



# **Downtown Study**

**September 22, 2016**



# Study Overview

Public Meeting - June 2015

Interim Report – January 2016

Market Analysis Report – June 2016

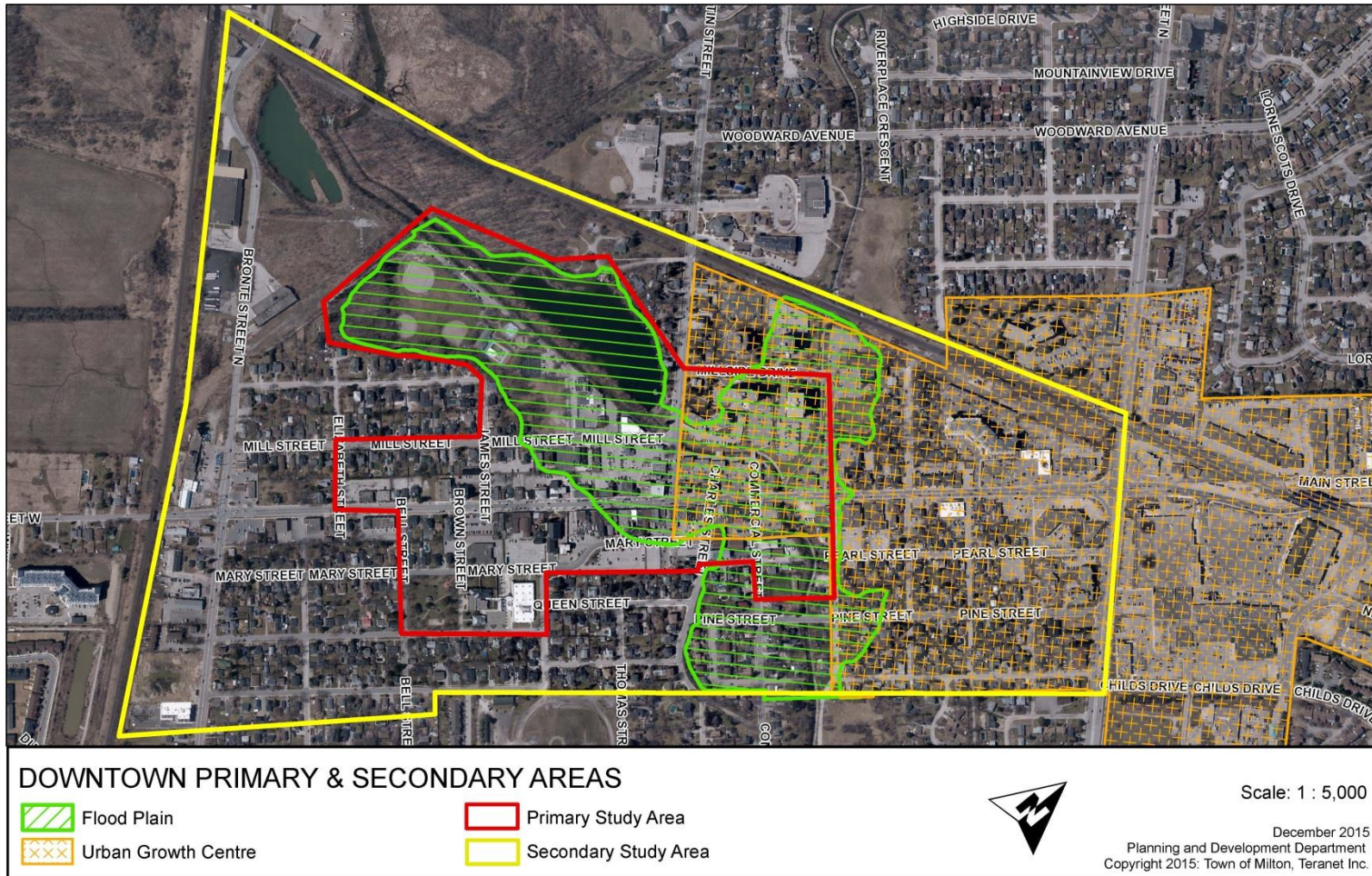
Public Engagement – September-October 2016

Final Report – November 2016

Land Use Amendments – Early 2017



# Background: Study Area





# Market Analysis

Figure 7 – Study Area Vacancy Rates, 1998 to 2013

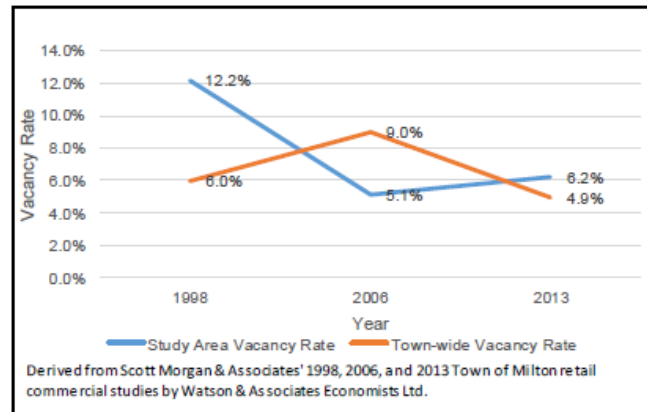
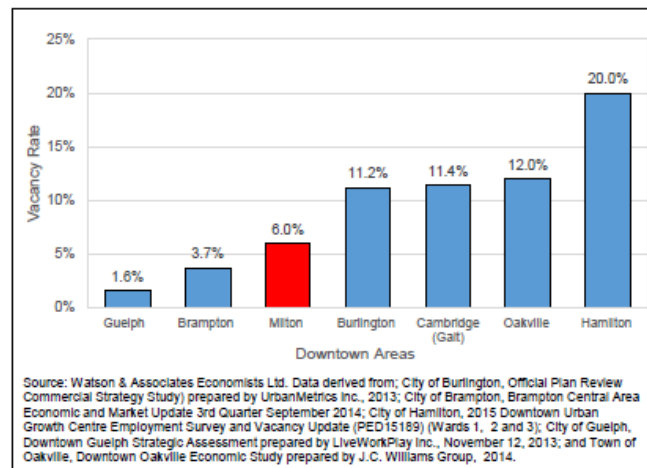


Figure 8 – Downtown Vacancy Rates in Milton and Comparator Municipalities





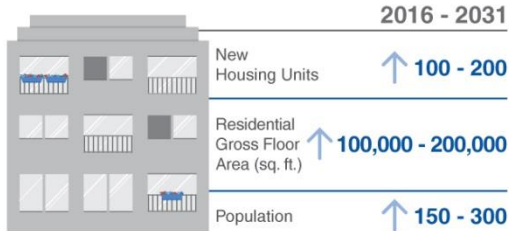


# Market Analysis: Growth Potential



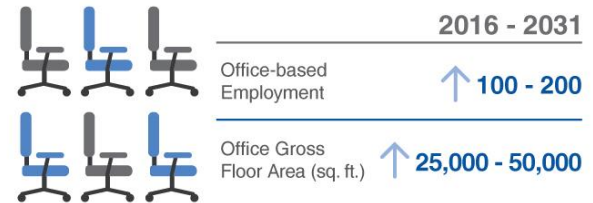
## Downtown Study

### Housing and Population Growth Potential



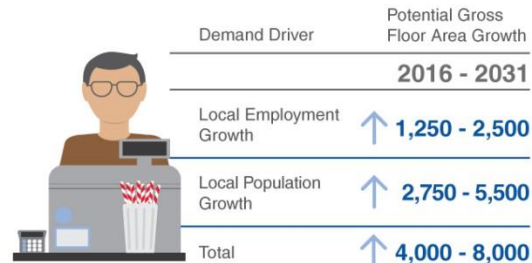
## Downtown Study

### Office Growth Potential



## Downtown Study

### Retail Growth Potential

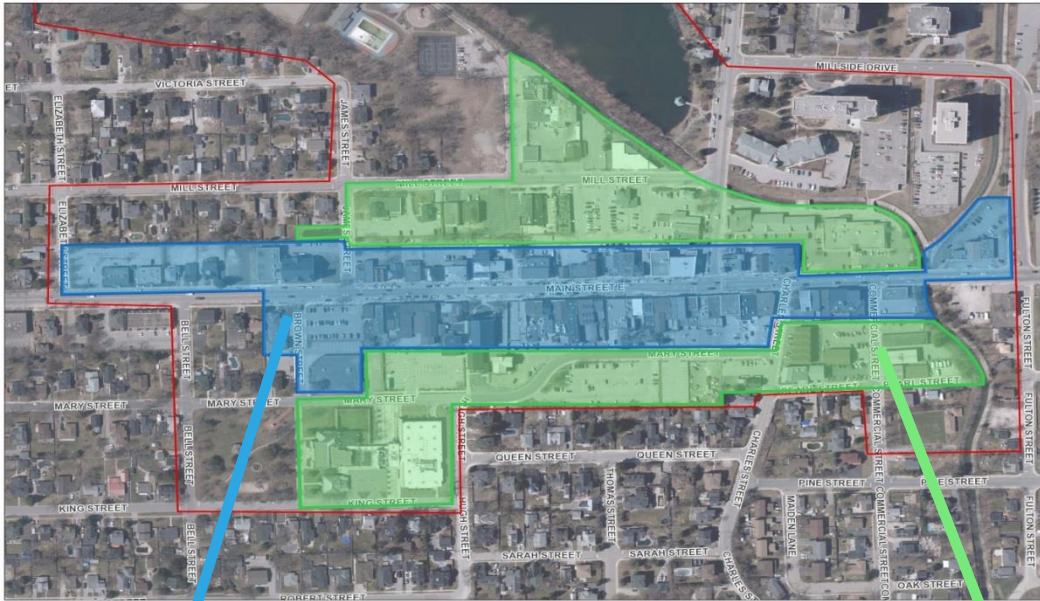




# Milton Downtown Success Elements

- Social Gathering Space
- Making the Downtown a Destination – All seasons 24/7
- Lively, pedestrian friendly environment
- Proper mix of uses supporting long-term economic vitality
- **People-** bringing people into downtown to live, work and play.

# Possible Future Land Uses



## FEATURES AND OBJECTIVES:

**Community Focused**  
**Pedestrian Oriented**  
**Interactive, inviting frontages**  
**Visually interesting**  
**Promoting a mix of uses**

## FEATURES AND OBJECTIVES:

**More intensive development**  
**Promoting a mix of uses**  
**Transitional uses between high activity (Main Street) and residential neighbourhood**  
**All grade office permissions**  
**Supportive, compatible uses**

## Examples of uses:

Street level/All level retail  
 Street level/All level commercial  
 Street level/All level service commercial\*  
 Non-street level residential  
 Non-street level office.

## Examples of uses:

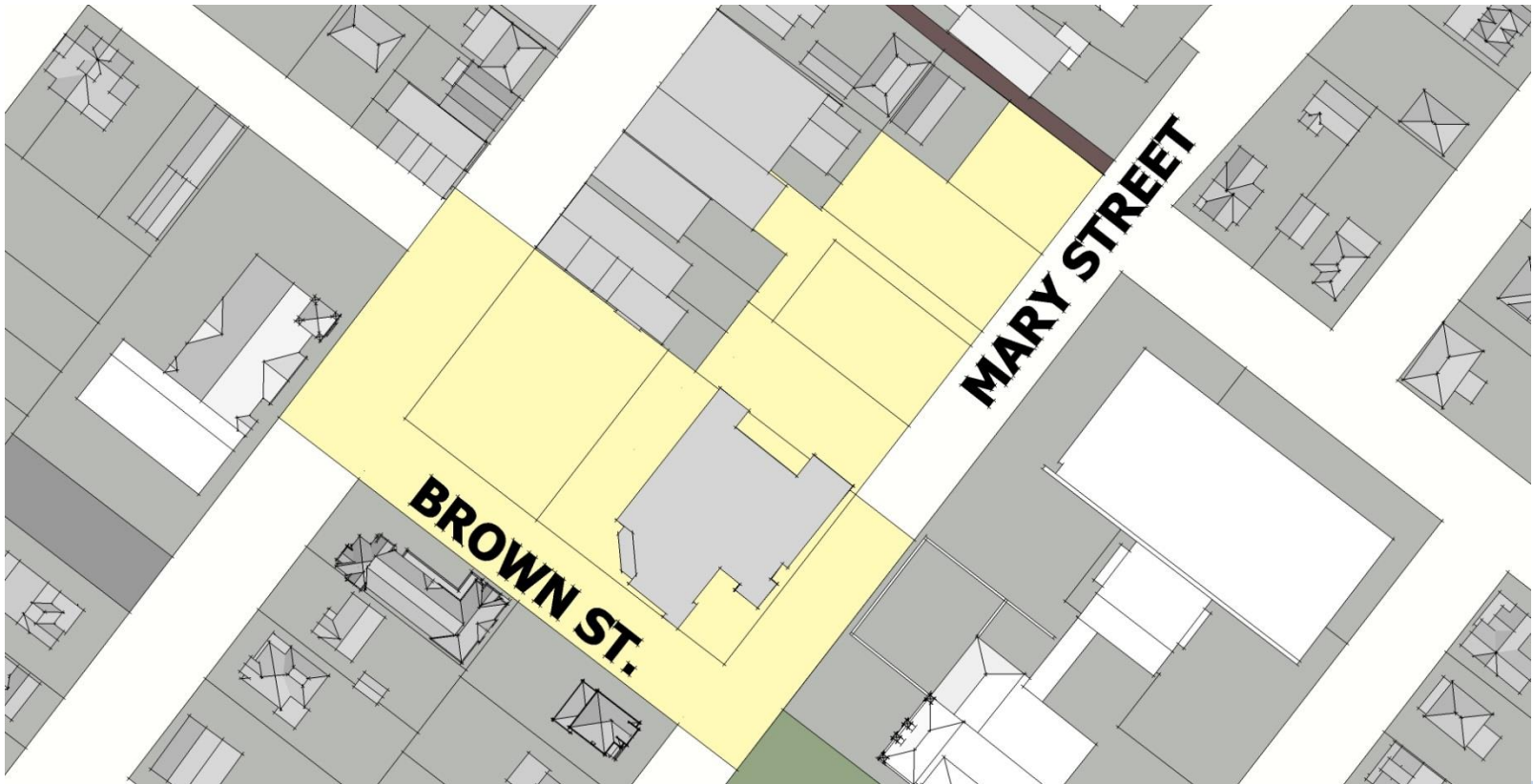
Street level/All level office  
 Street level/All level retail  
 Street level/All level commercial  
 Street level/All level residential  
 Street level/All level service commercial\*

\*Uses to be determined, but may include sales offices such as banks, real estate agents, travel agents and government services.



# Town Land Concepts

## Brown and Mary

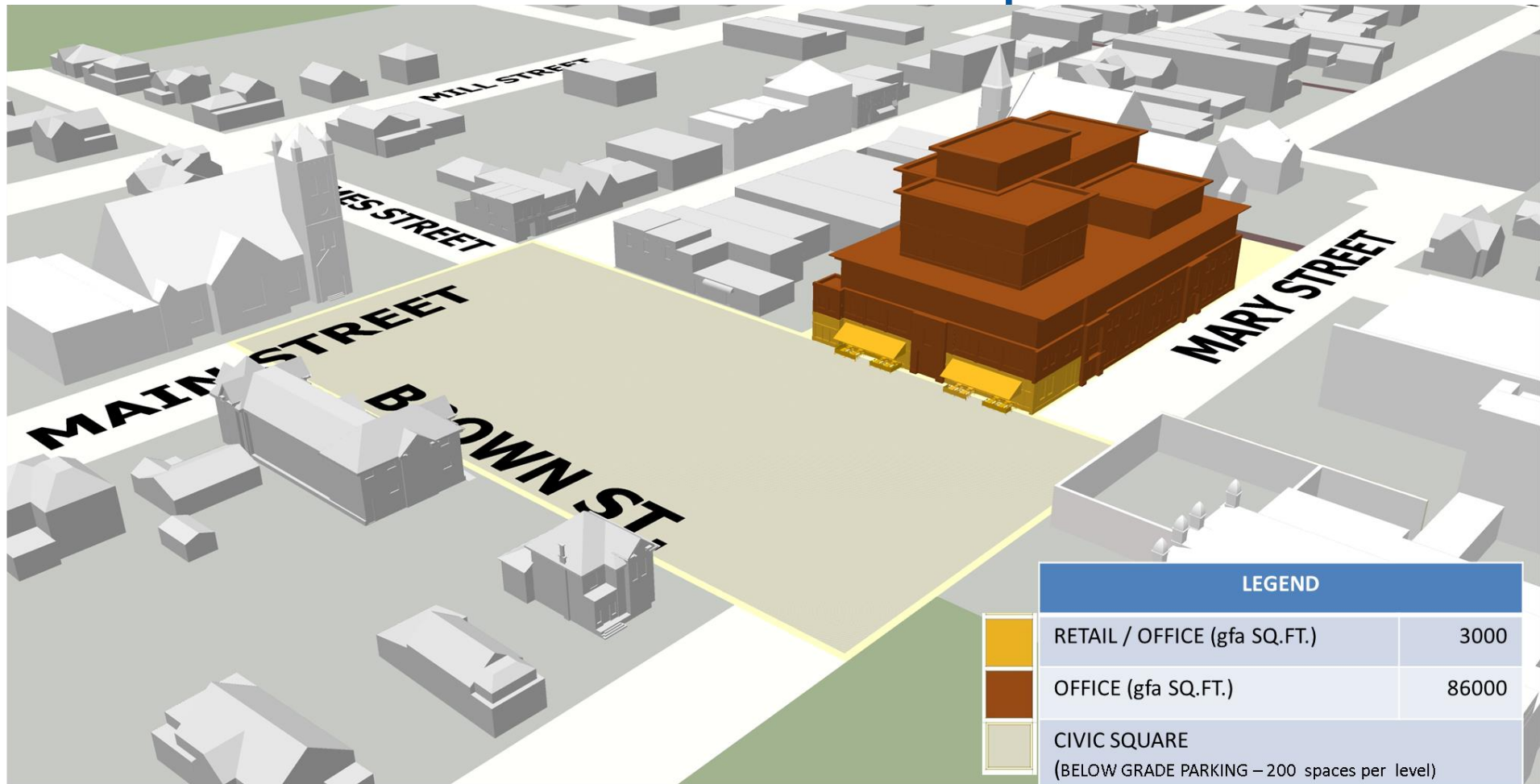






# CEREMONIAL SQUARE

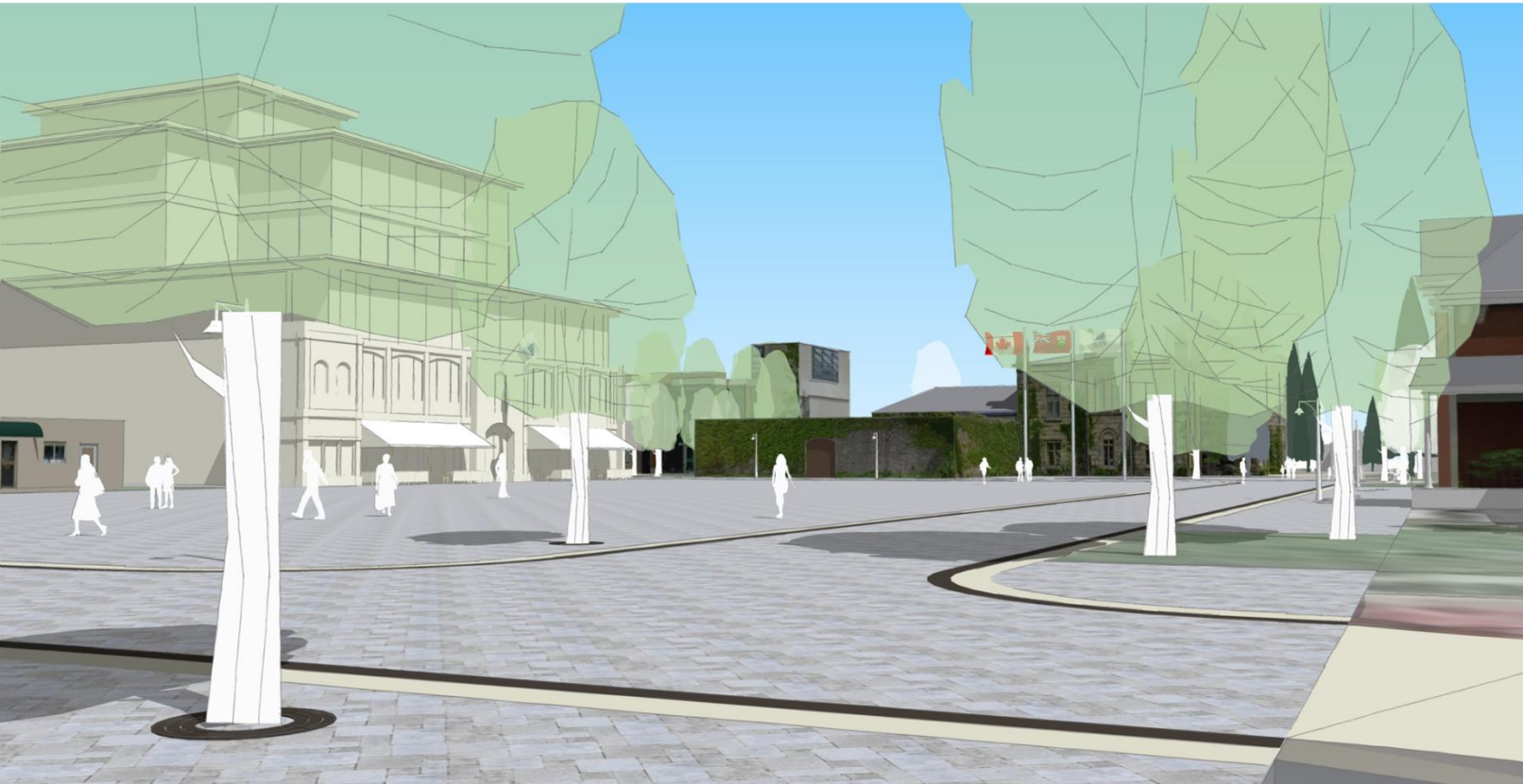
## Indicative Concept





# CEREMONIAL SQUARE

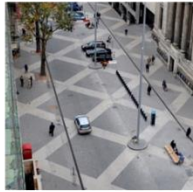
## Indicative Concept – View From Main & Brown





# CEREMONIAL SQUARE

## Indicative Concept – View From Mary & Brown

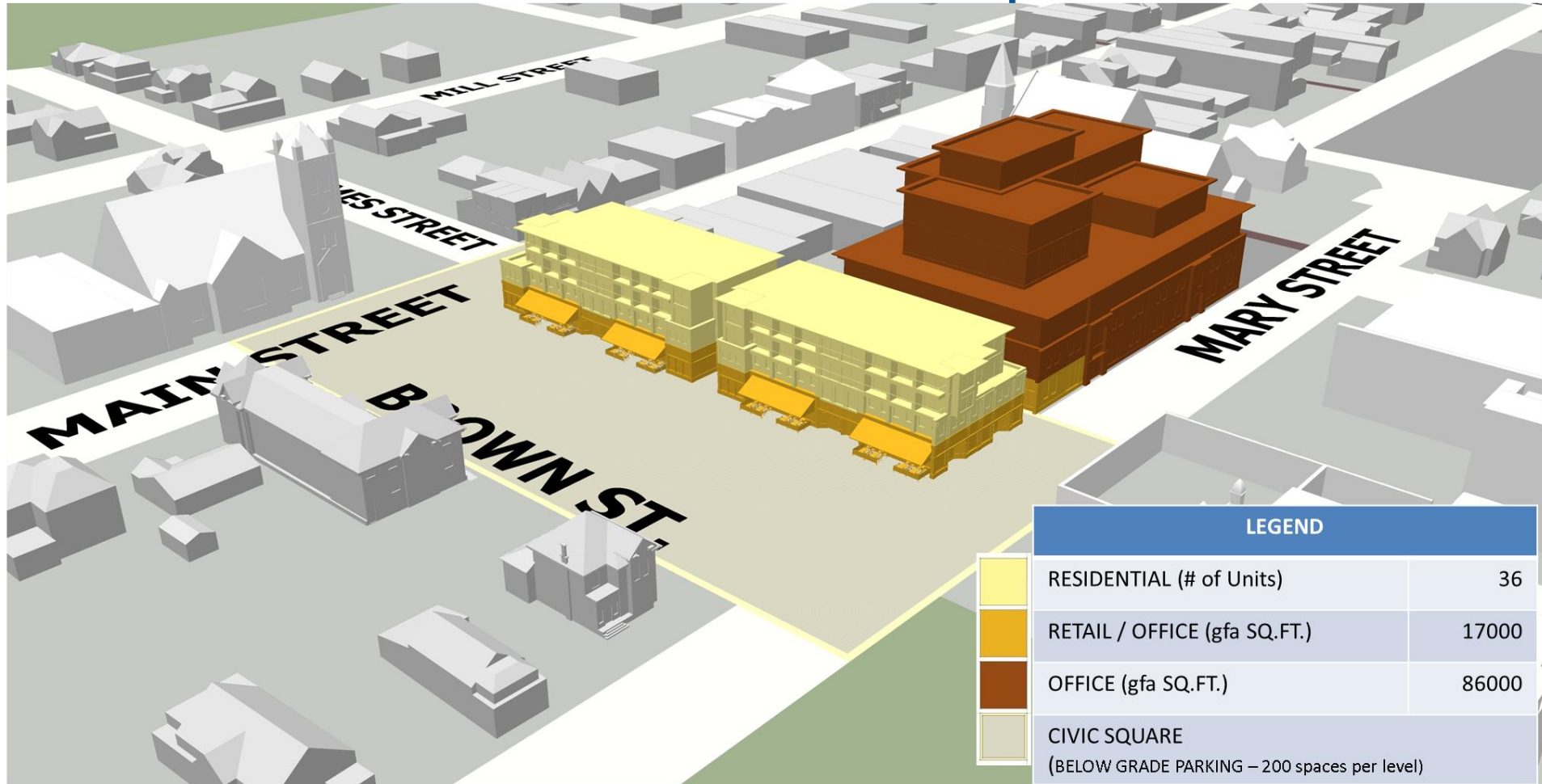






# COMMUNITY PLAZA

## Indicative Concept

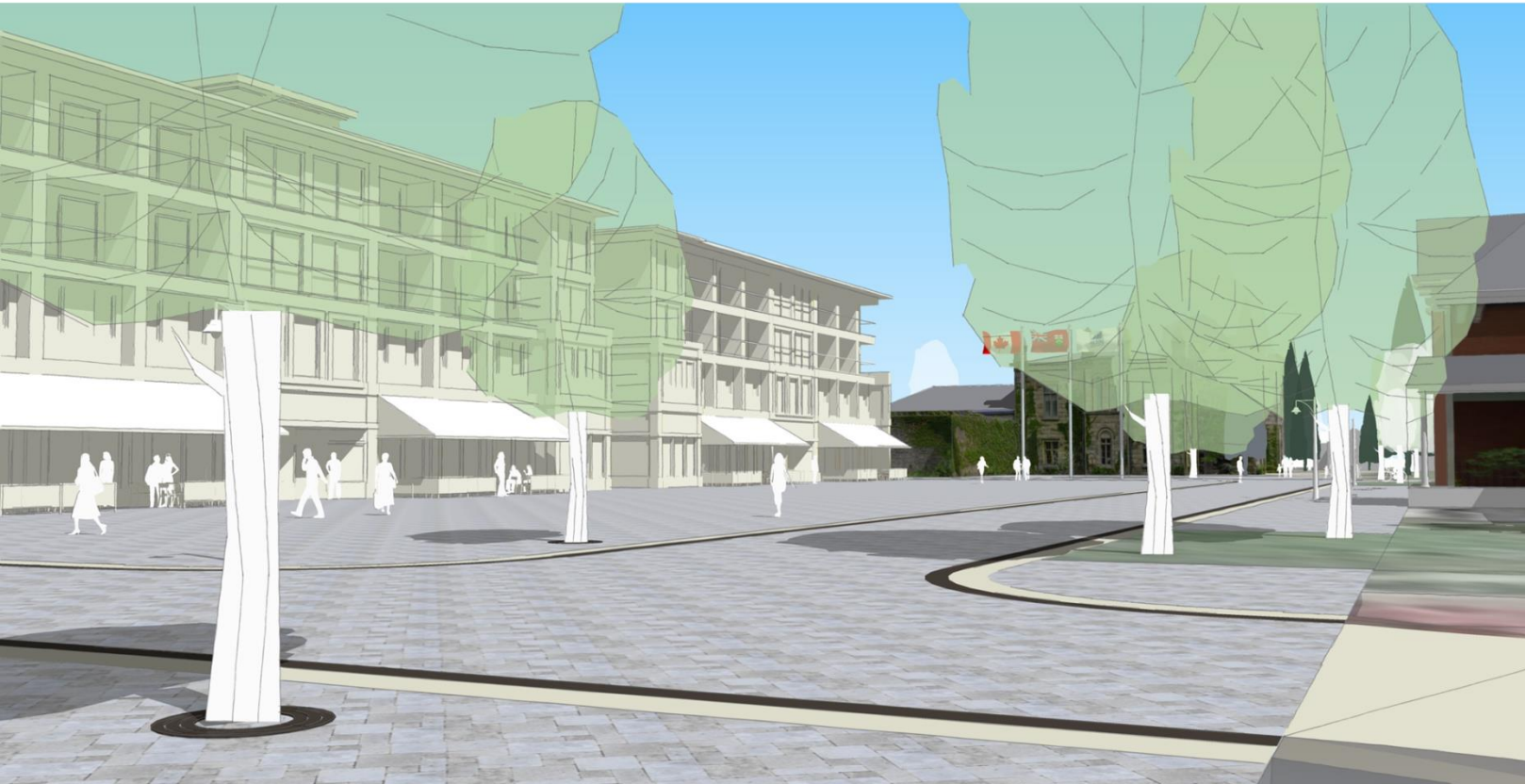






# COMMUNITY PLAZA

## Indicative Concept – View From Main & Brown





# COMMUNITY PLAZA

## Indicative Concept – View From Mary & Brown

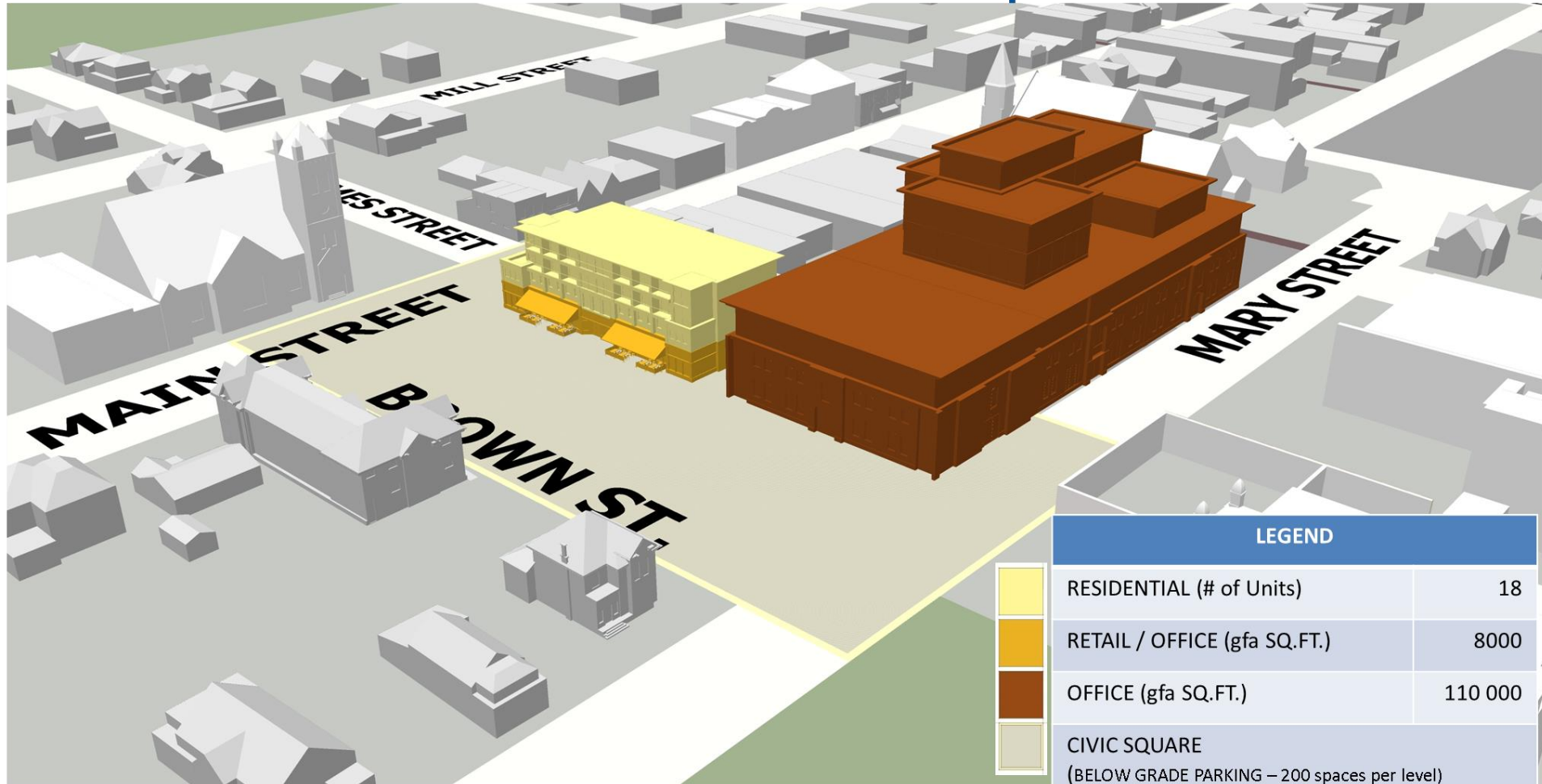






# CIVIC CENTRE

## Indicative Concept





# CIVIC CENTRE

## Indicative Concept – View From Main & Brown

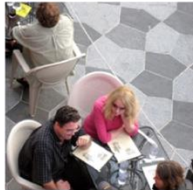






# CIVIC CENTRE

## Indicative Concept – View From Mary & Brown





# TOWN LAND CONCEPTS

## WALK THROUGH VIDEOS

(See [www.milton.ca/downtownstudy](http://www.milton.ca/downtownstudy))



# MARY STREET PARKING LOTS







# DOWNTOWN LIVING

## Indicative Concept







# DOWNTOWN LIVING

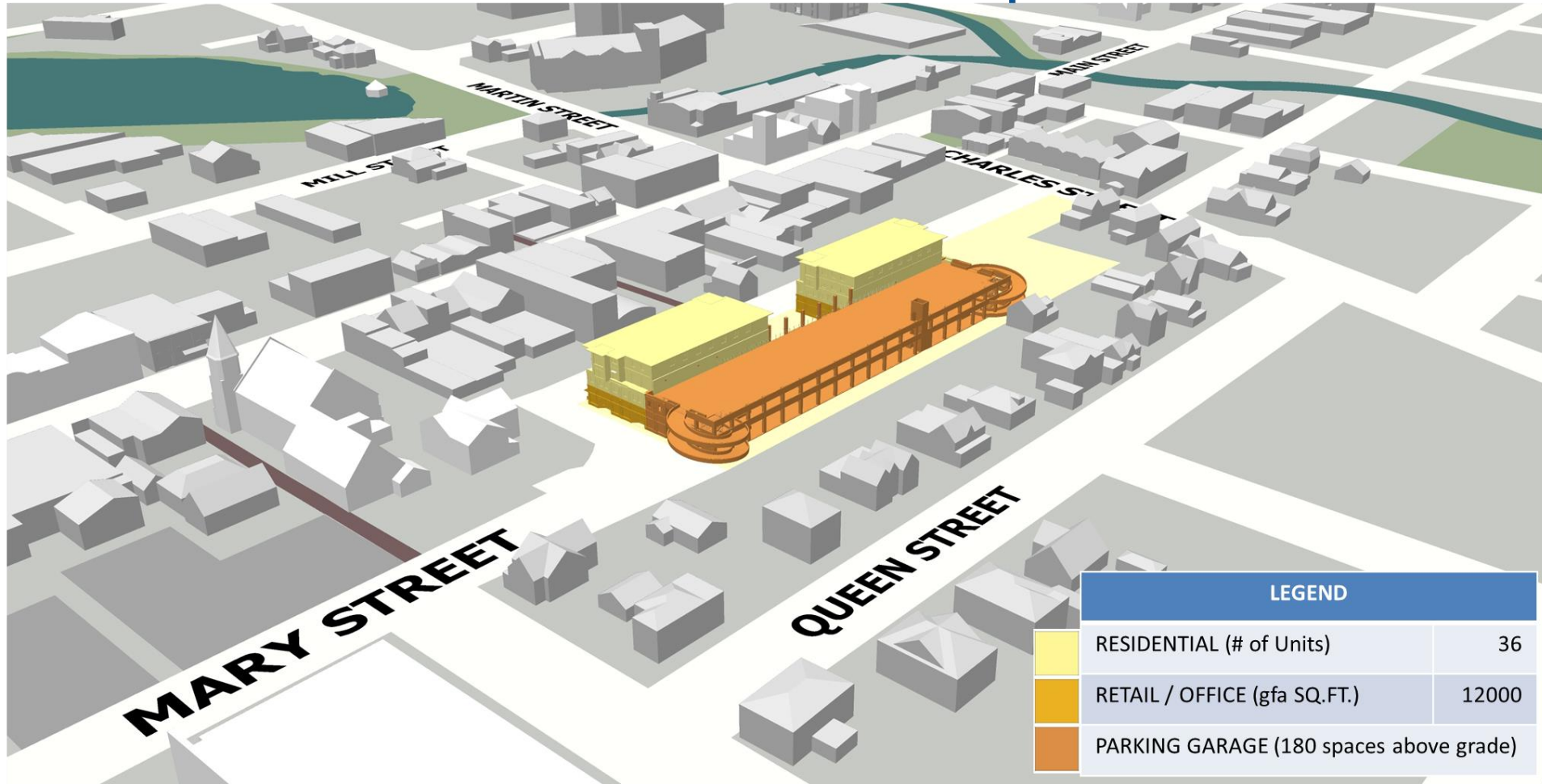
## Indicative Concept – View From Mary Street





# DOWNTOWN PARKING VILLAGE

## Indicative Concept





# DOWNTOWN PARKING VILLAGE

## Indicative Concept – View From Mary Street

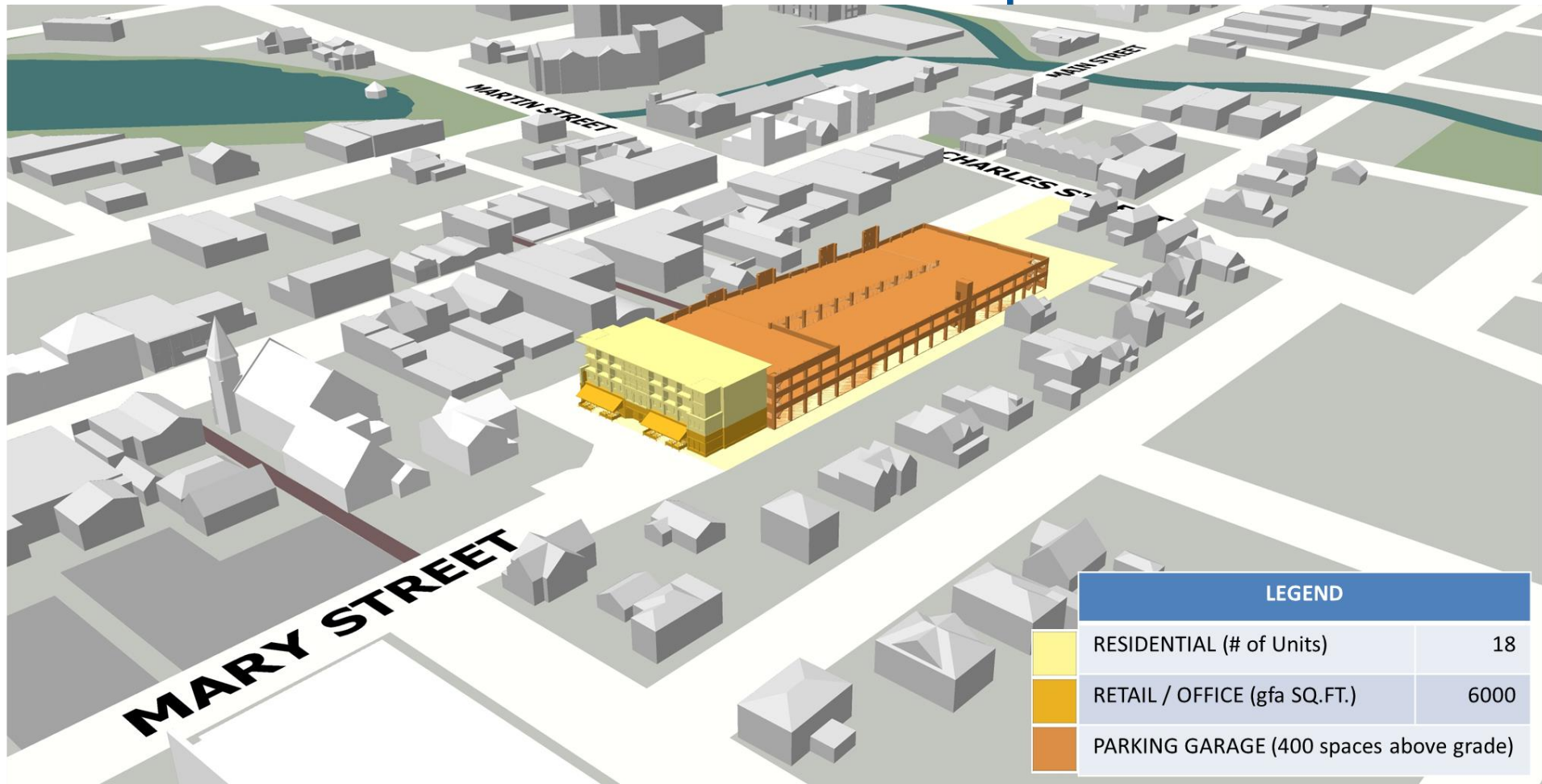






# DOWNTOWN PARKADE

## Indicative Concept





# DOWNTOWN PARKADE

## Indicative Concept – View From Mary Street





# Heritage & Character Area Study

- Heritage Preservation options for the Downtown Historic Core
- Character Area Study is looking at a potential breakdown of smaller character areas with similar heritage value
- Recommendations will be provided in the Final Report of the Study





# Parking Study

- Assessing the current parking within the Downtown
- Providing opportunities and assessing feasibility of new parking options for the Downtown – including parking structure review
- Will provide options based on research and recommendations in separate report



# Public Engagement

- Interactive Boards
- Twitter Chat: September 29<sup>th</sup> 12pm-1pm
- Town Facility Locations:
  - Leisure Centre: Monday Sept 26<sup>th</sup> 11am-2pm
  - Sports Centre: Tuesday Sept 27<sup>th</sup> 8am-12pm
  - Sports Centre: Tuesday Sept 27<sup>th</sup> 6pm-8pm
  - Milton Mall: Thursday September 29<sup>th</sup> 3pm-6pm
  - Milton Mall: Friday September 30<sup>th</sup> 11am – 2pm



# Moving Forward: Immediate Next Steps

- Downtown Study with recommendations to Council November 2016
- Land Use Amendments Begin January 2017





# Questions?