REGIONAL ONTARIO STREET PROPERTY MASTER PLAN

FINAL REPORT JUNE, 2017



The Planning Partnership

N. Barry Lyon Consultants Ltd Thompson Ho Transportation SCS Consulting Group

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The location of the Ontario Street Property, within the Downtown Milton Urban Growth Centre and on a major north-south artery, positions it well to support intensification with a range of uses that support the establishment of complete and healthy communities. Study Site

Railway

1.0 INTRODUCTION

The requirements of the Growth Plan for the Greater Golden Horseshoe envisage managed, sustainable growth through the intensification of existing builtup areas, with a focus on urban growth centres, intensification corridors, major transit station areas, brownfield sites and greyfields. Both the Growth Plan and the Provincial Policy Statement support the efficient use of land through mixed use forms of development while utilizing existing infrastructure.

The Ontario Street Property, located within Milton's Urban Growth Centre (UGC), as defined in the Growth Plan, and adjacent to the Town's Central Business District (CBD) in the current Official Plan, represents a tremendous opportunity for the Region and its stakeholders to realize their vision for complete and healthy community development.

Over the years, a number of public services have developed on the property. A Master Plan was completed for Halton Region in 1990, which investigated possible complementary uses as well as possible reconfiguration of, or changes to existing uses in the context of longer term objectives. It was updated in 2008/2009 and highlighted some challenges on the site, due in part to the piecemeal fashion of development over the years. The Master Plan also noted that the property was underutilized and that redevelopment potential of the property was quite high given, amongst other considerations, the site's prominent location within the Town's Urban Growth Centre.

This Master Plan is one of the Region's initiatives to explore the comprehensive redevelopment potential of the Ontario Street Property through intensification opportunities and to determine the highest and best land uses, given the planning framework and its built context.



THE STUDY



The Background Review component of the study was carried out to determine the existing issues and constraints of the property and included the following:

- a review of the existing and planned function of the area, specifically the Urban Growth Centre
- analysis of the existing character of the area including land uses, built form and potential for future redevelopment
- identification of water, wastewater and stormwater management infrastructure, including any constraints that may impact redevelopment options
- a review of the multi-modal transportation network in the area and the on-site transportation infrastructure to support the development options
- a review of public comments and feedback



The Future Opportunities component included:

- creative and innovative uses and development approaches which may or may not include current uses and users
- high quality design in the proposed redevelopment, whether it be in built form, public spaces, parking, etc.
- community and stakeholder involvement in exploring possibilities for the site
- the preparation of concepts that illustrate options for use, density, access, servicing and public realm

PHASE THREE FINAL RECOMMENDATIONS

The final phase of the study includes:

- presenting the final recommendations for the Ontario Street site
- identification of criteria for the selection/rating of options as well as recommendations on next steps to facilitate the recommended redevelopment on the property and any further studies that may be required, including development phasing options

COMMUNITY CONSULTATION

The Regional Ontario Street Property Master Plan was prepared through an open and collaborative process with the intention of involving all those interested in participating. A wide ranging community consultation program was implemented involving a Working Group, Stakeholder Group, Social and Community Services Focus Group, various agencies, Town staff, and Council. A variety of methods were used to engage with the community in face-toface consultation and online.

The project team received many inputs to support the Study. These ideas, comments and suggestions are summarized in two "What We Heard" reports dated August 30, 2016 and April 11, 2017.

WHO WE HEARD FROM

WORKING GROUP

A Working Group comprised of staff from the Region of Halton and the Town of Milton have been consulted throughout the study.

STAKEHOLDER GROUP

A Stakeholder Group was organized to ensure collaboration with key manager/operators of facilities on the site in the area. The Stakeholder Group is comprised of:

- Region of Halton
- Police / EMS
- Halton Women's Place
- Seniors' Activity Centre
- Milton Seniors' Centre Advisory Committee (MCAC)
- Adjacent Development Interests: Bentall Kennedy

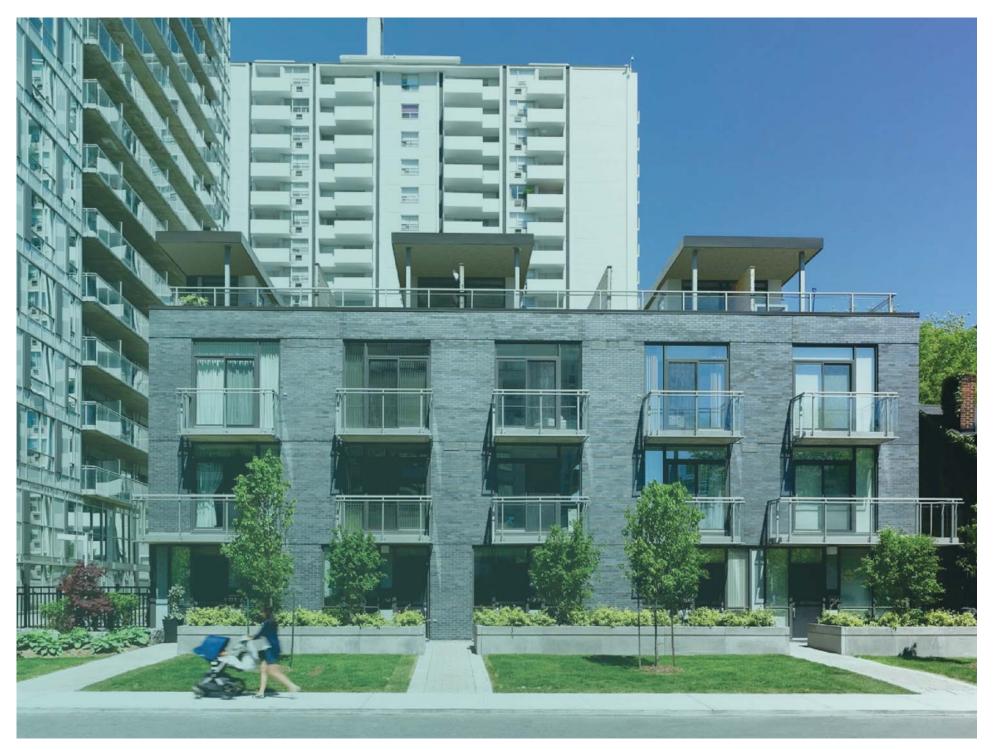
SOCIAL & COMMUNITY SERVICES FOCUS GROUP

Representatives from key community and social services were brought together as a focus group and were consulted throughout the study.

- Halton Region Social & Community Services
 Department
- Halton Region Asset Management
- Community Living North Halton
- Milton Community Resource Centre
- Mississauga Halton LHIN
- Halton Region Police Services
- Milton Transitional Housing
- · Halton Children's Aid Society
- Reach Out Centre for Kids (ROCK)
- Milton Community Garden
- Habitat for Humanity
- Halton School Boards

ONE-ON-ONE INTERVIEWS

- · Habitat for Humanity
- Community Living North Halton
- Milton Community Resource Centre
- Milton Transitional Housing
- Downtown Milton BIA
- Reach Out Centre for Kids (Rock)
- EMS
- Town of Milton, Community Services



2.0 BACKGROUND REVIEW

PROVINCIAL/REGIONAL PLANNING FRAMEWORK

GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

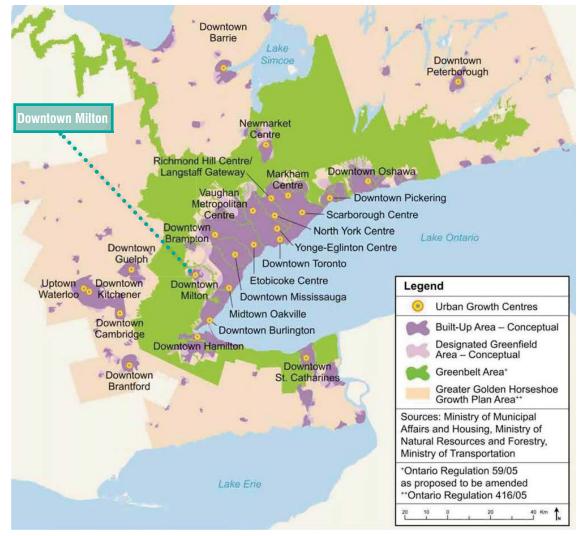
The Growth Plan for the Greater Golden Horseshoe (2017) is the provincially directed growth management plan for the greater golden horseshoe. This long-term plan aims to facilitate growth in major urban centres while balancing resources and public investment.

Downtown Milton is one of the 25 identified "Urban Growth Centres."

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.





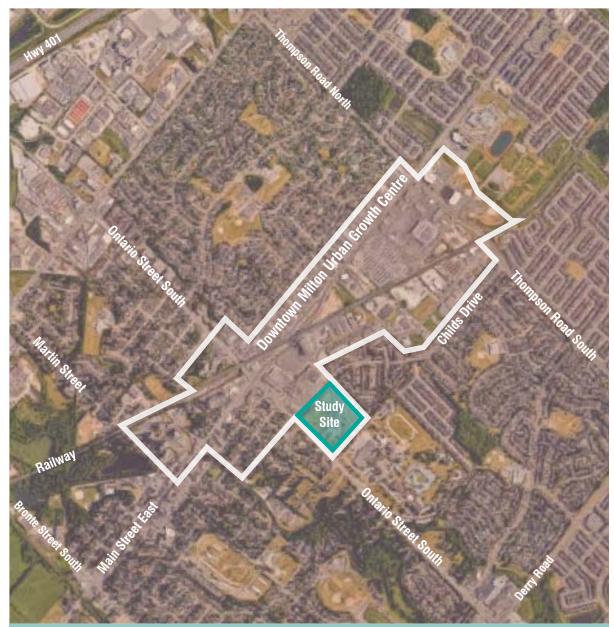
Growth Plan - Urban Growth Centres

REGIONAL OFFICIAL PLAN

Through Halton Region's Official Plan, the subject property falls within Milton's Urban Growth Centre which establishes a minimum gross density target of 200 residents and jobs per hectare for Downtown Milton.

The Region of Halton Official Plan:

- implements the Province's Growth Plan
- expects that Milton's population will grow to 238,000 and the number of jobs to 114,000 (by 2031)
- directs development with higher densities and mixed uses to "Intensification Areas", which include Urban Growth Centres
- requires the Local Municipalities to direct major office, retail and appropriate major institutional development to Urban Growth Centres, Major Transit Station Areas (including Metrolinxdesignated Mobility Hubs), areas with existing frequent transit services, or existing or planned higher order transit services
- requires Urban Growth Centres to accommodate a significant share of population and employment growth



Regional Ontario Street Property provides an opportunity to support the objectives of the Downtown Milton Urban Growth Centre.

LOCAL PLANNING FRAMEWORK

TOWN OFFICIAL PLAN (CURRENT)

Current Milton Official Plan (1997, 2008 Consolidation)

Institutional Area Designation:

Employment designation which recognizes major public and quasi-public uses

Main Permitted Uses:

Public, quasi-public and private non-profit uses of Town-wide, Regional or Provincial significance (e.g. hospital, secondary school, residential care facility, etc.), and other major community uses greater than 1 hectare in size

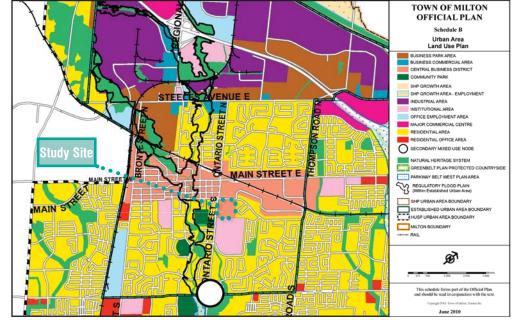
Permitted Accessory Uses:

- Service uses, retail uses and office functions
- Residential uses may be permitted adjacent to the "Residential Area" designation

Adjacent the "Central Business District" (north of Childs Drive):

- Intended to be the primary focus for commercial and services which serve Townwide functions, as well as a major residential community
- Three major nodes of commercial, office, institutional, recreational, cultural and residential uses, one of which is the Milton Mall and potential expansion areas (Commercial Node Sub-Area)

Milton Central Planning District: Timberlea Neighbourhood



Adopted Official Plan (OPA 31) - "Central Business District" designation

TOWN OFFICIAL PLAN (ADOPTED, AWAITING APPROVAL)

OPA 31 – Growth Plan Conformity

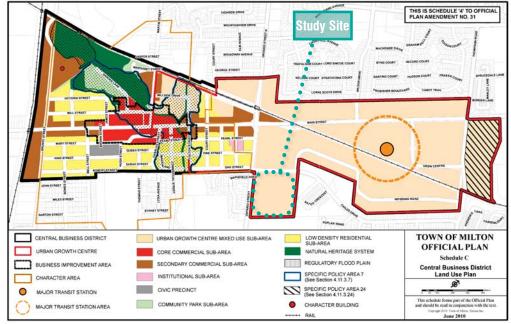
Adopted by Milton Council in 2010. Pending approval by Halton Region

"Central Business District" designation – "Urban Growth Centre Mixed Use Sub-Area"

- CBD intended to accommodate intensive residential and major office, retail and major institutional development at the maximum densities permitted. Will accommodate a significant portion of the Town's population and employment growth
- Permitted uses include high density residential, hotels and convention centres, commercial, institutional and office uses, community facilities, etc.
- New development permitted in single or mixed-use buildings
- Overall minimum density of 200 persons and employees per hectare
- Comprehensive development plan required for major redevelopment proposals
- Lands to be pre-zoned to facilitate redevelopment

Identified as an "Intensification Area"

- Development within Intensification Areas considered the highest priority of urban development
- Sites to be pre-zoned for intensification



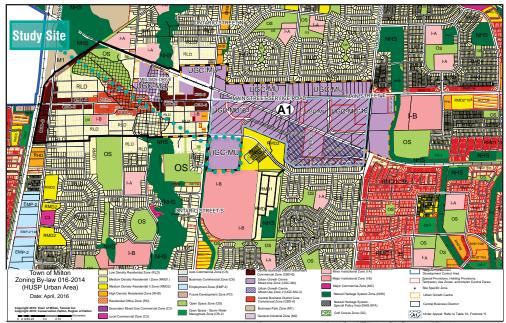
Adopted Official Plan (OPA 31) - "Urban Growth Centre Mixed Use Sub-Area" designation

TOWN ZONING BY-LAW

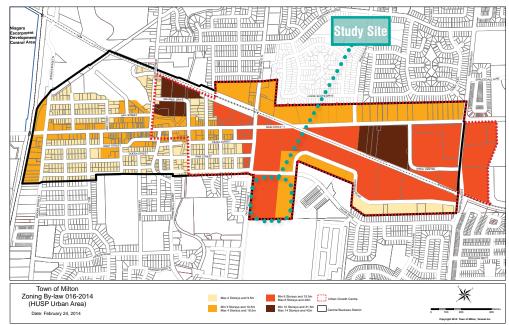
Comprehensive Zoning By-law 016-2014

"Urban Growth Centre Mixed-Use Zone" (UGC-MU)

- UGC-MU Zone applies to the majority of the Downtown Milton Urban Growth Centre and Central Business District
- Mix of Residential and Non-Residential permitted uses, including:
 - Residential: Apartment Building, Upperfloor Dwelling Units and Retirement Home
 - Non-Residential: Bank, Community Center, Hotel, Library, Office, Restaurant, Retail Store, etc.
- Building heights regulated by Schedule D, splits Study Site into west and east:
 - West: Minimum 6 storeys (19.5 metres) / Maximum 8 storeys (29 metres)
 - East: Minimum 3 storeys (10.5 metres) / Maximum 4 storeys (16.5 metres)
- Other Zone Standards:
 - Maximum Lot Coverage: 60%
 - Minimum Front Yard Setback: 0 metres (1.5 metre stepback required at the 5th storey)
 - Minimum Rear Yard Setback Abutting a Residential Zone: 12 metres (plus stepbacks above the 4th storey)
 - Minimum Landscaped Open Space: 15%



Town of Milton Zoning By-law Schedule 'A' Urban Area Zoning (Urban Growth Centre Mixed Use Zone, UGC-MU)



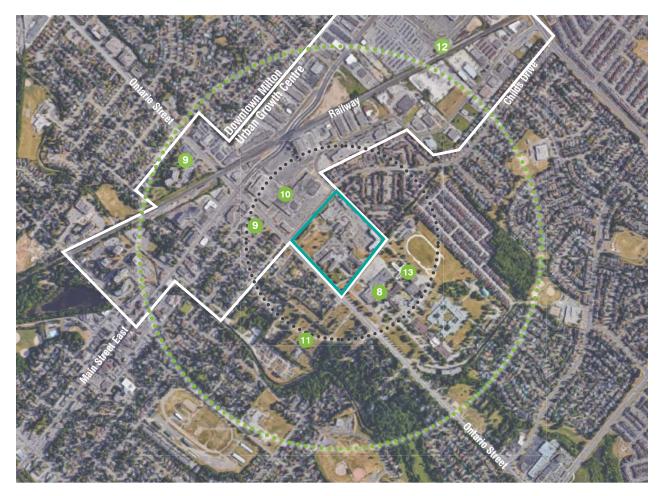
Town of Milton Zoning By-law Schedule 'D'

Central Business District - Building Heights (Min 3 / Max 4 storeys & Min 6 / Max 8 storeys)

CONTEXT - NEIGHBOURHOOD

The Ontario Street Property is located in the Town of Milton, south of Highway 401, south of Main Street East, on the east side of Ontario Street South. The Ontario Street Property is approximately 8 hectares (20 acres) and includes existing uses of the Allendale long-term care facility with 200 beds, Seniors' Activity Centre, Halton Region Police Services, Halton Regional Paramedic Services, Halton Women's Place facility and the Halton Community Housing Corporation (HCHC) Martin House Seniors Residence. About 1.2 hectares (3 acres) of the site is not developed and a portion is used as a community garden.

Adjacent uses to the property include the Central Business District including the Milton Mall to the north, residential uses to the east, established residential uses, the historic Downtown and a cemetery to the west and institutional uses (EC Drury and Gary Allan schools) to the south. Further to the east is Milton's GO Station.



- The Property
- • 400 metre walking radius
- • 800 metre walking radius

- 8 Ernest C. Drury & Gary Allan Schools
- (9) Milton Community Services
- 10 Milton Mall
- 11 Milton Evergreen Cemetery
- 12 Milton GO Station
- Ministry of Education School Board, YMCA Full Day Pre-School Program

CONTEXT - EXISTING USES ON THE SITE



Halton Region Police Services



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

Private OS Area: 0 sq.m.

2 Halton Region EMS



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

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

Seniors' Activity Centre 3



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

Private OS Area: 0 sq.m.





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

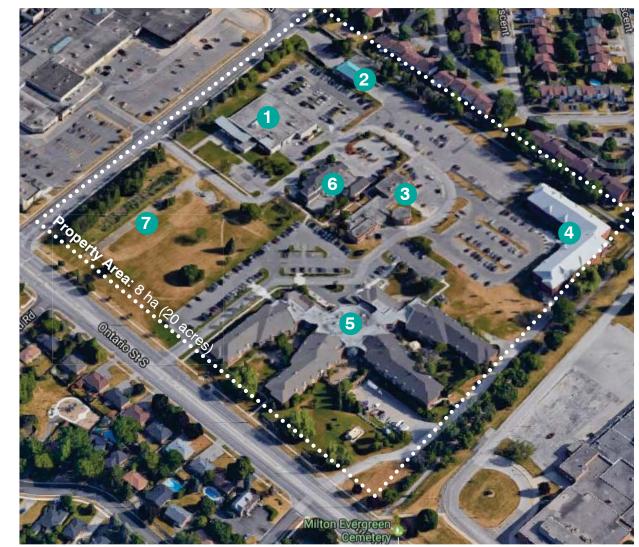
Private OS Area: 93 sq.m.

5 Allendale Long Term Care Facility



Ground Floor Area: 8,670 sq.m. Building Height: 2 storeys 200 beds, organized into eight 'houses' containing 25 residents each **GFA:** 17,340 sq.m.

Private OS Area: 3,115 sq.m.



6 Halton Women's Place Facility



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

Private OS Area: 420 sq.m.



Community Gardens

Undeveloped Area: 1.2 ha (3 acres)

Garden Plots Area: 628 sq.m.

CONTEXT - TRANSPORTATION ANALYSIS

Existing Public Transit Services



Existing Pedestrian & Cycling Trails



Transportation

- Existing transportation system and traffic operations adjacent to the 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
- With potential redevelopment, there are opportunities for the site to be connected to existing pedestrian and cycle trails

CONTEXT - SERVICING ANALYSIS

Sanitary Servicing

- Town of Milton will be serviced by Mid-Halton Wastewater Treatment Plant (WWTP) as longterm plans involve future decommissioning of the Milton WWTP and construction of a new wastewater pumping station.
- Additional future plans include improvements to the existing sanitary sewer (2026-2028).
- A downstream capacity analysis will be required to confirm that the existing sanitary sewer systems currently servicing the study site will have the capacity to convey the flows from the proposed redevelopment.

Water servicing

- An upgrade to existing watermain on Ontario Street South is planned for 2017/2018.
- An analysis will be required to confirm that the existing distribution system will have the capacity to provide adequate flows to the proposed redevelopment.

Stormwater Management

• A stormwater management analysis will be required to determine the quality, erosion, quantity and water balance control requirements to treat the runoff from the proposed redepvelopment.

A functional servicing report will be required to demonstrate that development on the property will not preclude redevelopment and intensification of the balance of the Town's urban growth centre.

Existing Servicing



CONTEXT - MARKET ANALYSIS



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



Origin - Coletara Development (Milton)



Neighbourhoods of Oak Park - Ballantry Homes (Oakville)

3.0 FUTURE OPPORTUNITIES

VISION

C The Regional Ontario Street Property is envisioned to become a Complete, Transit-Supportive, Pedestrian-Oriented, Mixed-Use Community that is compact, vibrant and complements the character of the urban downtown through a long-term strategy that respects its existing uses and is sensitive to its surrounding neighbours.



URBAN DESIGN PRINCIPLES

The Vision for the Ontario Street property is aligned with the Provincial, Regional and Local Municipal policy directions; they provide the overarching objectives for future development/redevelopment of the site, and the framework for its physical design including site layout, the arrangement of public and private realm elements and the relationships between these elements to one another and to adjacent areas. On this basis, the key urban design principles that are imbedded in the Master Plan are premised on creating sustainable development and complete communities, and include:





01 DENSITY, DIVERSITY, MIXED-USE

Maximizing the use of space and land, as well as the efficient use of resources and infrastructure are fundamental to creating sustainable and complete communities. Development of the Ontario Street property will include a concentration and mix of uses to achieve these objectives and to encourage accessibility to a diversity of users.

2 PEDESTRIAN-ORIENTED / TRANSIT-SUPPORTIVE

Reducing car-dependency is a key objective and imperative to the creation of sustainable and complete communities. Development of the Ontario Street property will encourage and support alternative modes of transportation, including active transportation, transit and ride sharing opportunities.

















Designing meaningful environments that have a strong sense of place and identity is critical to the creation of successful and complete communities. The neighbourhood character of the Ontario Street property will include high-quality built form, vibrant streetscapes and inviting public spaces that considers natural and cultural heritage aspects, is connected to the surrounding urban fabric and provides opportunities for a rich community life.











FOUNDATIONS

In consideration of the urban design principles and the site's background and context, a number of fundamental design parameters were identified as the basis for the emerging concepts that led to both the Preferred Concept and Master Plan. These foundations include:

MIX OF USES

Building upon the principle of Density, Diversity and Mixed-Use, the Master Plan will physically and functionally integrate a mix of uses on the site; input and feedback through the public consultation process also identified the community's and stakeholders' desire to include a mix of residential, commercial/retail, institutional and communities uses on the site.

B INTENSIFICATION

Building upon the principle of Density, Diversity and Mixed-Use, and recognizing the intensification objectives for Urban Growth Centres, the redevelopment of the Ontario Street property will include an increase in the number of buildings on the site to accommodate a mix and intensity of uses to achieve the Province's target of 200 persons and jobs per hectare. The Master Plan depicts the potential development of a variety of housing options, commercial, institutional and community service uses as well as the accommodation of existing uses on the site.

STREETS AND BLOCKS

Building upon the principle of Pedestrian-Oriented, Transit-Supportive development, the arrangement of streets and blocks in the future development of the Ontario Street property will provide connections for pedestrians and cyclists and accommodate both cars as well as public transit. Street and block patterns, and the design of the public realm, including the built form interface, will be pedestrian-oriented.











STREET NETWORK & ACTIVE TRANSPORTATION

Building upon the principle of Pedestrian-Oriented, Transit-Supportive development, streets will be connected within the site and to the surrounding road network; streets will include pedestrian and cyclist amenities that, combined with trails and open space links, encourage active transportation opportunities.





Existing access points and roads

HIGH QUALITY URBAN Design

Building upon the principle of Place Making, the Master Plan will:

- 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

TRANSITIONS

Building upon the principle of Place Making, the Master Plan will provide transitions to surrounding neighbourhoods through:

- Built form design: height, massing, setbacks, stepbacks
- Landscape design: streetscape treatments, planted buffers/ screens, opens space location and configuration





Transitions

G ACTIVE STREET FRONTS

Building upon the principle of Place Making, the Master Plan will encourage active street fronts to create an animated and vibrant public realm; this will include:

- Locating mixed uses within the ground floor of all buildings
- Orientation of primary entrances and primary facades along street frontages
- Focusing active ground floor uses along the Main Street and around parks and open space
- Locating future transit stops in consideration of other active ground floor uses, parks and open space





Active Street Fronts



EMERGING CONCEPTS

Based on the Urban Design Principles and Foundations, Emerging Concepts A and B were developed and presented at the first community workshop for input and feedback from stakeholders and the public.

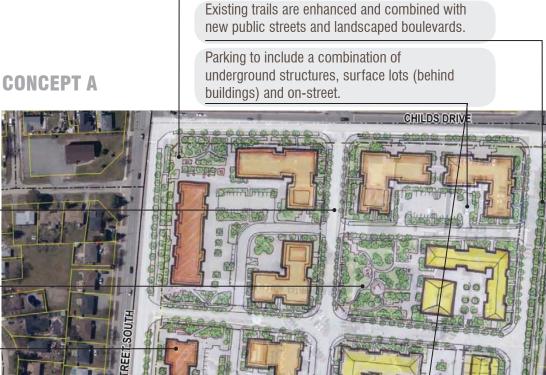
Grid street and block pattern builds on existing boundary roads and access points and anticipates potential connections to the north and south of the property.

Public park located centrally to provide focus for the new neighbourhood and to be easily accessible to the surrounding existing community.

Tallest buildings and commercial mixed-uses aligned along Ontario Street.

Extensive and connected pedestrian system that includes privately owned public space (POPS).

Buildings transition to existing residential uses to the east and west of the property.



Medium Density

Mixed Use

Medium Density

Residential

Low Density

Residential

Urban park located as a 'gateway' at Ontario

Street and Childs Drive.

24 Regional Ontario Street Property Master Plan - June, 2017

WAKEFIELD ROAD

Open Space

Public park located linearly along Childs Drive to provide focus for mixed-use development along the street and to be visually prominent and easily accessible to the surrounding existing community; this includes park space at the 'gateway' location at intersection of Ontario Street.

Tallest buildings and commercial mixed-uses aligned along Childs Drive.

CONCEPT B



Grid street and block pattern builds on existing boundary roads and access points and anticipates potential connections to the north and south of the property.

The existing trail along the east property limit is enhanced and combined with a new public street and landscaped boulevard.

Extensive and connected pedestrian system that includes privately owned public space (POPS).

Parking to include a combination of underground structures, surface lots (behind buildings) and on-street.

Buildings transition to existing residential uses to the east and west of the property.

COMMUNITY WORKSHOP 1

AUGUST 30, 2016

The first Community Workshop took place on August 30, 2016 at the Milton Memorial Arena - Lion's Club Hall.

Approximately 70 participants attended

Potential land use developments (Concepts A & B) were presented to the workshop participants and were evaluated according to key discussion themes based on the six foundational elements:

- 01 MIX OF USES
- **02** TRANSITIONS
- **03** INTENSIFICATION
- 04 ROADS & ACCESS
- **05** ACTIVE STREET FRONTS
- 06 PHASING

Subsequently, a 'What We Heard' Report was prepared to summarize the outcome of the public consultation. Input received was used to shape the Master Plan.

WHAT WE HEARD

- Seniors Centre should be a stand-alone facility
 - Seniors Centre needs to have
 prominence and easy visibility



- Highest density should be at corner of Childs Drive and Ontario Street South, and lower elsewhere
- Support for medium density, mixed use



- 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



PREFERRED CONCEPT

Input and feedback received from stakeholders and the public through the first community workshop identified aspects of Concepts A and B that were synthesized to create the Preferred Concept. The key elements of the preferred concept are as follows:

Urban park located as a 'gateway' at Ontario Street and Childs Drive. Tallest buildings and commercial mixed-uses aligned along Main Street. Grid street and block pattern builds on existing CHILDS DRIVE boundary roads and access points and anticipates potential connections to the north and south of the property. The existing trail along the east property limit is enhanced and combined with a new public street and landscaped boulevard. Linear central public park to provide focus for the ONTARIO STREET SOUTH new neighbourhood and to be easily accessible to the surrounding existing community. STREET 'A' WES STREET A' EAST Extensive and connected pedestrian system that includes privately owned public space (POPS). Parking to include a combination of underground structures, surface lots (behind buildings) and onstreet. Buildings transition to existing residential uses to the east and west of the property.

STREET 'C' EAST

COMMUNITY WORKSHOP 2

APRIL 11, 2017

The second Community Workshop was held on April 11, 2017 at the Milton Memorial Arena - Lion's Club Hall.

Approximately **30** participants attended

An afternoon and an evening session were held. The purpose of the meeting was to present and to seek input on the preferred land use development concept.

The team made a presentation which included the project context and purpose of the study, urban design principles, a public consultation summary, the preferred concept design components and possible phasing scenarios for development.

WHAT WE HEARD

渝	Need for affordable, rental housing
F	Maintain a community / health services hub
	Accommodate the existing services, as well as possible expansions
Ф	More parkland and green space to balance intensification
6	Preserve community garden use somewhere on the site
P	Provide sufficient parking
¢	Consider existing traffic and potential future impacts of development on road network
	Support transit service within the site
	Buildings need to create a closer and more cohesive street frontage
¥	Concerns with interim measures during construction



4.0 MASTER PLAN

The second community workshop provided feedback and input from stakeholders and the public to further refine the Preferred Concept; the key elements of the resulting Master Plan are as follows:

An **urban park** anchors the highly prominent corner at Ontario Street and Childs Drive.

A **linear central park** defines the core area of the neighbourhood with street frontage along the south limit and building frontage along the north limit. This urban open space will be designed to support diverse activities and incorporate aspects of the local landscape character.

An extensive **pedestrian system** including trails, sidewalks and privately owned public space (POPS) will enhance connectivity throughout the neighbourhood and to surrounding neighbourhoods. In addition, pedestrian connections through a vibrant public space (i.e. balanced hard and softscapes, plazas and gathering spaces connected to commercial uses at the ground level) provide access and facilitate navigability within the neighbourhood.

Possible location for a building that combines **police** and **paramedic services**. The building is integrated as entry to the community and connecting to the south multi-use trail. Its location favours the function of the **EMS building** which is separated from existing residential uses, and is in close proximity to a future controlled intersection.



Possible location for a multi-storey long-term care facility (Allendale)
All buildings incorporate a 2-storey base that may be used for a combination of commercial , retail, institutional or community uses . The upper levels of all buildings may include a combination of market, rental, and/or community housing.
Possible location for a building that contains different community services such as Seniors ' Activity Centre, the Women's Place and Seniors Housing.
Opportunities for landscaped/green roofs.
As part of the public realm, the parks, trails and streetscapes provide opportunities for public art .
Buildings provide transition to the existing residential uses along the east and west sides of the property with the focus of the tallest buildings central to the site forming a 'Main Street' condition. Building height is reduced along Ontario Street South, in order to create a balanced transition from the western residential neighbourhood into the high-density residential development with commercial uses at the ground level along the central north-south corridor.

A rich and vibrant 'main street' configured in the central north -south axis of the property incorporates public space serving street level commercial uses along the bases of the 10 to 12 storey buildings along this corridor. The streetscape along the Main Street is envisioned as open, barrier-free, and include a mixture of paved surfaces, street trees, street furniture and public art. A concentration of commercial/retail uses is encouraged along '**Main Street**'.

MASTER PLAN - CROSS SECTIONS





SECTION 1



SECTION 2



SECTION 3



Mixed-Used Buildings





Urban Parks

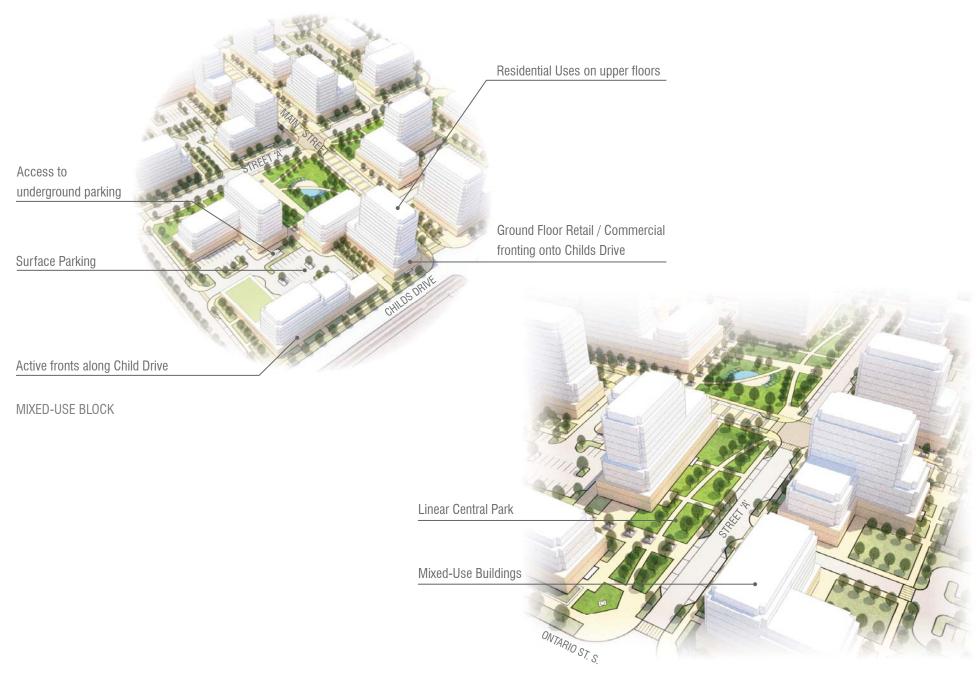


Mixed-Used Buildings

MASTER PLAN - MASSING SCENARIO 1



SOUTH-WEST VIEW



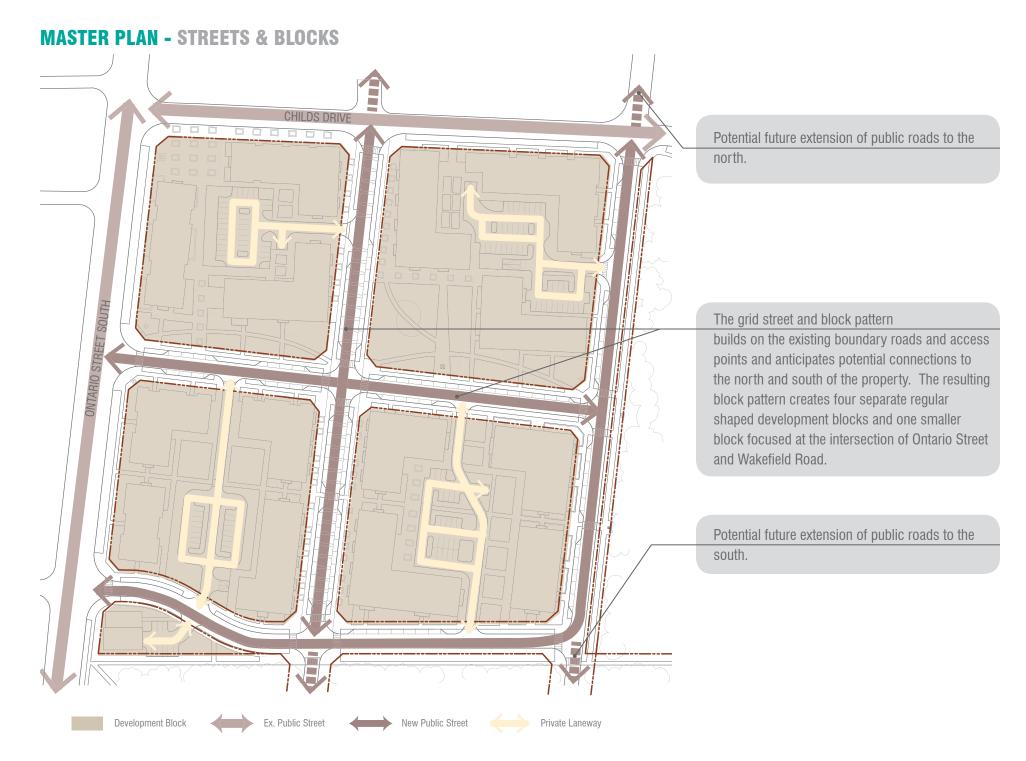
VIEW OF THE LINEAR CENTRAL PARK

MASTER PLAN - MASSING SCENARIO 2



NORTH-WEST VIEW









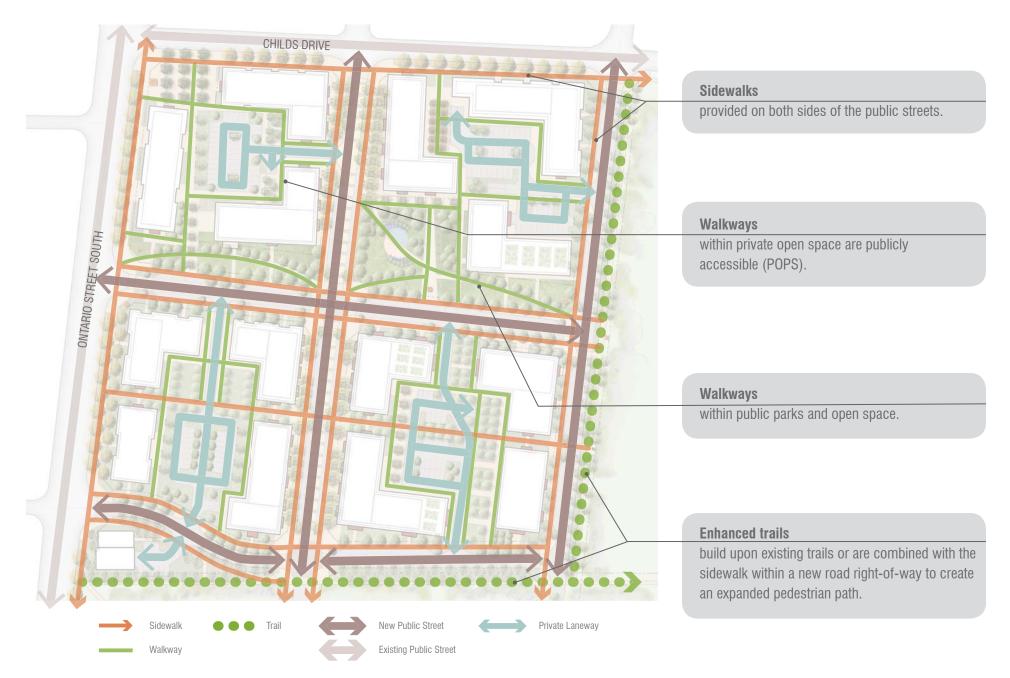


Mixed-Use Development



Residential Buildings

MASTER PLAN - CIRCULATION











Private Laneways & Parking Areas







Pedestrian Corridors





-

Public Trails



MASTER PLAN - PUBLIC REALM & OPEN SPACE



Urban park

as an urban landmark and pedestrian gateway to the community.

A linear central park

defines the core area of the neighbourhood with street frontage along the south limit and building frontage along the north limit. This urban open space will be designed to support diverse activities and incorporate aspects of the local landscape character.

Streetscape

combined hard and soft landscape features to create an animated pedestrian zone that also supports the mix of uses located along the ground floor of buildings along Main Street.

Privately Owned Public Space (POPS)

provides landscaped areas through private development blocks that enhance connectivity and provide options for pedestrian movement throughout the site.







Urban Parks



Linear / Central Parks







Streetscapes







Privately Owned Public Spaces (POPS)

MASTER PLAN - BUILT FORM



All buildings

incorporate a 2-storey base that may be used for a combination of commercial, retail, institutional or community uses. The upper levels of all buildings may include a combination of market, rental, and/ or community housing.

10 to 12 storey mixed-use buildings

lining both sides of Main Street, including a concentration of commercial/retail at the ground floor building base, is encouraged to create a vibrant neighbourhood focus.

Buildings provide transition

to the existing residential uses along the east and west sides of the property with the focus of the tallest buildings central to the site forming a 'Main Street' condition. Building height is reduced along Ontario Street South, in order to create a balanced transition from the western residential neighbourhood into the high-density residential development with commercial uses at the ground level along the central north-south corridor.



Mixed-Use Buildings









Community Use Buildings



Residential Buildings







MIXED USES

The existing zoning for the Ontario Street Property is Urban Growth Centre Mixed Use (UGC-MU) which permits a mixture of residential (including high density residential uses) and commercial uses, which are detailed in the by-law. The Master Plan supports a mix of uses including, for example:

- · 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

5.0 POSSIBLE PHASING SCENARIOS

In order to facilitate redevelopment of the property, and based generally on the Master Plan, any potential phasing strategy should be premised on a short and long-term vision and take into consideration:

- · Existing uses on the property
- Location and condition of the existing buildings/ facilities
- Existing long-term leases and agreements
- Existing infrastructure, site servicing and transportation capacity
- Construction staging
- Market conditions

The depicted phasing scenarios are provided as a conceptual illustration only of how the property may be developed over time. The final phasing plan will be subject to many factors, conditions and processes that will be fully considered at the appropriate time and ultimately, follow Council's direction.

PHASE 1 (5-10 YEARS)



Mixed Use
 Paramedic Services, Police Services

The community gardens need to be relocated/ accommodated in another location (this would require coordination with the Town of Milton), to allow for the development of these mixed-use buildings. Depending on the market conditions at the time, the proposed buildings may be developed at the same or at different times.

A new building would be constructed in the southwest corner of the site to accommodate both Paramedic and Police Services. In this location, there is also the potential to implement a signalized intersection and/or a controlled access for the Paramedic/Police Services.

PHASE 2 (10-15 YEARS)



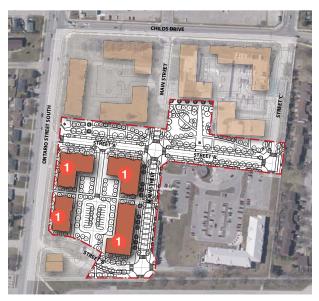
1 Mixed Use

- 2 Potential Allendale Long-Term Care Facility
- Mixed-Use: Community Centre, Regional / Municipal Uses, Retirement Dwelling

With the relocation of the Paramedic/Police Services to the southwest corner of the site, the northeast quadrant may be developed. This would include the construction of a 8-10 storey (#2) to potentially replace the Allendale Long-Term Care Facility, and two mixed use buildings. The 8-10 storey building (#3) could provide space for the Seniors Activity Centre, the Women's Place and potentially, community/ seniors housing on the upper floors. The 10 to 12 storey building (#1) facing Main Street could contain retail/ commercial uses at ground level and residential uses on the upper floors.

A portion of Street 'C' would be completed to allow access to Childs Drive and to surface and underground parking. This includes the construction of the north portion of the trail adjacent to the Street.

PHASE 3 (15-20+ YEARS)



1 Mixed Use

With the relocation of the Allendale Long-Term Care Facility, the Seniors Activity Centre and Women's Place, the southwest quadrant may be developed. This would include the completion of Street 'A', allowing pedestrian and vehicular connectivity to Ontario Street and Childs Drive, the linear central park and four mixed-use buildings.

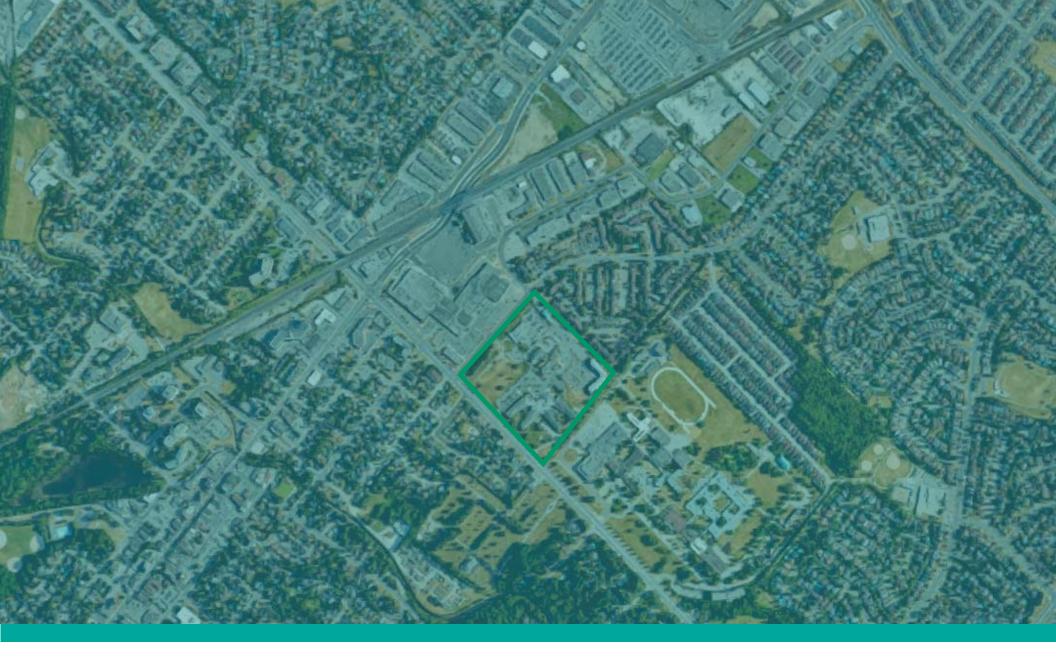
The four mixed-use buildings vary in height from 6 to 8 storeys along Ontario Street South to10 to 12 storeys along the internal Main Street. Depending on the market conditions at the time, the proposed buildings may be developed at the same or at different times.

PHASE 4 (20+ YEARS)



Mixed Use
 Residential Use

The southeast quadrant of the site is envisioned to be developed last as Martin House is a relatively new building. With this phase of development, the existing seniors housing would need to be relocated to within another building on the site (constructed in an earlier phase), or be replaced within this quadrant as Phase 4A. In this scenario, Phase 4B would then include the completion of the three remaining buildings and again, depending on the market conditions at the time, these buildings may be developed at the same or at different times.





The Planning Partnership

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