



# The Corporation of the Town of Milton

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Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: July 17, 2023

Report No: DS-037-23

Subject: Regional Ontario Street Property Master Plan

**Recommendation: THAT Council endorse the Regional Ontario Street Property Development Plan inclusive of the Property's Master Plan, attached as Appendix 1 to Report DS-037-23.**

## EXECUTIVE SUMMARY

- The Region of Halton has submitted the Regional Ontario Street Property Development Plan, (May 2023) for endorsement by Council.
- Staff is satisfied that the Regional Ontario Street Property Development Plan (Allendale Campus), inclusive of the Property's Master Plan, attached as Appendix 1, conforms to the Town of Milton's policies and is consistent with the land use policies established in the local Official Plan. Therefore, staff recommends endorsement of the Regional Ontario Street Property Development Plan and Master Plan as presented through this report.

## REPORT

### Background

#### Location

The Regional Ontario Street Property (the subject lands), referred as the Allendale Campus, is located within the Central Business District and Urban Growth Centre/Major Transit Station Area in the Town of Milton. The site has an area of approximately 20 acres (8 hectares). The property is municipally known as 185 Ontario Street South.

The subject lands are located on the east side of Ontario Street, south of Childs Drive, across from the Milton Mall, and in close proximity to the Milton GO Train Station. East and west of the site are existing residential uses. Directly south of the site are the EC Drury and Gary Allan school properties. The location of the property is illustrated in Figure 1 attached to this report.

There are a variety of public and community uses currently located on the site including:



## Background

- Halton Region Police Service
- Halton Region Emergency Medical Services
- Milton Seniors Activity Centre
- Martin House Seniors Residence
- Allendale Long-Term Care Home
- Halton Women's Place; and
- a Community Garden

## Policy Framework

### Town of Milton Official Plan

The subject lands are located within the Urban Growth Centre/Major Transit Station Area, and are designated as "Urban Growth Centre Mixed Use Sub-Area" on Schedule C - Central Business District Land Use Plan and as a "Development Block" on Schedule C.7.D.CBD - Central Business District Secondary Plan Development Blocks in the local Official Plan. The maximum height permitted on the site is 8 storeys with a density of 2.0 - 4.0 FSI.

Policy 3.5.3.28 of the local Official Plan requires proponents for major development blocks, such as the Allendale Campus, to submit a comprehensive development plan to Council for endorsement prior to the submission of a development application, which shall include among other requirements, a detailed overall concept plan and phasing strategy, conceptual building massing, the location of access points and pedestrian network, public realm treatment, and a Functional Servicing Report.

The comprehensive development plan must demonstrate how the proposal is consistent with the Official Plan's MTSA policies, specifically, how the development responds to the guiding principles and recommendations of the Milton Mobility Hub Study and the Urban Design Guidelines, and how the ultimate build-out of the development block will achieve required densities.

Section 3.5.3.22 of the Official Plan provides direction for development on lands designated Urban Growth Centre Mixed Use Sub-Area. As noted in the section, in addition to the uses permitted within the Central Business District land use designation, higher density residential and employment uses, major office, retail, hotels and convention centres and appropriate major institutional uses, may be permitted.

The same section states that all permitted uses within the Urban Growth Centre Mixed Use Sub-Area shall contribute to achieving the overall minimum development density target for the UGC of 200 residents and jobs combined per hectare, subject to the availability of appropriate infrastructure.

## The Master Plan

The Regional Ontario Street Property Development Plan and Master Plan have been prepared to provide the vision and a road map for future development of the property,

## Background

which incorporates the existing public uses with the potential for expanded public uses into the future.

### Foundations and Principles

The Allendale Campus is envisioned to become a complete, transit-supportive, pedestrian-oriented, mixed-use community that is compact, vibrant and complements the character of the downtown through a long-term strategy that respects its existing uses and is sensitive to its surrounding character.

The long-term vision for this site incorporates significant intensification as envisioned in the Growth Plan and Local Official Plan. To support this, several foundations and principles were established to guide the development of the Master Plan:

- a mix of uses;
- intensification;
- streets and blocks;
- street network and active transportation;
- high quality urban design; transitions; and
- active street fronts.

Urban design principles were also incorporated into the development concept for this property. Some of the key urban design principles that guided the Master Plan included:

- density, diversity and mixed uses
- pedestrian oriented and transit supportive
- place making

### Development Concept

The development concept responds to the guiding principles of the Milton Mobility Hub Study as follows:

- Provides for a mix of uses and greater range of housing types and densities, including new affordable housing;
- Provides a realistic and achievable plan for growth by providing opportunities to meet growth targets within Milton's Urban Growth Centre;
- Provides intensification at an appropriate scale and form;
- Provides for balanced, safe and efficient mobility;
- Provides for a walkable and inviting public realm; and
- Supports design excellence.

The concept will provide for a mix of uses to be established in a more intense design than is currently existing on the property. Each of the proposed buildings will incorporate a podium that may be used for a combination of commercial, retail, institutional or community uses. The upper levels may include a combination of market, rental and/or community housing.

## Background

The highest densities are proposed along the sides of the proposed north south street corridor, where a concentration of commercial/retail uses would be encouraged.

The proposed green space system and parks will provide opportunities for future residents of this area and the surrounding 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. In addition, an urban park anchors the corner at Ontario Street and Childs Drive.

A pedestrian system including trails, sidewalks and privately owned public space (POPS) will integrate and connect the property to the adjacent community.

## Implementation

The Master Plan envisions that the Allendale Campus will be redeveloped over time towards a compact, mixed-use, complete community and will need to be phased in a logical manner.

The Implementation Plan proposes a phasing of development that takes into consideration existing leases, building locations, condition of existing buildings, infrastructure and services, and market conditions, and the protection of existing uses:

Phase 1: Development of the northwest quadrant of the site (5 -10 years)

Phase 2: Development of the northeast quadrant of the site (10 -15 years)

Phase 3: Development of the southwest quadrant of the site (15 - 20+ years)

Phase 4: Development of the southeast quadrant of the site (20+ years)

## Discussion

The Master Plan for the Allendale Campus provides efficient use for the site that satisfies key community planning objectives and will provide community services in support of achieving a complete community.

The development concept responds to the guiding principles of the Milton Mobility Hub Study and Urban Design Guidelines. It provides a mix of uses and greater density of housing types and densities, provides an achievable plan for its growth and development, contributing to achieving growth targets within the Urban Growth Centre, and addresses intensification at an appropriate scale and form, responding to the built form directions established in the local Official Plan. In addition, the development concept provides for a walkable and inviting public realm, enhances the trail system and ensures connectivity with the surrounding area.

The requirement of a detailed Functional Servicing Report, described in Section 3.5.3.28 of the local Official Plan has been deferred to the Planning Act application stage.



## Discussion

### Conclusion

Planning staff is of the opinion that the proposed Regional Ontario Street Property Master Plan and Development Plan meet the intent of, and is consistent with, the overall direction of the local Official Plan and policies set-out. On the basis of the foregoing, staff recommend that the Regional Ontario Street Property Development Plan, inclusive of the Property's Master Plan, attached as Appendix 1, be endorsed by Council.

The endorsement of the Master Plan and Development Plan will facilitate the future development of the Allendale Campus and allow the applicant to move forward with development applications for a range of residential and non-residential uses, new parks and a comprehensive road network, informed by the local policies and design guidelines.

## Financial Impact

The Town's current Development Charge (DC) By-law provides for an exemption where the land is owned and used for the purposes of the Region of Halton. As such, it is expected that the Town will be required to fund the value of the DC exemptions provided to the Allendale Campus over the buildout period of 20+ years. The value of these exemptions will be calculated as each phase proceeds based on details related to the size and use of each new building, along with any associated demolition credits. These exemption amounts, as well as any adjustments that are required in the services provided by the Town, will be reflected in future budget processes.

Respectfully submitted,

Jill Hogan, MCIP RPP  
Commissioner, Development Services

For questions, please contact:      Hugo Rincon      Phone: Ext. 2307  
Senior Planner, Policy

## Attachments

Figure 1 – Location Map

Appendix A – Regional Ontario Street Property Development Plan and Master Plan

Approved by CAO  
Andrew M. Siltala  
Chief Administrative Officer



## Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.