - Childs Drive

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3

### The Work Plan

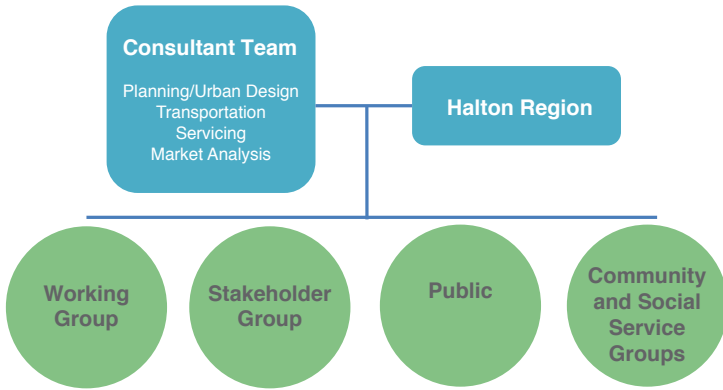
| PHASE ONE   | PHASE TWO  | PHASE THREE  |
|---|--|--|
| <p><b>Background Review</b></p> <p>Review and discuss opportunities and challenges of redeveloping the site</p> | <p><b>Future Opportunities</b></p> <p>Involve the community and stakeholders in exploring possibilities for the site</p> <p>Prepare concepts that illustrate options for use, building height and density, access, servicing, public realm</p> | <p><b>Final Recommendations</b></p> <p>Present final recommendations for the Ontario Street site</p> |

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## The Team



## Consultation – What we've heard so far

- 1 The Ontario Street property is a tremendous asset with respect to **accessible transportation** and **proximity to downtown Milton**
- 2 The Ontario Street property presents an opportunity to contribute to the **sense of place** in the Downtown area
- 3 Scale of development needs to **fit within and connect to the neighbourhood and downtown** area
- 4 Opportunity for partnerships and a broad range of **community services** to be **integrated into future mixed use development**

## Today's Workshop

Presentation & Table Discussions

## Next Steps

Team will collect and distill Input/Comments

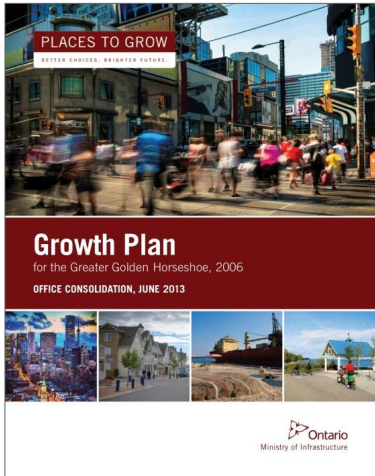
Public will have opportunity to provide further Input/Comments

Team will finalize a Preferred Concept

## Presentation Outline

1. **Planning Context**
2. Site Context
3. Urban Design Principles & Foundations
4. Site Development Concepts

## Province's Direction



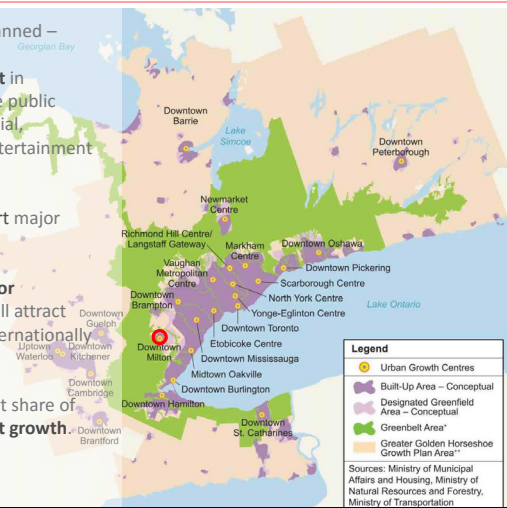
- Growth
- Resources
- Public Investment

Slide 9

## 25 Urban Growth Centres in the GGHA

Urban growth centres will be planned –

- as **focal areas for investment** in institutional and region-wide public services, as well as commercial, recreational, cultural and entertainment uses
- to accommodate and support major **transit infrastructure**
- to serve as **high density major employment centres** that will attract provincially, nationally or internationally significant employment uses
- to accommodate a significant share of **population and employment growth**.



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## Regional Official Plan

- Implements the Province's Growth Plan
- Milton's population is expected to grow to **238,000** and the number of jobs to **114,000** (by 2031)
- Require the Local Municipalities to direct **major office, retail and appropriate major institutional development** to Urban Growth Centres, Major Transit Station Areas (including Metrolinx-designated Mobility Hubs), areas with existing frequent transit services, or existing or planned higher order transit services.

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## Downtown Milton Urban Growth Centre



- Ontario Street property provides an opportunity to support the objectives of the Downtown Milton Urban Growth Centre

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## Presentation Outline

1. Planning
2. **Site Context**
3. Urban Design Principles & Foundations
4. Site Development Concepts

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## Site & Neighbourhood Context



1. Halton Police Services
  2. Halton Region EMS
  3. Seniors' Activity Centre
  4. Martin House Seniors Residence
  5. EC Drury Site
  6. Allendale Long-term Care Facility
  7. Halton Women's Place Facility
  8. Undeveloped Area/Community Garden
  9. Milton Community Services
  10. Milton Mall
  11. Milton Evergreen Cemetery
  12. GO Station
  13. Ministry of Education School Board, YMCA Full Day Pre-school Program
- Open Space

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## Transportation



### Initial Findings and Opportunities:

- Existing transportation system and traffic operations adjacent to Ontario Street property can **accommodate additional traffic**
- New road pattern for the site with locations for signalized access can be **phased with existing site access**
- Opportunities for site to be **connected to existing pedestrian and cycle trails**

#### Legend:

- Ontario Street site
- Arterial road
- Milton transit (Route 5)
- Milton transit (Route 8)
- Pedestrian network
- Cycling network

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## Market Analysis

### Market analysis revealed that

Milton's development market continues to be driven by **residential forms**



There is some weakness in the **local retail and office markets**

An optimal mix of land uses is likely to include:

- Traditional townhomes;
- Stacked townhomes; and
- Condominium apartments.



Traditional and stacked townhomes are likely to yield the highest values today

- But, the high density market continues to evolve
- May be opportunities to cross subsidize revenue from market housing to support affordable housing and community uses



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## Presentation Outline

1. Planning
2. Site Context
3. Urban Design Principles & Foundations
4. Site Development Concepts

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## Urban Design Principles

|   |  |   |  |
|---|--|---|--|
|  <p><b>1</b><br/>Density, Diversity, Mixed-Use</p>  |  <p><b>2</b><br/>Street Network and Active Transportation</p>   |  <p><b>3</b><br/>Place Making</p>  |  <p><b>4</b><br/>Open Space and Parks</p>   |
| <p><b>Encourage a mix of uses</b> (e.g. offices, residences, coffee shops etc.)</p> <p><b>Encourage a diversity of users</b> (e.g. children, youth, seniors, high-income, low-income, etc.)</p> <p><b>Encourage environmentally sustainable development</b></p> | <p><b>Create well-connected blocks and enhanced streetscapes</b> to promote wayfinding and accessibility</p> <p><b>Provide a well-connected pathway network</b> and links to existing networks</p> <p><b>Accommodate active transportation</b> (i.e. walking, cycling and transit)</p> | <p><b>Include unique, vibrant places, with a strong sense of identity</b> (parks, plazas, courtyards, public streets, etc.)</p> <p><b>Create local destinations</b> which attract a critical-mass of users and activities</p> | <p><b>Create a linked network of open spaces</b></p> <p><b>Configure parkland to support the diverse amenity needs of the community</b></p> <p><b>Create parks as focal points</b></p> |

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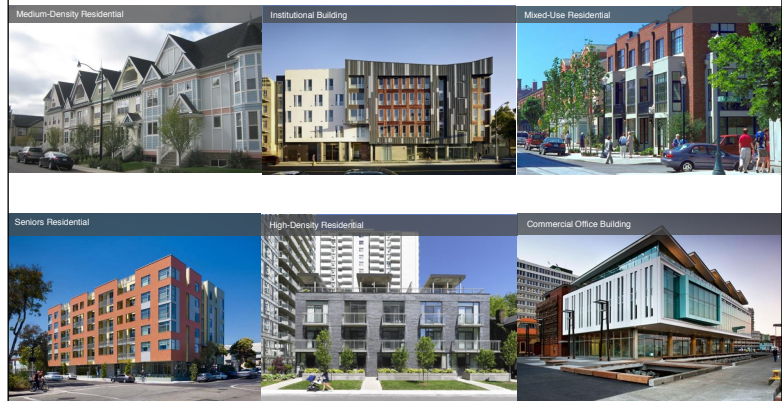
## Foundations: the building blocks of the concepts

|   |   |   |  |   |   |
|---|---|---|--|---|---|
|  <p><b>1</b><br/>Mix of Uses</p>                          |  <p><b>2</b><br/>Transitions</p> |  <p><b>3</b><br/>Intensification</p>   |  <p><b>4</b><br/>Roads &amp; Access</p>   |  <p><b>5</b><br/>Active Street Fronts</p>                        |  <p><b>6</b><br/>Phasing</p> |
| <p>Physically and functionally integrate a mix of uses on the site: residential, commercial, cultural, institutional or community uses.</p> | <p>Provide transitions to neighbourhoods.</p>   | <p>Intensification with more efficient use of land and infrastructure, provide a variety of housing options, attract new residents, and contribute to the goal of complete communities.</p> | <p>Provide connections for pedestrians, cyclists, transit and vehicles.</p> <p>Focus on human-scale design treatments such as street furniture, trees and wide pedestrian rights-of-way.</p> | <p>The facades of buildings open towards the street and provide opportunities for interaction between pedestrians and uses on the ground floor.</p> | <p>Development will occur over several stages, and include short and long term scenarios.</p>                   |

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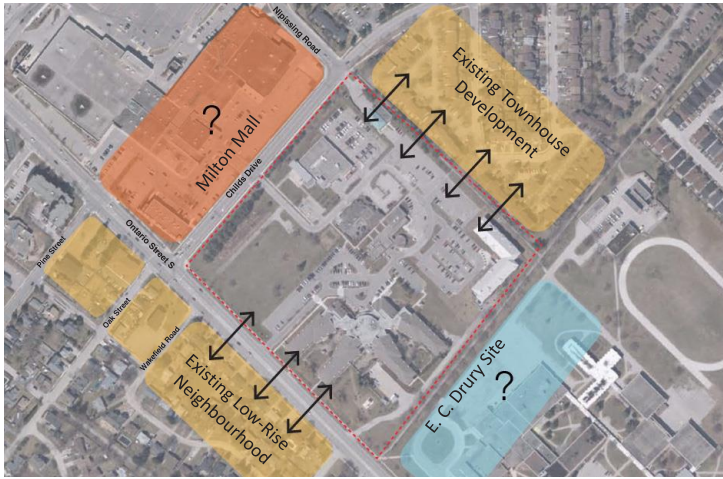
## Foundation 1. Mix of Uses

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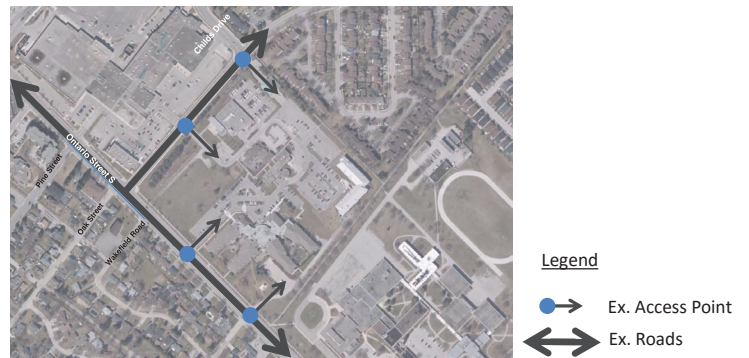


## Foundation 2. Transitions

Slide 21



## Foundation 4. Roads & Access



Slide 22

## Foundation 5. Active Street Fronts



Slide 23

## Foundation 6. Phasing

### Considerations:

- Nature of Long Term Leases
- Building Locations
- Condition of Existing Buildings (cost of maintenance over time)
- Infrastructure and Servicing
- Market Conditions

### Premised on:

- Short and Long Term Vision
- Development of vacant lands and new infrastructure as an initial phase
- Minimizing disruption/impact on long term uses



- Potential Phasing Scenario**
- |               |               |
|---------------|---------------|
| 1 0-10 years  | 3 20-30 years |
| 2 10-20 years | 4 30+ years   |

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## Presentation Outline

1. Planning
2. Site Context
3. Urban Design Principles & Foundations
4. **Site Development Concepts**

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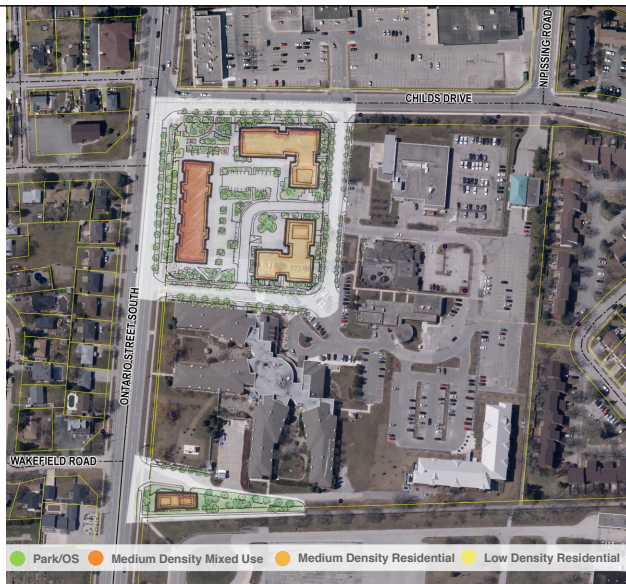
## Concept A – Central Park



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## Concept A

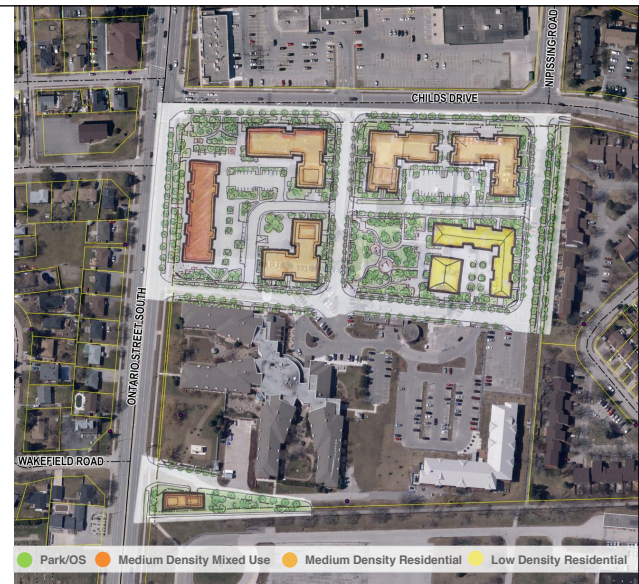
### Potential Phase 1



Slide 27

## Concept A

### Potential Phase 2



Slide 28

Concept A

Potential Phase 3



Slide 29

Concept A

Potential Phase 4



Slide 30

Concept A

● Park/Open Space  
 ● MD Mixed Use  
 ● MD Residential  
 ● LD Residential

1 Mix of Uses

2 Transitions

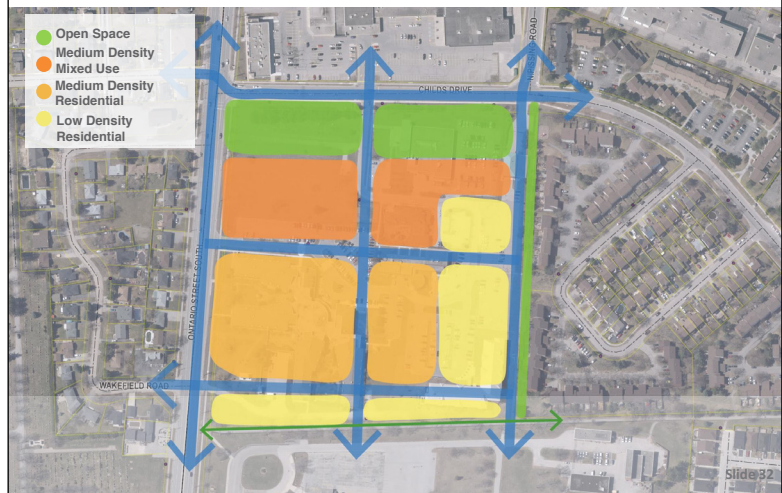
3 Intensification

4 Roads & Access

5 Active Street Fronts

6 Phasing

Concept B – Linear Park



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Concept B

Potential Phase 1

Slide 33



Concept B

Potential Phase 2

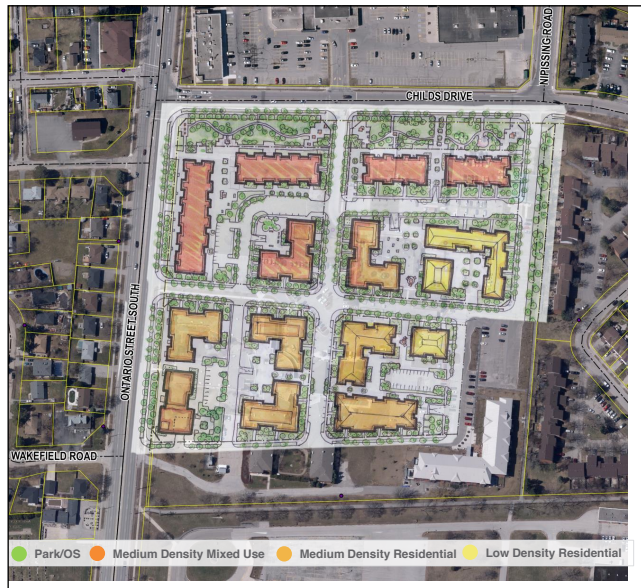
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Concept B

Potential Phase 3

Slide 35



Concept B

Potential Phase 4

Slide 36








Concept B

1 Mix of Uses 2 Transitions 3 Intensification 4 Roads & Access 5 Active Street Fronts 6 Phasing






## Table Group Discussions

- Have a look at the copies of Concept A and Concept B on your table.
  - What do you **like best** about Concept A?
  - What do you **like best** about Concept B?
- Discuss with others at your table.
- Mark down – circle or add notes to indicate what you like best on each Concept.


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## Table Group Discussions

- Have a look at the copies of Concept A and Concept B on your table.
  - What would you **add or take away** from Concept A to make it better?
  - What would you **add or take away** from Concept B to make it better?
- Discuss with others at your table.
- Mark down – circle or add notes to indicate what you would do to make each Concept better.


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