



NEW EXCELLIGENT LONG TERM CARE HOME

6360 REGIONAL ROAD 25, MILTON

URBAN DESIGN BRIEF REZONING PRE-SUBMISSION TOWN OF MILTON

DATE: 2023-11-28

Table of Contents

PART 1: DESIGN VISION, GUIDING PRINCIPLES, AND OBJECTIVES	3
1.1 INTRODUCTION & OVERVIEW OF THE URBAN DESIGN VISION	4
1.2 VISION STATEMENT	4
1.3 PRINCIPLES FOR THE PROPOSED DEVELOPMENT PLAN	5
1.4 OBJECTIVES	7
PART 2: SITE & CONTEXT ANALYSIS	8
2.1 SITE FEATURES	10
2.2 LOT FABRIC / GENERAL STREET BLOCK PATTERN / SPATIAL ANALYSIS AND LANDSCAPE CHARACTER	13
2.3 BUILT FORM ANALYSIS	14
2.4 RELATIONSHIP WITH SURROUNDING LAND USES, PUBLIC STREETS AND OPEN SPACES	15
2.5 VIEWS TO AND FROM THE SITE	16
2.6 GATEWAYS, VIEWS AND FOCAL POINTS	17
2.7 TRANSPORTATION NETWORKS/ TRANSIT NETWORK WITH LOCAL STOPS/STATIONS AND LINKS TO THEM / WALKABLE NEIGHBOURHOOD FACILITIES	18
2.8 MICRO-CLIMATIC CONDITIONS	19
2.9 OPPORTUNITIES AND CHALLENGES	20
PART 3: DESIGN RESPONSE AND CONCEPT PLAN	21
3.1 SITE LAYOUT AND DESIGN	22
3.2 PUBLIC REALM FRAMEWORK	24
3.3 BUILT FORM	26
3.4 SUN PATH / SHADOW ANALYSIS	30
3.5 CULTURAL SPECIFICITY	31
3.6 SUSTAINABILITY FEATURES	32

PART 1: DESIGN VISION, GUIDING PRINCIPLES, AND OBJECTIVES

1.1 INTRODUCTION & OVERVIEW OF THE URBAN DESIGN VISION

This Brief has been prepared by G Architects, on behalf of our clients Excelligent Care, a non-profit Long-term care operator. The subject of the brief is a proposed new 192 bed Long-Term Care (LTC) Home, in a mixed-use building. The subject site is located on 6360 Regional Road 25 at the intersection of Louis St. Laurent Ave. and Regional Road 25 in the Town of Milton. The site is 0.9 hectares (2.24 acres) in area and is situated in a "Major Node Area" outlined by the Boyne Survey Secondary Plan.

This urban design brief has been written in consideration of Milton's "Urban Design Brief - Terms of Reference" and "Mid-Rise Guidelines" and seeks to demonstrate how the proposed project supports the vision, goals and objectives established in the Town of Milton Official Plan, Secondary plan, Boyne Survey Urban Design Guidelines and Mid-rise Guidelines.

The intention of this urban design brief is to ensure that the overall design concept that is proposed for the new Long-Term Care home responds to the physical context of Milton and its surroundings, taking into account all supporting urban design guidelines and studies through an illustrated and written explanation.

"Major Node Area" supports mid-rise built form with building heights up to 8 storeys. Therefore, the proposed 8-storey height of the subject mixed use building is supportable under Town of Milton's approved Mid-Rise Guidelines and Official Plan.

1.2 VISION STATEMENT

The primary vision for this development is to provide support to seniors in the community of Milton who are in need of long-term care. The province of Ontario has nearly 40,000 citizens on a wait list for long-term care (LTC); the addition of 192 beds to Milton will have a measurable impact on the community. The home will also specifically serve the Muslim community of Milton, with a 32-bed unit specifically designed to be culturally sensitive to their needs.

In addition to 192 LTC beds, this mixed-use building will provide a number of street-front commercial lease spaces. The development will integrate within the existing neighbourhood and contribute to the urban fabric by creating a pedestrian-friendly urban edge and employ landscape design elements which are appropriately designed to create a sustainable development that will foster a distinct sense of place within the Boyne Survey Secondary Plan.

SUBJECT LANDS (6360 REGIONAL ROAD 25, MILTON)



1.3 PRINCIPLES FOR THE PROPOSED DEVELOPMENT PLAN

Milton Official Plan

The subject land is located within a “Major Node Area” as identified on Schedule C.10.C Of the Town of Milton’s Official Plan . “The Major Node Area designation on Schedule “C.10.C” Identifies integrated concentrations of mixed uses and higher residential densities at key intersection locations. These areas are intended to be the focus of urban activity for surrounding residential neighborhoods, be pedestrian-oriented and maximize the use of public transit. The Major Node Area designation on Schedule “C.10.C” means that the main uses permitted may include a variety of high density residential, institutional and office uses and community facilities. The following additional uses may also be permitted:

- a) Medium Density Residential
- b) Limited grade-related multiple attached housing forms
- c) Assisted and special needs housing for seniors and people requiring emergency or supportive housing
- d) Local Institutional uses
- e) Retail and service commercial uses, generally not exceeding a combined total gross floor area of 2,787 square metres within a single node, located on the main floor of a multi-storey building.
- f) Drive through service facilities and gas stations with or without car washes and convenience retail stores ancillary to the gas station use.

Boyne Survey Urban Design Guidelines

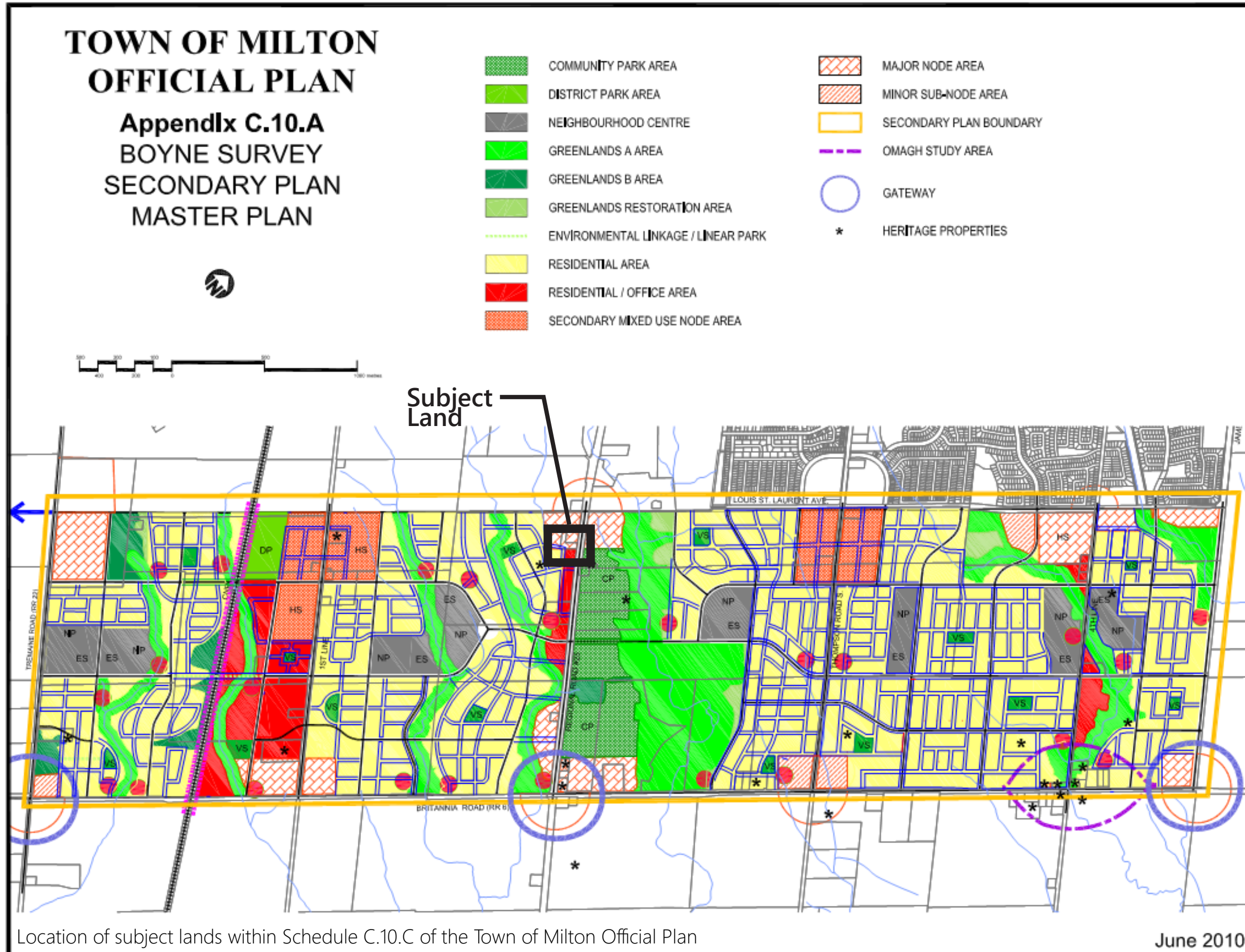
The proposed Long Term Care Home has been designed in accordance with Boyne Survey Urban Design Guidelines. The guidelines support the vision and objectives of the Boyne Survey Secondary Plan. They provide recommendations to ensure quality urban design and the establishment of a planning framework that allows for the creation of a successful and sustainable community. Directions are to promote the development of a community that is attractive and pedestrian-supportive.



The Boyne Survey Secondary Plan Area and surrounding context.

The goal of the Boyne Survey Secondary Plan is, “to create a safe, livable, attractive and healthy community in Boyne Survey which is designed to be integrated with the rest of the Milton Urban Area, and to reflect the engaging, balanced and connected character of the Town of Milton as a whole.” The key directions for the Boyne Survey Secondary Plan Area reflect Destiny Milton II, the Town’s Strategic Plan, and are consistent with the vision provided in the Official Plan.

1. *A Diverse and Sustainable Economy* - Provide an attractive economic environment for companies to carry on business and prosper. This includes supporting existing local business as well as attracting new businesses by raising Milton’s profile and identity in the wider business community in Ontario.
2. *A Safe, Livable and Healthy Community* - Ensure a safe and livable community, that supports family life and provides leisure opportunities for residents of all ages.
3. *Well Managed Growth, Well Planned Spaces*- Protect the heritage and community character in both the urban and rural areas, thereby contributing to Milton’s unique sense of place and identity.
4. *A Thriving Natural Environment that is a Valued Community Asset to be Protected, Maintained and Enjoyed* - Recognize the importance of the Niagara Escarpment and its natural areas and the need to protect the air, water and land resources for future generations.
5. *A Responsible, Cost Effective and Accountable Local Government* - Recognize the importance of sound local government, which is fiscally responsible and service driven.



Milton's Mid-Rise Guidelines

The Mid-Rise Guidelines have been considered in the design of the proposed Long Term Care home. The proposed height and right of way of the adjacent road will be categorized under Mid-Rise buildings. The guidelines assist with the interpretation of Official Plan policies and provide a clear design direction for development proposals. It also notes that the interface between the mid-rise building and the surrounding streets and public spaces has the greatest impact on how pedestrians interact with the building and how the building fits within the streetscape.

The proposal supports the goals of creating a pedestrian friendly interface, with an urban edge, pedestrian-facing accessible entrances, and a significant set-back at the second storey. Architectural features, materials and transparency into the commercial spaces create visual interest for passers-by.

Shadow Impact Analysis Guidelines

In addition to the other guidelines considered for designing the proposed development, the impact of shadows cast by the building on its surroundings has been analyzed and it follows the requirements as follows:

Shadow Impact Analysis Guidelines

In addition to the other guidelines considered for designing the proposed development, the impact of shadows cast by the building on its surroundings has been analyzed and it follows the requirements as follows (see part 3-3 for calculations):

Public Realm (Sidewalks, Parks, Plazas, School Yards)

- Average of 60% of the opposing sidewalks receive direct sunlight for 3 continuous hours between 10:00 am and 1:00 pm

Private Realm

- Private Courtyard which will be use by the LTC residents receives sunlight for about 4 continuous hours of sunshine between 1 pm and 5 pm.

1.4 OBJECTIVES

The following are objectives that will be used to support the vision statement and guide urban design decisions related to the proposed Long Term care and commercial space project.

- To provide much needed access to long term care for seniors and other citizens of Milton with limited mobility requiring 24 hour skilled nursing care.
- Design a development that appropriately integrates with the built form, streetscape and road network of the surrounding uses.
- Prioritizing safety and CTPED principles in the design of the home, including well-lit outdoor spaces and entrances to make the area feel safer for residents and visitors.
- To encourage community engagement which can have positive impacts on the surrounding neighborhood by promoting social connections and community involvement. This can lead to a more vibrant and engaged community, with greater opportunities for intergenerational interaction and mutual support.
- To positively impacts the local economy by creating a significant number of full-time jobs and attracting businesses to the surrounding area.
- To encourage an attractive, pedestrian-scaled streetscape that promotes a sense of place along Regional Road 25 and Louis St. Laurent Ave through the design of new LTC housing, a "Street Wall", public ground floor thresholds, facade variety, building materials, colour palette, and landscaping.
- To minimize the visual impact of garages and parking areas within the streetscape by the use of underground parking, use of landscaping to soften the proposed surface parking lot, and locating parking away from the street edge.
- Encourage sustainable development practices in the siting and design of new buildings.
- Integrate the building's massing harmoniously with its surroundings provided that the massing and scale of the building carefully transitions to adjacent low-rise neighbourhoods.

PART 2: SITE & CONTEXT ANALYSIS

URBAN DESIGN BRIEF, TOWN OF MILTON - NEW EXCELLIGENT LONG TERM CARE HOME

The following sections include a written analysis, context mapping, illustrations and photographs depicting the subject site and the relationship to its surrounding context. Additionally, a plan drawing identifies all the opportunities and constraints that will be considered in the urban design approach for the proposed development. Shown below is a plan highlighting the location of the subject lands within the Boyne Phase 3A Composite Plan.



Location of the Subject Lands (6360 Regional Road 25, Milton) within the Boyne Phase 3A Composite Plan

2.1 SITE FEATURES

The subject lands are located in the northeast corner of Louis Saint Laurent Avenue and Regional Road 25 and occupies an area of approximately 0.9 hectares (2.24 acres).

The subject lands are bounded by the following:

- North: Louis Saint Laurent Avenue and existing street townhouses further north.
- East: Regional Road 25 and existing agricultural lands.
- South: Izumi Gate and existing townhouse developments.
- West: Restivo Lane and existing townhouse developments.

(Refer to site context images on the following page.)

Once this area is fully developed, the site which features a long term care building will be close to facilities and services that provide a safe and comfortable environment for the those with limited mobility.

Social isolation is a significant concern for elders, in particular when they need to move into a licensed long-term care. Integrating a LTC home into a neighbourhood will allow elders in the community to maintain their existing social networks, and de-stigmatize the end of life.

The site provides easy accessibility to public transportation, a key consideration for staff and visitors. The development of this long-term care facility will also create a significant number of full-time jobs and contribute to economic growth, while sustainable design principles applied will promote energy efficiency and environmental sustainability. Overall, the site at 6360 Regional Road 25 will improve the well-being of seniors and give a sense of place through the proposed public realm and built form all while being integrated with the existing and planned surroundings of Milton.

SUBJECT LANDS (6360 REGIONAL ROAD 25, MILTON)



6360 Regional Road 25, Milton - Key Plan

URBAN DESIGN BRIEF, TOWN OF MILTON - NEW EXCELLIGENT LONG TERM CARE HOME



1. View of existing residential buildings from the corner of Saint Laurent Ave. and Regional Road 25.



2. View of lands on the east side of Regional Road 25.



3. View of existing built form taken from Izumi Gate.



4. View of east side of site from Regional Road 25.



5. View of north east side of site from Regional Road 25.



6. View of lands and existing residential buildings located north west of the site, taken from Louis St. Laurent Ave.

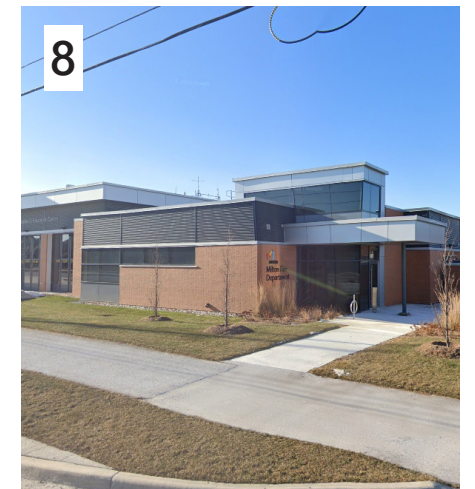
SUBJECT LANDS (6360 REGIONAL ROAD 25, MILTON)



Existing Site Context / Built Form Images

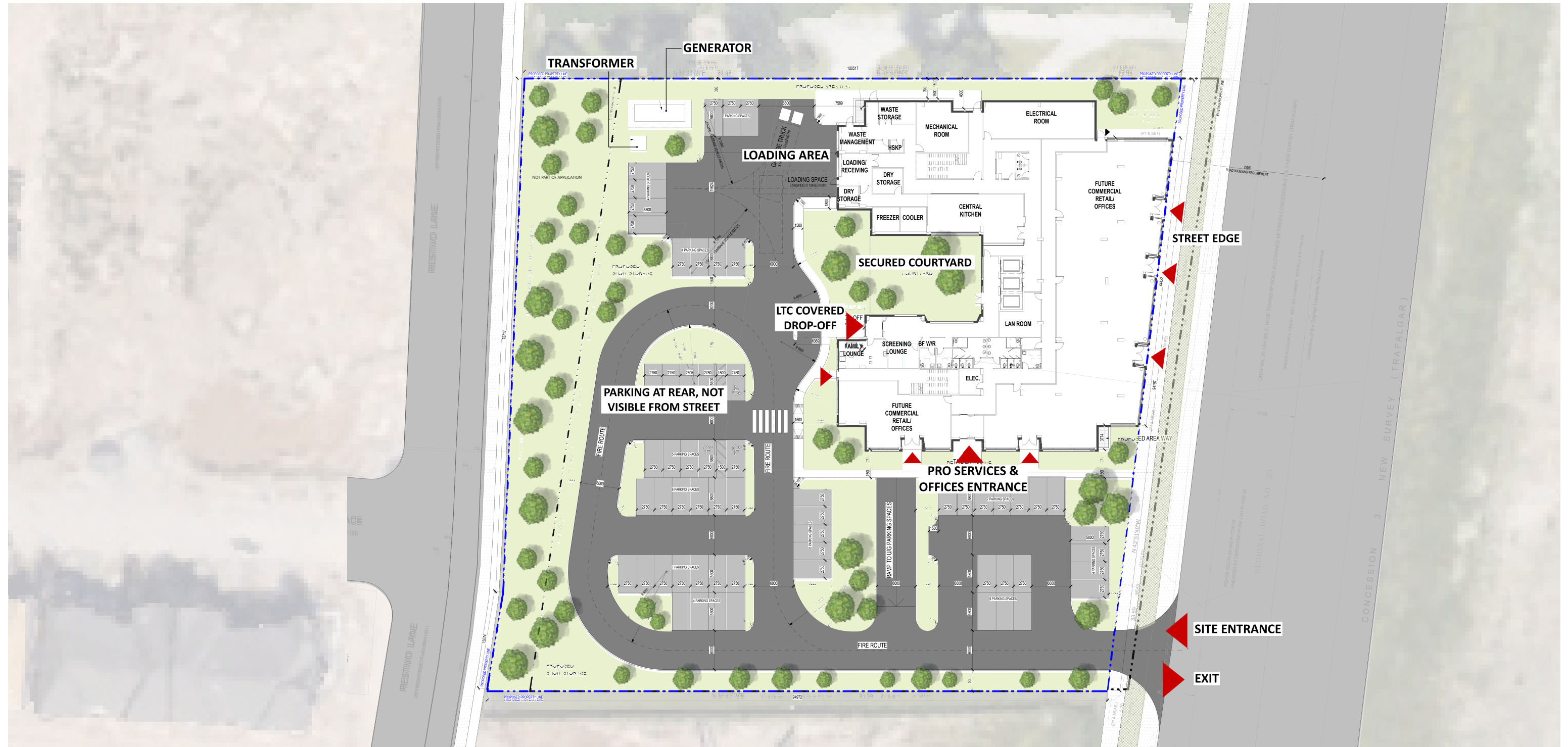


7. View of south side of site from Izumi Gate.



8. View of existing Fire Station on Louis St Laurent Ave.

2.2 LOT FABRIC / GENERAL STREET BLOCK PATTERN / SPATIAL ANALYSIS AND LANDSCAPE CHARACTER

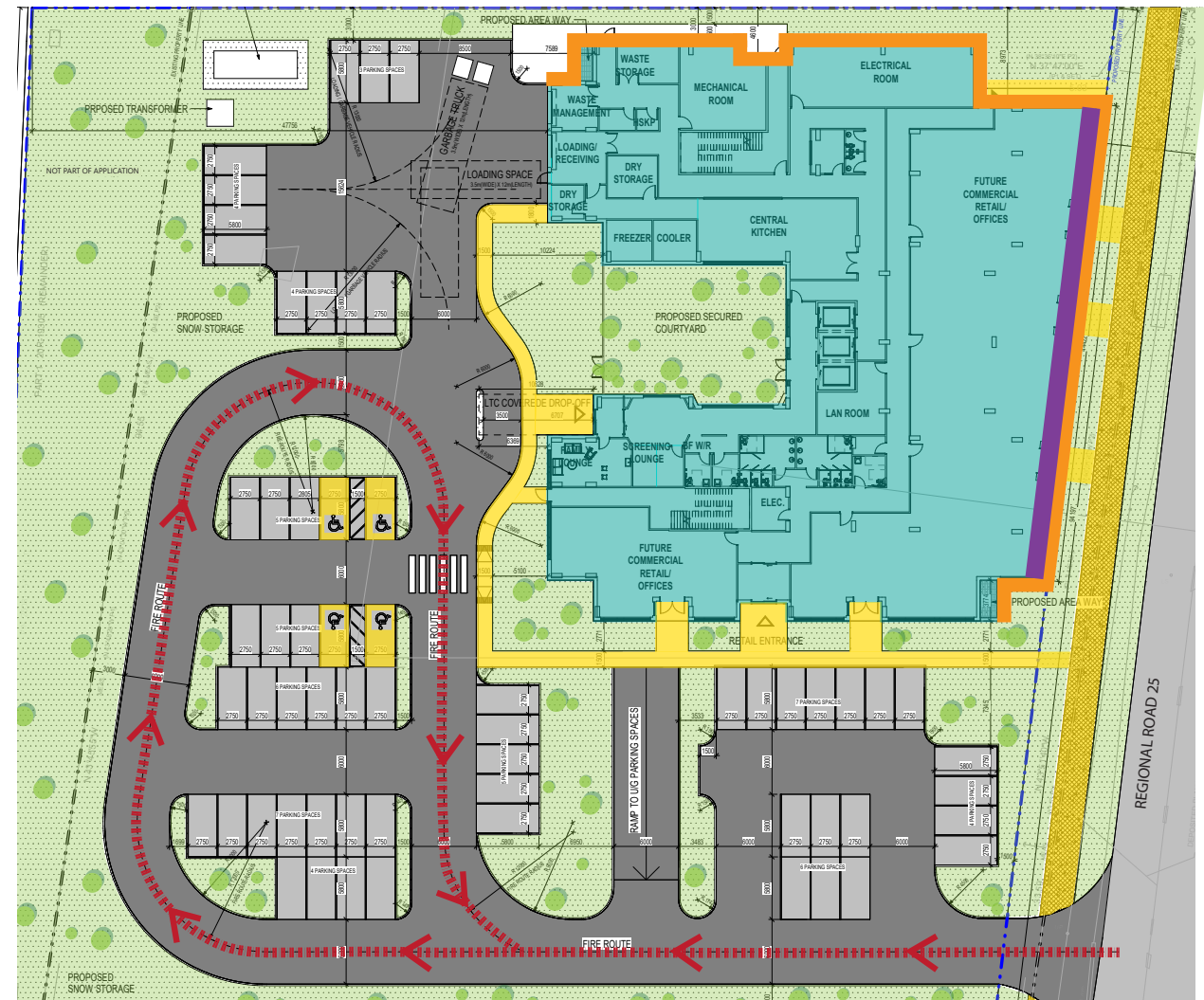


Concept Plan in Context to Surrounding Development and Lands

2.2 LOT FABRIC / GENERAL STREET BLOCK PATTERN / SPATIAL ANALYSIS AND LANDSCAPE CHARACTER

The site is approximately 85.14m wide X 93.52m deep and includes:

- The proposed built form located along the North-East perimeters of the site.
- 116.41m of frontage along Regional Road 25 and 129.94m of frontage along Louis St. Laurent Ave. The site also has landscaping along Izumi Gate and Restivo Lane which acts as an effective buffer for the on site parking by providing visual screening, noise reduction, and environmental benefits.
- A street pattern consisting of a 6.0m wide private road will allow vehicular and pedestrian movement throughout the site and will take access from Regional Road 25. This will also serve as a fire route, allowing emergency responders to quickly and safely reach a building in the event of a fire or other emergency.
- An eight storey mid rise long term care building containing approximately 13,145 SF of Future Commercial lease space and 156,740 SF of Long Term Care (192 beds).
- Pedestrian accessibility on the site. Considering the needs of all users when designing the site, some strategies included creating accessible pathways around the building that are wide enough to accommodate wheelchairs and mobility devices, providing accessible parking near the entrance to the building and ensuring visual signage is displayed clearly.
- Appropriate step backs to create terraces on upper levels. The open areas between levels allows for views, connectivity and maximum sunlight into these spaces through the design and orientation of the built form.
- A secured courtyard at the ground level.
- As encouraged by Milton urban design guidelines, a “street wall” located along Regional Road 25. Taking into consideration the height, massing and building materials used, the design of this street wall will define the character and scale of the street, providing a strong ‘gateway’ to the community and help to create a cohesive urban fabric.
- The diagram on this page shows how the proposed development will fit into the planned context of the community, illustrating its spatial relationship to neighbouring uses.



.Built Form Site Plan

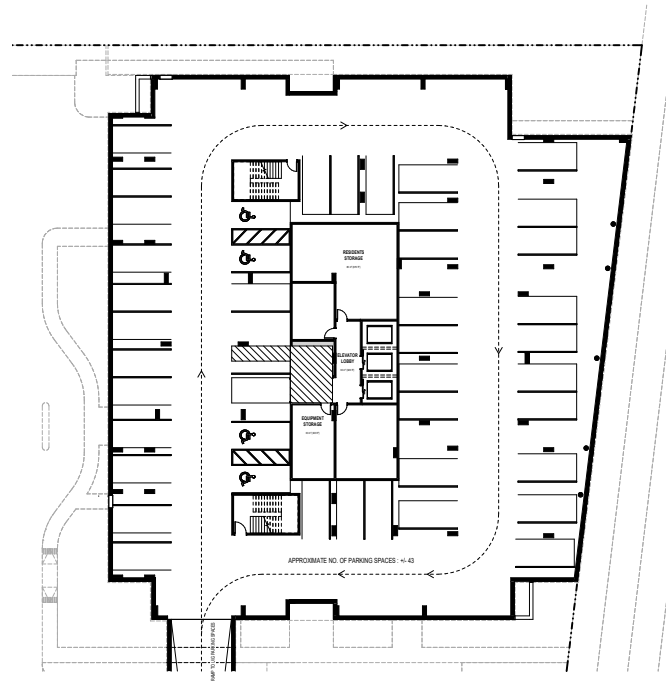
- PROPOSED BUILDING
- FRONTAGE
- FIRE ROUTE
- STREET WALL
- LANDSCAPING
- GREEN AREAS
- PEDESTRIAN ACCESSIBILITY
- 6M WIDE STREET
- PARKING

2.3 BUILT FORM ANALYSIS

The proposed building will include:

- Underground and above ground parking with accessible parking spaces.
- A “street wall” with future commercial/ offices on Level 1
- Long term care support spaces on Level 2
- A total of 192 long term care beds units on Levels 3-8 (32 beds per floor)
- Outdoor spaces for residents on each level in the form of a secure courtyard on level 1, a roof terrace on level 2 and balconies on level 3-8.

Refer to Part 3 (Design Response) for further detail on building design.



Floor Plan: Underground Parking



Floor Plan: Level 1
LTC Support and entry, commercial lease units



Floor Plan: Level 2
LTC Support, Admin, and Common Space

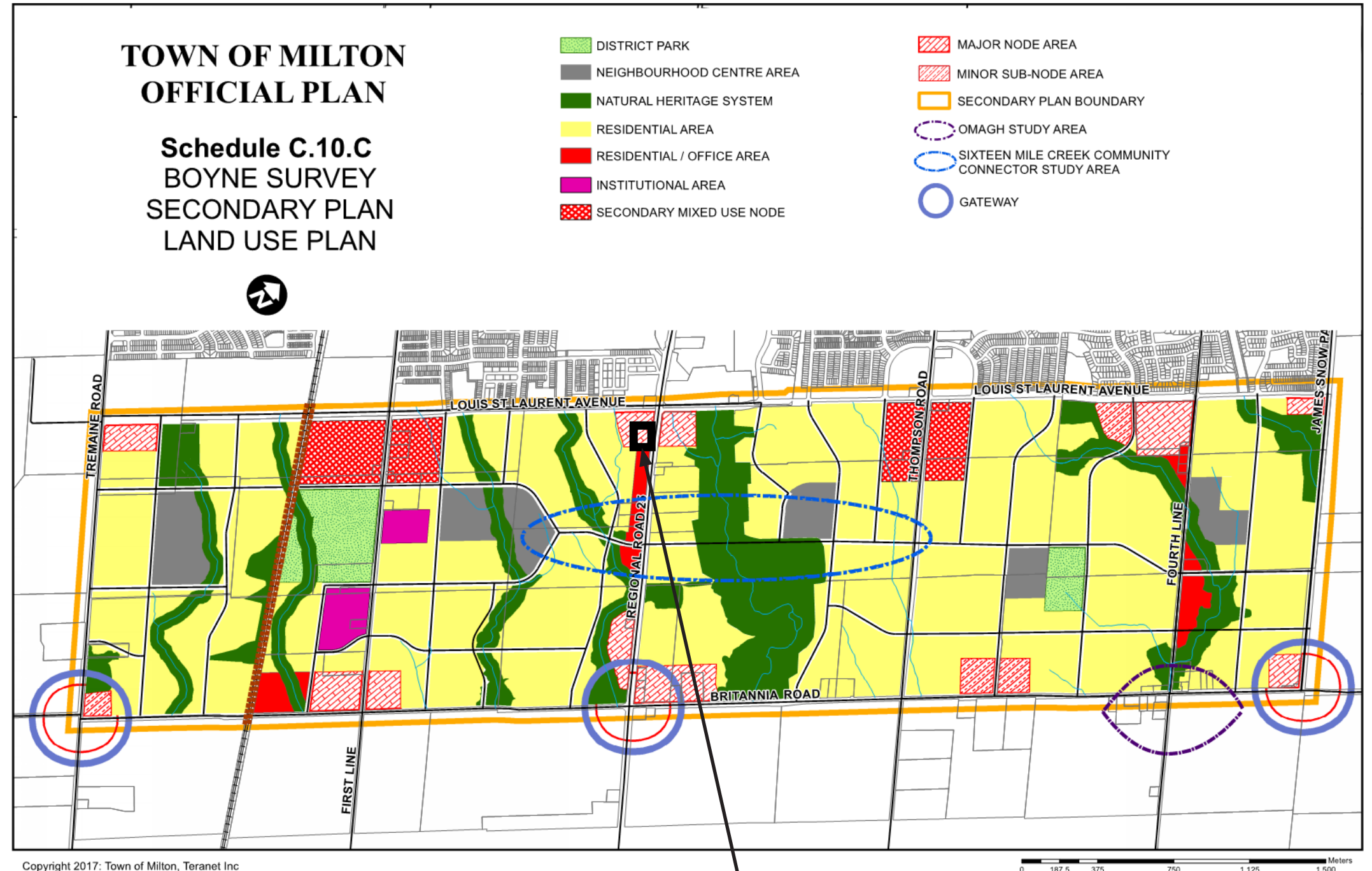


Floor Plan: Level 3-8
32 LTC beds per floor

2.4 RELATIONSHIP WITH SURROUNDING LAND USES, PUBLIC STREETS AND OPEN SPACES

The surrounding area is currently transitioning from rural to urban. Land uses consist primarily of residential and commercial uses. Existing townhouses and a future major node block are located in the immediate area as seen on the Boyne Secondary Land Use Plan below.

- A future Major Node block is located at the northeast corner of Saint Laurent Ave. and Regional Road 25, opposite the subject lands. Further north of the site outside of the Boyne Survey Secondary Plan, 4-storey apartment buildings are located.
- The lands East of Regional Road 25 is currently not developed.
- Residential buildings are located to the south and west of the site along Izumi Gate and Restivo Lane.



—SUBJECT LANDS (6360 REGIONAL ROAD 25, MILTON)

2.5 VIEWS TO AND FROM THE SITE

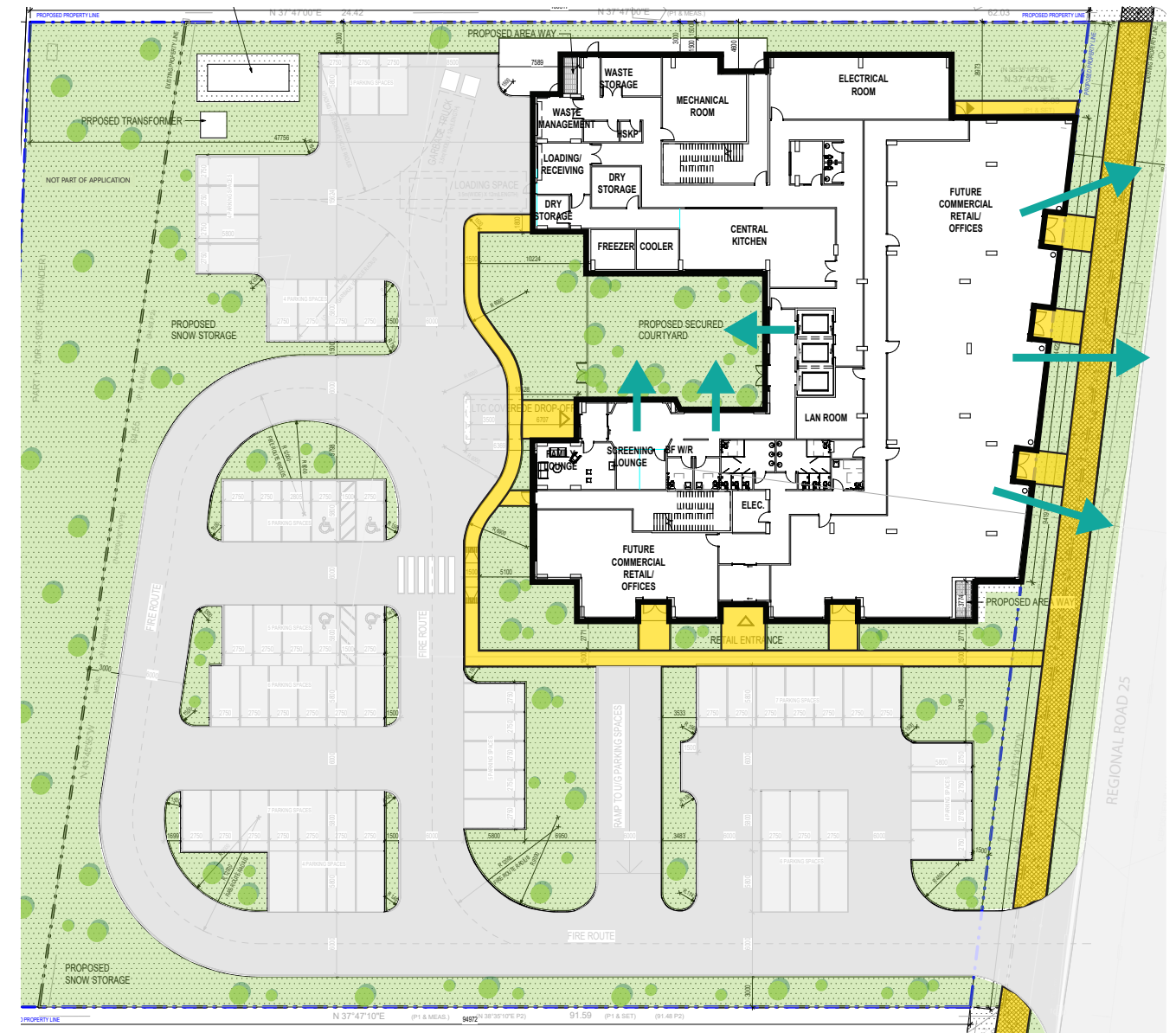
The site is situated in a prominently visible location within the community. Views of the development will occur on all four sides from Regional Road 25, Louis Saint Laurent Avenue, Izumi Gate and Restivo Lane.

Views from the site are an important consideration to ensure that residents have access to pleasant and engaging outdoor spaces. Site views can also have a positive impact on the mental and emotional well-being of residents who spend a considerable amount of time inside the facility, as well as contribute to a sense of connection within the larger community of Milton.





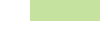
Some key considerations for site views that were taken include:

- **Natural features:** Designed to take advantage of any natural features on the site, such as trees. These features will be incorporated into the design of outdoor and indoor spaces, providing residents with views of the surrounding natural environment.
- **Landscaping:** Careful landscaping will help to create visually appealing outdoor spaces that are inviting and comfortable for residents. This will include features such as flower gardens, walking paths, and seating areas.
- **Privacy:** While site views are important, it's also important to ensure that residents have a sense of privacy and security. This will involve the strategic placement of trees, shrubs, or other landscaping elements to create natural barriers and screens.
- **Accessibility:** It's important to ensure that all users of the space, including those with mobility issues, have access to outdoor spaces with engaging site views. This will involve the use of ramps, handrails, and other accessibility features such as signage.

Overall, views to and from the site is an important consideration when designing Excelligent Milton Long Term Care as they contribute to the overall well-being of residents and provide a sense of connection. Building elevations in areas of high public visibility shall have enhanced architectural features to create attractive views along these edges.



Views

-  OUTLINE OF PROPOSED BUILDING
-  PEDESTRIAN ACCESSIBILITY
-  LANDSCAPING
-  GREEN AREAS
-  VIEWS

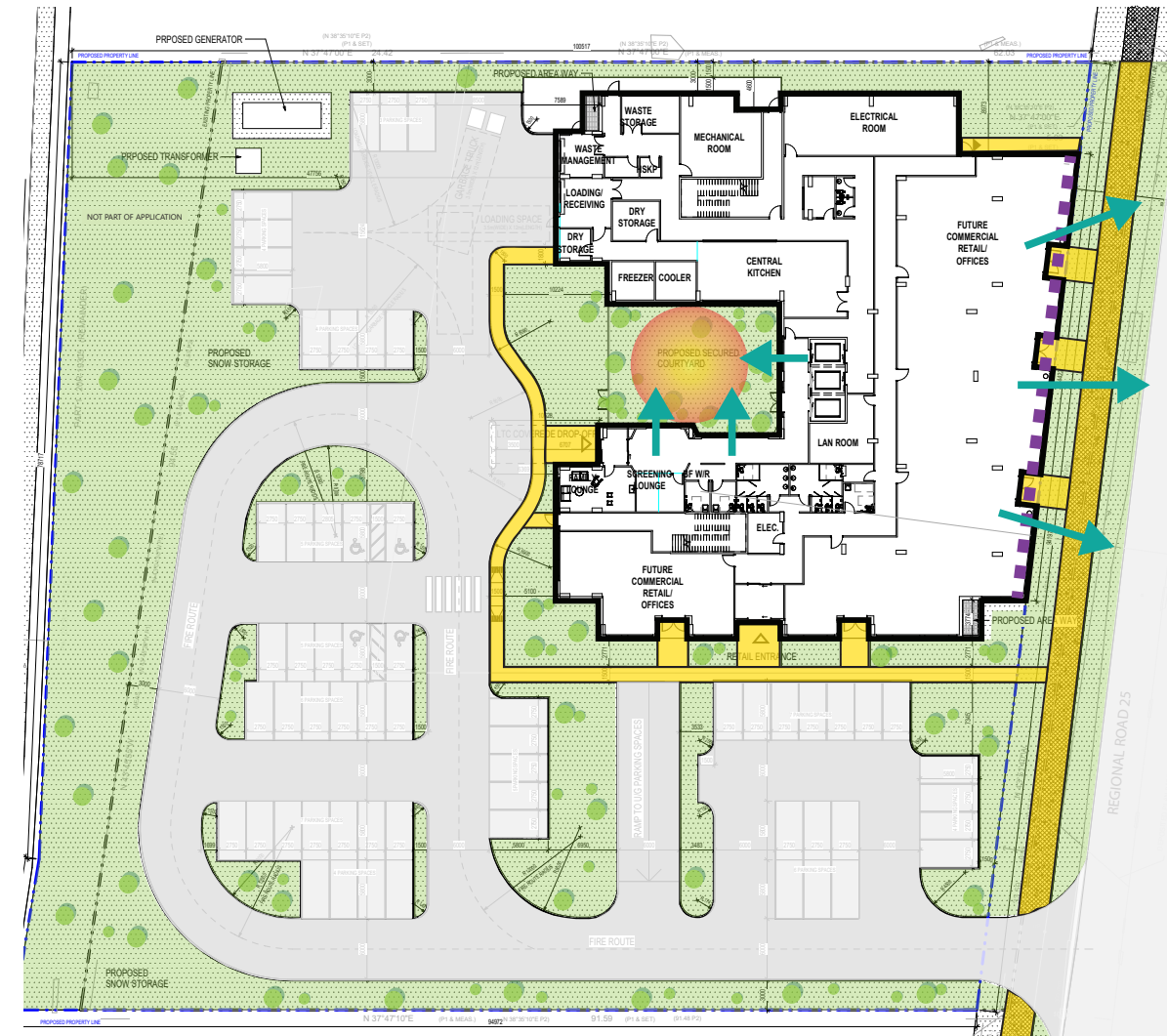
2.6 GATEWAYS, VIEWS AND FOCAL POINTS

Incorporating landmarks, gateways, views, and focal points into the design of Excelligent Milton help to create a sense of place and identity, as well as contribute to the overall well-being of residents.

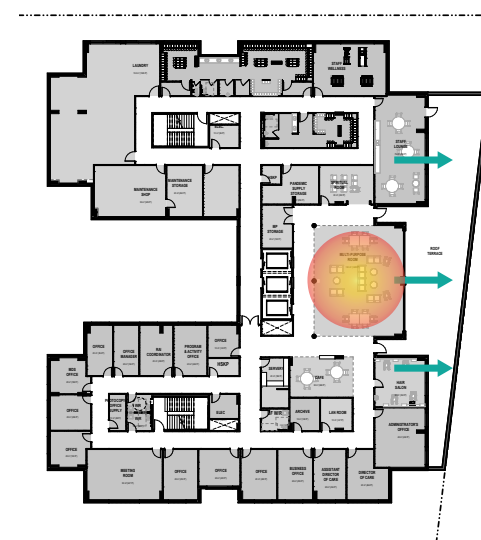
Some considerations that were taken for each of these elements include:

- Gateways: Incorporating gateways into the design to create a sense of arrival and departure, as well as establish a clear sense of boundaries and transitions. For example the street wall along Regional Road 25 will include a defined and aesthetic entrance which transitions from the exterior to interior of the building.
- Views: Visual connections to the surrounding environment, such as natural or urban landscapes will provide a sense of connection and engagement for residents. Incorporating views into the design of the long-term care building will promote a sense of well-being and reduce stress and anxiety. Examples incorporated into the design include windows with views of gardens or natural areas and outdoor spaces such as balconies and a secured courtyard that provide views of the surrounding area.
- Focal points: Focal points that draw the eye and create a sense of visual interest or focus help to create a sense of visual stimulation and engagement for residents. A secured central courtyard and interior gathering spaces provide focal points within the design of the building.

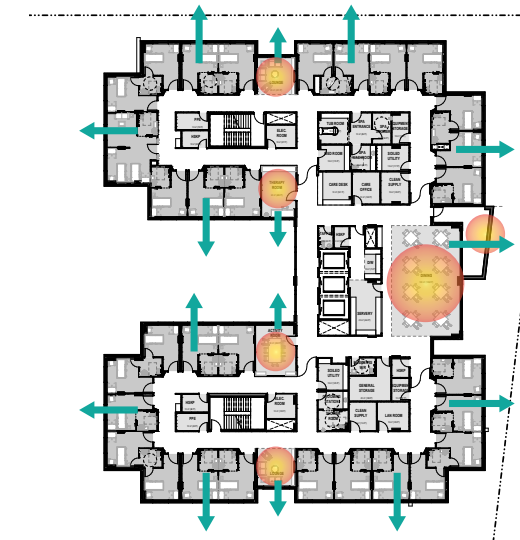
Landmarks, gateways, views, and focal points were all considered and incorporated into the design of Excelligent Milton Long Term Care to create a sense of place and identity, as well as contribute to the overall well-being of residents.



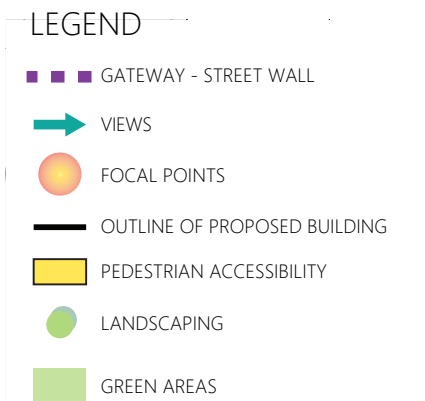
Gateways, Views And Focal Points - Site Plan



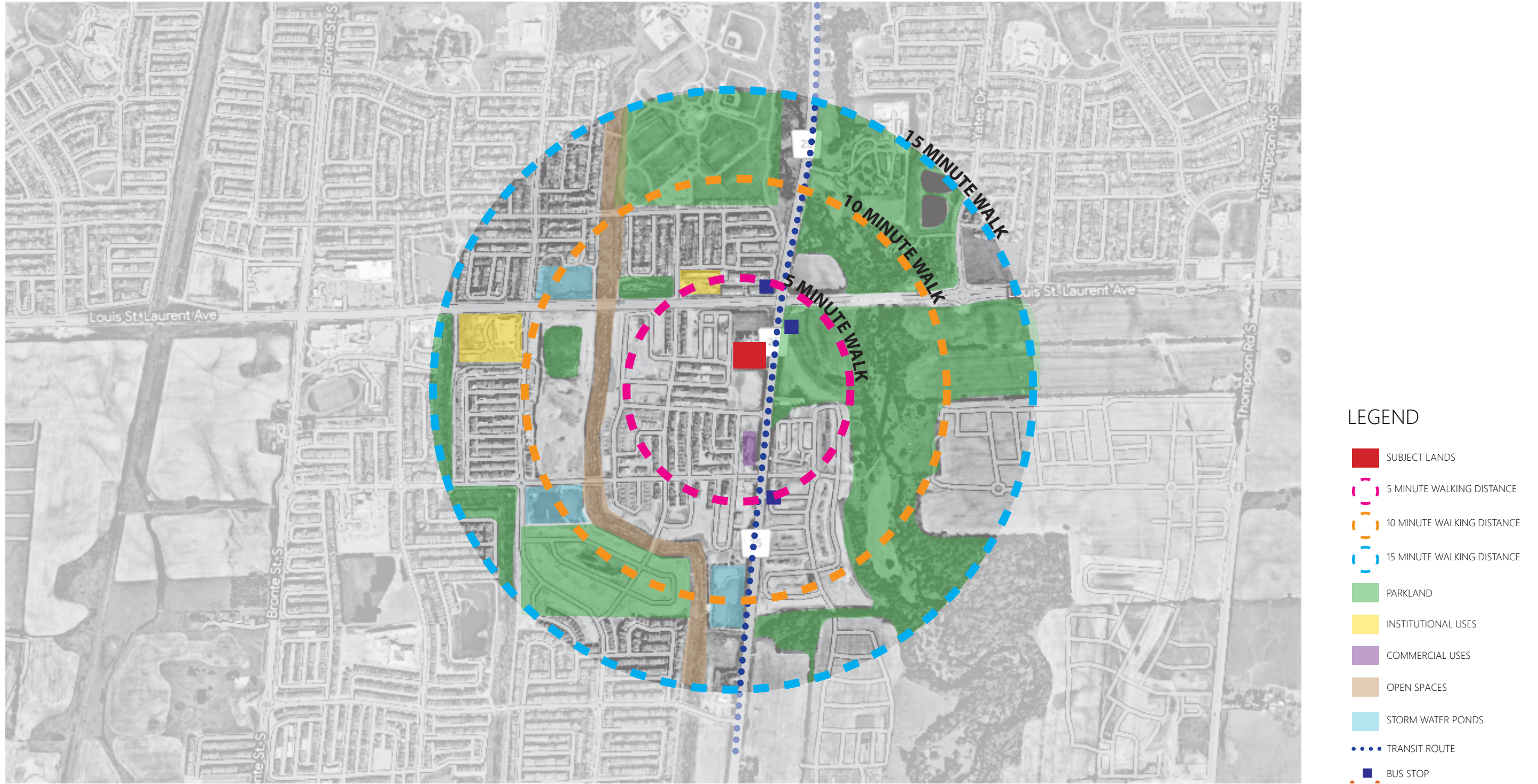
Views And Focal Points - Level 2



Views And Focal Points - Level 3-8



2.7 TRANSPORTATION NETWORKS/ TRANSIT NETWORK WITH LOCAL STOPS/STATIONS AND LINKS TO THEM / WALKABLE NEIGHBOURHOOD FACILITIES



Walkable Neighbourhood Plan

2.8 MICRO-CLIMATIC CONDITIONS

Micro-climate conditions are affected by a variety of factors, including wind and sunpath. Wind can impact the temperature and humidity while sunpath can affect the amount of natural light and heat that enters the building.

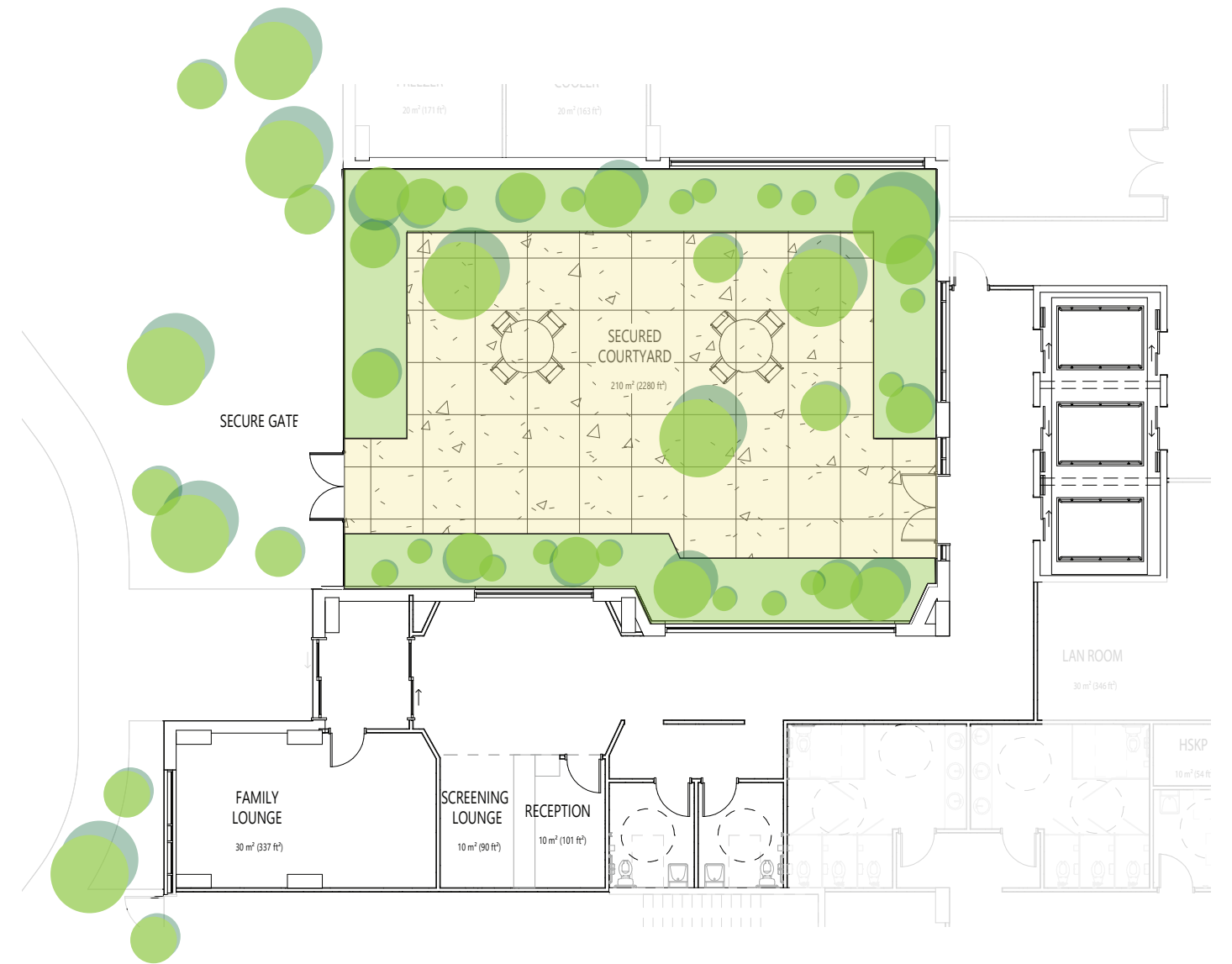
In terms of wind, Excelligent Milton Long Term Care is designed and oriented to minimize the effects of prevailing winds and have appropriate windbreaks or other barriers such as trees and landscaping to protect residents from excessive wind exposure. Wind can also impact the amount of heat lost from the building, proper insulation and ventilation was an important consideration taken in the design of the building envelope to maintain a comfortable indoor temperature.

The secure outdoor courtyard for the LTC residents is the primary outdoor space. The building form creates a positive microclimate for seniors, providing a wind break, security, and an appropriate mix of shade and sunlight.

The sunpath on the site was considered in the building's design with respect to the orientation and massing of the building to provide the appropriate shading and amount of direct sunlight that enters the building. In addition to maintaining a comfortable indoor temperature, exposure to natural light has been shown to have a positive impact on the health and well-being of long-term care residents so maximizing access to natural light on terraces and in the secured courtyard was an important factor.

Paying attention to the micro-climatic conditions, including wind and sunpath - proper orientation, insulation, ventilation, and shading was incorporated into the design of the building and site to maintain comfortable and healthy environments for residents at Excelligent Milton Long Term Care.

Refer to Part 3 (Design Response and Concept Plan) for sunpath and shadow studies.



Secure Outdoor Courtyard Plan

2.9 OPPORTUNITIES AND CHALLENGES

Exelligent Milton Long Term Care will offer several opportunities in the urban design of Milton, including:

- **Creating a sense of community:** The opportunity to create a sense of community, both within the building and the surrounding area. This mixed-use long term care building will provide spaces for socialization, such as lounges or activity rooms and be located near other community resources, like parks and community centers, to facilitate engagement and socialization.
- **Fostering intergenerational connections:** Opportunities for intergenerational connections by providing spaces for integrating with the community and maintaining the social connections of the seniors requiring care. The ground level future commercial spaces along Regional Road 25 will provide opportunity to create a community gateway and engage the wider community with the long term care facility. This will benefit both the long-term care residents and the younger generations, as they can learn from each other and form meaningful relationships.
- **Enhancing accessibility:** To support the needs of residents, both interior design and site design will have a higher than average level of accessible and universal design. Resident visitors are often seniors themselves, so resident and public spaces are designed as “Age friendly”.
- **Promoting healthy living:** The opportunity to incorporate features that promote healthy living, like open outdoor courtyard spaces for exercise, green areas and community gardens. This can help residents maintain physical and mental health, which can lead to improved quality of life and reduce the need for medical interventions. The roof terrace and upper common balconies, which provide outdoor space for residents, are generously sized and oriented to receive good quality natural daylight. All regularly occupied spaces in the home, including the facility management spaces like the central kitchen, have direct access to view and daylight.
- **Improving sustainability:** The opportunity to be sustainable, with features like energy-efficient lighting and appliances, renewable energy systems, and energy efficient roofs. This can reduce the environmental impact of the building and help to create a more sustainable, resilient community within Milton.

Some site challenges for this project include:

- **Relationship to the Street:** The east facade forms a “street wall” that physically encloses the street as an ‘outdoor room’ or defined space. Challenges with providing appropriate setbacks, step backs, façade heights and lengths along this street front were addressed to create a sense of enclosure and feelings of comfort, while letting the sunlight in and opening views from the street.
- **Transition to surroundings:** A long-term care home has specific operational requirements and design requirements mandated by the Ministry of Long-term care. The requirements result in a building form that can create challenges with transitioning harmoniously within the site surroundings and adjacent neighbourhoods. The floor plate repeats, and the resident bedrooms do not have individual balconies. We have to look for opportunities to step the building back, and break the massing of the building up to give a residential appearance.
- **Traffic and parking:** Large expanses of surface parking can create an unsightly and hostile living environments. However, a long-term care home requires many parking spaces for staff and visitors. To mitigate this, the project proposes underground parking. The required surface parking will include landscape elements to beautify the area. Service and regular vehicle traffic will enter the site through one site access, but efforts have been made to separate the circulation as much as possible.
- **Noise levels:** Traffic and noise levels on Regional Road 25 and Louis St. Laurent Ave require special design considerations. Stepping back the LTC care bedroom windows help to mitigate this concern.

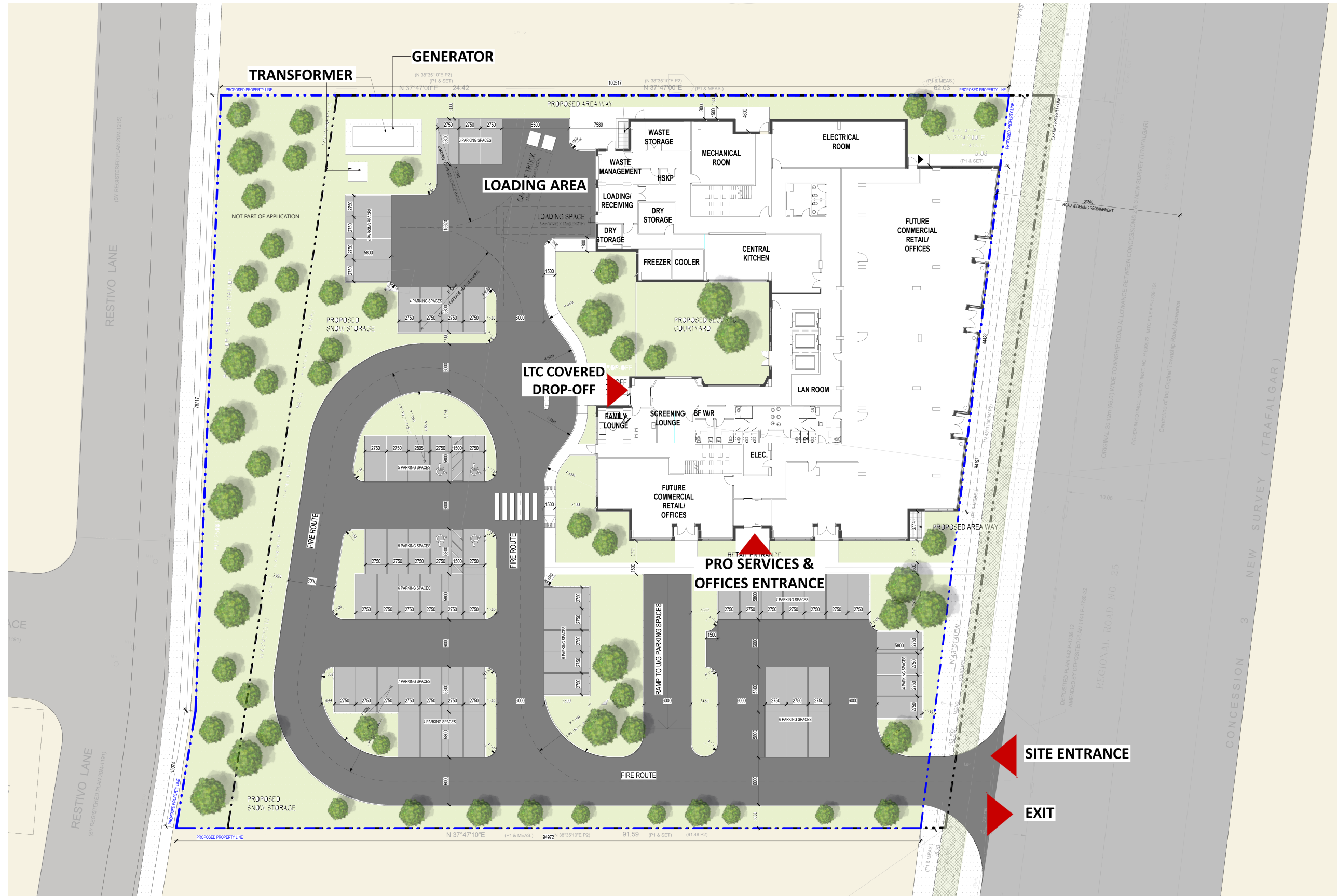
PART 3: DESIGN RESPONSE AND CONCEPT PLAN

3.1 SITE LAYOUT AND DESIGN

This brief explains the conceptual design approach for development of the private and public realm within this proposed Major Node development. It provides sufficient detail to provide the Town with assurances that the development proposal for 6360 Regional Road 25, Milton will appropriately integrate with the existing and planned surrounding context and provide for distinct place-making built form that will create a landmark identity in this key location of the community.

The proposed long term care development concept will provide the following:

- Pedestrian accessibility on the site. Considering the needs of all users when designing the site, some strategies included creating accessible pathways around the building that are wide enough to accommodate wheelchairs and mobility devices, providing accessible parking near the entrance to the building and ensuring visual signage is displayed clearly.
- A pedestrian-scaled environment which will be achieved by incorporating height and massing that is appropriate to the context of the adjacent streets and the surrounding area. Prominent building massing will be oriented toward the Regional Road 25 and Louis St. Laurent Ave. intersection to create a strong 'gateway' to the community while maintaining an appropriate relation to adjacent grade-related housing forms.
- A series of open green spaces and landscaping, providing views to and from the development and provide pedestrian connectivity into and throughout the development.
- High quality, articulated building façades will create streetscapes, a public realm and pedestrian-scaled environments throughout the proposed development.
- Building entrances facing the adjacent public street will be provided and be connected to the public sidewalk by a hard surface walkway. Building entrances will also be provided facing the private road / passenger drop-off areas.
- A vocabulary of materials and architectural elements will be employed throughout the development area to create visual stimulation while maintaining continuity.
- 116.41m of frontage along Regional Road 25 and 129.94m of frontage along Louis St. Laurent Ave.
- A street pattern consisting of a 6.0m wide private road will allow vehicular and pedestrian movement throughout the site and will take access from Regional Road 25. This will also serve as a fire route, allowing emergency responders to quickly and safely reach a building in the event of a fire or other emergency.
- An eight storey mid rise long term care building occupying the built space on this site, containing approximately 13,145 SF of Future retail / Commercial Offices and 156,740 SF of Long Term Care spaces.
- Appropriate step backs to create terraces on upper levels. The open areas between levels allows for views, connectivity and maximum sunlight into these spaces through the design and orientation of the built form.
- A secured courtyard at the ground level.
- As encouraged by Milton urban design guidelines, a "street wall" will be located along Regional Road 25. Taking into consideration the height, massing and building materials used, the design of this street wall will define the character and scale of the street, providing a strong 'gateway' to the community and help to create a cohesive urban fabric.
- Projections such as balconies, entrance canopies, porticos and window bays are encouraged for their beneficial impact on adding character to the streetscape.
- Loading, service and garbage areas will be located on the west side at the back of the building in an unobtrusive area away from public view with anticipated private waste collection.
- Main parking areas for the building will be located underground and on ground level. Landscaping along Izumi Gate and Restivo Lane will act as an effective buffer for the on site parking by providing visual screening, noise reduction, and environmental benefits.



Site Plan

3.2 PUBLIC REALM FRAMEWORK

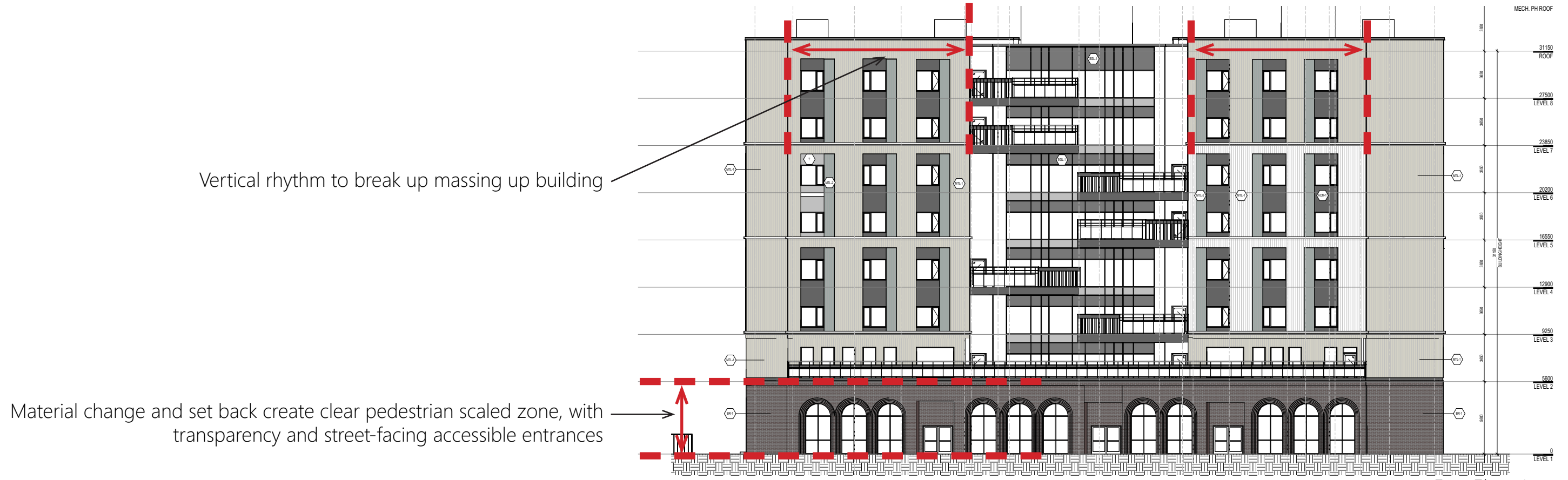
The streetscape elements as follows help to identify the characteristic of the project and also will be in line with the Boyne Survey Urban Design Guidelines for Mixed-Use buildings:

- The first level will be used as leasable spaces with accessible entrances facing the street and a high level of transparency and visibility into the units. This will create an animated and vibrant, pedestrian-friendly, walkable and livable environment that promotes safety, sustainability, and community.
- An approximate height of 4.5m floor-to-ceiling has been designed at grade to create a strong street presence.
- Levels above the ground floor is used for Long-Term Care Home. The building step backs above the building base (ground floor) at the building front to allow for a terrace at the upper level.
- Terraces as architectural articulations, have been designed for upper levels with greenery at the railings to improve the aesthetics of the streetscape and provide additional environmental benefits.
- The building has separate entrances for Retail and Long-Term Care. There is also a separate space for loading area.
- The design and construction of long-term care homes can impact the character of the surrounding neighborhood. Long-term care homes can benefit from community engagement initiatives that promote social integration and community involvement. These initiatives can include events, programs, and volunteer opportunities that encourage residents, staff, and visitors to interact with the wider community.

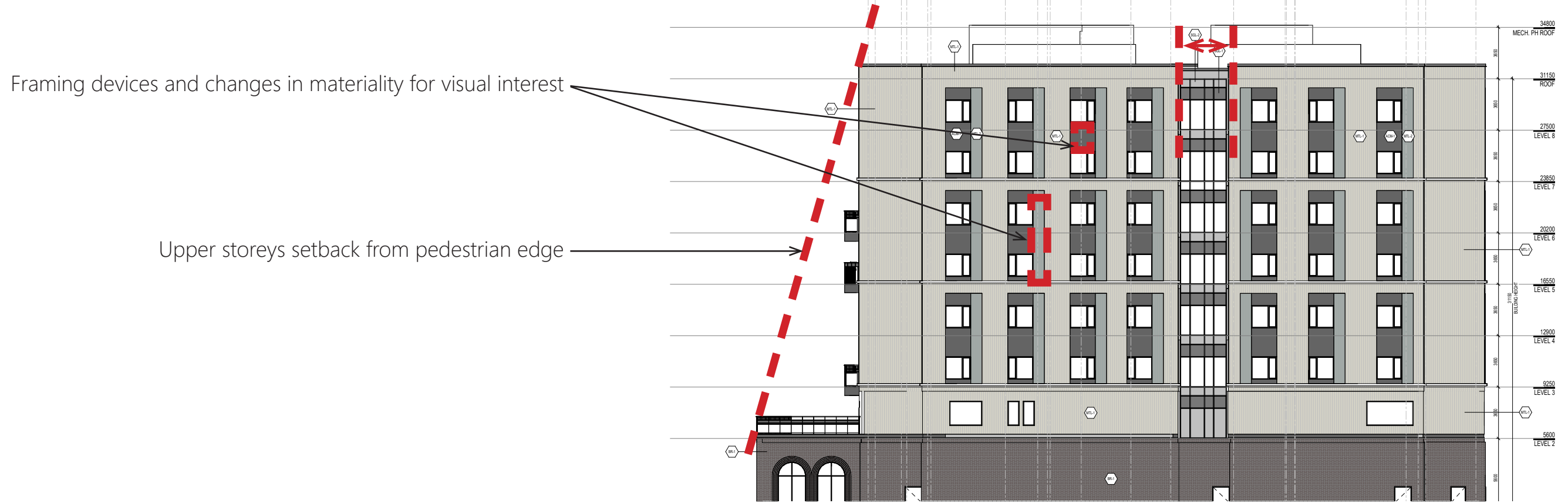


3.3 BUILT FORM

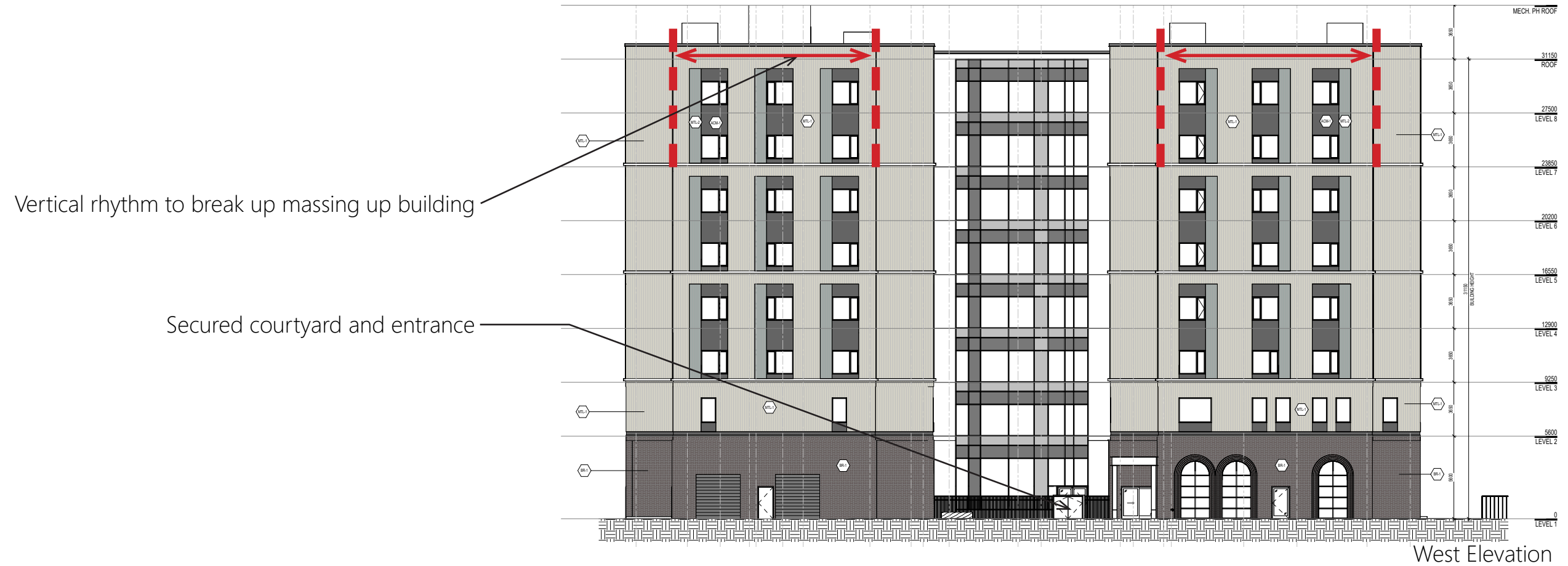




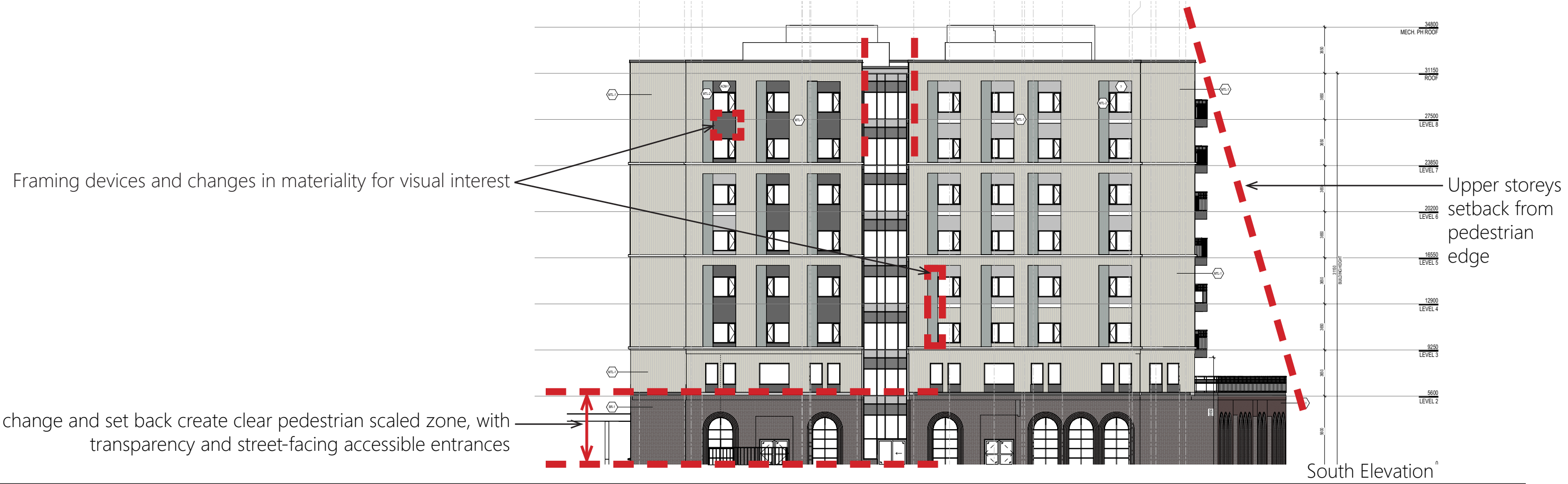
East Elevation



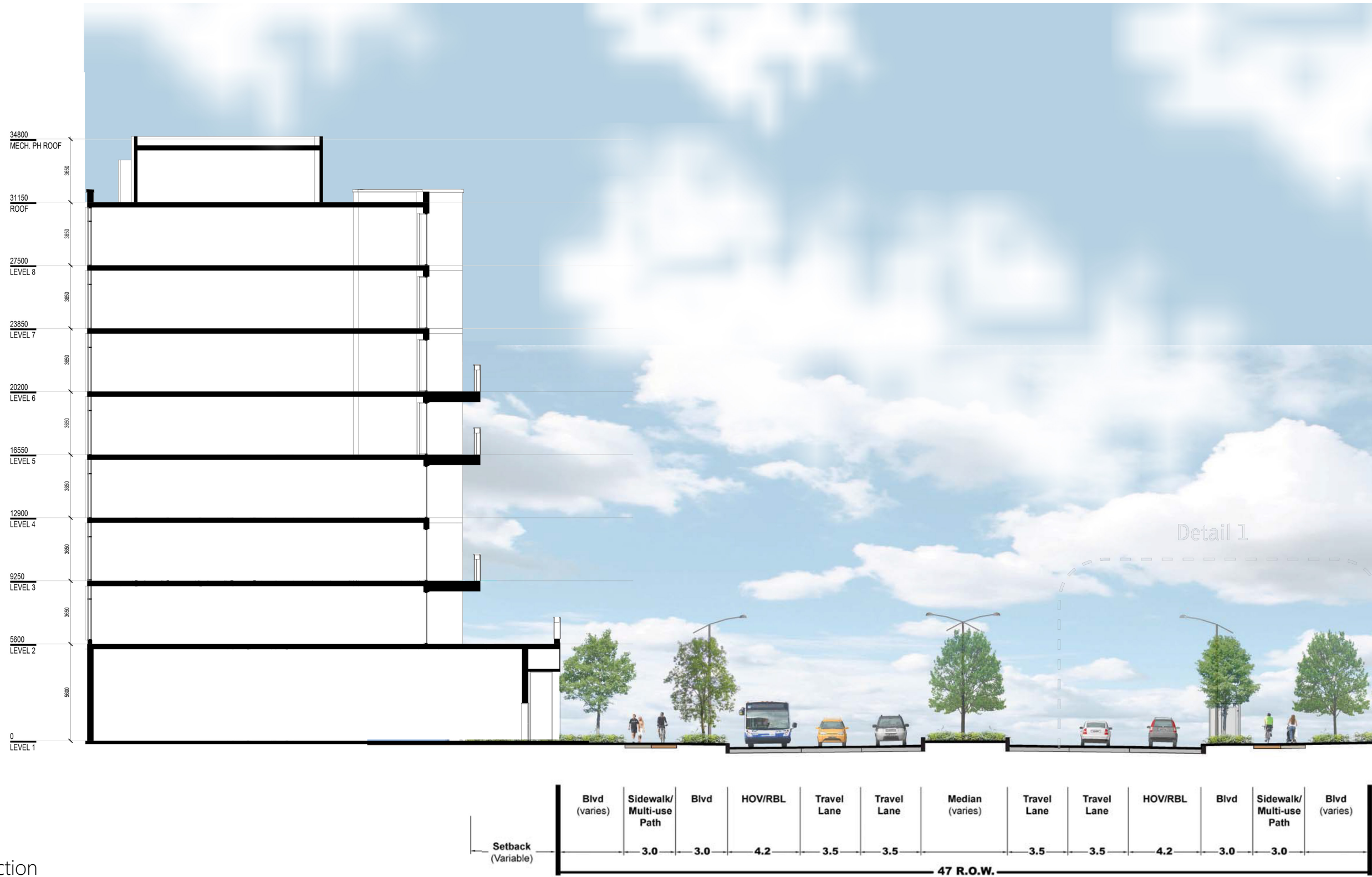
North Elevation



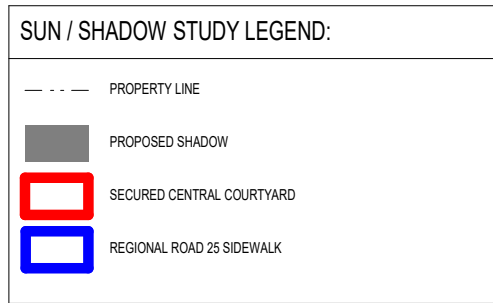
West Elevation



South Elevation

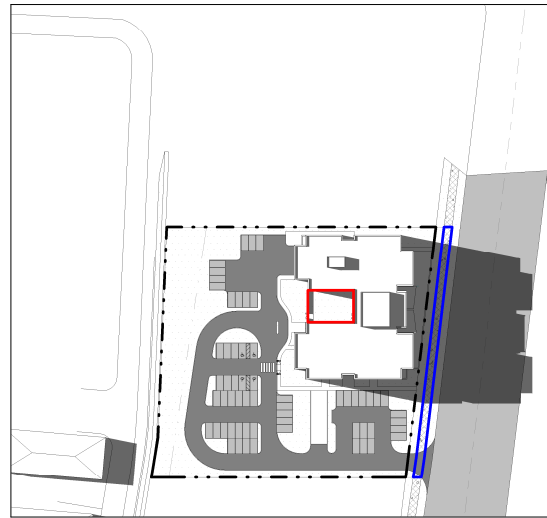


3.4 SUN PATH / SHADOW ANALYSIS

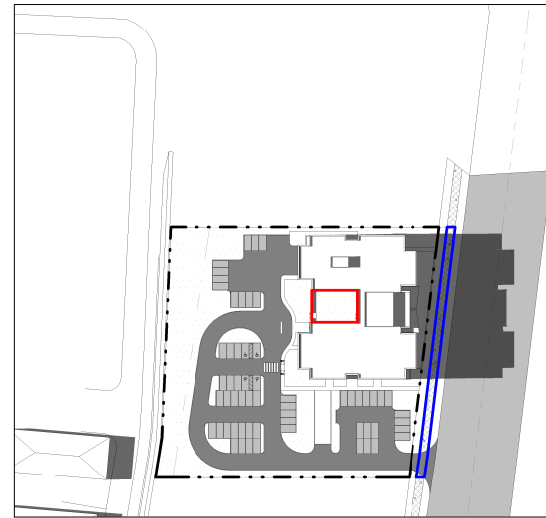


GENERAL NOTES

At* THE TOTAL AREA (A1) OF THE SPACE OR FEATURE
 As** THE AREA IN SUNSHINE (As) FOR EACH OF THE TEST TIMES FROM 1.5 HOURS AFTER SUNRISE TO 1.5 HOURS BEFORE SUNSET BOTH INCLUSIVE



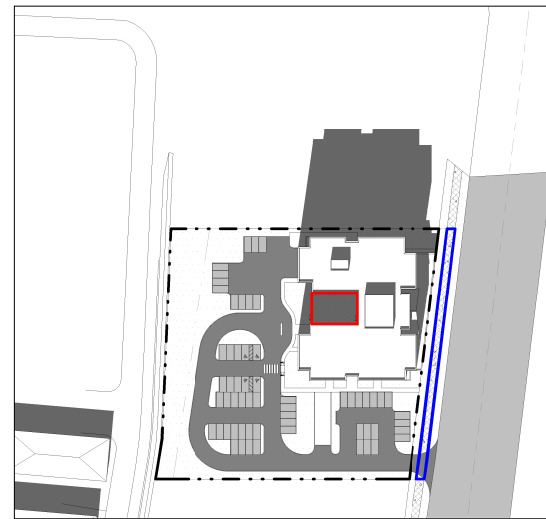
Sept 21 @ 16:00
 At*: COURTYARD 202 m² | As**: COURTYARD 148 m² = 73%
 SIDEWALK 283 m² | SIDEWALK 103 m² = 36%



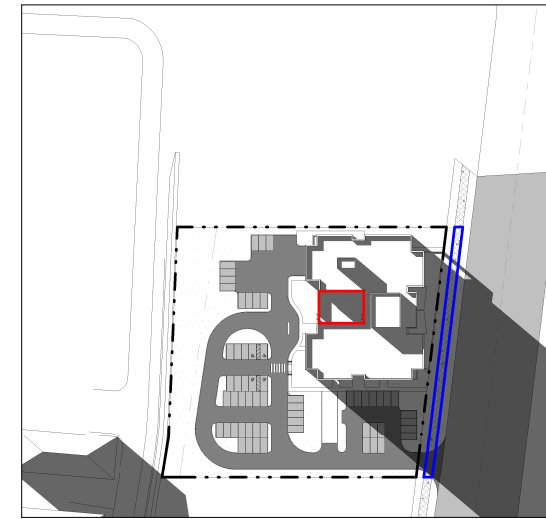
Sept 21 @ 15:00
 At*: COURTYARD 202 m² | As**: COURTYARD 181 m² = 89%
 SIDEWALK 283 m² | SIDEWALK 119 m² = 42%



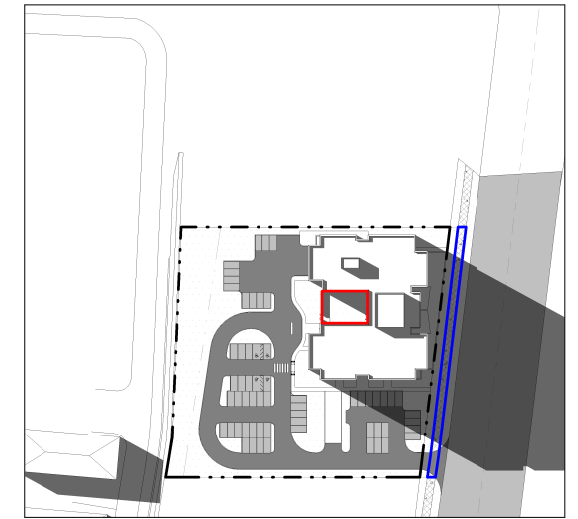
Sept 21 @ 12:00
 At*: COURTYARD 202 m² | As**: COURTYARD 4 m² = 0.1%
 SIDEWALK 283 m² | SIDEWALK 193 m² = 68%



Sept 21 @ 11:00
 At*: COURTYARD 202 m² | As**: COURTYARD 0 m² = 0%
 SIDEWALK 283 m² | SIDEWALK 283 m² = 100%



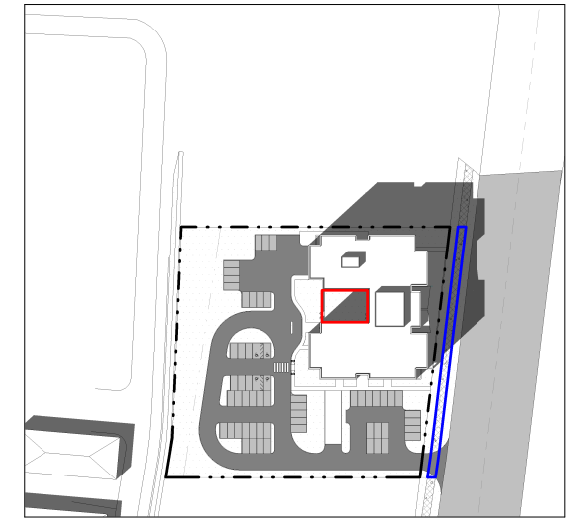
Sept 21 @ 18:00
 At*: COURTYARD 202 m² | As**: COURTYARD 34 m² = 17%
 SIDEWALK 283 m² | SIDEWALK 48 m² = 17%



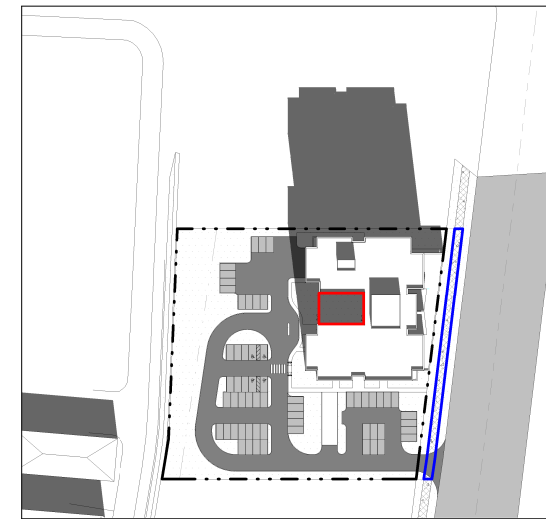
Sept 21 @ 17:00
 At*: COURTYARD 202 m² | As**: COURTYARD 91 m² = 45%
 SIDEWALK 283 m² | SIDEWALK 73 m² = 26%



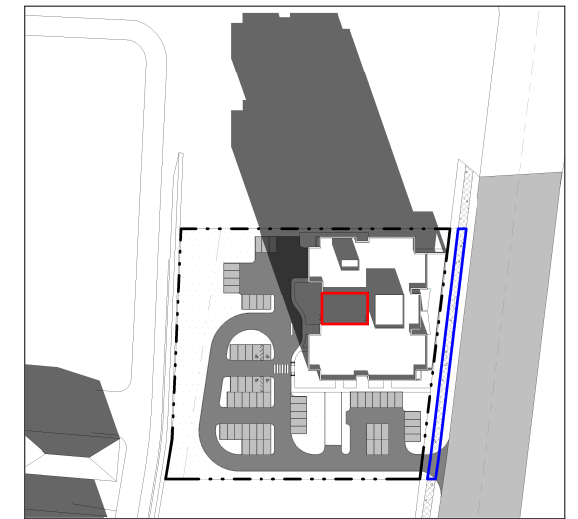
Sept 21 @ 14:00
 At*: COURTYARD 202 m² | As**: COURTYARD 128 m² = 63%
 SIDEWALK 283 m² | SIDEWALK 123 m² = 43%



Sept 21 @ 13:00
 At*: COURTYARD 202 m² | As**: COURTYARD 56 m² = 27%
 SIDEWALK 283 m² | SIDEWALK 141 m² = 52%



Sept 21 @ 10:00
 At*: COURTYARD 202 m² | As**: COURTYARD 0 m² = 0%
 SIDEWALK 283 m² | SIDEWALK 283 m² = 100%



Sept 21 @ 9:00
 At*: COURTYARD 202 m² | As**: COURTYARD 0 m² = 0%
 SIDEWALK 283 m² | SIDEWALK 283 m² = 100%

3.5 CULTURAL SPECIFICITY

When designing Excelligent Milton Long Term Care, it was important to consider the cultural needs and preferences of residents. Providing a designated prayer room within one of the activity rooms allows residents to practice their religion comfortably and without interruption. The home will also be mindful of the food which is prepared and served to those with religious food preferences.



■ Prayer Room / Activity Room

3.6 SUSTAINABILITY FEATURES

Some sustainability features which will be included in Excelligent Long Term Care are:

- A Long-term Care home is a 24/7 Healthcare facility, and design requirements can make sustainable design and energy efficiency a challenge (i.e. high levels of air exchanges are required for infection prevention and control.) The building will be designed to balance the building envelope performance, active Mechanical and Electrical systems, energy performance goals, and healthcare operational requirements.
- Energy efficient design features will include:
 1. Variable speed drives to allow for demand controlled ventilation;
 2. Enthalpy recovery wheels on fresh air systems to reclaim energy from exhaust air;
 3. Low flow plumbing fixtures, and LED lighting throughout;
 4. A building automation system will manage building systems and energy consumption.
- Passive design strategies: The building's orientation will allow maximum sunlight from the south to enter spaces and reduce the amount of heating required indoors. Deciduous trees can provide cooling during warmer months and allow sunlight to enter the building in colder months.
- Sustainable roof design: Flat roofs will absorb energy and reduce heat island effect through the use of either accessible green roof terraces, or low-albedo roofing.
- Sustainable building envelopes: A well-insulated building envelope will help reduce energy consumption by maintaining a comfortable interior temperature while minimizing the need for heating or cooling. Energy-efficient windows with double or triple glazing, low-E coatings, and gas-filled gaps will reduce heat loss or gain and lower energy costs. Proper air sealing of a building envelope will prevent unwanted air leakage, which can help maintain consistent interior temperatures, reduce energy consumption and improve indoor air quality.
- Sustainable materials: Materials that can be locally sourced and contain a high level of recycled content will be considered.
- Waste reduction strategies: Incorporating waste reduction strategies such as recycling programs, or the use of a wastewater macerator will help reduce the building's environmental impact.