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Urban Design Brief

Town of Milton

Milton Gates

11801 Derry Road, Milton

January 12, 2024

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INTRODUCTION

This Urban Design Brief has been prepared in support of the Site Plan Application for the development of the property at 11801 Derry Road, Milton, ON. The proposed development is at the intersection of the Derry Road and the Sixth Line and has high visibility and access to surrounding areas.

The development will facilitate the construction four buildings, out of which two are single loaded distribution facility buildings along with offices, one industrial condo building and one commercial building, and associated loading spaces and surface parking. The proposed design features a $\pm 427,559$ SF of total gross floor area, with two buildings oriented north-south along Dixie Road and two buildings oriented east-west along Sixth Line, with offices facing both the streets and the intersection. The maximum building height will be approximately 13.51m.

There is a residential property to the north of the site on the Sixth Line and agricultural lands towards the south and west side of the lot zoned as Future Development Zone as per the Town's Bylaws. There is no Heritage Building within or adjacent to the proposed development.



There are separate requirements for docked industrial facilities, smaller industrial and commercial buildings. Each type of building has different considerations for loading, parking, and pedestrian connectivity which are addressed in the Brief.

The Urban Design Brief explains our design strategy to ensure the proposed development is effectively integrated into the surrounding community, includes sustainable design features, and respects the intent of the Town of Milton's Urban Design Guidelines. This development is intended to act as a gateway for future developments, and it has been designed with this goal in mind.

TOWN OF MITLON POLICIES

The subject property is located within the boundary of the Derry Green Corporate Business Park Secondary Plan Area, on the south-west side of the intersection at Derry Road and Sixth Line.

The site is currently zoned FD – Future Development. We are proposing to change the zoning to M2 – General Industrial Zone. The site falls under the proposed designation of “Business Park” area under the Land Use Plan under Schedule C.9.B as per Milton’s Official Plan.

The predominant corner location of the site requires a high-quality design where the buildings capitalize on their high visibility and access to surrounding areas in accordance with “Street Oriented Area” policy C.9.5.1.5 and “Gateway Area” policy C.9.5.1.6 of the Town’s Official Plan.

Town’s Official Plan Policy section C.9.5.1.5 notes that “Street Oriented Areas” are to consider the following:

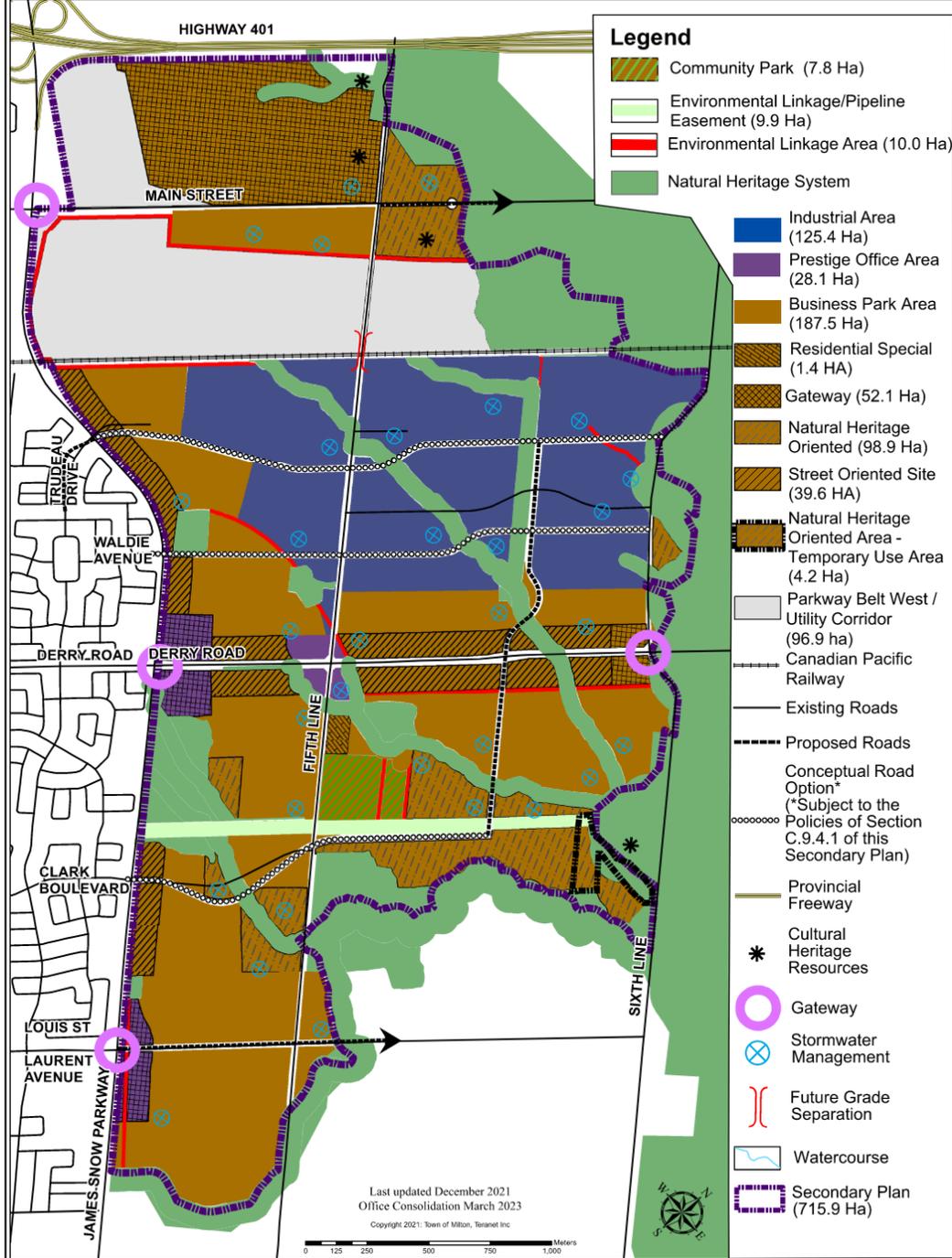
- Development shall be designed with street related sites and buildings, including a continuous frontage of buildings wherever feasible.
- No parking shall be located between the building and the street, and surface parking shall be located to the rear and side of the building. Structured or below grade parking is encouraged.
- Buildings shall be designed to foster an urban character, with the scale and placement contributing to the pedestrian orientation of the street.
- Buildings shall have a minimum height of 6 meters and shall be encouraged to exceed one storey in height.

Town’s Official Plan Policy section C.9.5.1.6 notes that “Gateway Areas” are to consider the following:

- Development shall predominantly consist of significant, high-profile buildings with strong architectural elements.
- Buildings shall be a minimum of two storeys in height and shall be encouraged to exceed three storeys
- A campus-like design may be considered for this area if building massing and siting reflects the prominence of the gateway location.

Lands designated “Business Park Area” with a “Street Oriented Area” and “Gateway Areas” overlay designation on Schedule “C.9.B” shall be reviewed by the Town in accordance with the Urban Design Guidelines.

TOWN OF MILTON OFFICIAL PLAN Schedule C-9-B DERRY GREEN CORPORATE BUSINESS PARK LAND USE PLAN



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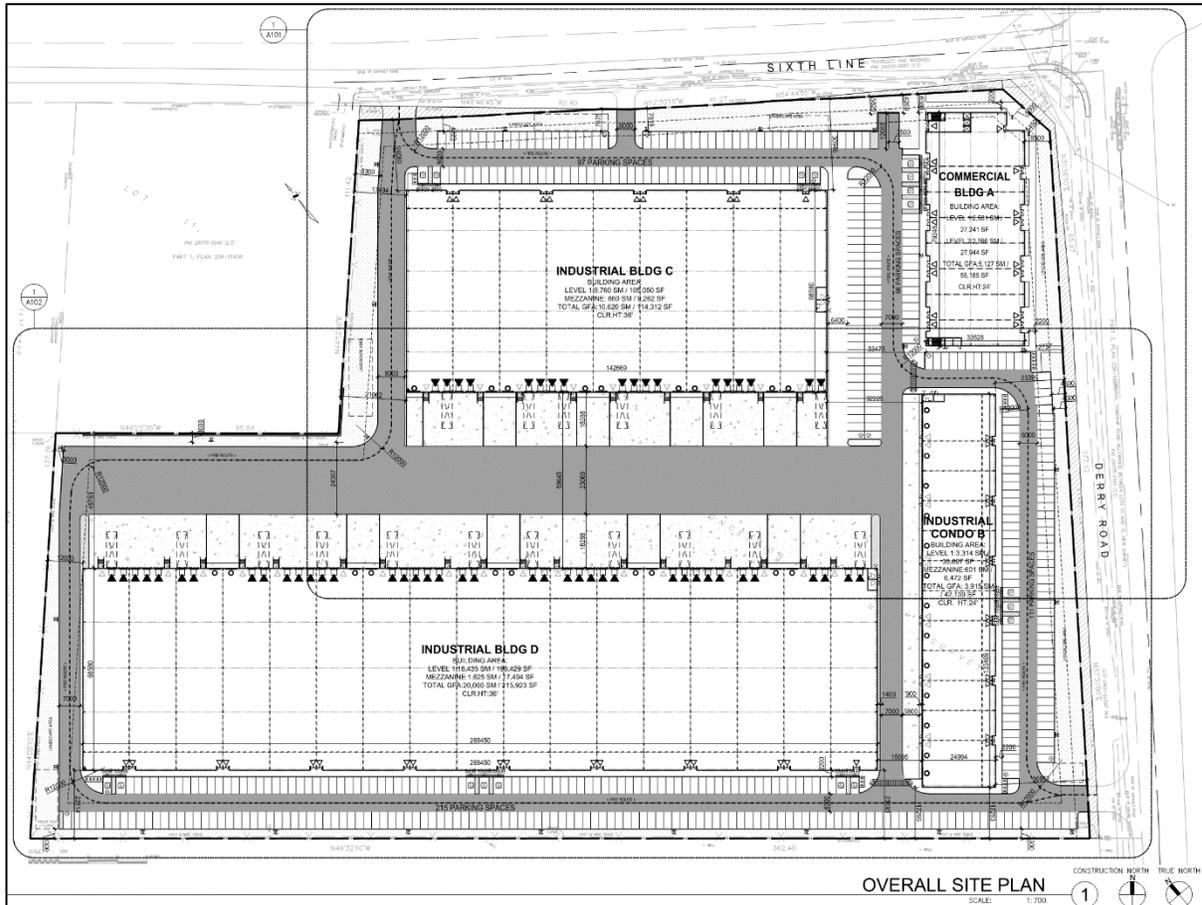
SITE LOCATION AND PROPOSED DEVELOPMENT

The subject property is an 18.8-acre greenfield parcel located at the northwest corner of Derry Road and Sixth Line and is designated as "Business Park Area". The existing surrounding area is zoned for Future Development and is planned to fall under the Business Park Area and Industrial Area towards the east, west and south of the site and a Natural Heritage System towards north of the site across the Sixth Line. It is a part of the "Street Oriented Area" and "Gateway Area" policies of the Town's Official Plan.

The site consists of a total of four buildings. These multi-tenant buildings vary in size and provide a mix of spaces to suit tenants' needs. The building located at the intersection features a common corridor, lobby, and second floor spaces. The other buildings' height allows for future mezzanine spaces.

The facility features high-end materials and a sophisticated design that breaks up the mass of the buildings and provides visual interest along the street facades. Loading and parking are largely screened from view. The two-tone insulated metal panels are proposed towards the streets along with a variety of glazing. The corner building showcases a high clock-tower feature in line with the Town's policy encouraging a three-storey structure towards the street and provides an architectural interest point at the corner.

Vehicular access to the site is from both Sixth Line and Derry Road. There is a separate entrance for trucks into the site from Sixth Line. The passenger vehicles have access to the site from both Sixth Line and Derry Road.



SITE DESIGN

Parking and Loading

A total of 500 on-site parking spaces have been provided, which is more than the required number of 480 as per the requirements of the Town's zoning bylaw. The parking has been distributed along the north, east and south side of the site, aligned to each of the buildings for direct accessibility building entrance. There are two rows (a double loaded drive-aisle) proposed towards both Sixth Line and Derry Road. These spaces are kept away from the exterior lot lines by a landscape buffer.

Care has been taken to separate passenger vehicle traffic from truck circulation, with designated site entrance and drive aisle into the site from Sixth Line. A total of 92 loading spaces are provided to serve all the buildings on site (Building-A has 2 loading spaces towards the parking areas, Building-B has 14 drive-in type spaces, while Buildings-C & D have 27 and 49 spaces respectively as a combination of loading docks at truck-level and drive-in type to support the distribution function of the buildings.

The loading spaces for Building-A and a few spaces for Building-D visible from the street are screened off from the Sixth Line by a screen wall. All the other loading spaces are internal to the site and are not visible from any of the streets. A noise wall is also proposed towards the existing residential property towards the north corner of the site to prevent noise from the central truck travelling into that location.

Site Access, Safety and Accessibility

Three access points are proposed for the site. Out of these three, two are from Sixth Line one at the north most corner and one towards the middle of site at Sixth Line. One access is towards Derry Road at the south corner of the site. The north access towards Sixth Line and the south access towards Derry Road are also designated fire access route entrances into the site.

Site Access 1: The north corner access (from Sixth Line) into the site is for truck-traffic to enter the site and circulate, with a wider throat to allow for full truck-turning movements. This is also the fire route access point for the site.

Site Access 2: The north-east (towards middle of the lot line on Sixth Line) access into the site is for car traffic to access the lot. The spacing between the two access points allows for full visibility and safety.

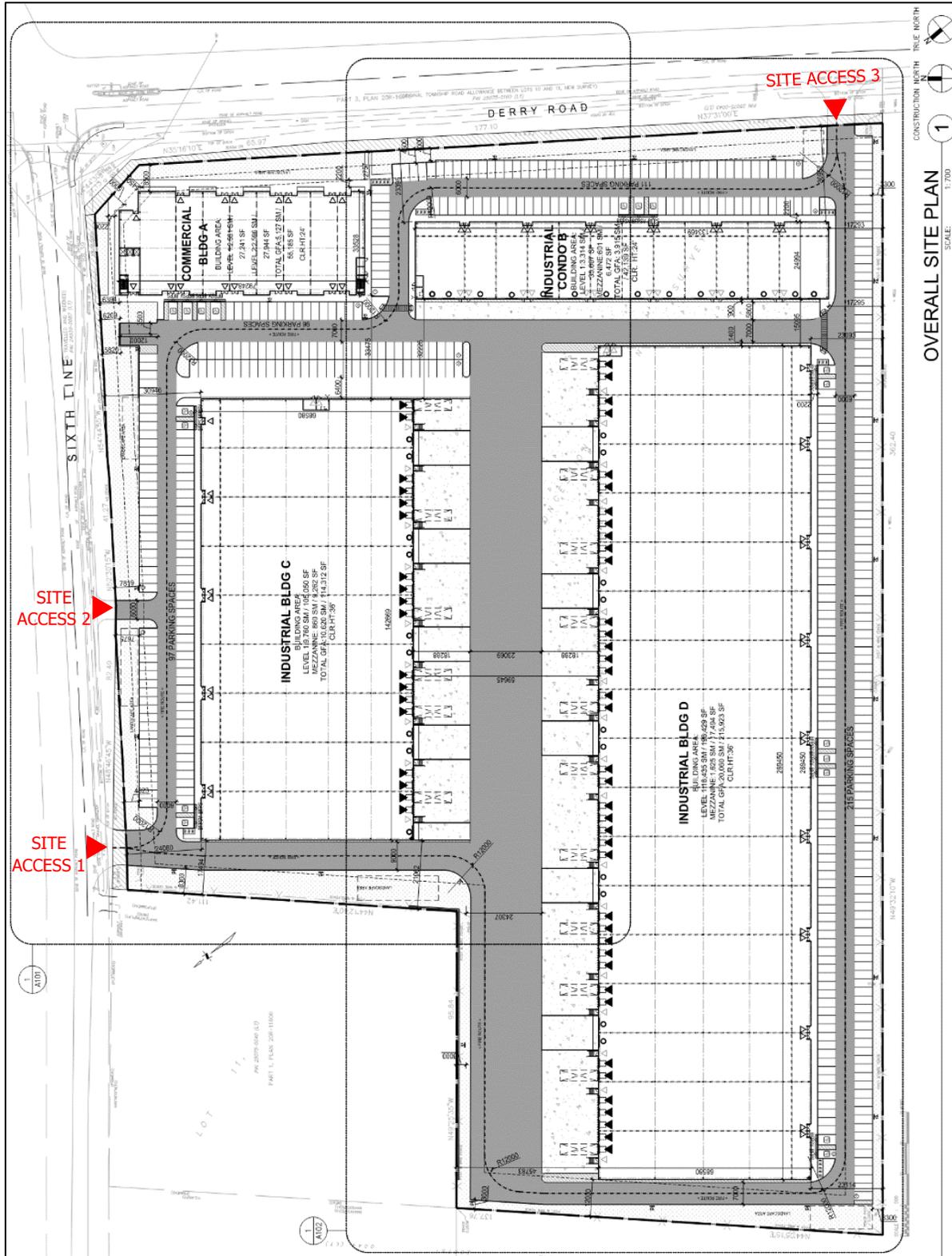
Site Access 3: The south corner access (from Derry Road) to the site is for cars and loading van access into the site and has a wider throat to allow for better movements. This is also an access point for fire access route into the site.

There is no municipal bus service at the site location. However, it may be a part of the MEV. To Meadowvale Town Center corridor via Derry Road the Halton Region Transit Priority Mobility Network to 2041 plan. Please refer to the Traffic Impact Study, for additional information and detailed analysis of projected future traffic volumes.

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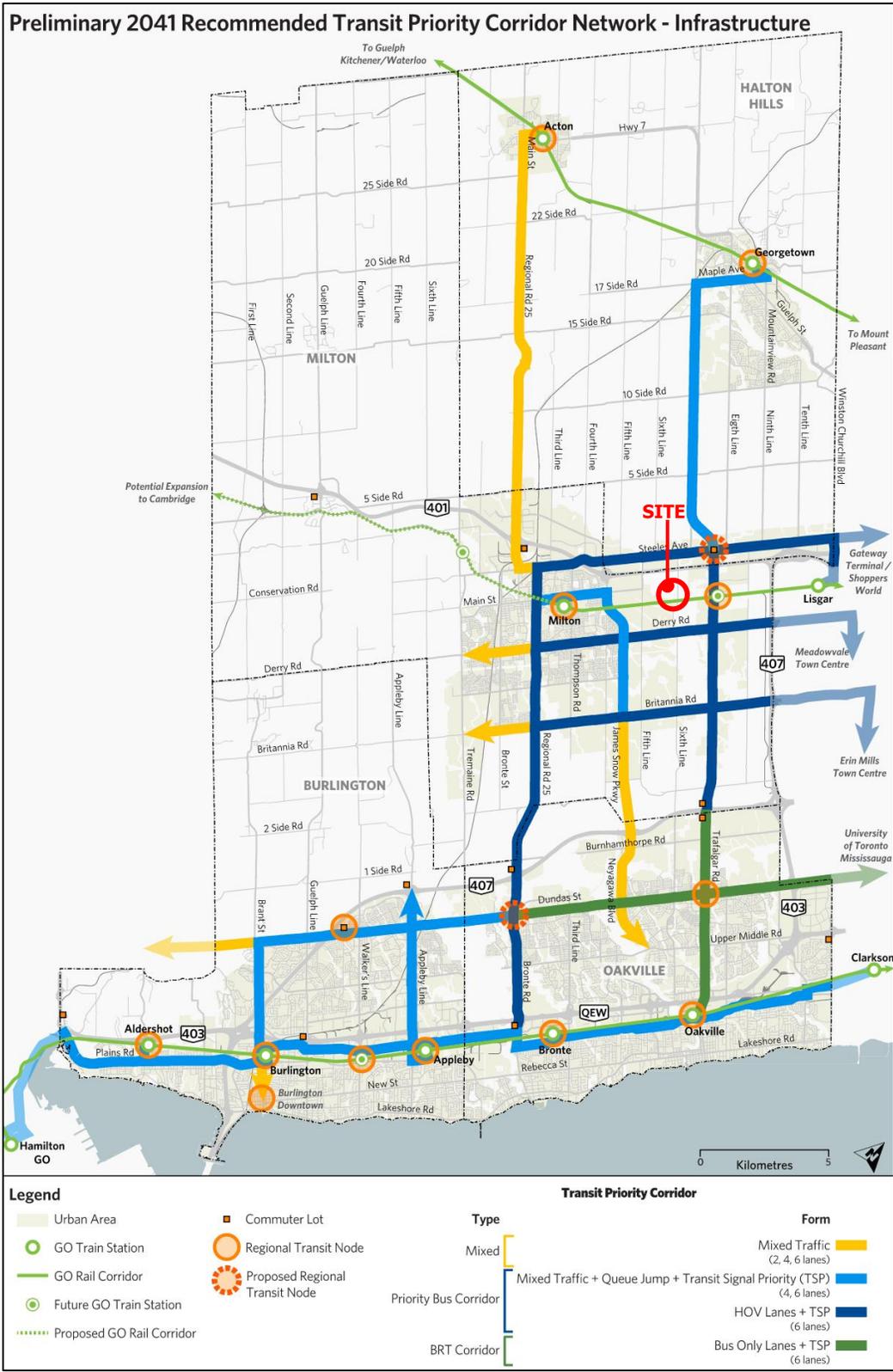
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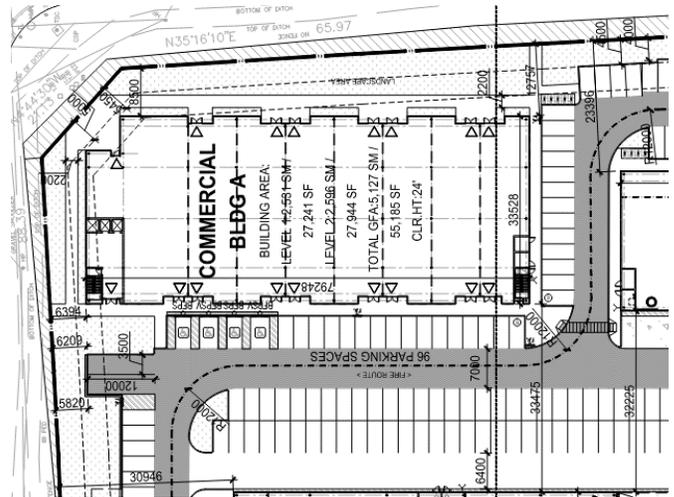
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On-site pedestrian crossings at drive aisles have been located at key locations. They are provided with pavement striping and tactile warning indicators at the curb cuts for greater visibility and accessibility.

As per the requirements highlighted in the Town's bylaws, the site is fully accessible with designated signed accessible parking spaces located close to the office principal entrances and follows the provisions in the Accessibility for Ontarians with Disabilities Act, 2005. Building entrances are at grade with provision of power door operators at the entrance door as per the provisions of the OBC; and are sheltered from the elements with canopies.



Crime Prevention Through Environmental Design.

The Town of Milton embraces the principles of Crime Prevention Through Environmental Design. These recognize that safety and security can be achieved through well thought-out the site and building designs. Strategies include adequate lighting, views to the outside to put "eyes on the street" and maintaining facilities in good condition to encourage its active use and discourage crime.

Lighting is an important aspect for site safety and has been provided around the building perimeter, at parking areas, amenity areas and along the pedestrian walkways in the site.

Office areas are proposed at prominent locations, along the street lines and towards the interior and rear of the site as well, to encourage an active human presence throughout the site, views of the main site access points and parking areas. Durable materials and native plants are proposed throughout the site so the outdoor areas will be easy to care for and maintain to a high standard.

BUILDING DESIGN

As a part of "Business Park Area" with a "Street Oriented Area" and "Gateway Areas" overlay designation, the building is designed to provide a strong, notable visual impact from Derry Road and along the Sixth Line assisting in creating a sense of distinct visual identity for the building facades along the street. The buildings being oriented towards both the streets create a more urban street edge, with loading screened internally to the site by landscaping and the buildings themselves. The tree and vegetated planting along both Derry Road and Sixth Line buffer the impact of the building elements and provide an attractive and lush landscaped view.

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Each building has unique design features while maintaining an overall aesthetic vision for the site.

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The exterior walls are of premium smooth architectural Insulated Metal Panel, installed vertically with recessed entrances and curtain wall glazing to create a visually appealing rhythm of tone and pattern on the facades. The buildings use a combination of white, grey, and wood accent colors along with the clerestory windows in the buildings to break down the larger expanse of the wall creating a visual interest towards the streets.

The buildings are oriented with the principal facades facing Derry Road and Sixth Line and are accented with extensive landscaping. The loading areas are clad in full height durable architectural precast panels. Loading areas are screened from view from the street by a combination of landscaping, screen wall and orientation.

The building at the corner acts as a gateway feature at this site and will be an identifiable building as traffic progresses along the highway. It will have a distinct clock-tower feature going up to three storeys high providing a strong identity to the Gateway Area towards the site corner. All the buildings have a strong industrial/commercial neighborhood identity through the development of attractive, well-designed sites and buildings.

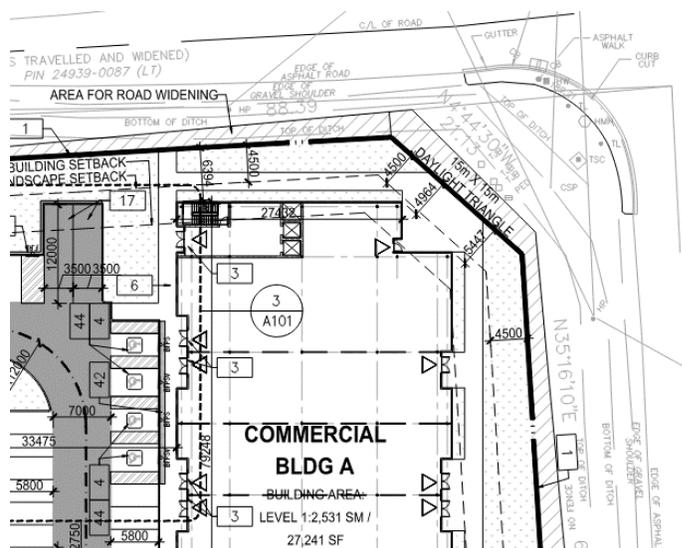
Roof top mechanical equipment will be screened by the parapet walls and will not be visible from the public way. The Town will have an opportunity to review the proposed RTU locations once mechanical design is completed at the detailed design/Permit Drawing stage.

LANDSCAPING AND ENVIRONMENTAL FEATURES

The site is located next to a Natural Heritage Feature towards the north corner. Extensive landscape design has been implemented to ensure proper screening of the site elements like parking and loading spaces and to provide cohesive transition from the street into the site and the buildings. The provision of various trees and landscape features towards the internal lot lines also creates a visual buffer and softens the impact of the buildings towards the neighboring properties. Please refer to the landscape drawings for further details.

Amenity Areas

The amenity area located towards the corner of the intersection consists of various features to serve the entire site. These include enhanced paving, seating areas, and trash receptacles. The amenity area is located at a prominent location that defines the entrance into the site from the intersection of Derry Road and Sixth Line. It is at a location where the heaviest volume of pedestrian traffic is anticipated. It has been located here to provide ease of access, safety, and shelter from the elements. The amenity area has been designed to be inclusive and barrier-free. It incorporates a blend of hard and soft landscape features along with the natural vegetation being a part of it. The design and location of the area creates an aesthetic and coherent environment for pedestrians.



Sustainability

The proposed development will include sustainable development practices to encourage energy conservation, limit water use and promote health and wellness.

The bicycle parking is located conveniently, close to the office entrances.

The building envelope is designed with high-performance durable assemblies, including precast concrete, double-glazed low-e windows with thermally broken frames, and R-values exceeding the requirements of the Ontario Building Code. The inclusion of Insulated Metal Panel interspersed throughout the facades helps to further increase the R-Value and energy performance of the building.

Mechanical systems will include high-efficiency roof top units and low-flow plumbing fixtures. Lighting will be energy-efficient LED fixtures and site lighting will be full cut-off dark sky compliant.

CONCLUSION

The proposed development is consistent with the Derry Green Corporate Business Park Urban Design Guidelines and the requirements described in the Town of Milton Official Plan policies - "Street Oriented Area" policy C.9.5.1.5 and "Gateway Area" policy C.9.5.1.6. It respects the nature of the site, at the intersection of Derry Road & Sixth Line, while featuring high-quality built form and site amenities appropriate to a development of this nature. The site design provides a variety of landscaping, pedestrian walkways and appropriate lighting and signage. The development will integrate the natural and built environment, and provide employment uses benefitting the community. Aesthetically, the building will have a strong and distinct presence befitting its role as a gateway to Milton and place-making catalyst for future adjacent developments.