

8584-8609

REGIONAL ROAD 25, MILTON

URBAN DESIGN BRIEF

APRIL 2024

*Brutto
Consulting*



*Brutto
Consulting*

Table of Contents

1.0 Introduction	3
2.0 Site Context	3
2.1 Surrounding Land Uses.....	5
3.0 Site Plan & Design Objectives	6
4.0 Planning Policy	8
4.1 Town of Milton Official Plan.....	8
4.2 Milton 401 Industrial/Business Park Design Guidelines.....	9
5.0 Building & Site Design	13
5.1 Height, Massing & Materiality.....	13
5.2 Streetscape & Internal Driveway.....	14
5.3 Parking.....	14
5.4 Built Form & Compatibility with Surrounding Land Uses.....	15
5.5 Landscape Design.....	17
6.0 Conclusion	18

List of Figures

Figure 1 – View of Site from Regional Road 25.....	4
Figure 2 – Aerial View of Site.....	4
Figure 3 – Site Context.....	5
Figure 4 – Proposed Site Plan.....	7
Figure 5 – Town of Milton Official Plan Amendment No. 31 – Land Use Map.....	8
Figure 6 – Proposed Perspective Drawing.....	12
Figure 7 – Proposed Elevation Plans.....	16

1.0 Introduction

Brutto Consulting has been retained by the owner of 8584-8604 Regional Road 25 to prepare this Urban Design Brief. The proposed development consists of a 2-storey truck dealership development with accessory office uses within the building. The site will be accessed via a private driveway from Regional Road 25. The proposed development includes a total of 64 parking spaces and 11.22 metre landscape strips on the frontage along the main arterial. The proposed building would have a frontage on Regional Road 25.

This Brief provides the site context of the Subject Site and the design elements of the proposed development, which include but are not limited to the public realm, built form, compatibility with surrounding uses, landscape design, and conformity to the Town of Milton Urban Design Guidelines for the Milton 401 Industrial/Business Park area.

2.0 Site Context

The Subject Site is located on the southwest side of Regional Road 25 (See *Figure 1 - View of Site from Regional Road 25*). The Subject Site currently contains three single detached dwellings, where the site has a lot area of 7,873 sq. metres (1.95 ac). See *Figure 2 - Aerial View of Site* for reference.

The Subject Site has a lot frontage of 112.6 metres (369.4 feet) along Regional Road 25 and a lot depth of 71.6 metres (234.9 feet). The proposed development will be provided with full municipal services existing on Regional Road 25 including water supply, sanitary sewage, and storm sewers.



Figure 1: View of Site from Regional Road 25



Figure 2: Aerial View of Site (Source: Google Maps, 2022)

2.1 Surrounding Land Uses (Refer to Figures 2 and 3)

North: Immediately north is a Shell gas station. Further north are existing industrial uses.

East: The Subject Site fronts Regional Road 25. Further east are existing industrial uses.

South: Immediately south is a vacant lot. Further south is an existing Petro Canada gas station.

West: Immediately west is a vacant lot. Further west are existing industrial uses.

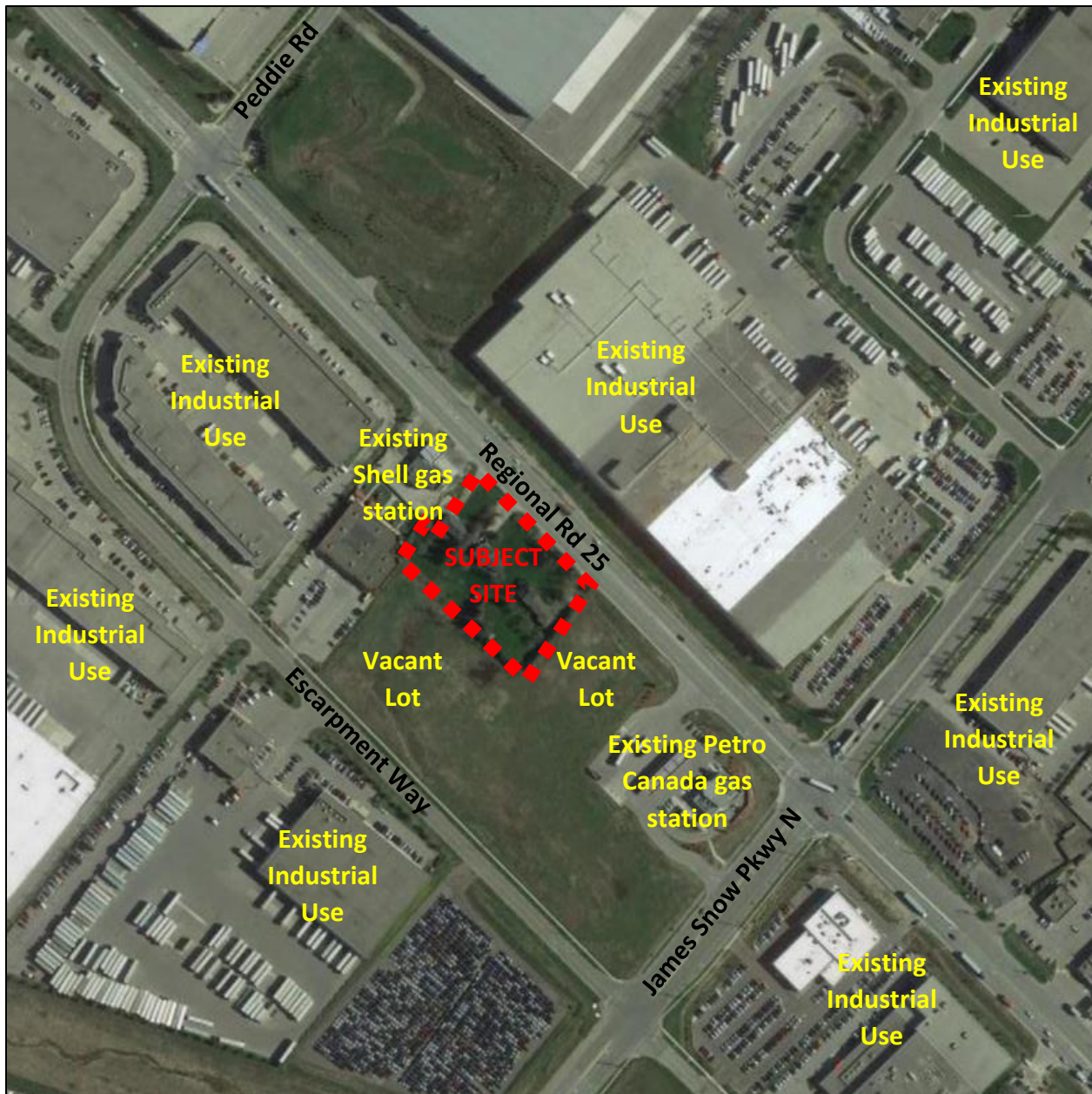


Figure 3: Site Context (Source: Google Maps, 2022)

3.0 Site Plan & Design Objectives

The proposed development consists of a truck dealership building with accessory office uses within the building. The proposal has a maximum building height of 2-storeys and fronts the main arterial known as Regional Road 25. The scale of the development is appropriate given the surrounding uses and the land use policies outlined in the Town of Milton Official Plan. The proposed development seeks relief from Zoning By-law 016-2014 to permit the truck dealership building with accessory office uses on the Subject Site.

The total gross floor area of the proposed development is 2,393 m² (24,552 ft²). The total ground-floor truck dealership space proposed is 1,108 m² (11,926 ft²) and the total second floor office space proposed is 1,173 m² (12,626 ft²). The height of the proposed development is 10.06 metres (33.00 feet).

A total of 64 parking spaces are provided on the site, where all the parking spaces are located at the rear of the property and are behind the proposed development. Proposed landscape strips are located along the rear and side lot lines as well as along Regional Road 25 (See *Figure 4 – Proposed Site Plan*).

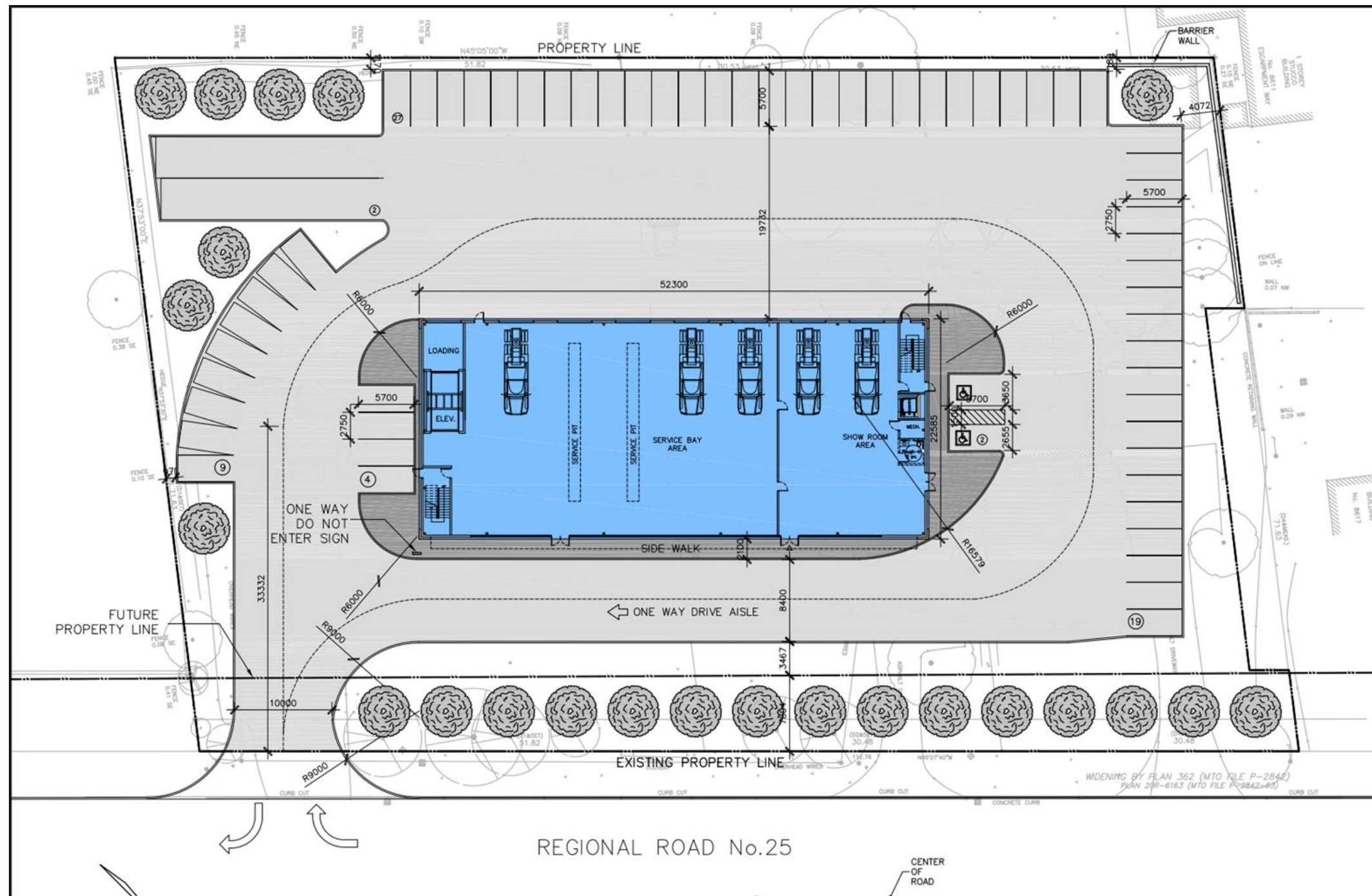


Figure 4: Proposed Site Plan

4.0 Planning Policy

4.1 Town of Milton Official Plan

The Subject Site is designated as “Business Park Area” in accordance with the Town of Milton Official Plan (2018) (See Figure 5). The permitted uses of the “Business Park Area” land use designation, as per Section 3.8.2.2, shall permit accessory service, wholesale, retail, and office uses, research and development uses, restaurants that are part of and located within the industrial or office building, and institutional uses that only front Steeles Avenue. No outdoor storage uses are permitted on the Subject Site. As an auto dealership is not explicitly permitted in the Official Plan, an Official Plan Amendment is needed. However, the proposed truck dealership development with accessory office uses otherwise reasonably complies with the land use policies of the Town of Milton Official Plan.

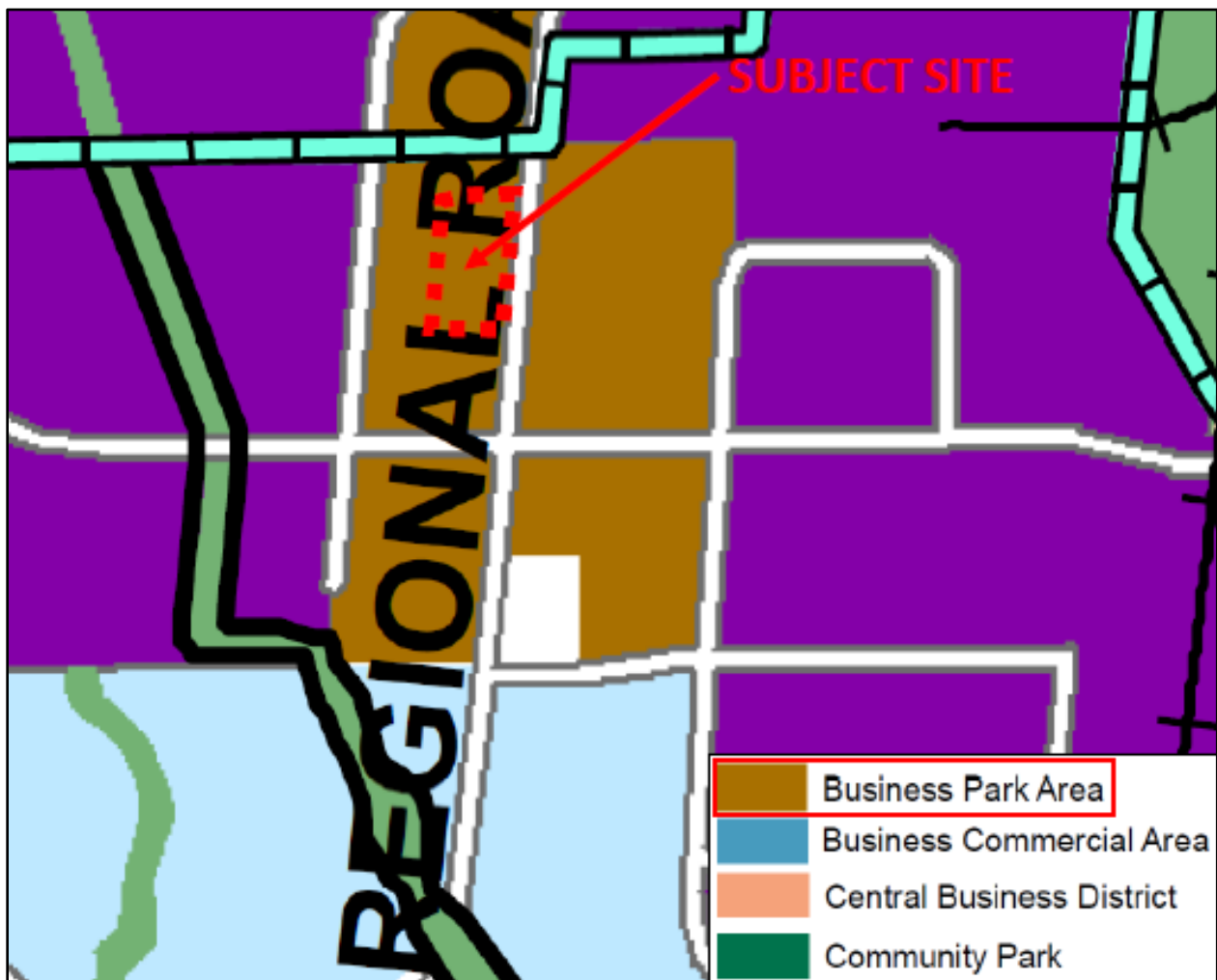


Figure 5: Town of Milton Official Plan Amendment No. 31 – Land Use Map (Source: Town of Milton Official Plan, 2024)

4.2 Milton 401 Industrial/Business Park Design Guidelines

The Milton 401 Industrial/Business Park Design Guidelines is a study that provides a vision for the area that reflects the key location of the industrial district in the Town of Milton. These design guidelines provide the municipality with design direction for site and building improvements beyond the general framework outlined in the Town of Milton Official Plan.

The proposed truck dealership with accessory office use facility has been designed pursuant to the following guidelines:

Section 1.3: Guidelines Objectives:

One of the urban design objectives outlined in this section for the Milton 401 Industrial/Business Park area allows for the creation of comprehensively planned, high quality new developments within the context of a high vibrant business community. The proposed development complies with this guideline objective as the architectural materials and strategic landscaping of the proposal provides high quality developments within the business community of the municipality.

The continued development of a diverse and unique industrial/business park through the provision of a design framework is another objective outlined in Section 1.3 of the Urban Design Guidelines. The proposed development complies with this objective as the proposal provides viable uses that serve growth to the local and surrounding communities in the Milton 401 Industrial/Business Park area.

Section 2.4: North West Quadrant:

The Subject Site is located within the North West Quadrant of the Milton 401 Industrial/Business Park area. The character of the North West Quadrant includes uses such as limited general industrial uses, limited highway commercial uses, and largely rural and agricultural uses. The proposed development complies with the character outlined in section 2.4 as the truck dealership with accessory office uses is considered a limited general industrial use, which conforms with the character of the North West Quadrant area.

Section 3.1: Industrial/Business Park Structure:

This section of the Urban Design Guidelines provides principles that help guide the development framework for the Industrial/Business Park area. One of the principles outlined in this section creates a unique image for the planned area, which acts as a gateway towards the Urban Area of Milton. The proposed development complies with this principle as the truck dealership provides a unique character to the surrounding area and assists with transitioning into the Urban Area of the municipality.

Maximizing visual and physical connections within the area is another principle outlined in this section. This includes road and related transportation improvements, linked open space system creation, and escarpment view preservation. The proposed truck dealership development complies with this principle as it improves the streetscape along Regional Road 25 through the landscaping features incorporated in the design of the proposal. Further, the proposal is relatively small in size compared to the surrounding uses, which assists with preserving the view of the Niagara Escarpment.

Section 3.3.1: General Streetscape Guidelines:

One design guideline policy in this section indicates that access points should be consolidated to parking areas via shared driveways. This helps with facilitating movements along public roads in the Town of Milton while minimizing any interruptions to pedestrian activities. The proposed development complies with this design guideline policy as the proposed driveways allow access to the parking provisions at the rear of the property and provides continuous sidewalk provisions along the main road, which helps minimize any disruptions to the flow of pedestrian activity.

The design guideline policy also states that existing trees and site contours should be incorporated into the design of developments along main arterials to enhance the streetscape of the planned area. The proposed truck dealership complies with this design guideline as the development includes landscaping features along the frontage of Regional Road 25 which assists with enhancing the streetscape of the main road.

Section 3.3.2: Boulevards:

The width of the boulevards in the Milton 401 Industrial/Business Park area should have a sufficient distance from the main road to allow for efficient placement and maintenance of

underground utilities and above ground utilities. This includes streetlights, hydro boxes, and fire hydrants. The minimum boulevard width for the planned area is 2.8 metres (9 feet). The proposed development complies with this urban design policy as the proposal provides a 11.22 metre landscape buffer, which is greater than the minimum boulevard width. Further, the landscape buffer allows for underground utilities to be placed and maintained effectively.

Street trees should be located within the boulevards along main roads. These landscaped features should be offset a minimum of 2.0 metres (6.5 feet) from the curb. This will assist with accommodating for snow storage, large vehicle movements, and minimize salt damage. The proposed development complies with this design policy as the landscape feature fronting Regional Road 25 on the Subject Site has an offset of 11.22 metres, which is larger than the minimum landscape offset required.

Section 4.1.1: General Built Form Guidelines:

The scale of buildings in the Milton 401 Industrial/Business Park area should complement the surrounding uses through the built form of the buildings. The proposed development complies with the urban design policy as the building has a maximum building height of 2 storeys, which is relatively identical to the surrounding uses that have built forms that range from two to three storeys.

The massing of buildings in the planned area should minimize any negative impacts on the surrounding uses. This can include casting shadows, noise impacts, privacy provisions, and access to sunlight. The proposal complies with this urban design policy as the truck dealership is a 2-storey development that does not present any negative impacts to the surrounding uses due to its massing and built form.

Section 4.2.1: Building Facade:

The urban design policy pertaining to blank walls in publicly visible parts of the building should include additional architectural features that improve the overall streetscape along the main road. This may include detailing of the building walls, changes to the building materials, and utilizing different colour palettes to increase vibrancy. The proposed development complies with this urban design policy as the building façade of the truck dealership includes varying colour palettes and building materials, which helps create vibrant and attractive streetscapes.

Facades should include a combination of building colours, materials, and windows in the building wall. This policy provides consistency throughout the streetscape and assists the public with identifying individual businesses in the planned area. The truck dealership development complies with this design policy as the proposal provides windows to enhance the streetscape. Further,

the proposed development includes varying building materials and colours to assist the public with identifying this business from the other surrounding uses.

5.0 Building & Site Design

5.1 Height, Massing & Materiality

The proposed development contains a 2-storey truck dealership building with accessory office uses within the development. It includes two private driveways with direct access to Regional Road 25. The proposed development is 10.06 metres in height, which is compatible with the adjacent uses of the Subject Site. The height of the proposal is an appropriate height given the surrounding context of the Subject Land.

The proposed development will contain a variety of architectural materials with a great level of quality, design, and detail for the truck dealership building. These materials will provide design consistency with the surrounding area and create unique and attractive building façades. This is proposed to attain a balanced blend of textures and colours within the development and to make the design consistent with the architectural elements of surrounding sites. See *Figure 6 – Proposed Perspective Drawing* for reference.



Figure 6: Proposed Perspective Drawing

5.2 Streetscape & Internal Driveway

The proposed development will be directly accessible via Regional Road 25 through a private driveway. Access to the proposed truck dealership development will be made available through the private driveway, which connects to parking spaces at the rear of the Subject Site.

The proposed driveways are situated on the northeast and southeast corners of the Subject Site. The driveway has a width of 10.0 metres and connects to Regional Road 25. The proposed driveway width is adequate and provide safe and effective site circulation.

The proposed development will also include internal sidewalks, which will enhance circulation on site. Further, emergency vehicles will have easy access and circulation throughout the site from the strategic design of the proposed development.

5.3 Parking

A total of 64 parking spaces are available for the proposed truck dealership development. The parking spaces are located at the rear and sides of the Subject Site, behind the façade of the proposed development. Out of the total available parking spaces, 16 parking spaces are located along the south side lot line, 27 parking spaces are located along the rear lot line, and 21 parking spaces are located along the north side lot line. Of these parking spaces 7 are barrier free and two accommodate This parking design provides adequate parking capacity on-site.

5.4 Built Form & Compatibility with Surrounding Uses

The proposed development introduces a compact form of truck dealership and office uses within the built-up area of the Town of Milton. The built form of the proposal consists of a 2-storey development that contains ground-floor truck dealership uses and second level office uses (See *Figure7 – Proposed Elevation Plans*).

The structure will have direct access to Regional Road 25 through the two proposed driveways situated on the northeast and southeast corner of the Subject Land. The design features of the proposed development reflect the principles outlined in the Urban Design Guidelines for the Milton 401 Industrial/Business Park Secondary Plan area. These features include the height, massing, setbacks, and orientations of the proposed development.

In addition, the proposed design features of the truck dealership with accessory office use development on the Subject Site compliment the overall character of the surrounding area while improving the architectural quality, built form, pedestrian streetscape, and landscaping of the surrounding context.

It is our opinion that the proposed built form is appropriate for the Subject Site as the structure visually compliments the surrounding area.

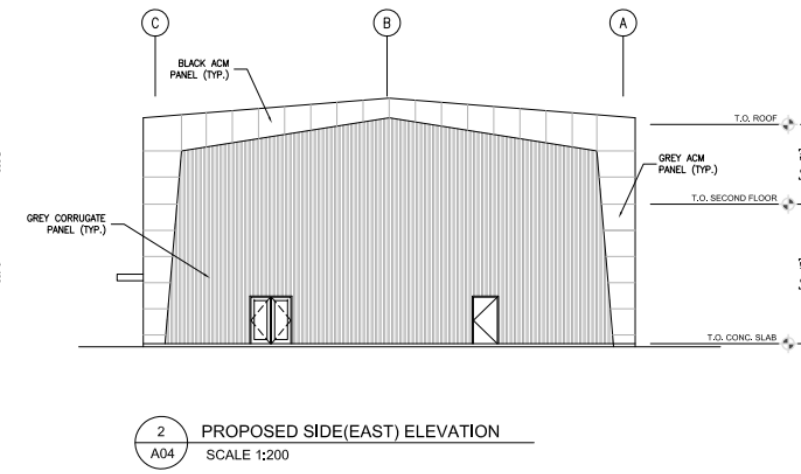
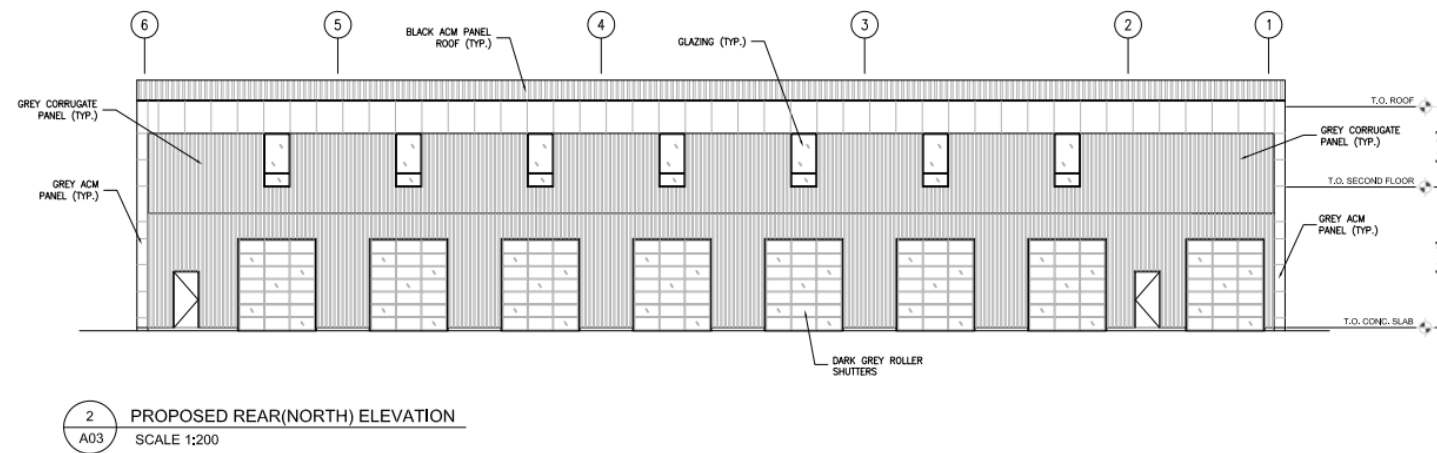
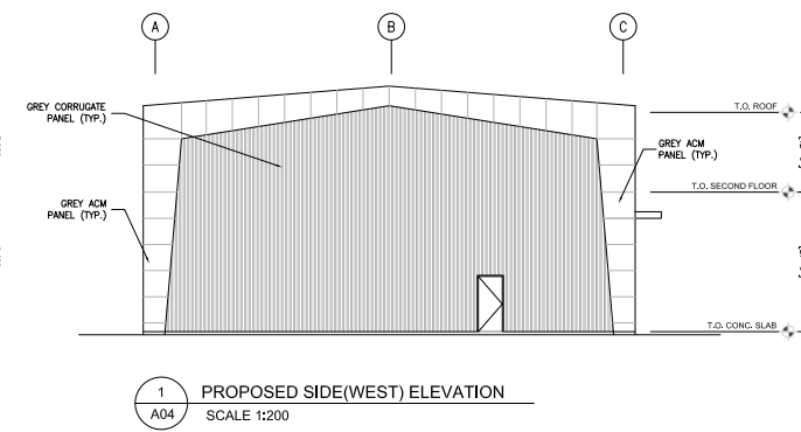
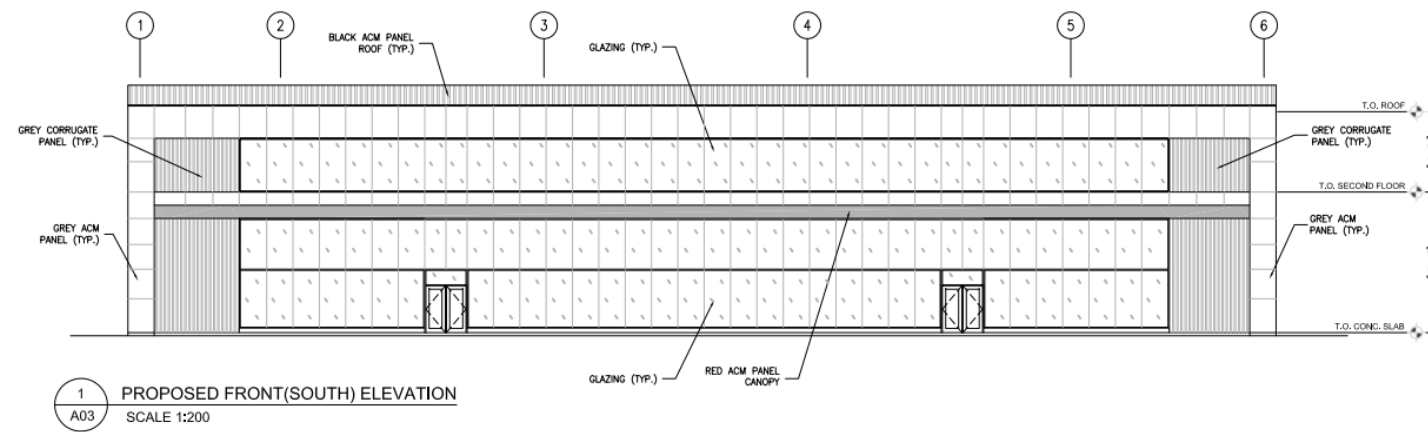


Figure 7: Proposed Elevation Plans

5.5 Landscape Design

The development is proposing a landscape design that includes new tree plantings and additional greenery on the Subject Site. New tree plantings will be located along the frontage of Regional Road 25 and along the rear and side lot lines of the Subject Site.

Various landscape elements will be included in the built form of the proposed development. This proposed design will encourage a more pedestrian friendly environment on the Subject Site. Proposed landscape features to improve the pedestrian streetscape of Regional Road 25 include enhanced landscape buffers and tree planting across the road frontage.

The addition of the new trees and greenery enhances the streetscape and vibrancy of the Subject Site. The landscaping will improve the existing conditions of the Subject Site along its frontages on Regional Road 25. This will provide opportunities for enhanced outdoor interactions and improve the visual appeal of the public realm.

The proposed landscape features will assist with the pedestrian circulation and act as a barrier from vehicular activities within the surrounding area. The enhanced landscape buffers between the curb to the proposed building will also increase safety perceptions from road traffic.

6.0 Conclusion

The Urban Design considerations of the proposed development have been presented in this report. The proposed truck dealership with accessory office uses development will create an improved urban streetscape along a local collector road. This will result in a compact and efficient built-form within an existing built-up area, which will contribute to the reputation of the Town of Milton as a growing leader in design through its high-quality architecture.

Submitted by:



Francesco Fiorani, B.U.R.PI
Senior Planner and Project Manager
Brutto Planning Consultant Ltd.



Claudio Brutto, RPP, MCIP
President
Brutto Planning Consultant Ltd.