

# Multi-use buildings could be home to seniors' housing, daycare

■ Planning Services Curt Benson, noting the lands are located close to Milton's urban core and major transit infrastructure.

"That's why council elected to have staff undertake this study to capitalize on the opportunity and support the Town's growth objectives in its Official Plan."

The preferred concept in its current form would see the site essentially divided into four quadrants split by north/south and east/west roads.

The northern quadrants would contain parkland and community gardens, with all quadrants slated for potential multi-use buildings that would vary in height from four to 12 storeys.

Milton's current Official Plan permits seven-storey buildings in the area, while the Town's intensification study suggests six to eight-storey structures on the Region's property. "We have most of the higher-densi-



Planning Partnership Partner Donna Hinde explains one of the concepts for the redevelopment of the Region of Halton's Ontario Street property at a land use study community workshop at Lions Club Hall held earlier this month.

Nikki Wesley / Metroland West Media Group

ty buildings oriented to the internal parts of the site," said Benson, explaining this was done to respect the existing lower-density residential in the area.

So what could be in these multi-use buildings? The Region is considering everything from rental, market and seniors' housing to daycare, re-

tail and professional offices.

The need for affordable housing topped the list of themes brought up by residents during community workshops on the property, said Benson.

"There is a shortage (of affordable housing) right now, so they said we should go after any opportunities

to do that," he said.

The Province's Places to Grow plan calls for 200 residents and jobs combined per hectare in the Milton urban growth centre. The Region's property offers eight hectares. Sidewalks and trails would also be located throughout the entire site to accommodate pedestrians. While there would be some surface-level space for parking, Benson said the majority of spots would be put underground.

To maintain control over the way the property is developed, Benson said staff is looking at the option of continued Region ownership into the future.

The phasing plan being created for the lands would see the portions that are most under-utilized developed first, explained Benson, like the northwest quadrant.

While the long-term plan for the site looks 50 years into the future,

Benson said residents could begin to see changes on the property within a one to five-year timeframe. The Region is accepting public comments on the project until May 3. After that, staff will prepare a finalized concept and report that will go before Halton's planning and public works committee and council in June or July, said Benson.

Further planning approvals will be needed down the road from the Town of Milton, such as zoning by-law amendments — a process that would trigger additional public consultation.

For details on the project visit [www.halton.ca](http://www.halton.ca), click on 'Planning and Sustainability,' then 'Plans, Strategies and Studies' and look for 'Ontario Street project.'

Comments can be submitted to Shelley Partridge at [shelley.partridge@halton.ca](mailto:shelley.partridge@halton.ca) or Donna Hinde at [dhinde@planpart.ca](mailto:dhinde@planpart.ca).

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