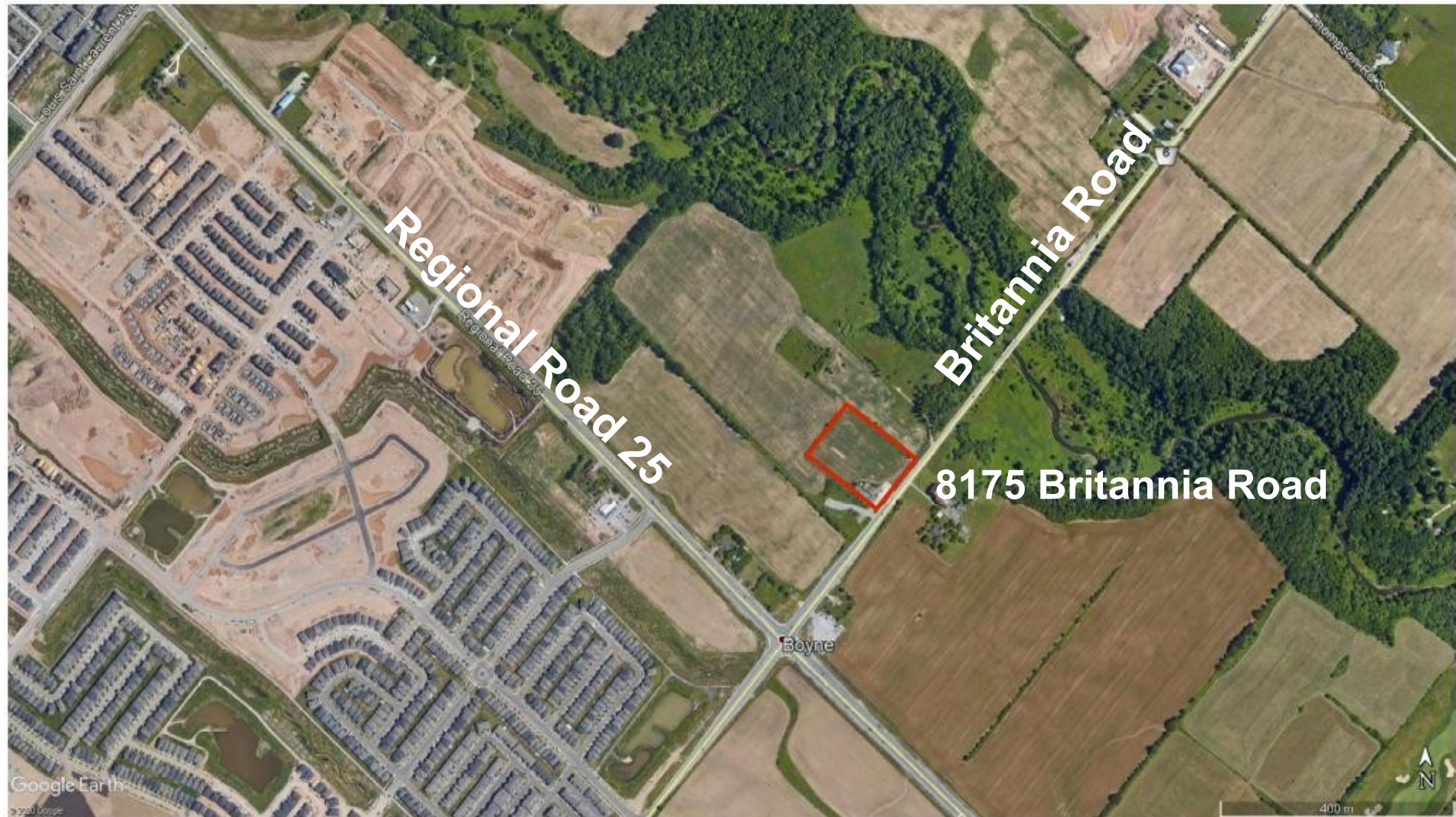


FERNBROOK HOMES
(MILTON ONE) LIMITED
8175 BRITANNIA ROAD

Proposed Development:
254 Stacked Townhouse Units in 9 Blocks

Aerial Photograph

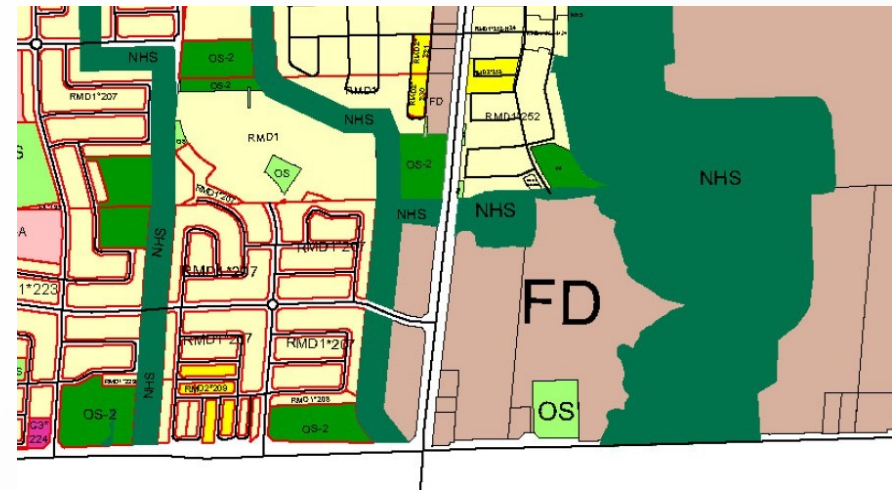


Fernbrook Homes

Current Official Plan and Zoning



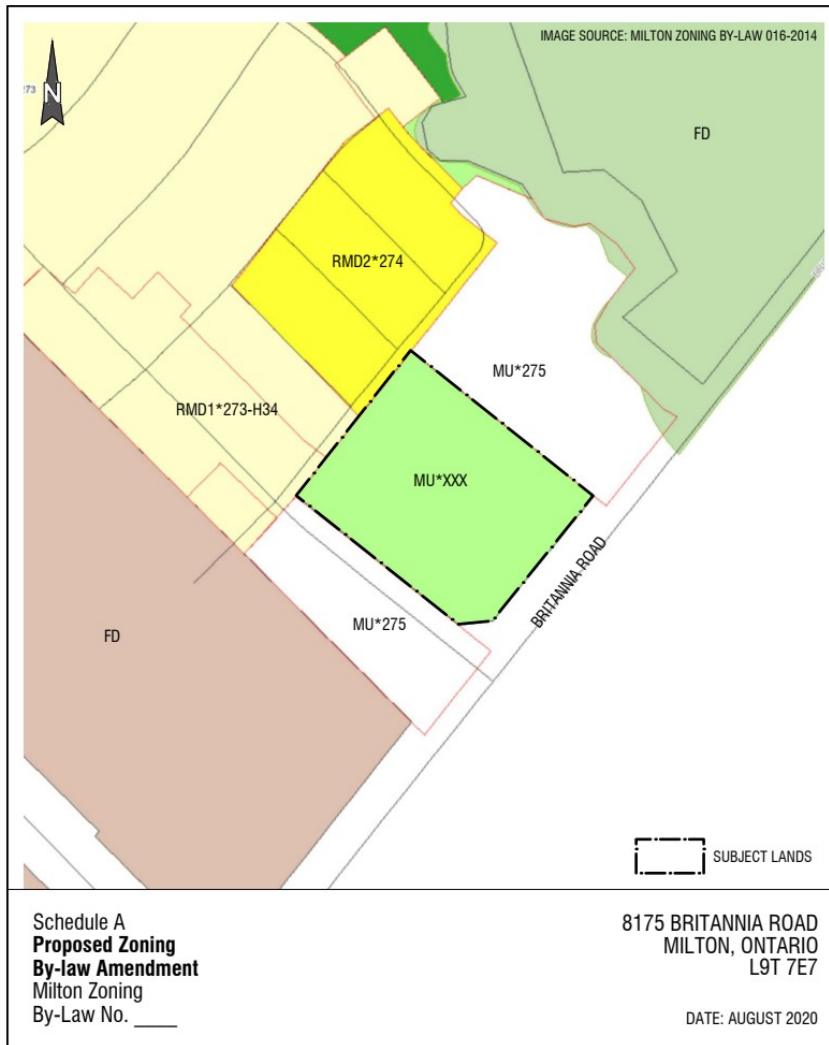
Milton Official Plan



Zoning By-law

Fernbrook Homes

Proposed Zoning Schedule



- Current OS Zone does not permit residential uses
- Mixed Use Zone will permit Stacked Townhouses
- Site Specific Exceptions are required for:
 - Balcony Setbacks
 - Landscape Open Space

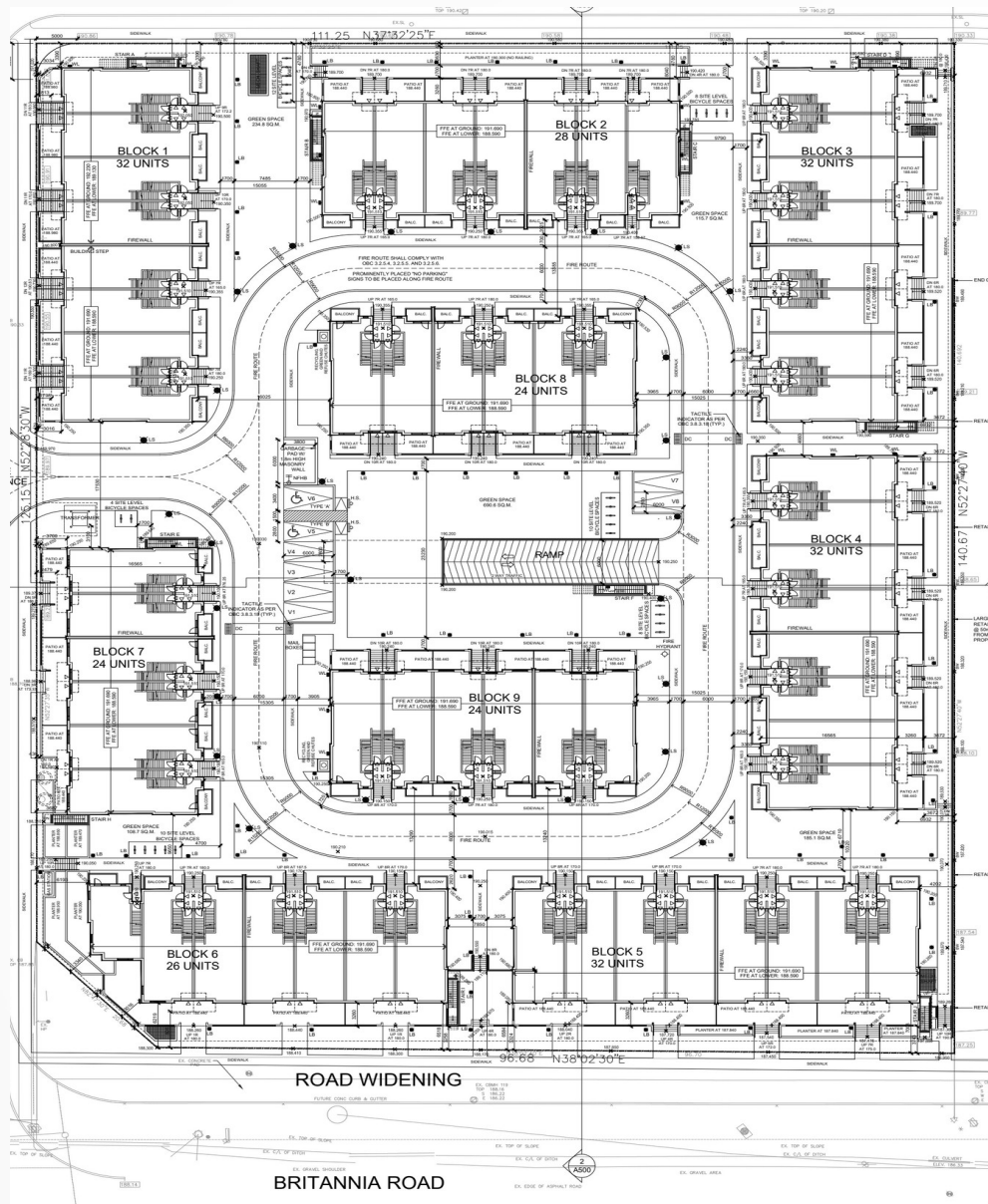
Zoning Justification

- Reduced Landscape Open Space
 - Open Space provided per unit is 20% more than the By-law Requirement
 - Reduced Exterior Yards and Setbacks provide an urban and pedestrian oriented streetscape
- Reduced Balcony and Veranda Setback
 - Only the balconies on the 1st Storey are affected, due to grading constraints
 - Balconies for the 2nd Storey and above will comply
 - Block 1 Verandas are similarly constrained
 - All other Blocks will meet the requirements for verandas

Conformity with Official Plan Objectives

- Compact Form of Development
- Provides Additional Housing Choice
- Will be Liveable and Attractive
- Units Each Have Direct Access to Outside
- Transit Supportive on a Future Anticipated Transit Route
- Provides Variety of Built Form in the Major Node
- Proposed Zoning By-law Amendment Meets the Objectives of the Official Plan, and is in Full Conformity with the Applicable Policies
- Proposed Zoning By-law Amendment represents good and sound Planning

Proposed Conceptual Site Plan



- 1.55 Hectare Site
- 258 Stacked Townhouse Units
- 2 Bedrooms or 1 Bedroom and Den
- Density of 164 UPNH
- Unit sizes range from 573 m² to 793 m²
- 4.8 m² of Outdoor Amenity Space per unit
- 408 Parking Spaces (400 Underground)

Proposed Typical Front Elevation



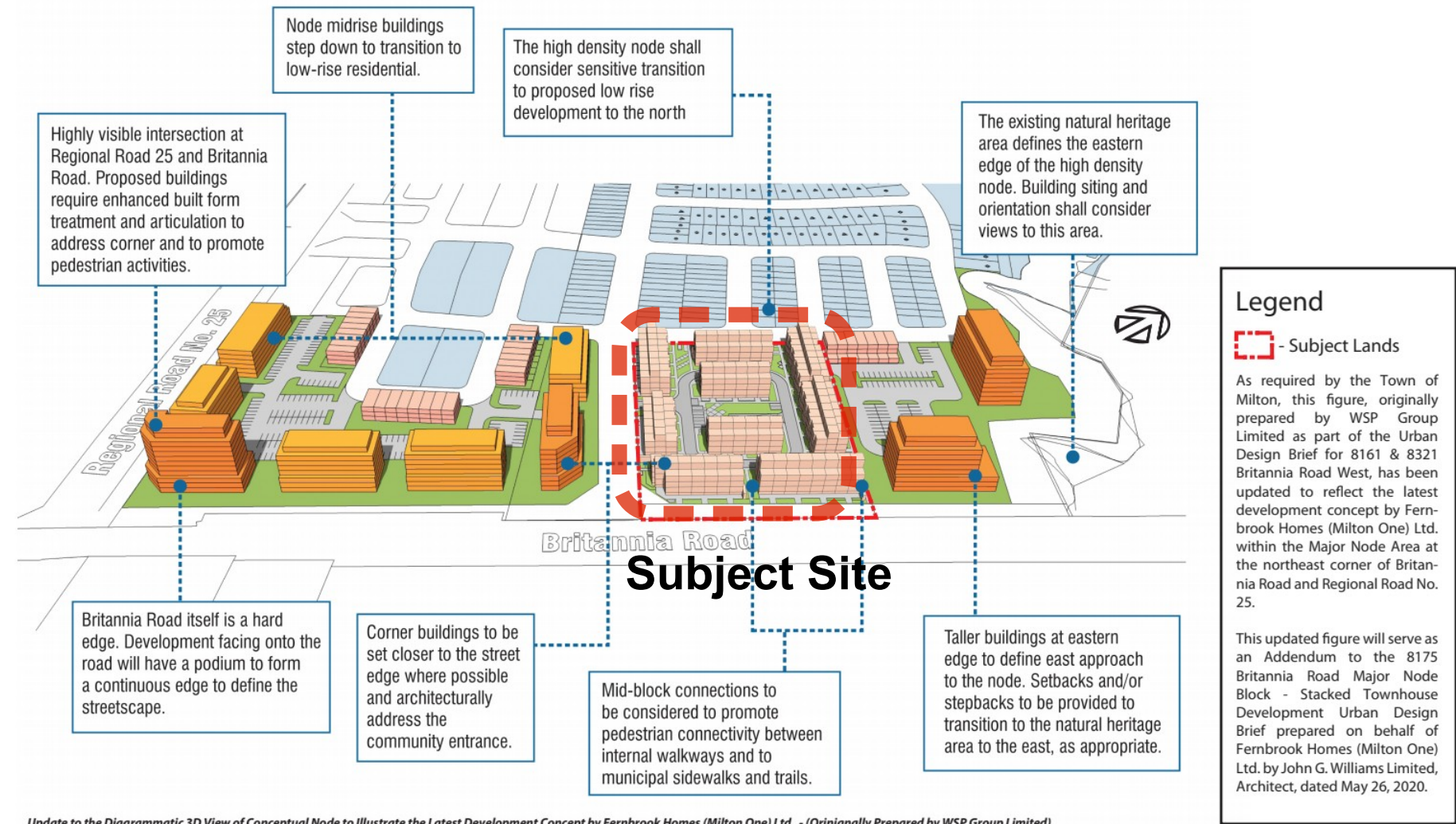
Proposed Typical Rear Elevation



Secondary Node Concept

Addendum to the Urban Design Brief
8175 Britannia Road - Major Node Block, Town of Milton

Fernbrook Homes (Milton One) Ltd.



Recent Fernbrook Example



- Widdicombe and Eglinton (Etobicoke)
- Stacked Townhouse
- Contemporary Architectural Style

Summary

- Full Conformity with, and Implements the Policies of:
 - PPS
 - Growth Plan
 - Halton Official Plan
 - Milton Official Plan
 - Boyne Survey Secondary Plan
- Appropriate Density and Built Form in the Major Node
- Additional Housing Choice (The Missing Middle)
- Attractive Contemporary Style