

REGIONAL ONTARIO STREET LAND USE STUDY

Community Workshop
August 30, 2016



REGIONAL ONTARIO STREET LAND USE STUDY

Opening Remarks
Purpose of Study
Introductions

The Site



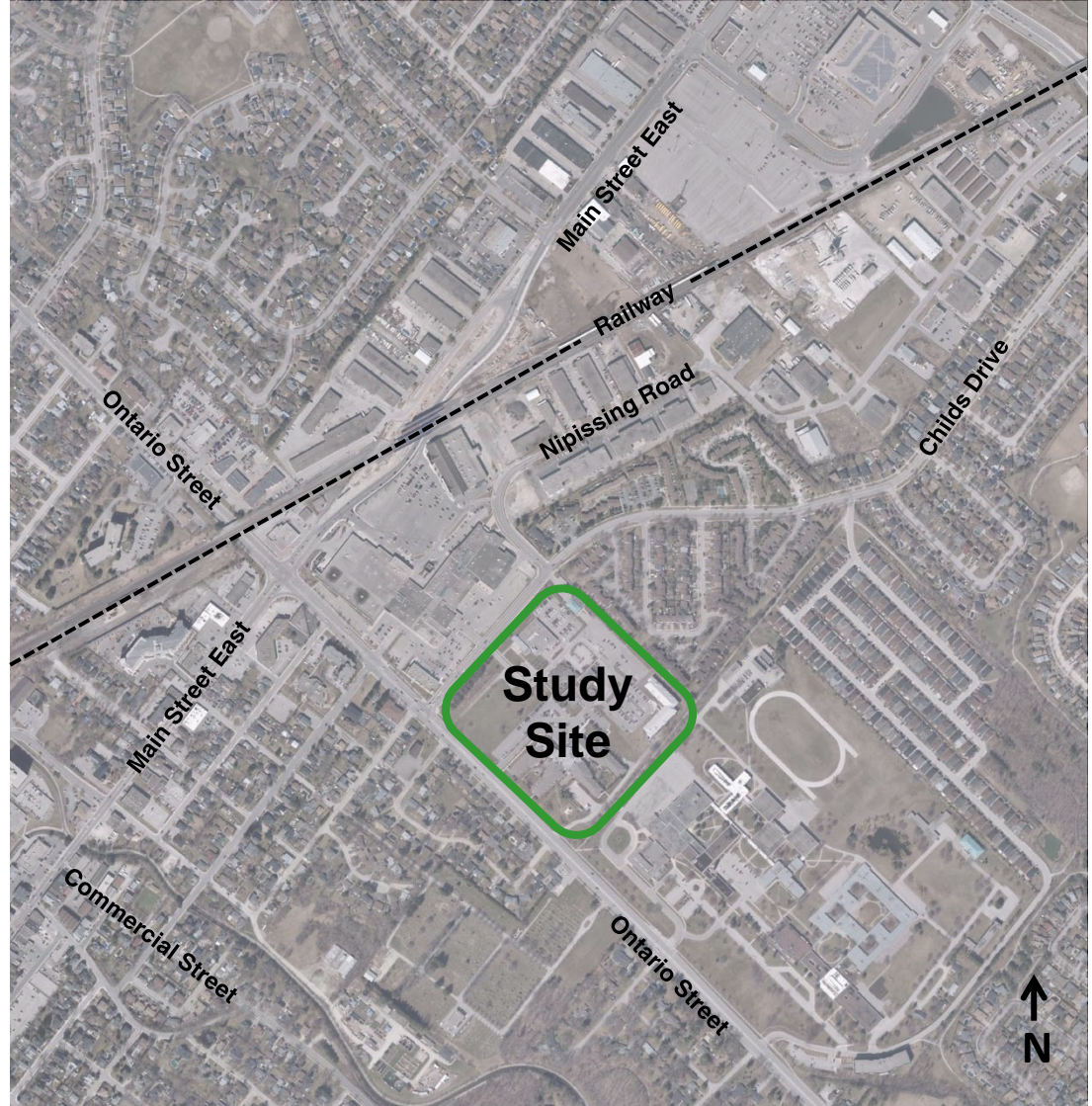
View into site from Ontario Street



View into site from Childs Drive



Halton Region EMS – Childs Drive



The Work Plan

PHASE ONE

Background Review

Review and discuss opportunities and challenges of redeveloping the site

PHASE TWO

Future Opportunities

Involve the community and stakeholders in exploring possibilities for the site

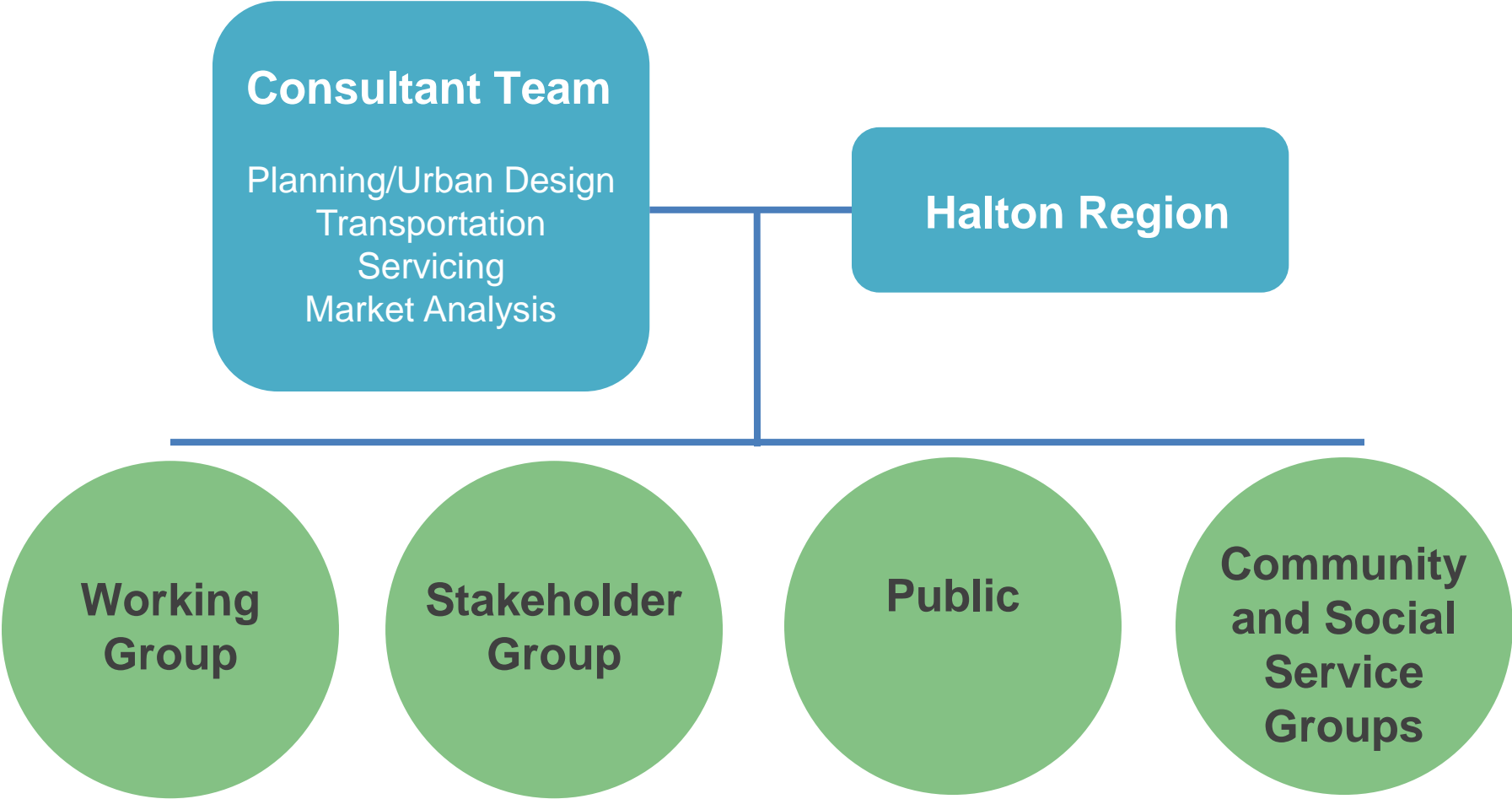
Prepare concepts that illustrate options for use, building height and density, access, servicing, public realm

PHASE THREE

Final Recommendations

Present final recommendations for the Ontario Street site

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

PLACES TO GROW
BETTER CHOICES. BRIGHTER FUTURE.

Growth Plan

for the Greater Golden Horseshoe, 2006

OFFICE CONSOLIDATION, JUNE 2013

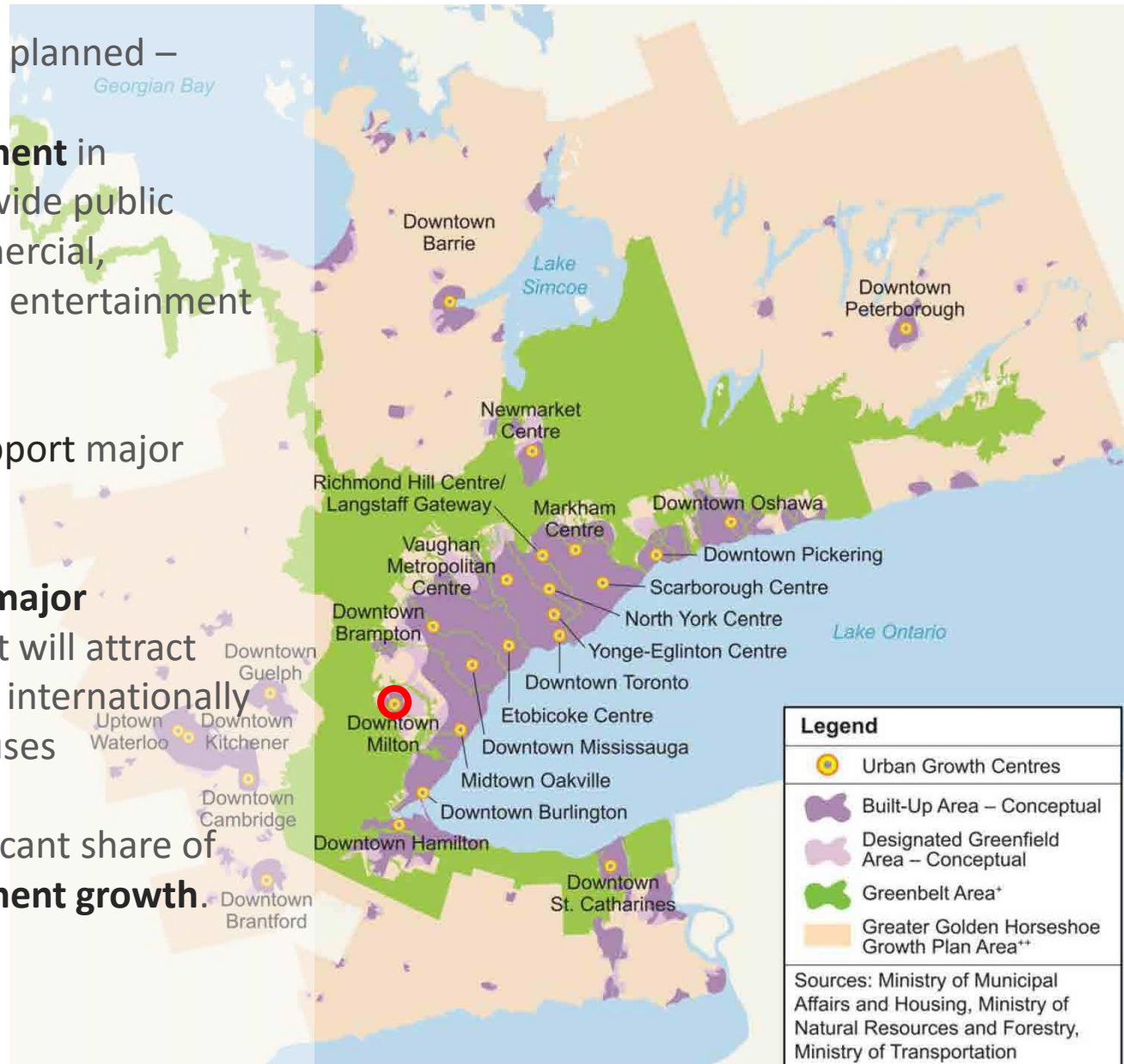
Ontario
Ministry of Infrastructure

- Growth
- Resources
- Public Investment

25 Urban Growth Centres in the GGHA

Urban growth centres will be planned –

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



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.

Downtown Milton Urban Growth Centre

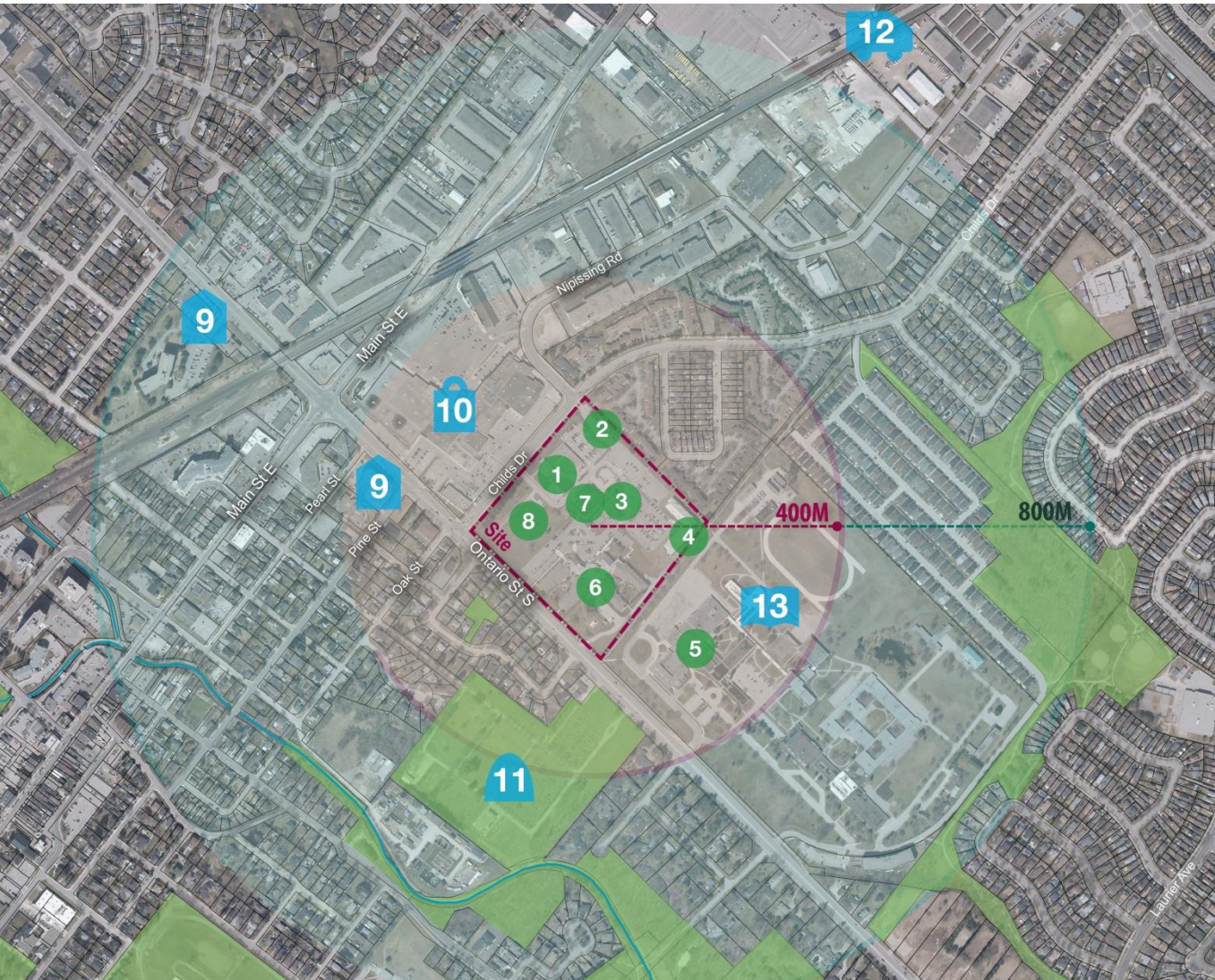


- Ontario Street property provides an opportunity to support the objectives of the Downtown Milton Urban Growth Centre

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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

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 signaled 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

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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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

Foundations: the building blocks of the concepts



1

Mix of Uses

Physically and functionally integrate a mix of uses on the site:

residential, commercial, cultural, institutional or community uses.



2

Transitions

Provide transitions to neighbourhoods.



3

Intensification

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**.



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**.

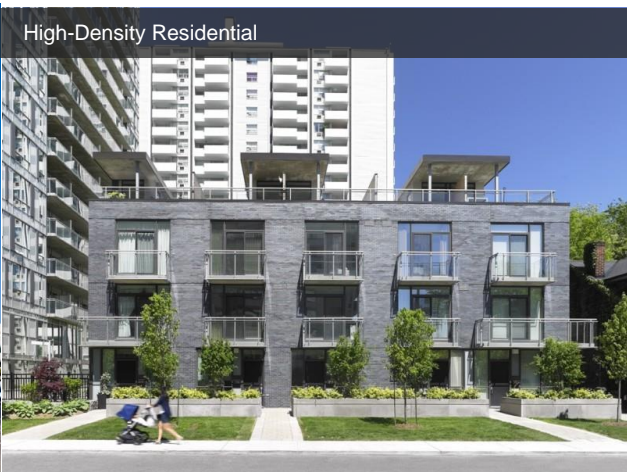
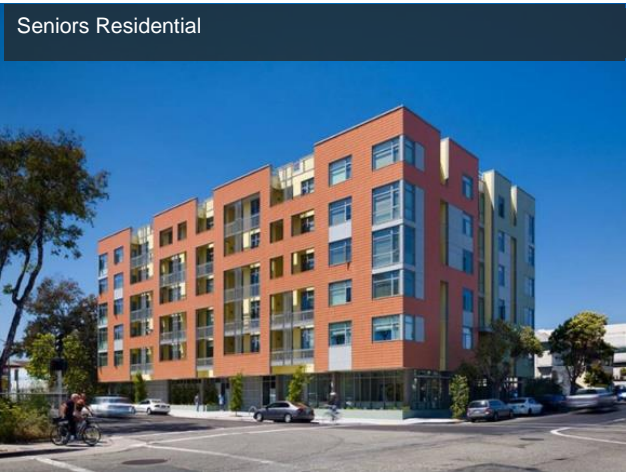


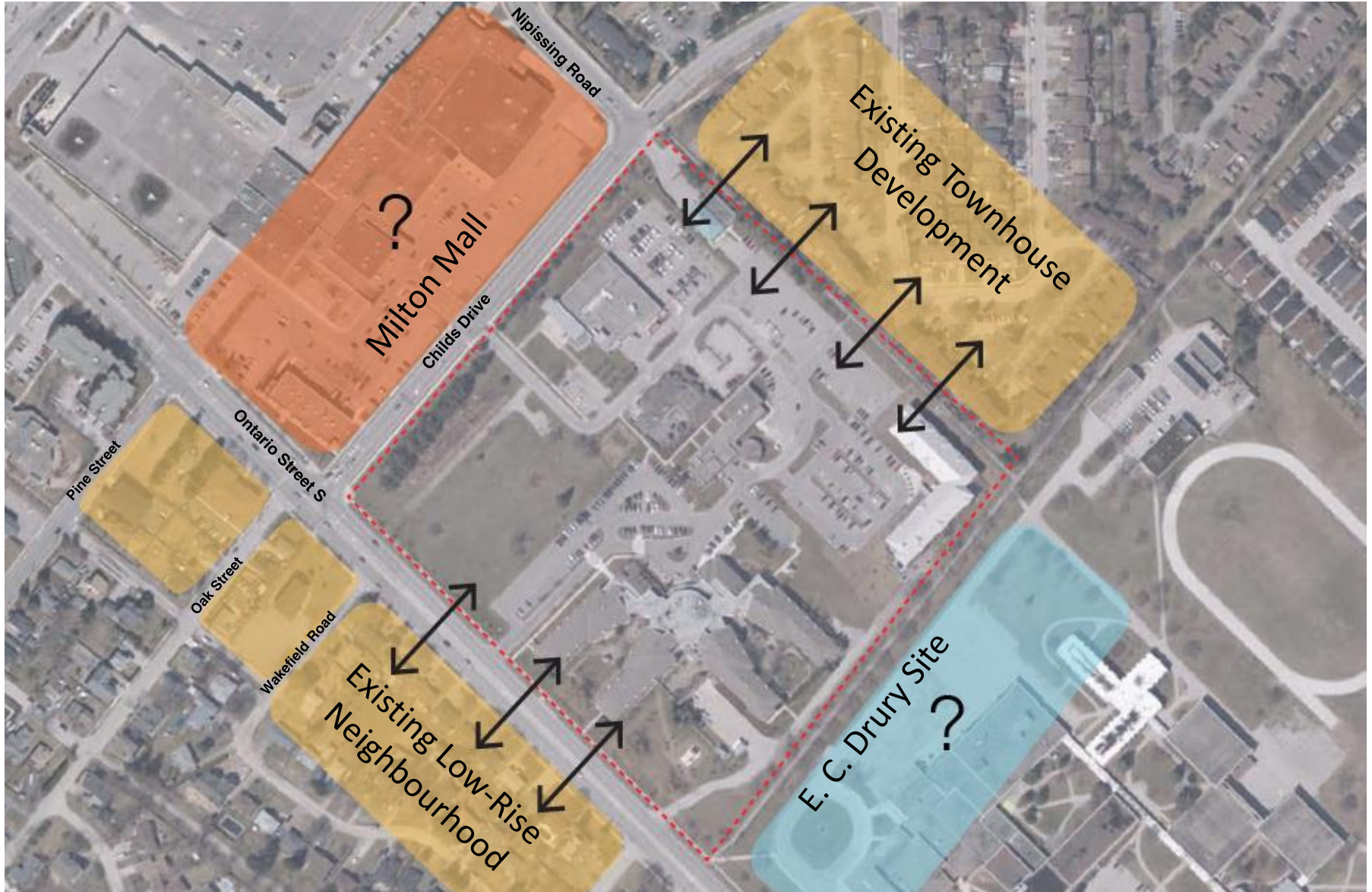
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Phasing

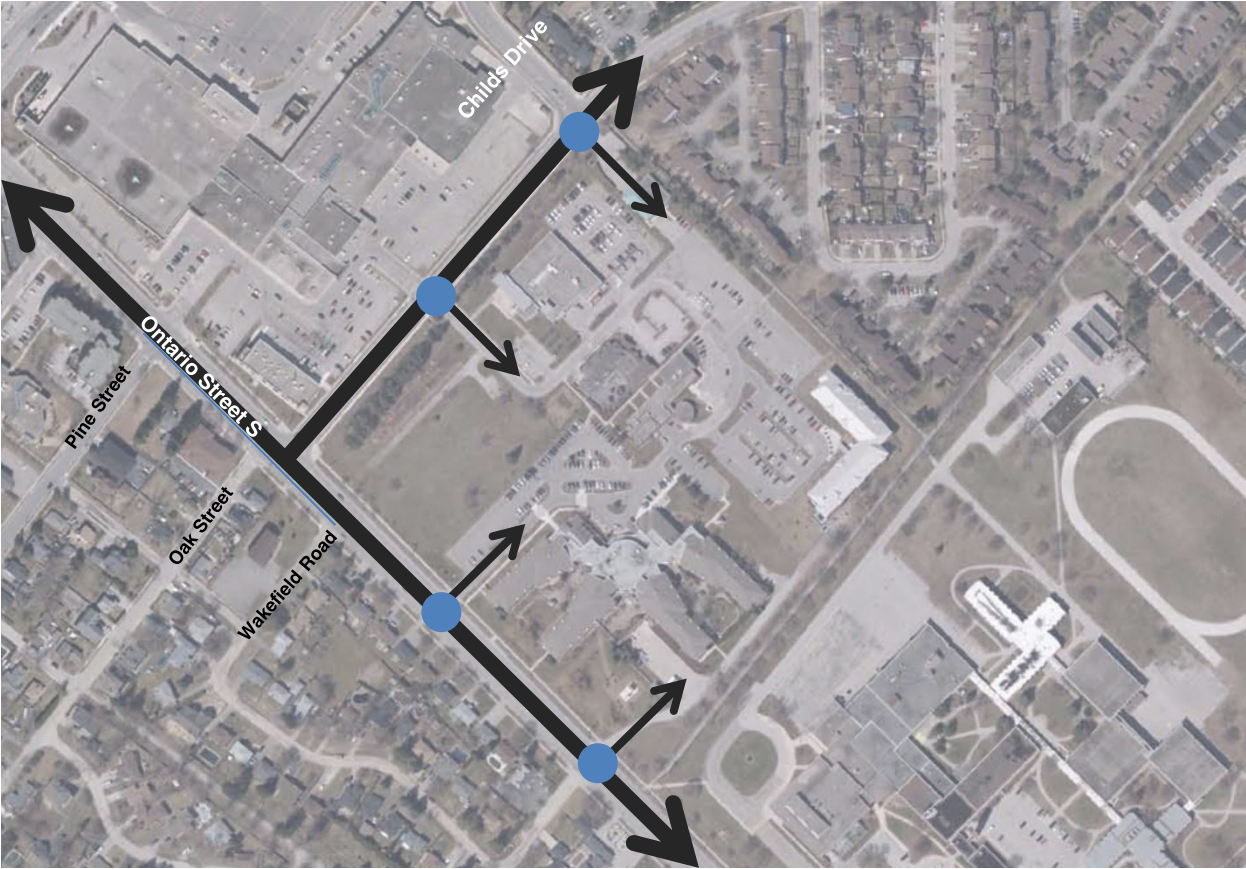
Development will occur over **several stages**, and include short and long term scenarios.

Foundation 1. Mix of Uses







Foundation 4. Roads & Access



Legend

-  Ex. Access Point
-  Ex. Roads

Foundation 5. Active Street Fronts



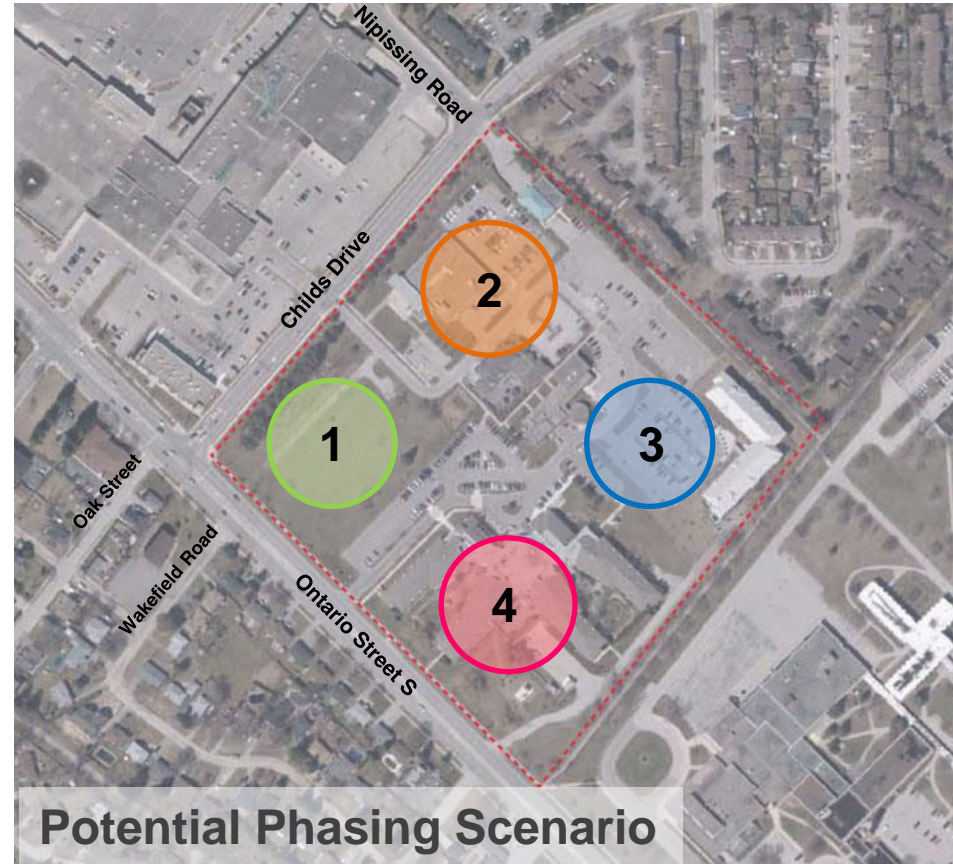
Foundation 6. Phasing

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



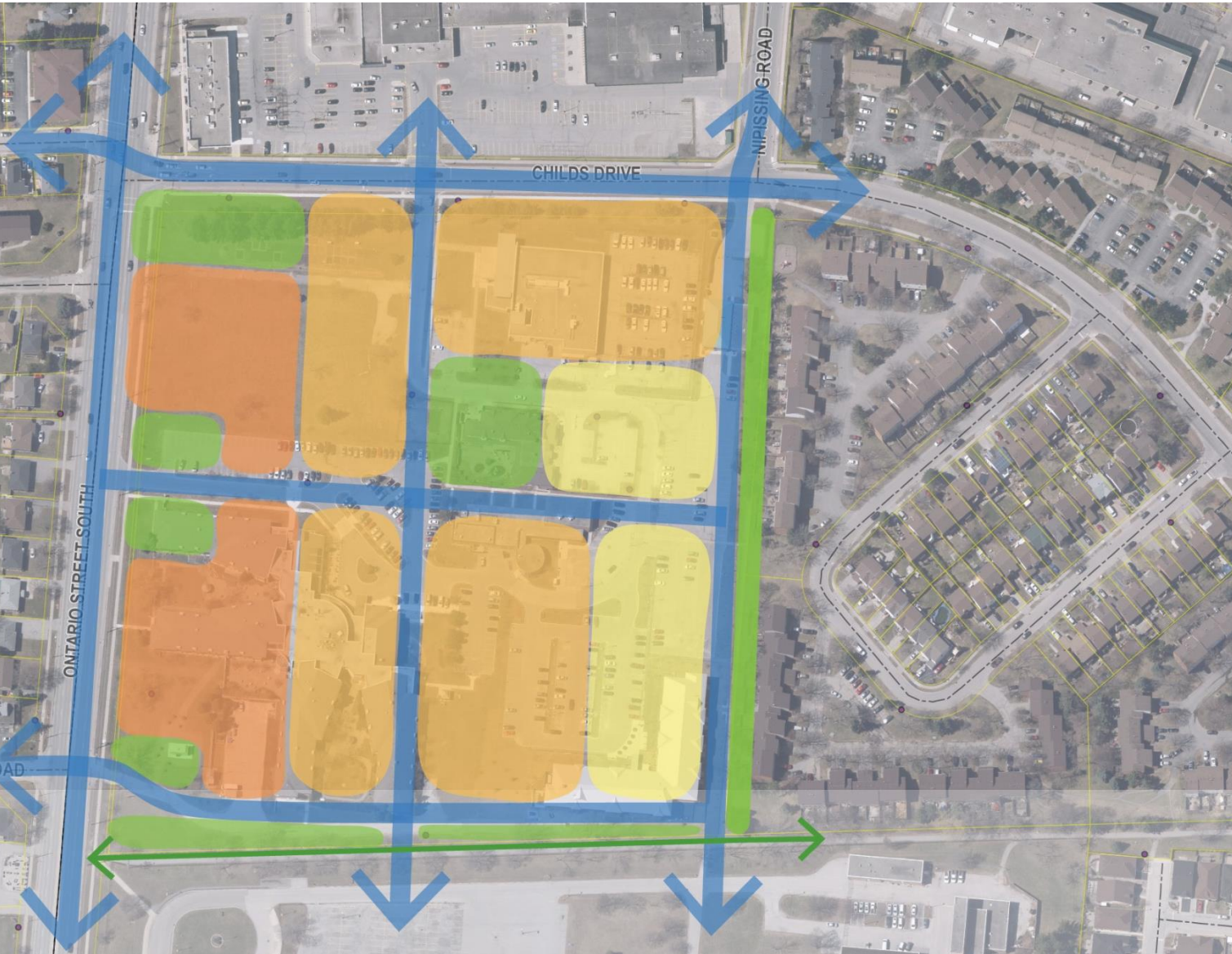
- | | | | |
|---|-------------|---|-------------|
| 1 | 0-10 years | 3 | 20-30 years |
| 2 | 10-20 years | 4 | 30+ years |

Presentation Outline

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

Concept A – Central Park

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



Concept A

Potential Phase 1



Concept A

Potential Phase 2



Concept A

Potential Phase 3



Concept A

Potential Phase 4



Concept A



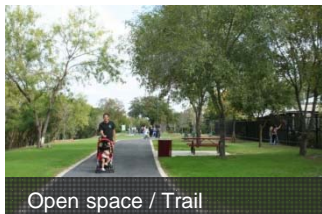
Urban Square



Urban Square



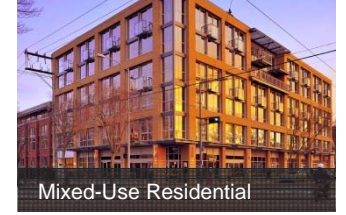
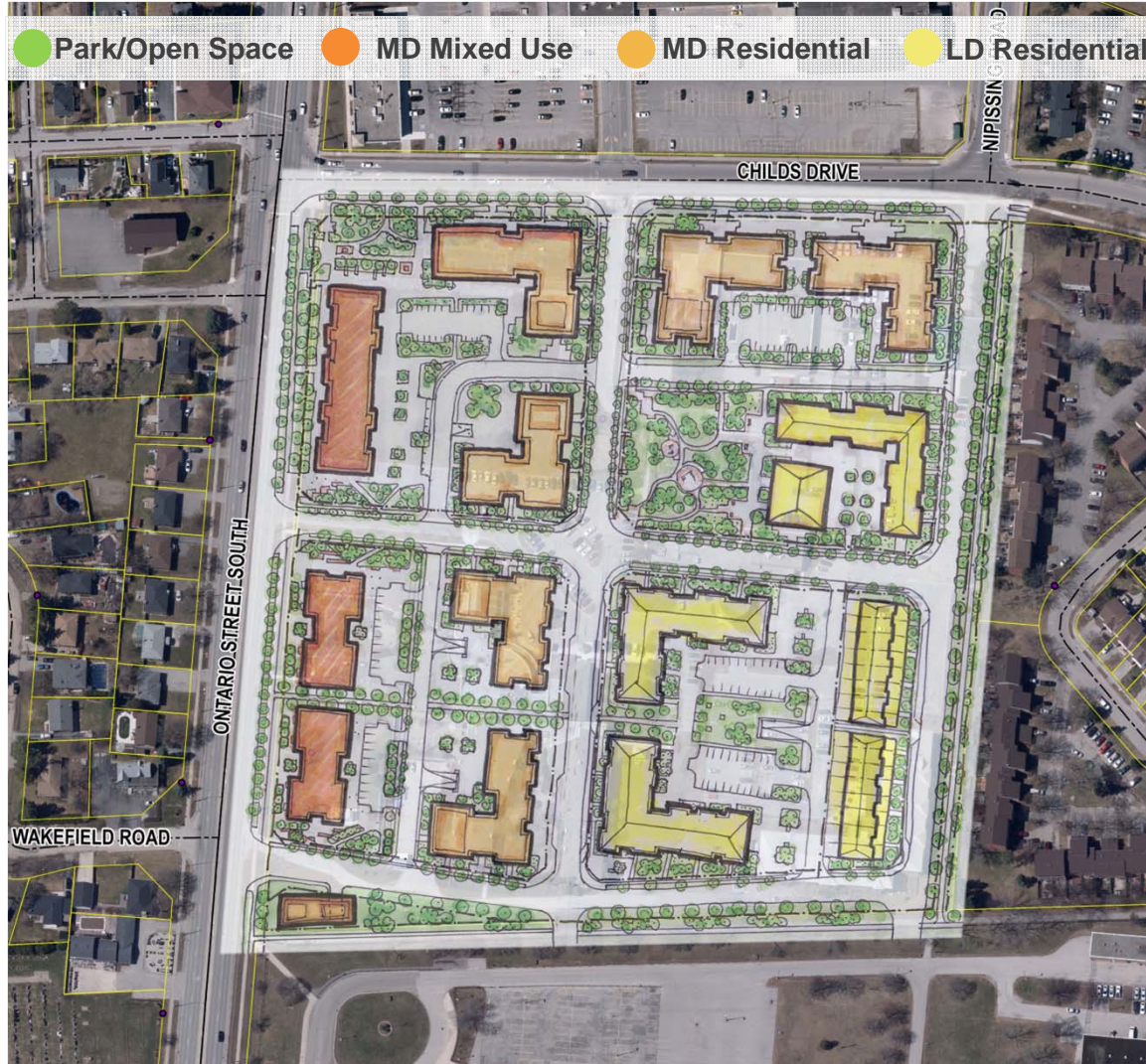
Street Trees



Open space / Trail



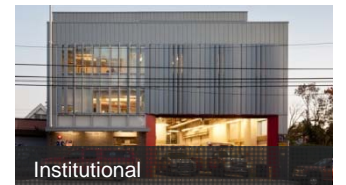
Complete Street



Mixed-Use Residential



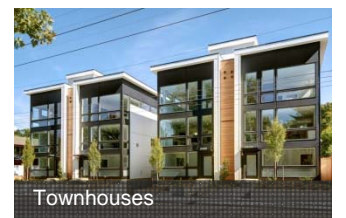
Mixed-Use Commercial



Institutional



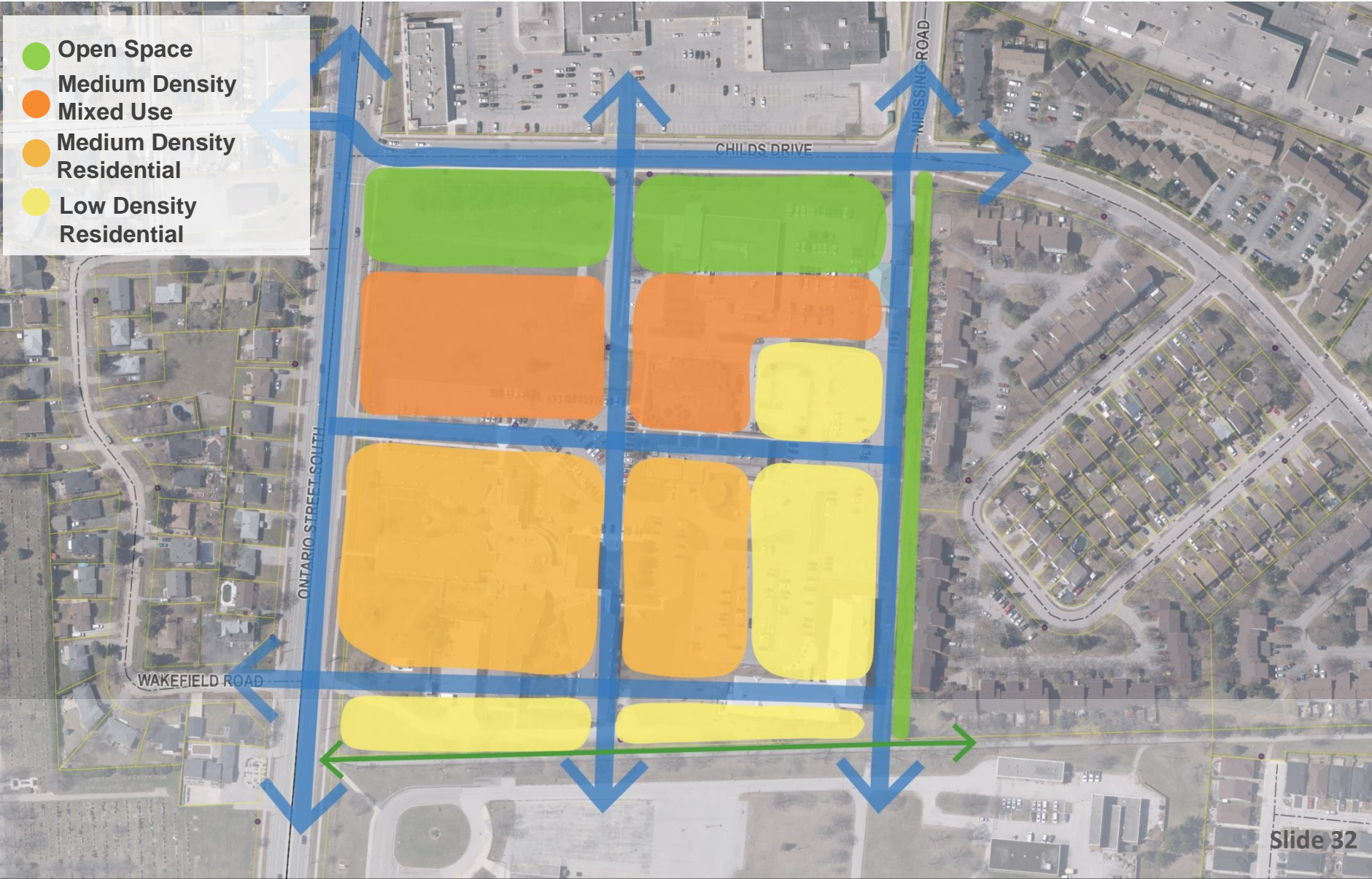
Institutional / Residential



Townhouses

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

Concept B – Linear Park



Concept B



Potential Phase 1



Potential Phase 2

- Park/OS
- Medium Density Mixed Use
- Medium Density Residential
- Low Density Residential

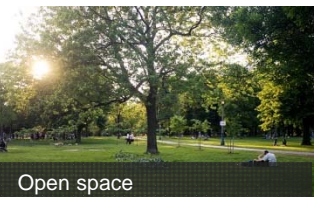


Potential Phase 3

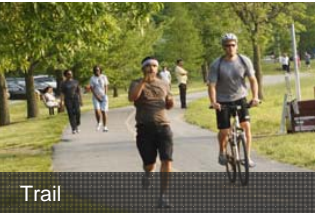


Potential Phase 4

Concept B



Open space



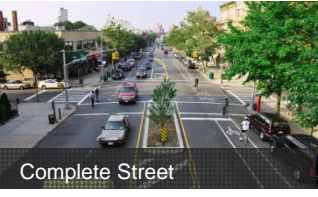
Trail



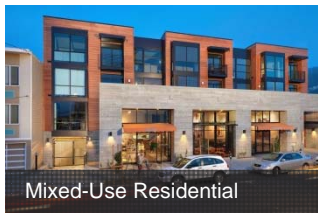
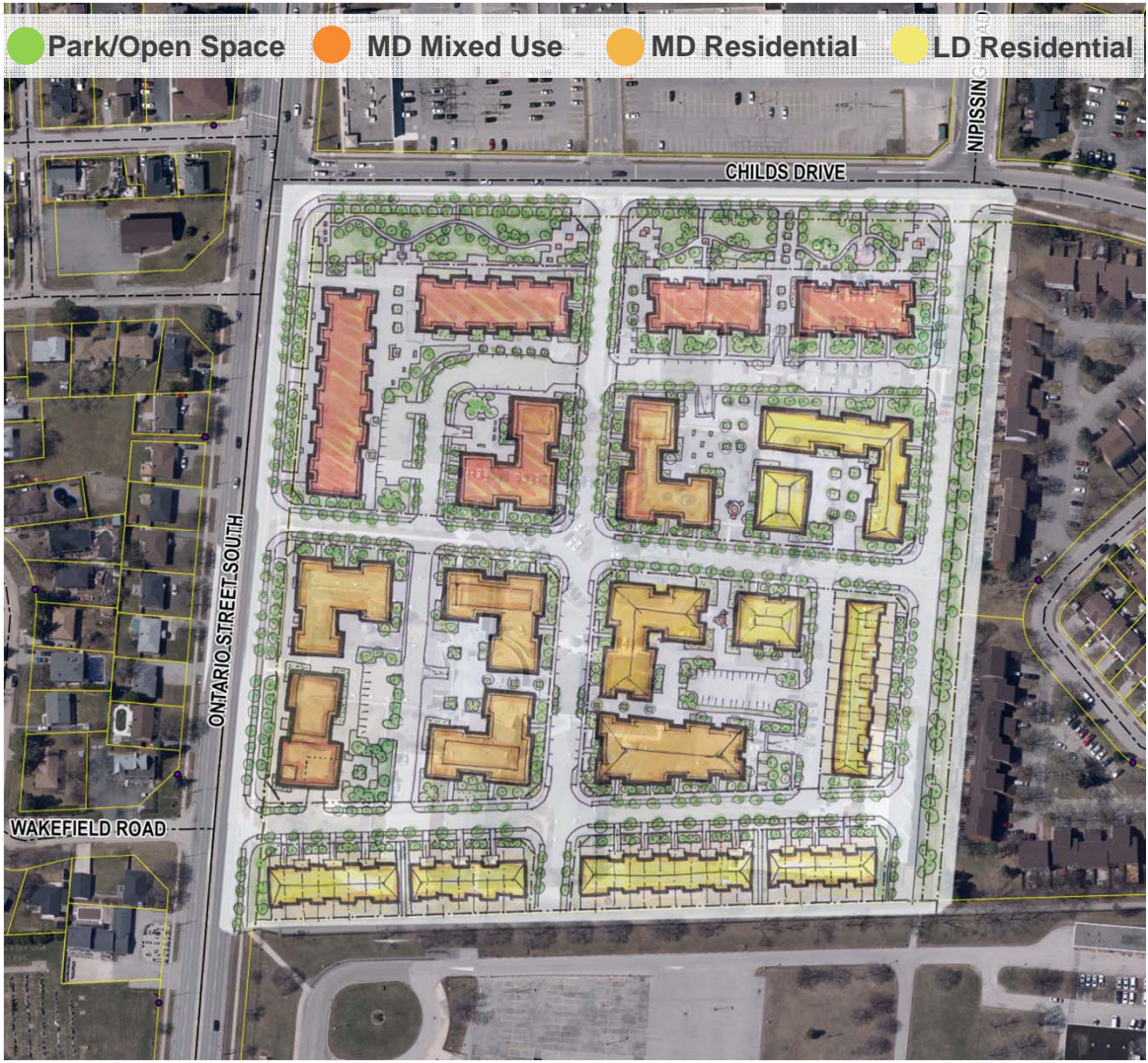
Street Trees



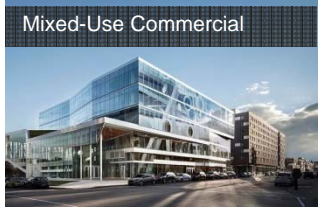
Streetscaping



Complete Street



Mixed-Use Residential



Mixed-Use Commercial



Institutional



Institutional / Residential



Townhouses

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

Table Group Discussions

1. 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?
2. Discuss with others at your table.
3. Mark down – circle or add notes to indicate what you like best on each Concept.

Table Group Discussions

1. 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?
2. Discuss with others at your table.
3. Mark down – circle or add notes to indicate what you would do to make each Concept better.