

# REGIONAL ONTARIO STREET LAND USE STUDY

**Community Workshop**

**April 11, 2017**



# The Site



View into site from Ontario Street



View into site from Childs Drive



Halton Region EMS – Childs Drive



# Purpose of the Study

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The Province has identified the site as being included in the Town of Milton's **Urban Growth Centre**



The Town of Milton undertook an **Intensification Study** 2009-2010 to direct the form of development in Downtown Milton



The Region of Halton's **Ontario Street Land Use Study** sets the vision for the long term potential development on the site

# Urban Design Principles

## Density, Diversity and Mixed-Uses

Maximize the use of space and land

Concentrate mix of uses to encourage accessibility to a diversity of users (e.g. children, youth, seniors, high-income, low-income, etc.).

## MIX OF USES

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

residential, commercial, cultural, institutional or community uses.

## 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.



# Urban Design Principles

## Pedestrians First / Transit Supportive

Reducing car-dependency is a key objective and imperative.

Alternative modes of transportation – namely walking, cycling, and transit – result in more sustainable urban environments, and in an improved quality of life.

## STREETS AND BLOCKS

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.

## 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)



# Urban Design Principles

## Place Making

Successful neighbourhoods include vibrant places, with a strong sense of identity, which are integral to community life.

### HIGH QUALITY URBAN DESIGN

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

Create high quality built form and landscapes

Create a linked network of parks and open spaces

Configure parkland to support the diverse amenity needs of the community

Create parks as focal points/gathering areas

Provide active street fronts and ground floors

### TRANSITIONS

Provide transitions to surrounding neighbourhoods

### ACTIVE STREET FRONTS

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



# CONCEPT A



Urban Square



Urban Square



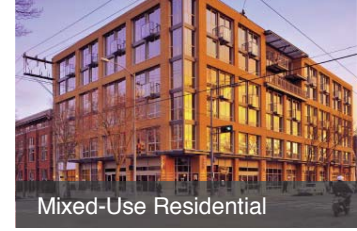
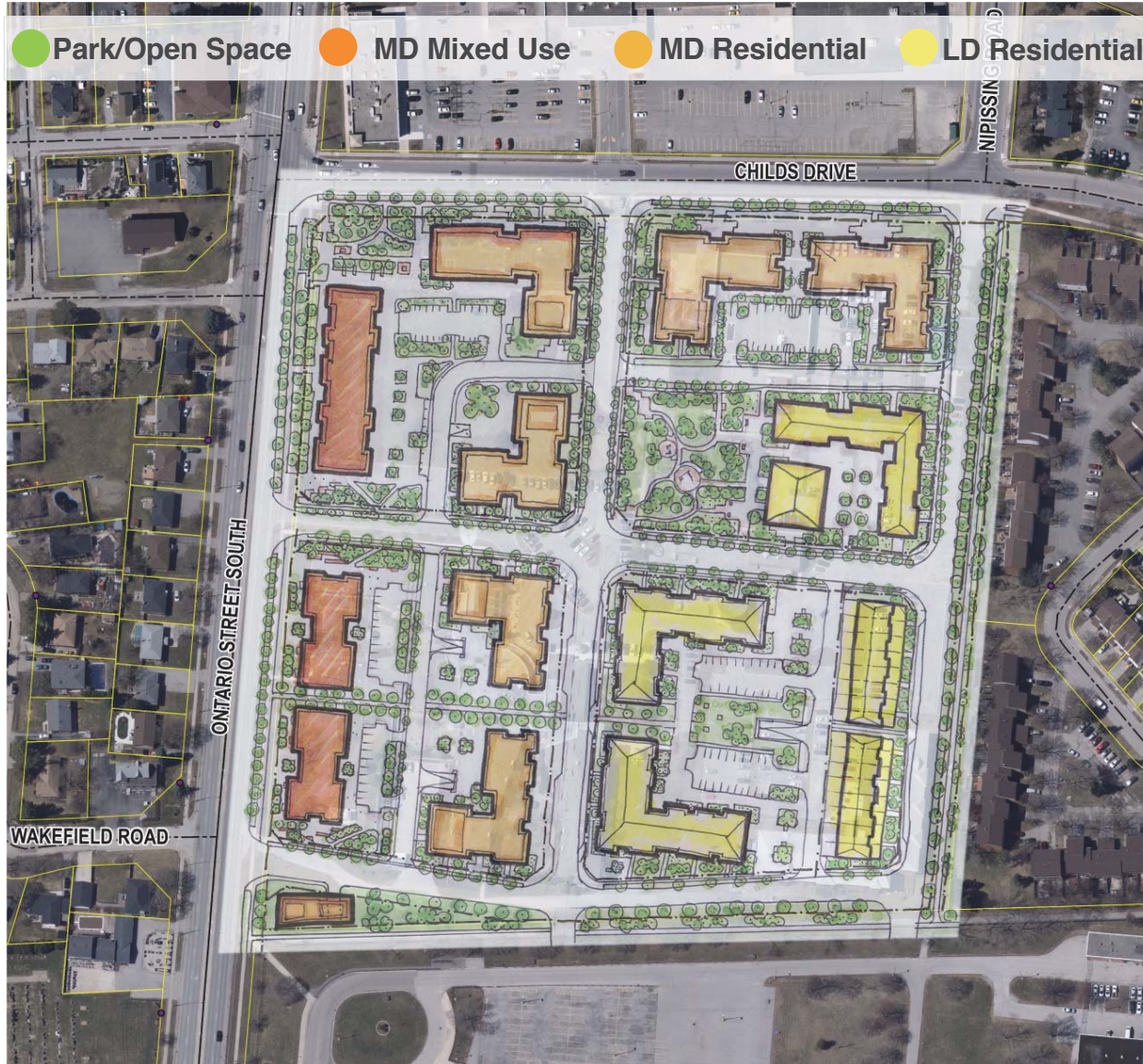
Street Trees



Open space / Trail



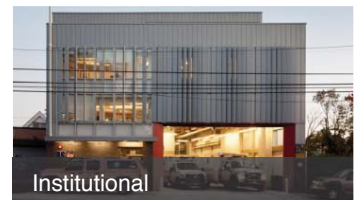
Complete Street



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



Open space



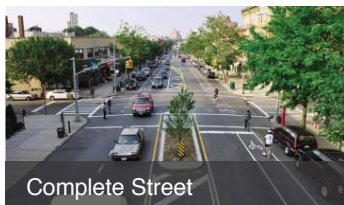
Trail



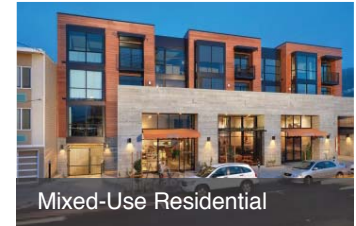
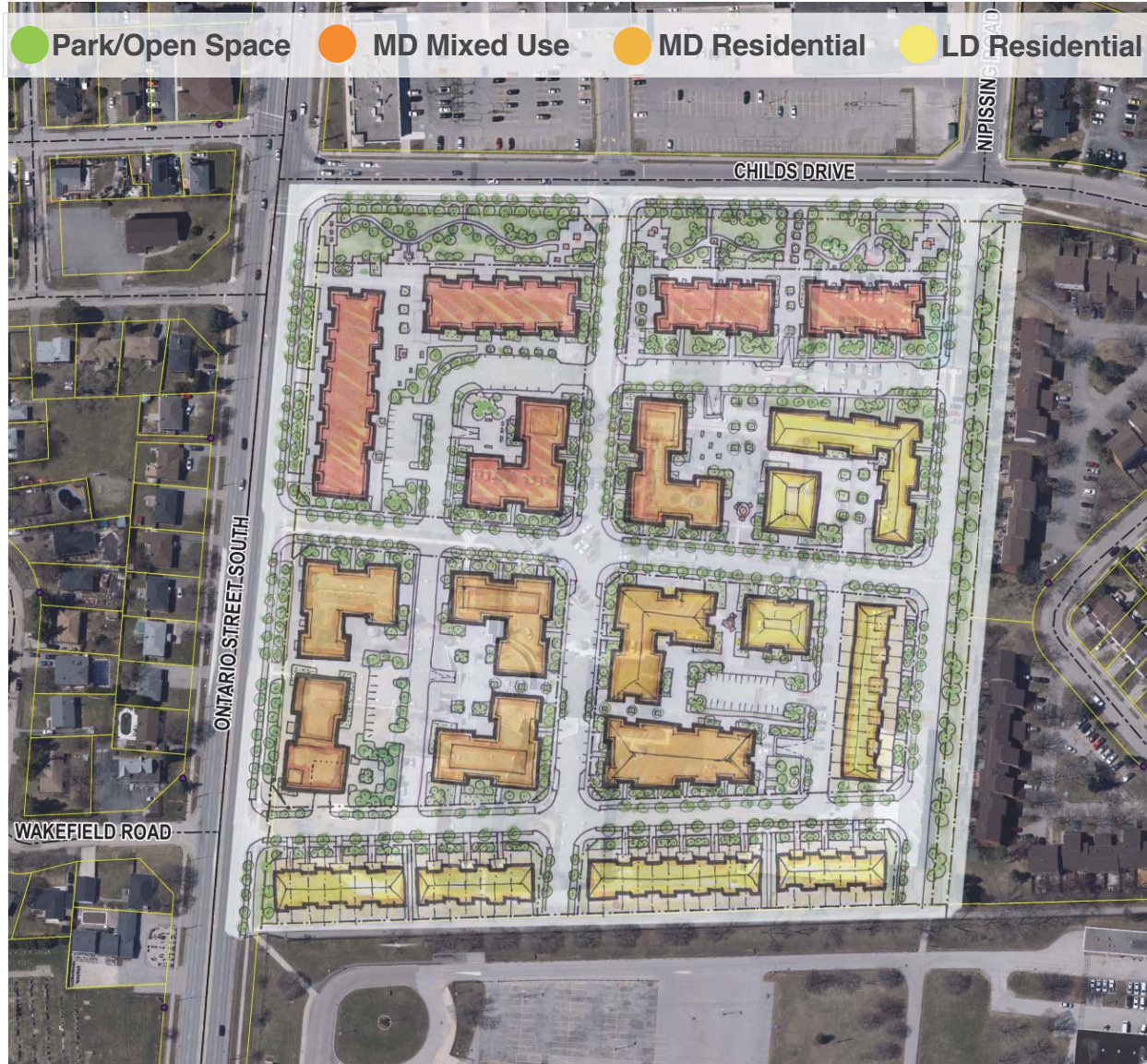
Street Trees



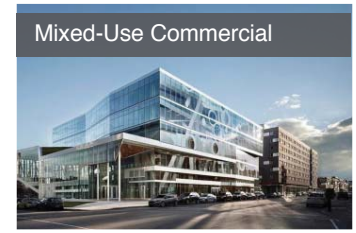
Streetscaping



Complete Street



Mixed-Use Residential



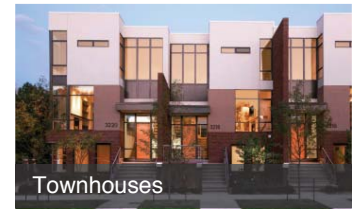
Mixed-Use Commercial



Institutional



Institutional / Residential



Townhouses

**1** Mix of Uses

**2** Transitions

**3** Intensification

**4** Roads & Access

**5** Active Street Fronts

**6** Phasing



# Consultation – ‘What We’ve Heard’ Report



## 1<sup>st</sup> Community Workshop

August 30, 2016

Milton Memorial Arena -  
Lion’s Club Hall



60-70

Participants



## Key Discussion Themes

### Six Foundations

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



# Consultation – ‘What We’ve Heard’ Report

**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

**Halton**  
REGION



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

## TRANSITIONS

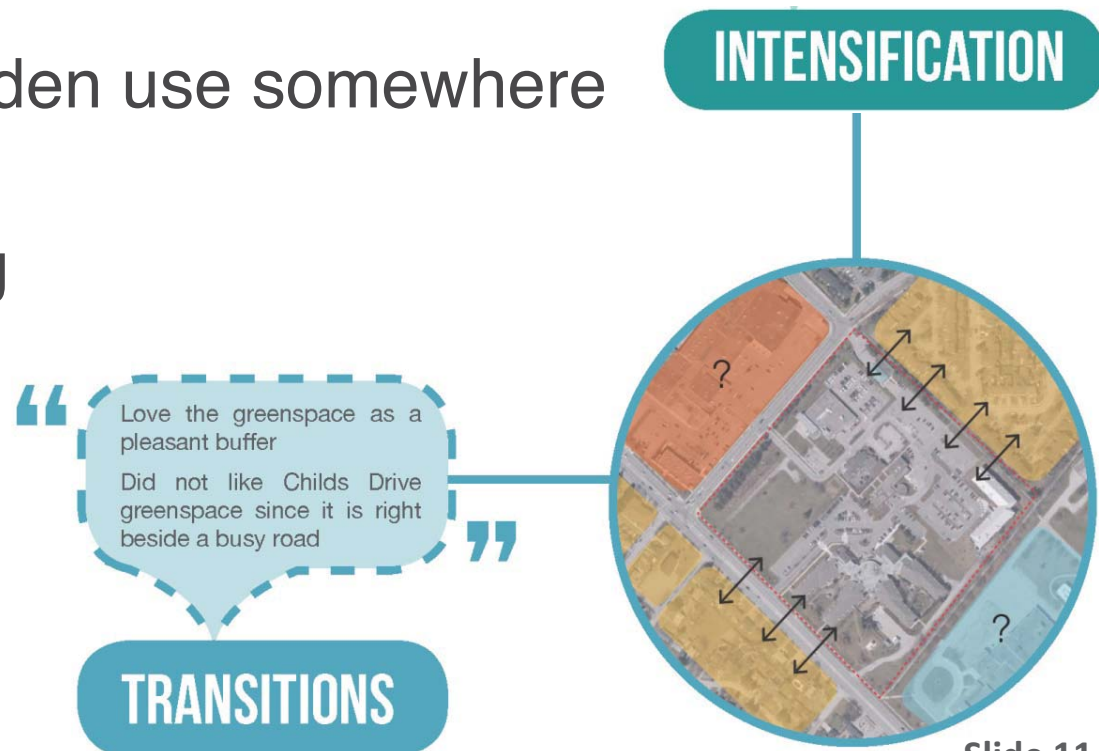


“ Highest density should be at corner of Childs Drive and Ontario Street South, and lower elsewhere  
Not opposed to taller buildings (i.e. 8-10 storeys) if good urban design principles are maintained  
The proposed development is too intense/dense, without enough internal greenspace  
Option A has less 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

# Consultation – ‘What We’ve Heard’ Report

1. Need for affordable, rental housing
2. Maintain a community/health services hub
3. Accommodate 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



# Consultation – ‘What We’ve Heard’ Report

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

“

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

# Preferred Concept



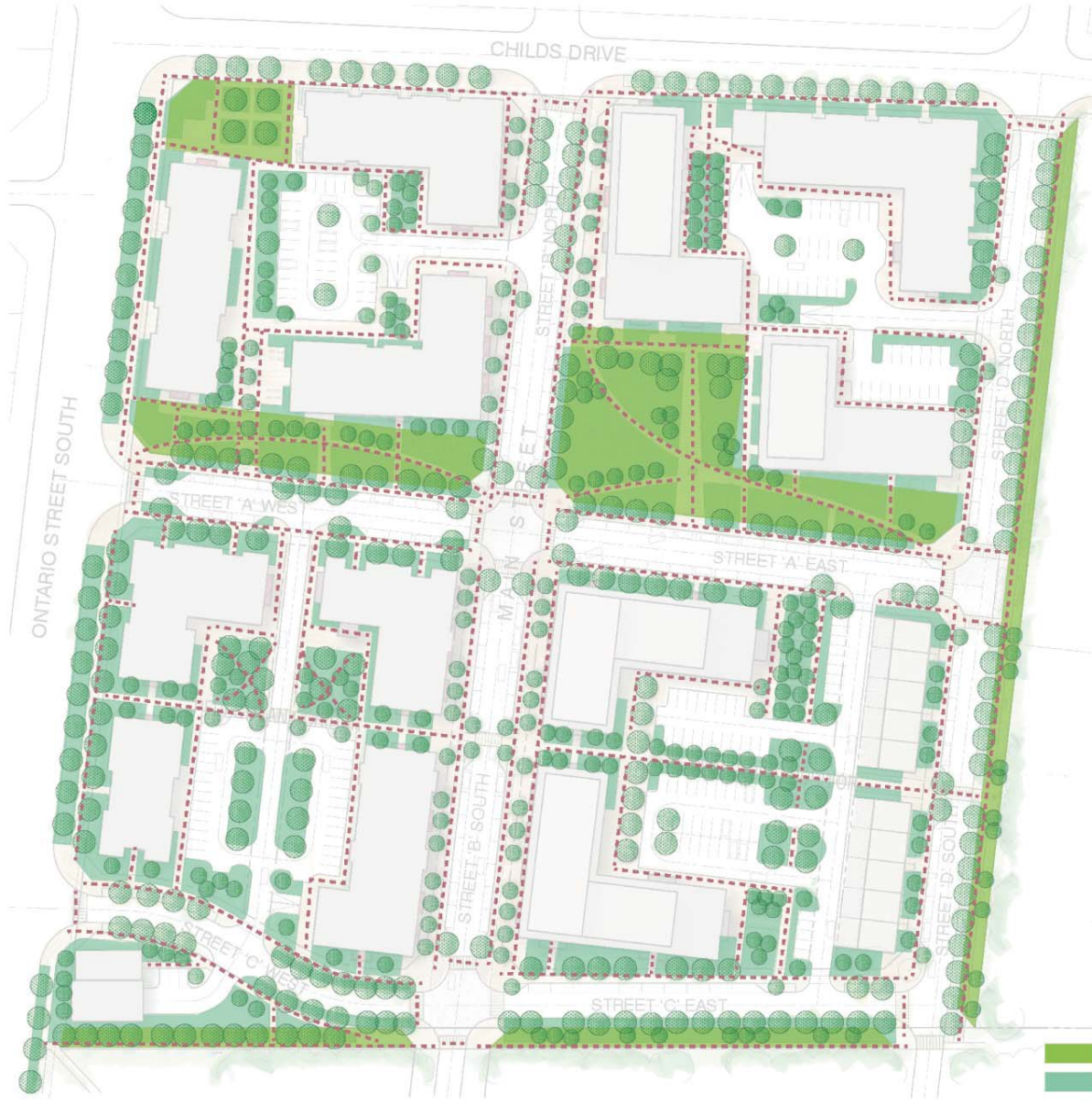
# Preferred Concept - Streets & Blocks



# Preferred Concept - Circulation



# Preferred Concept - Public Realm / Open Space & Parks





# Preferred Concept – Mixed Uses

Assisted living

**Dentists**

Doctors/clinics

**Day care**

**Child and youth services**

**Retail**

**Personal services**

**Book store**

**Restaurants/cafes**

**Grocery store**

Professional offices

**Recreation**

**Social Services**

Region of Halton offices

**Seniors centre**

Women's shelter

**Seniors housing**

**Market housing**

**Rental housing**

Community centre

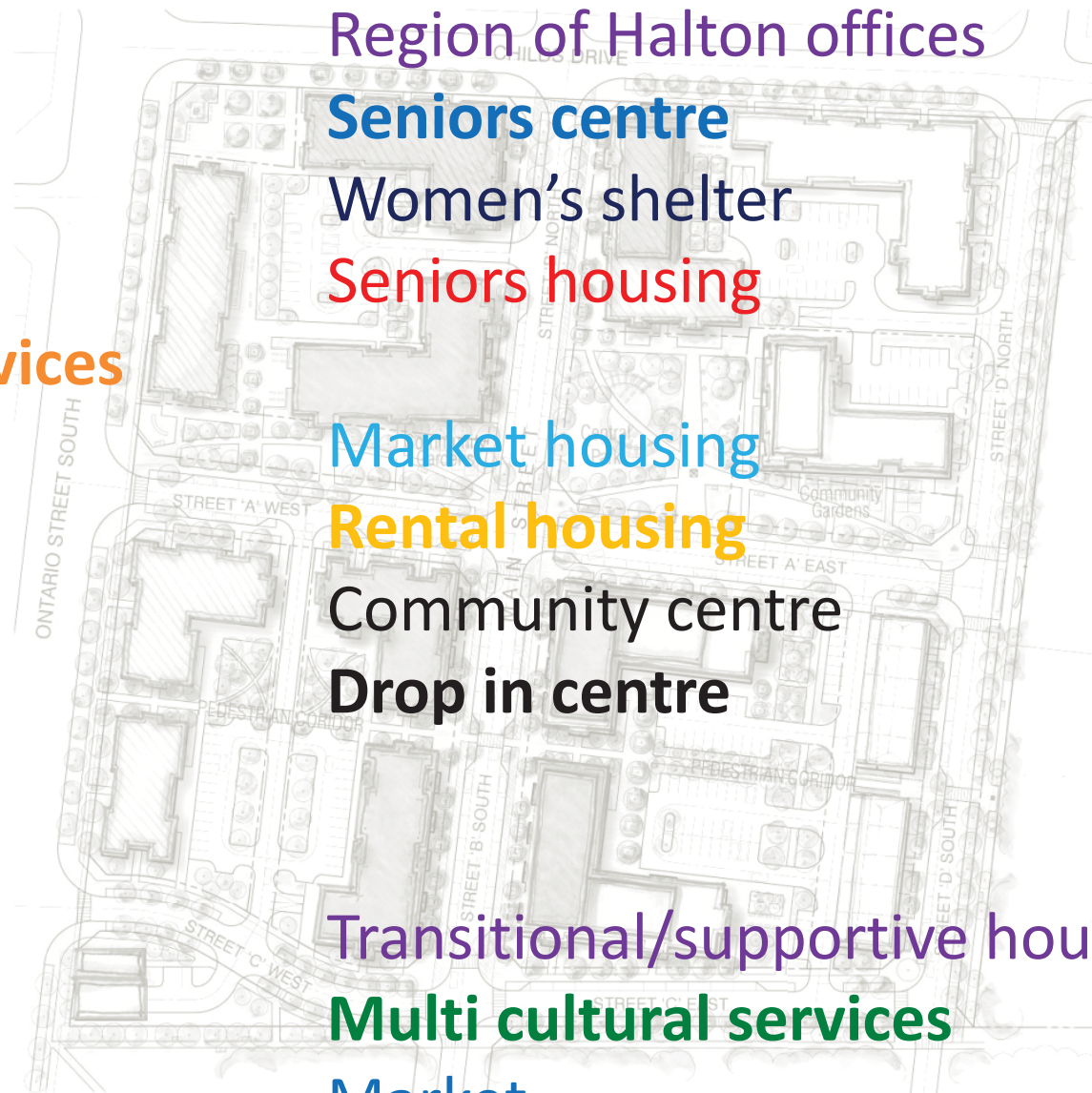
**Drop in centre**

Transitional/supportive housing

**Multi cultural services**

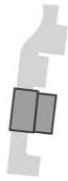
**Market**

**Special events**



# Existing Services

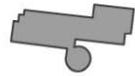
**1 Halton Region EMS**

**Ground Floor Area:** 471 sq. m.  
**Height:** 2 storeys  
**GFA:** 941 sq. m.

**Parking:** (2 Bay) 912 sq.m. (Incl. Road Access)

**2 Seniors' Activity Centre**

**Ground Floor Area:** 1,170 sq.m.  
**Height:** 1 storeys  
**GFA:** 1,170 sq.m.

**Private OS Area:** 0 sq.m.

**3 Halton Women's Place Facility**




**Ground Floor Area:** 884 sq.m.  
**Height:** 2 storeys  
**GFA:** 1,281 sq.m.

**Private OS Area:** 420 sq.m.

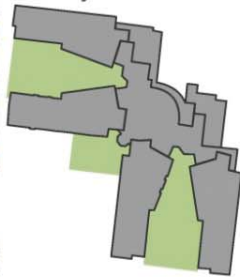
**4 Martin House Seniors Residence**




**Ground Floor Area:** 2,200 sq.m.  
**Height:** 3 storeys  
**GFA:** 6,600 sq.m.

**Private OS Area:** 93 sq.m.

**5 Allendale Long Term Care Facility**

**Ground Floor Area:** 8,670 sq.m.  
**Height:** 2 storeys  
**GFA:** 17,340 sq. m.

**Private OS Area:** 3,115 sq.m.

**6 Community Gardens**

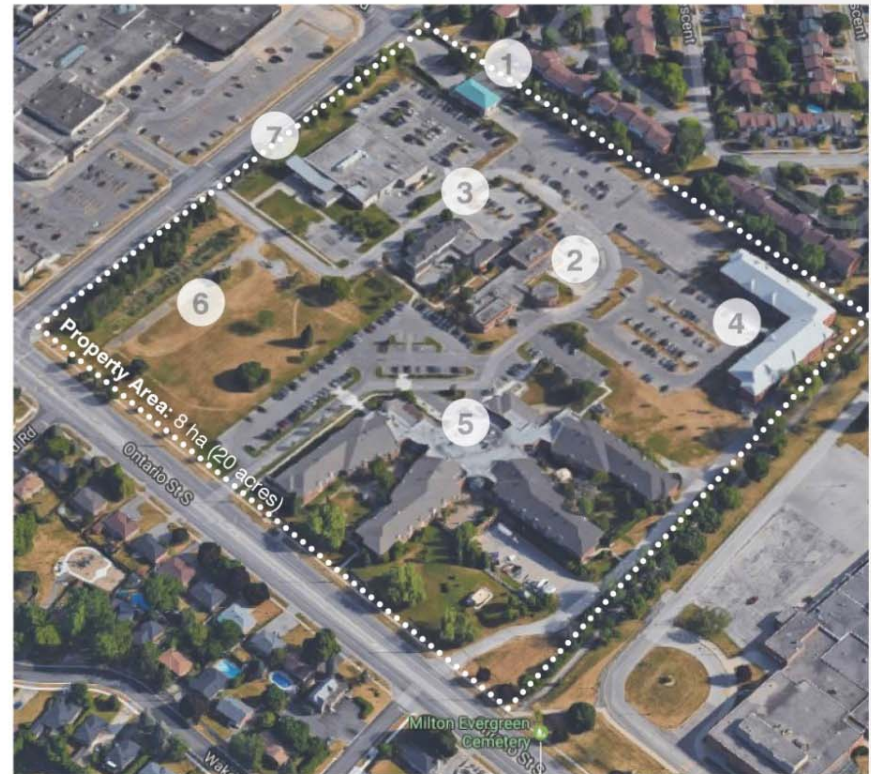



**Undeveloped Area:** 1.2 ha (3 acres)

**Garden Plots Area:** 628 sq.m.

EXISTING REGIONAL ONTARIO STREET PROPERTY LAND USE STUDY			
Land Use	Built-up	Open Space	Parking Area
	Ground Floor		
	Area	Area	Area
	sq. m.	sq. m.	sq. m.
Halton Region EMS	471	-	912
Seniors' Activity Centre	1,170	-	-
Halton Women's Place Facility	884	420	-
Martin House Seniors Residence	2,199	93	-
Allendale Long Term Care Facility	8,668	3,113	-
Community Gardens	-	628	-
Halton Region Police Services	2,053	-	-
<b>TOTAL</b>	<b>15,445</b>	<b>4,255</b>	<b>912</b>

<b>TOTAL PROPERTY AREA:</b>	<b>8 ha (20 acres)</b>
Undeveloped Area:	1.2 ha (3 acres)



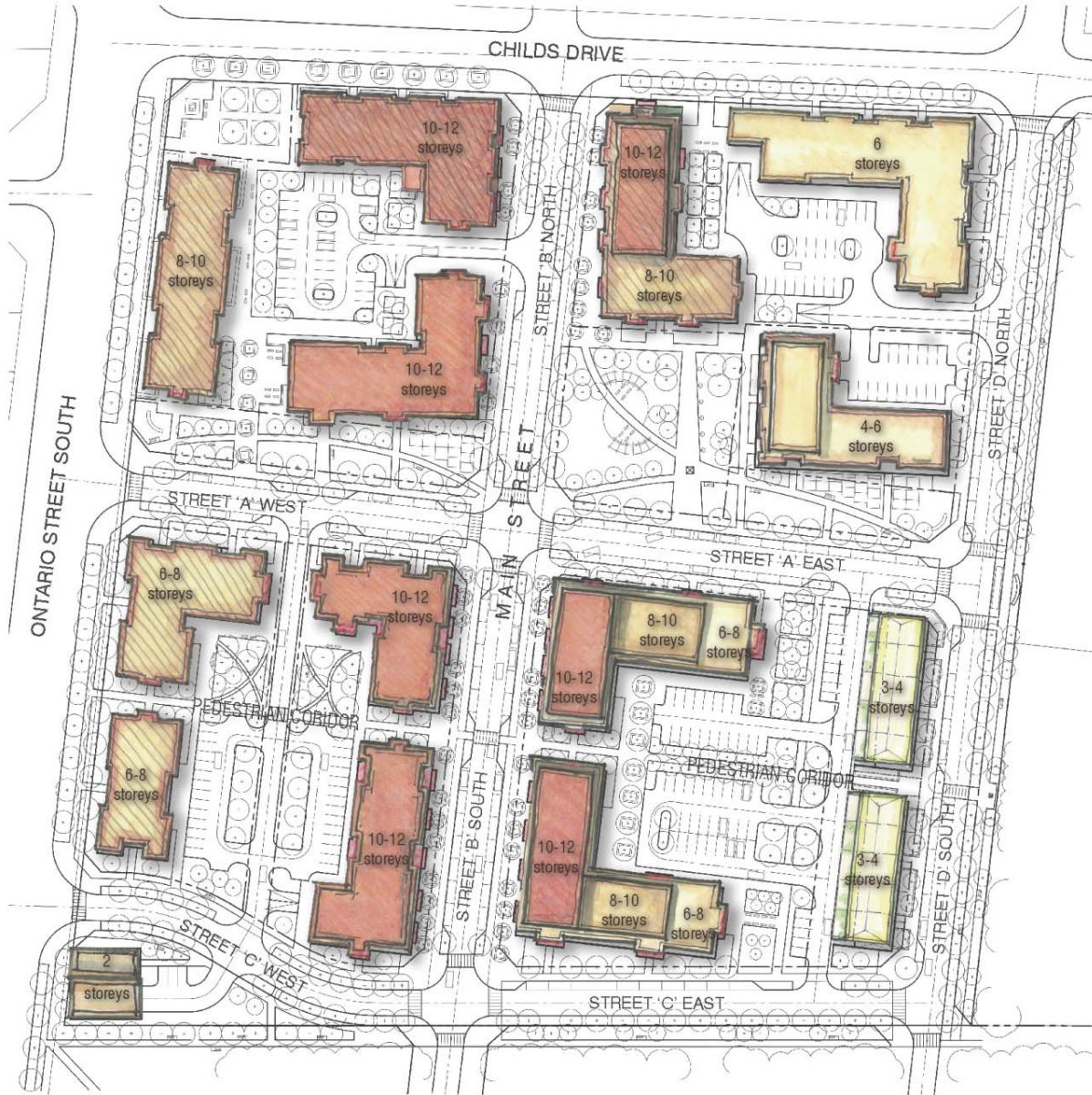
**7 Halton Region Police Services**



**Ground Floor Area:** 2,053 sq.m.  
**Height:** 1 storeys  
**GFA:** 2,053 sq. m.

**Private OS Area:** 0 sq.m.

# Preferred Concept - Built Form



# Preferred Concept



Mixed-Use

Mixed-Use

Urban Park

Potential Allendale Long-Term Care Facility

CHILDS DRIVE

ONTARIO STREET SOUTH

STREET 'B' NORTH

STREET 'D' NORTH

Open Space / Linear Park

- Mixed-Use
- Community Centre
  - Regional / Municipal Use
  - Retirement Dwelling

Central Park

Open Space / Linear Park

STREET 'A' WEST

STREET 'A' EAST

Mixed-Use

Mixed-Use

MAIN STREET

STREET 'D' SOUTH

Paramedic Services  
Police Services

STREET 'C' WEST

STREET 'C' EAST

Multi-Use Trail

Townhouse Dwellings

Multi-Use Trail

# Preferred Concept - Massing Model

Milton Mall

Ontario Street South

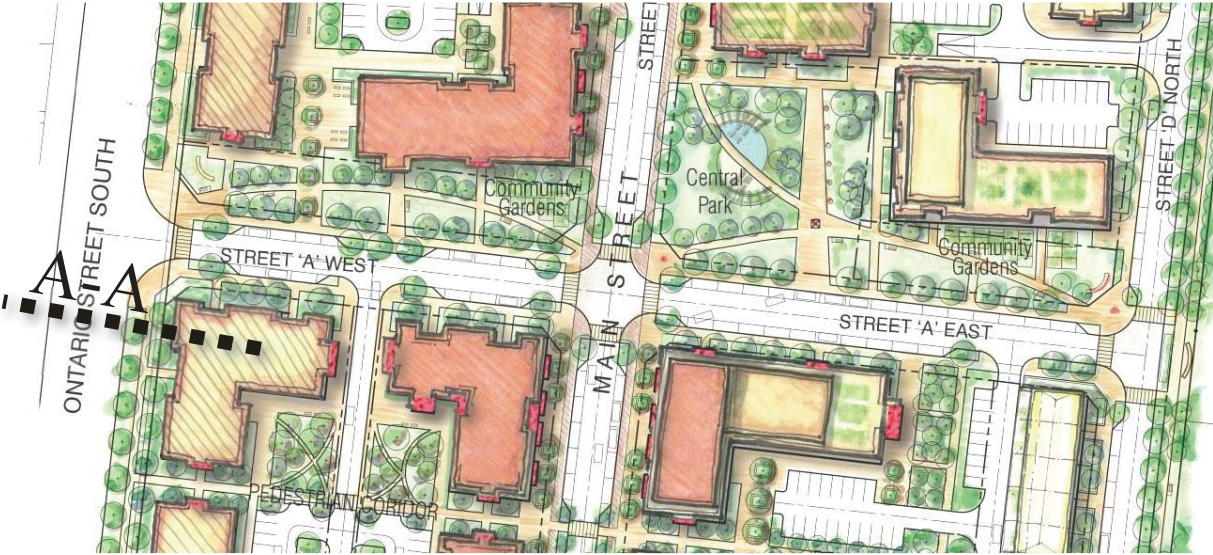
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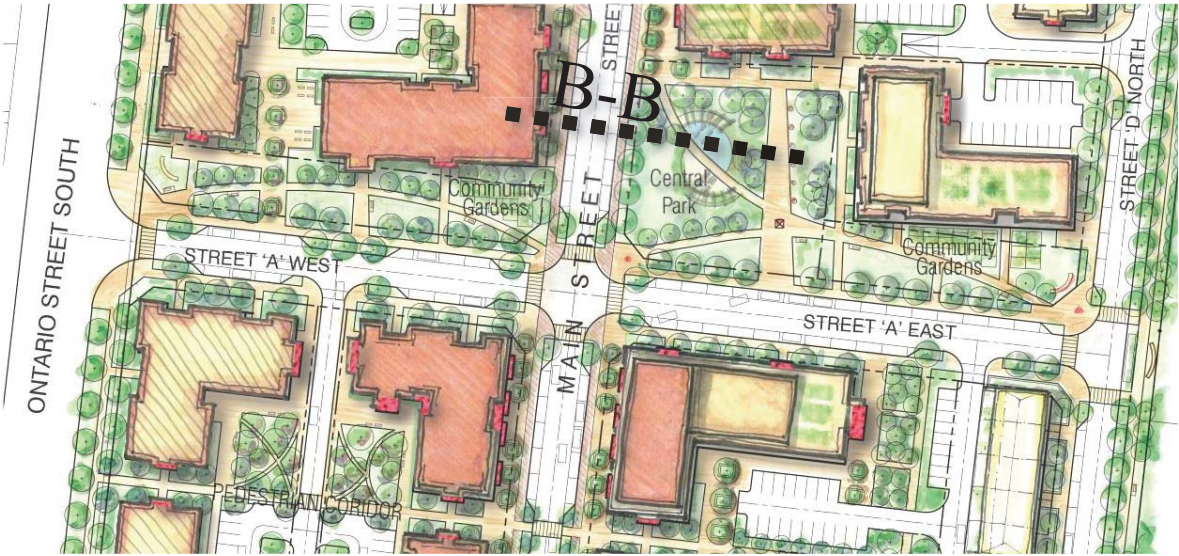
# Preferred Concept - Massing Model



# Preferred Concept - Ontario Street South

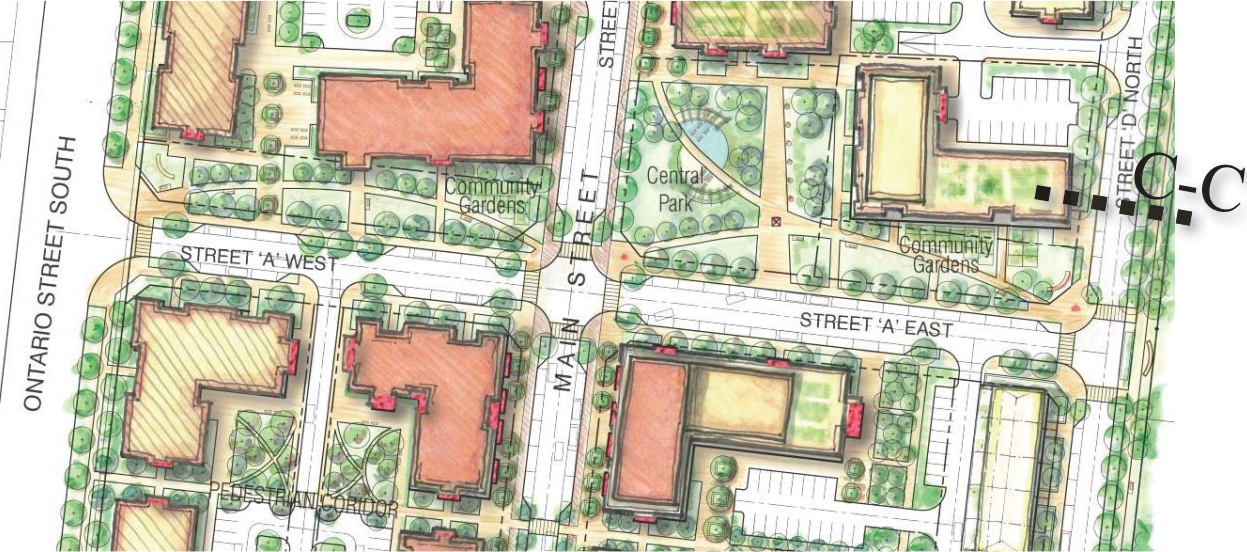


# Preferred Concept - Main Street

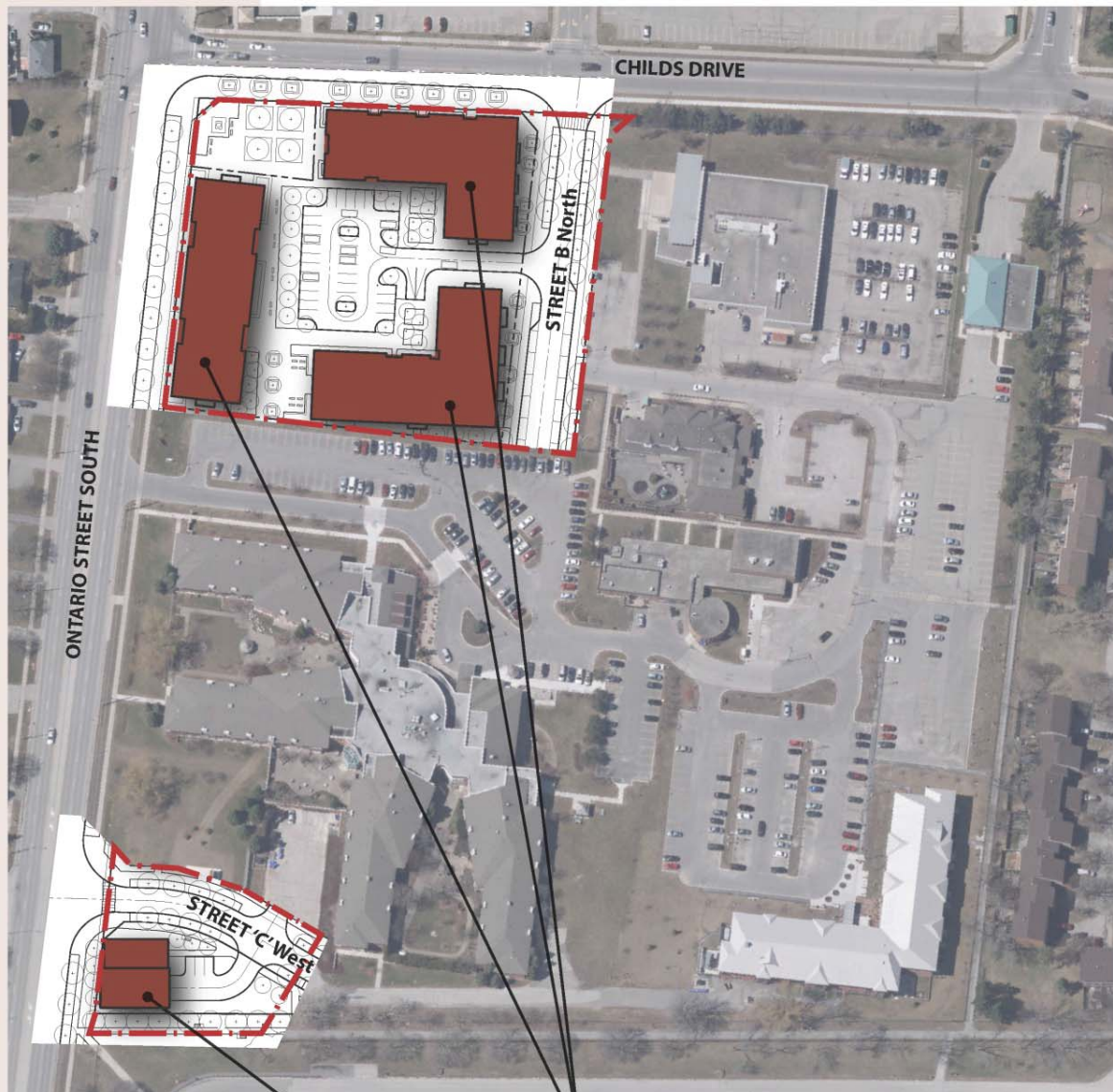




# Preferred Concept - Street 'D' North



# Preferred Concept – Phase 1 (5-10 years)



Mixed-Use

Paramedic Services  
Police Services

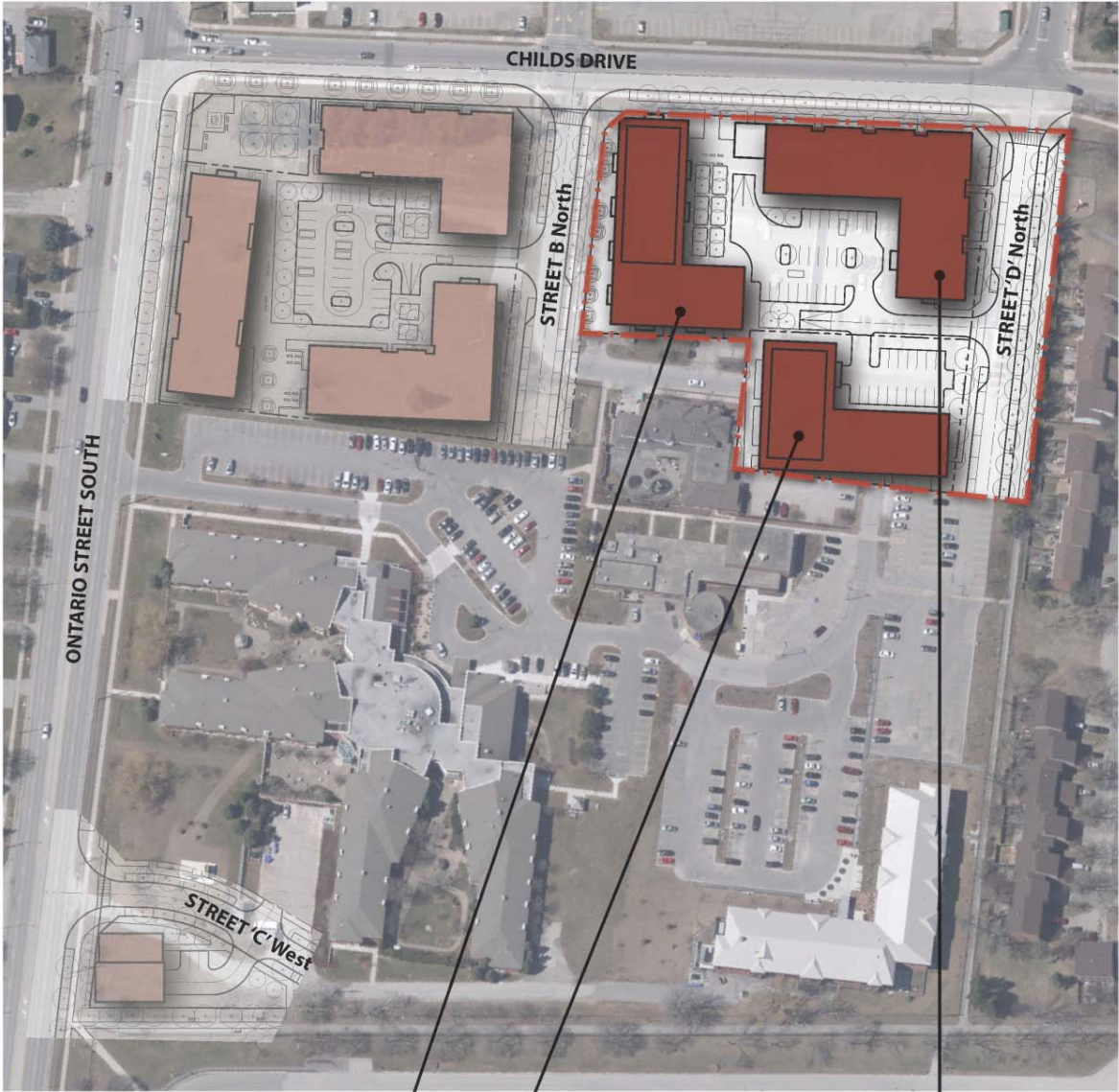
## Considerations:

- 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

# Preferred Concept – Phase 2 (8-15 years)



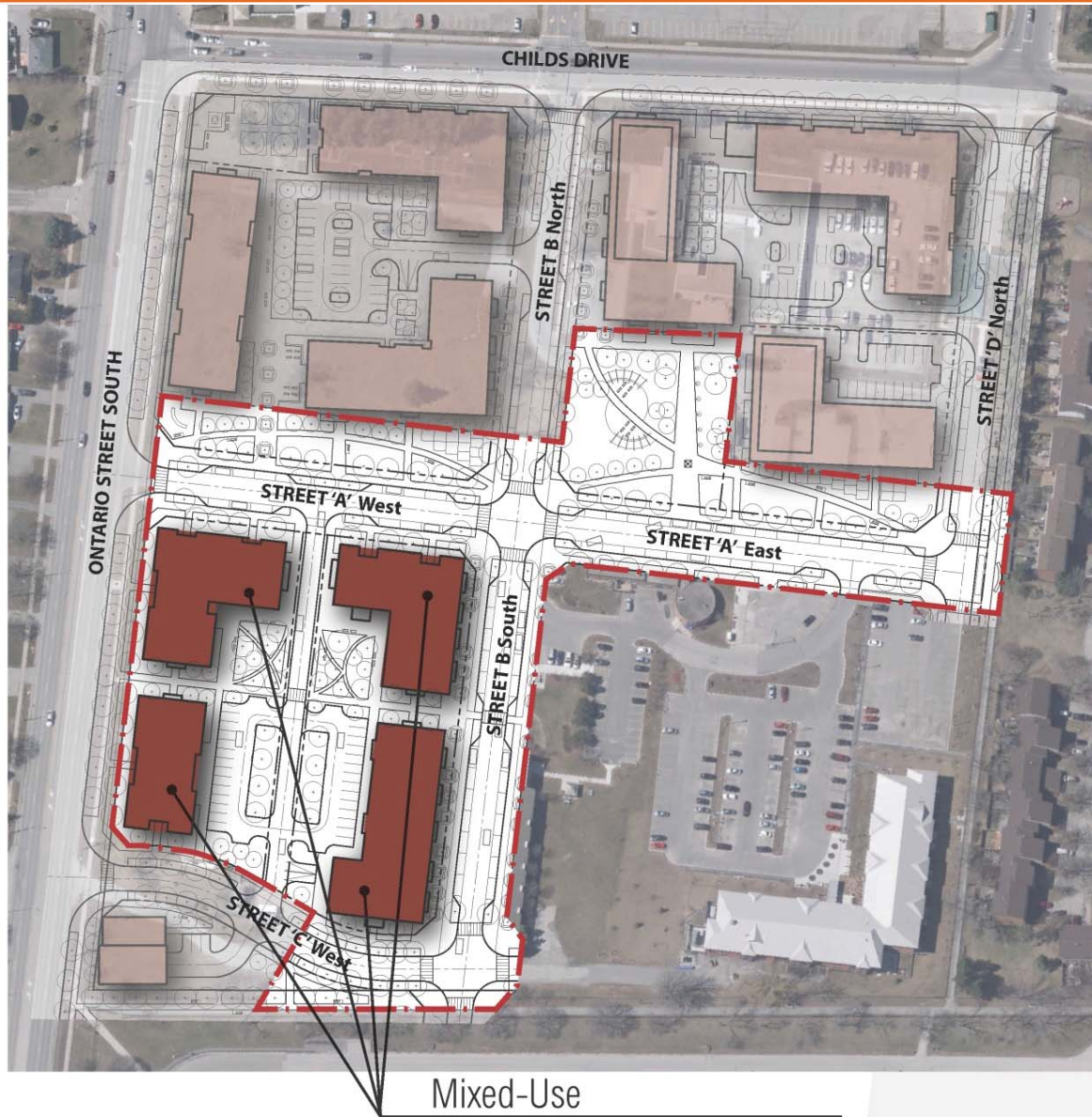
Mixed-Use

Potential Allendale  
Long-Term Care Facility

Mixed-Use

- Community Centre, Regional / Municipal Uses, Retirement Dwelling

# Preferred Concept – Phase 3 (15-25+ years)

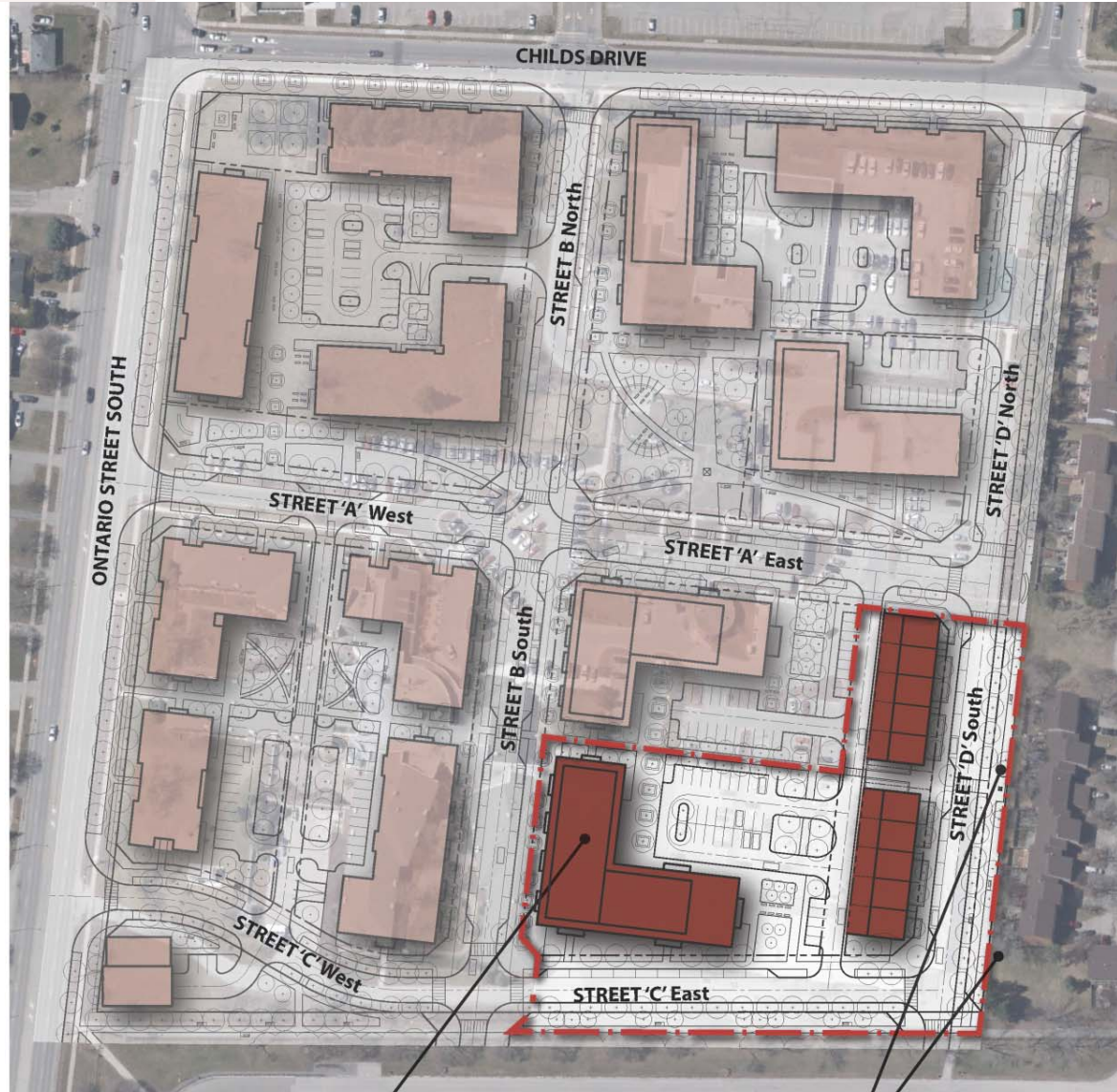


# Preferred Concept – Phase 4 (15-25+ years)



Mixed-Use

# Preferred Concept – Phase 5 (25+ years)



Mixed-Use

Townhouse Dwellings

# Urban Design Precedents



Mixed-Use: Retail, Commercial & Mid-Rise Residential



Affordable Housing



Medium to High Density Residential



Mixed-use Residential



High-Density Residential



Commercial Use



Multi-family Residential & Community Use



High to Medium Density Residential



Mixed-Use: Retail, Commercial & Residential



Community Services & Institutional



Private Open Space



Landscaped Sidewalks



Urban Parkette



Open Space and Pedestrian Connectivity



Open Space & Multi-use Trail



Urban Central Park



Enhanced Building Frontages



Urban Plaza & Mixed-Use Residential



Medium Density Residential & Pedestrian Corridors



Private Open Space and Pedestrian Circulation



Urban Gateway Park



Community Gardens



Commercial Pedestrian Corridor



Protected Bike Lanes



Pedestrian Promenade

# Next Steps

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- **Final Report** will provide recommendations on implementation; **Regional Council** to make final decision/approval.
- Development on the property will be subject to the **Town of Milton** planning process – which will include a number of detailed studies.
- **Multi level government** approvals required.



# Preferred Concept

