

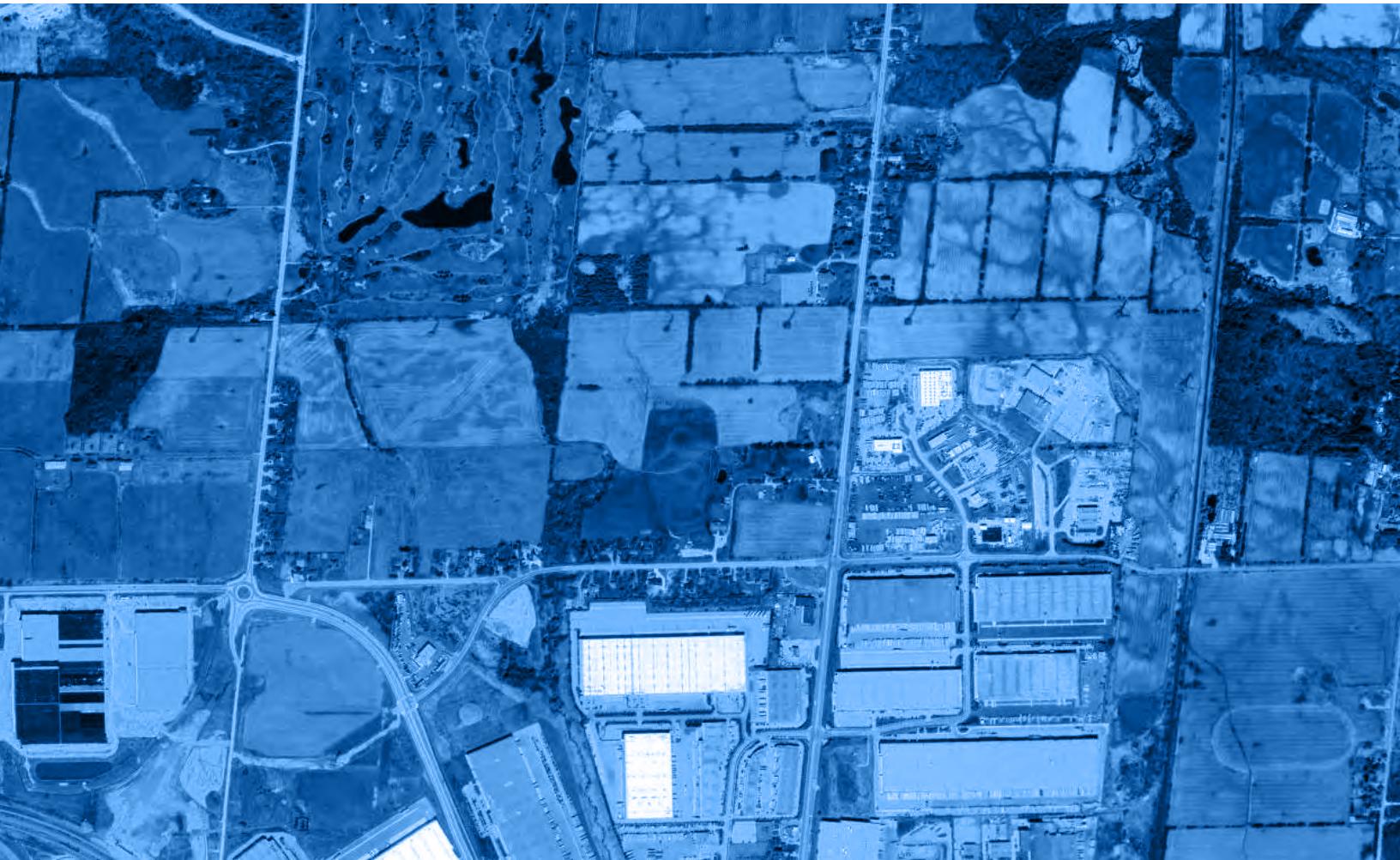
Urban Design Brief

9094 Regional Road 25 Halton Hills, ON

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1.0 Introduction

This Urban Design Brief (UDB), prepared by Turner Fleischer Architects Inc. on behalf of the Rice Group, establishes a comprehensive framework to guide the design and development of a new business park in Halton Hills. Located at 9094 Regional Road 25, at the intersection of Highway 25 and 5th Side Road, the site is envisioned as a contemporary mixed-use employment and commercial hub that integrates economic growth with environmental stewardship and community character.

The proposed master plan introduces a carefully coordinated arrangement of industrial parcels, retail buildings, and landscaped buffers, anchored by the realignment of an existing creek within the Halton Region conservation system. A designated nineteenth-century cultural heritage farmhouse is also preserved and reinterpreted as a landmark, reinforcing the site's layered identity and historic continuity.

The primary objective of this UDB is to align the development vision with municipal planning policies and design guidelines that emphasize sustainability, connectivity, and economic prosperity. The plan adopts a holistic approach—balancing the protection of natural heritage features with the creation of a vibrant and resilient business park. The framework establishes a connected and legible development pattern, where compact urban form, high-quality architectural expression, and robust landscape integration come together to reinforce the long-term prosperity of Halton Hills.

The master plan organizes three industrial warehouses along the eastern portion of the site, a retail warehouse with integrated gas bar to the west, and additional retail units along the southern frontage at the principal entrance. Access is structured through two coordinated entry points: a primary entrance off 5th Side Road leading into a central corridor designed to accommodate both freight vehicles and passenger traffic, and a secondary entrance off Highway 25 providing direct access to the retail warehouse. Together, these circulation routes establish an efficient, legible, and safe internal movement network. To enable these land uses, a zoning transition from A(9) Agricultural to RCC (Rural Cluster Commercial) and EMP1 (Employment One) is proposed, thereby facilitating the creation of a cohesive, high-performing business park.

2.0 Site Analysis



Figure 1 - Site Location and Context

2.1 Location and Access

The subject property is located at 9094 Regional Road 25, at the northwest corner of Regional Road 25 and 5th Side Road in Halton Hills. Regional Road 25 is a major north–south arterial under the jurisdiction of the Region of Halton, while 5th Side Road functions as a local east–west connection. The site currently has access via a long, tree-lined driveway extending west from Regional Road 25.

2.2 Cultural Heritage Context

The property is recognized as a designated heritage resource under Part IV of the Ontario Heritage Act (Chisholm House, By-law 2024-

0052). Key protected heritage attributes include:

- The nineteenth-century Italianate farmhouse (massing, materials, detailing, roof, porches, and chimneys).
- The historic driveway alignment extending west from Regional Road 25.
- A coniferous windrow located north of the driveway, providing landscape screening.

Any alterations, relocation, or removal of these elements will require municipal heritage approvals supported by a Heritage Impact Assessment and Conservation Plan.

2.0 Site Analysis

2.3 Surrounding Land Use and Character

The surrounding context is transitional in nature, reflecting the ongoing shift in Halton Hills from a rural agricultural base to a more urbanized employment corridor. To the north and west, the landscape remains predominantly agricultural, with dispersed farmsteads and open fields that provide a rural backdrop. To the south and east, however, larger-format employment and commercial blocks are emerging, characterized by expansive building footprints, structured parking fields, and logistics-oriented circulation.

Within this evolving framework, the subject site functions as both a rural landmark and a gateway into the employment corridor. The presence of the Chisholm House and its historic driveway alignment establishes a unique cultural identity, distinguishing the property from surrounding industrial parcels. This layered context presents both an opportunity and a responsibility: to design a business park that acknowledges its agrarian heritage while embracing a forward-looking architectural and landscape character.

2.4 Policy and Zoning Framework

The lands are designated in the Town of Halton Hills Official Plan, with site-specific land use to be confirmed against the most recent mapping. Portions of the broader area are subject to Greenbelt Protected Countryside and Natural Heritage System overlays, requiring detailed review of buffers and constraints. Zoning is governed by Comprehensive Zoning By-law 2010-0050.

2.5 Mobility and Transportation Constraints

- Regional Road 25 is a high-capacity arterial with goods-movement function; entrance permits and access spacing restrictions apply.
- The Region has identified potential widening of Regional Road 25 in this area, requiring further coordination to protect rights-of-way and daylight triangles.

2.6 Natural Heritage and Environmental Features

The property lies within the jurisdiction of Credit Valley Conservation (CVC) and Conservation Halton (CH). While no major watercourses traverse the site, conservation regulation mapping must be consulted to confirm the presence of regulated areas, hazard lands, or wetlands. Any new development will require stormwater management facilities designed to Conservation Authority standards.

2.7 On-Site Features

- Chisholm House: A two-storey L-shaped brick farmhouse with Italianate detailing, prominent roofline, and porches.
- Historic Driveway: A linear, tree-framed entry drive extending from Regional Road 25.
- Windrow: A coniferous tree belt along the northern property edge, providing screening and heritage value.
- Outbuildings and remnants: Including a silo and former accessory farm structures.

2.0 Site Analysis



Figure 2 - Existing Driveway to Historic Chisholm House



Figure 3 - Front Elevation of Chisholm House, 2009



Figure 4 - Front Elevation of Chisholm House, 2024



Figure 5 - Reinstatement of Wooden Cellar Entrance



Figure 6 - Streetview of Existing Driveway



Figure 7 - Existing Tree-Lined Driveway

2.0 Site Analysis



Figure 8 - Existing Tree-Lined Driveway



Figure 9 - Existing Tree-Lined Driveway



Figure 10 - Existing Tree-Lined Driveway



Figure 11 - Existing Tree-Lined Driveway

2.0 Site Analysis

2.8 Opportunities

- The heritage farmhouse presents an opportunity for adaptive reuse as a landmark community, cultural, or office function.
- Heritage landscape elements, including the historic driveway and windrow, can be integrated into the public realm design, creating a distinctive sense of place.
- High visibility and frontage along Regional Road 25 supports retail activation and employment uses.
- Existing vegetation belts provide natural buffering opportunities to adjacent land uses.

2.9 Constraints

- Mandatory heritage approvals are required for any changes to the farmhouse, driveway alignment, or windrow.
- Regional Road 25 access limitations may restrict driveway relocation or new entrances.
- Potential Greenbelt/Natural Heritage System overlays and Conservation Authority regulation areas may reduce the net developable area.
- The heritage farmhouse requires a buffered setting, avoiding adjacency to heavy truck courts or loading zones to maintain its prominence and integrity.

2.10 Design Implications

- Position large-format employment buildings deeper within the site, preserving the heritage farmhouse and driveway as public-facing anchors.
- Reinforce the historic windrow and supplement with new landscape planting to provide visual and acoustic buffering.
- Organize site circulation to minimize conflicts between heritage/public areas and industrial loading functions.
- Establish a clear heritage forecourt or plaza framing the farmhouse and aligning with the historic driveway.

3.0 Design Objectives

The Halton Hills Business Park is guided by the following objectives:

- Contextual Integration – Ensure compatibility with adjacent industrial, commercial, and residential uses through thoughtful site planning, buffering, and landscape-driven transitions.
- Identity and Character – Establish a distinct employment and retail hub defined by high-quality architectural expression, enhanced gateway entrances, and coordinated streetscape elements that strengthen the site's visual identity.
- Public Realm Enhancement – Deliver a safe, inviting, and legible public realm featuring landscaped streetscapes, multi-modal connectivity, and pedestrian-friendly environments that encourage community interaction.
- Sustainability – Incorporate high-performance building systems, low-impact development measures, and resilient infrastructure to minimize environmental impacts and support long-term ecological stewardship.
- Mobility and Connectivity – Provide safe and efficient vehicular access while promoting alternative transportation modes, including cycling, walking, and future transit integration to enhance regional connectivity.
- Community Interface – Protect nearby residential areas and natural heritage features through acoustic and visual screening, enhanced landscape buffers, and ecological preservation measures.
- Economic Vitality – Position the site as a landmark employment and retail destination within Halton Hills, reinforcing its role as a regional growth centre.

4.0 Design Guidelines for the Public Realm

The public realm strategy is designed to create a welcoming, functional, and visually cohesive environment that supports pedestrian movement, transit readiness, and landscape quality.

4.1 Streetscapes and Buffers

- Provide a 7.5-metre-wide landscaped strip along Regional Road 25 and 5th side road resulting from zoning-complaint setbacks from the property line, supported by continuous 6.0-metre perimeter buffers around the site.
- Incorporate planting, and screening to soften views and noise mitigation of industrial uses and enhance the interface with the public realm.



Figure 12 - Example of vegetation screening



Figure 13 - Example of plantation to enhance industrial site

4.2 Pedestrian Environment

- Deliver barrier-free sidewalks with a minimum 1.5-metre clear width, connecting retail units, the retail warehouse, and industrial buildings.
- Establish clear pedestrian crossings at high-traffic intersections to improve safety.
- Ensure direct pedestrian linkages between building entrances, parking areas, and potential future transit stops.

4.3 Transit and Active Transportation

- Reserve space for future bus stop locations, supported by transit-friendly amenities such as seating, shelters, and bike racks.

- Provide multi-use pathways and cycling infrastructure that connect to building entrances and the broader road network.

4.4 Lighting and Wayfinding

- Implement Dark Sky-compliant LED lighting to reduce light pollution while enhancing pedestrian and vehicular safety.
- Install wayfinding signage, benches, and site furniture to guide movement and reinforce the park's identity.

4.0 Design Guidelines for the Public Realm

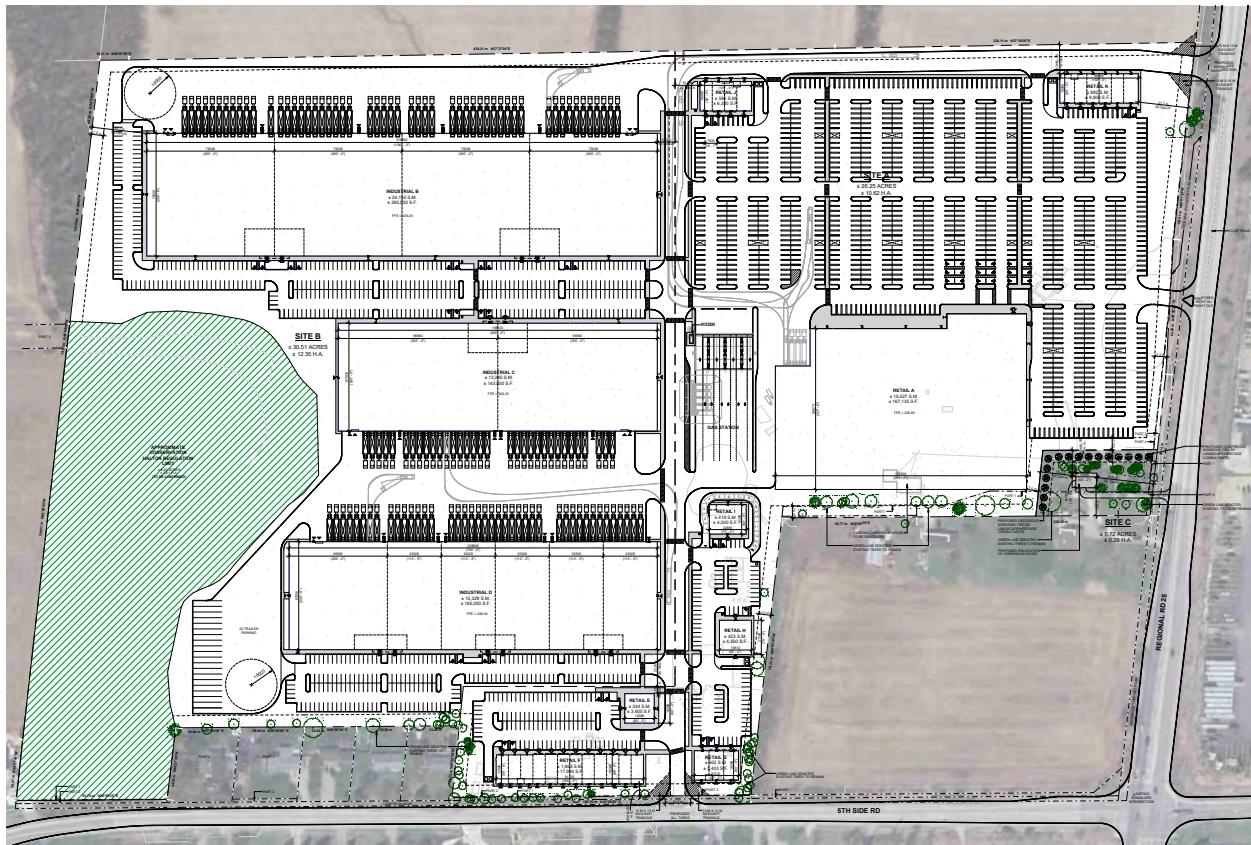


Figure 14 - Proposed Site Plan (A1-9)

5.0 Design Guidelines for the Private Realm

The private realm emphasizes functional site planning, high-quality architectural expression, and sustainable design features that collectively define a cohesive business park identity.

5.1 Site Planning and Circulation

- Position the three industrial buildings along the western portion of the site, oriented to maximize operational efficiency while establishing a strong street presence.
- Situate the large-format retail and gas bar at the north-easter edge of the site, creating its own fully-functioning space, supported by parking areas and a primary vehicular access from both 5th Side Road and Regional Road 25.
- Integrate commercial retail units along the southern edge and primary entrances to establish a porous and active frontage. By drawing the public realm into the private domain, these spaces act as connective tissue between the industrial and commercial uses, providing amenities for employees while inviting broader community interaction and activity.
- Separate truck circulation and loading areas from passenger vehicle routes to enhance operational safety. Accommodation of adequate drive aisle widths to balance the flow of traffic and create safer spaces with a multitude of vehicle types.
- Screen service areas with retaining walls and landscaping to mitigate visual and acoustic impacts.

5.2 Architectural Expression (Industrial)

The industrial buildings will embody a contemporary design vocabulary that emphasizes clarity of form, material integrity, and human-scaled articulation. While large in footprint, these structures will be visually broken down through rhythmic façade modulation, proportional spacing, and the strategic use of varied materials. Glazing, accent cladding, and articulated vertical bays will provide visual relief, while entrances and service points will be highlighted with canopies and colour accents to establish identifiable nodes for employees, visitors, and logistics operators.

This architectural approach moves beyond traditional utilitarian industrial typologies, presenting buildings that elevate the image of the business park as a modern, sustainable, and well-composed employment district.

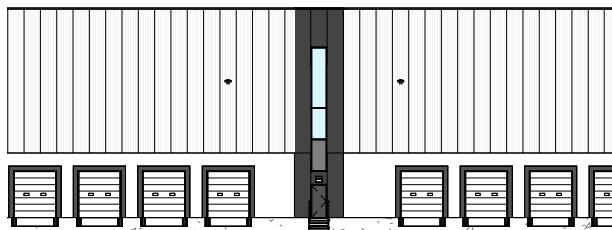


Figure 16 - Visual Relief Along Long Facade

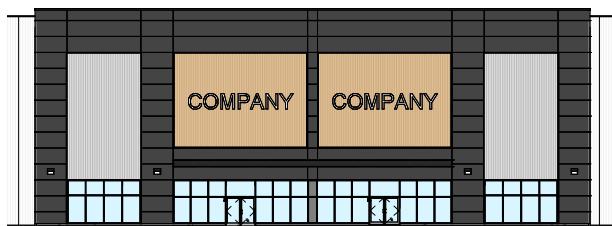


Figure 17 - Industrial Building Entrance

5.0 Design Guidelines for the Private Realm

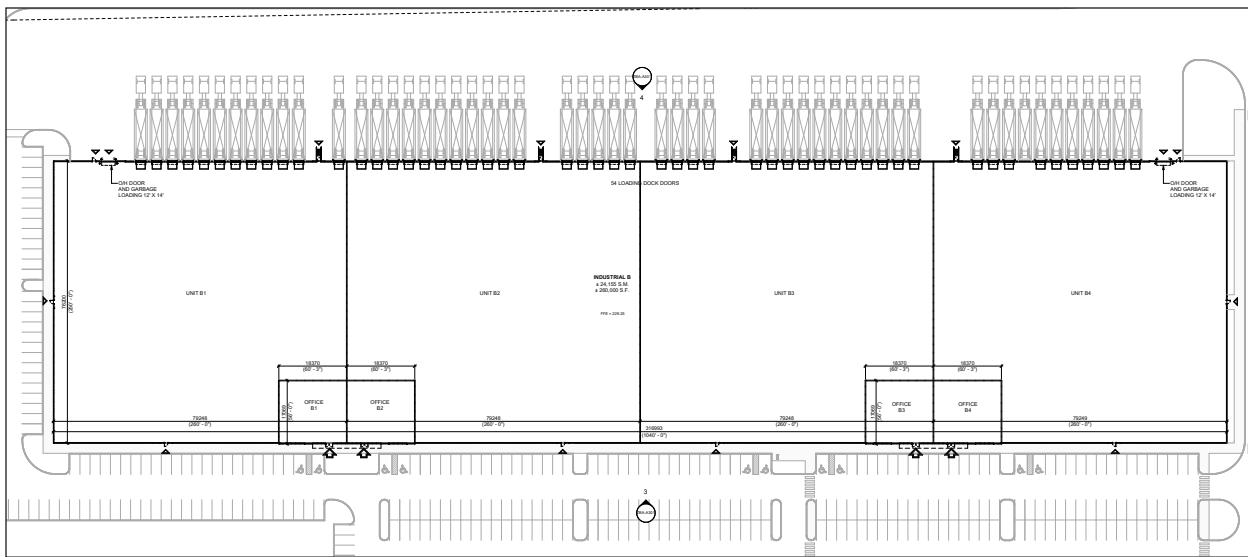


Figure 18 - Industrial Building B Floor Plan

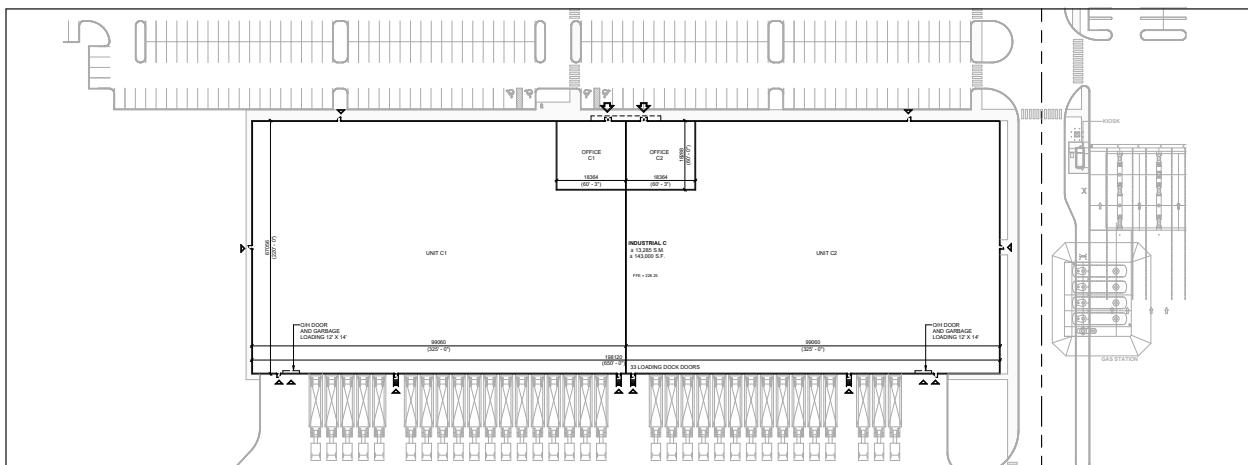


Figure 19 - Industrial Building C Floor Plan

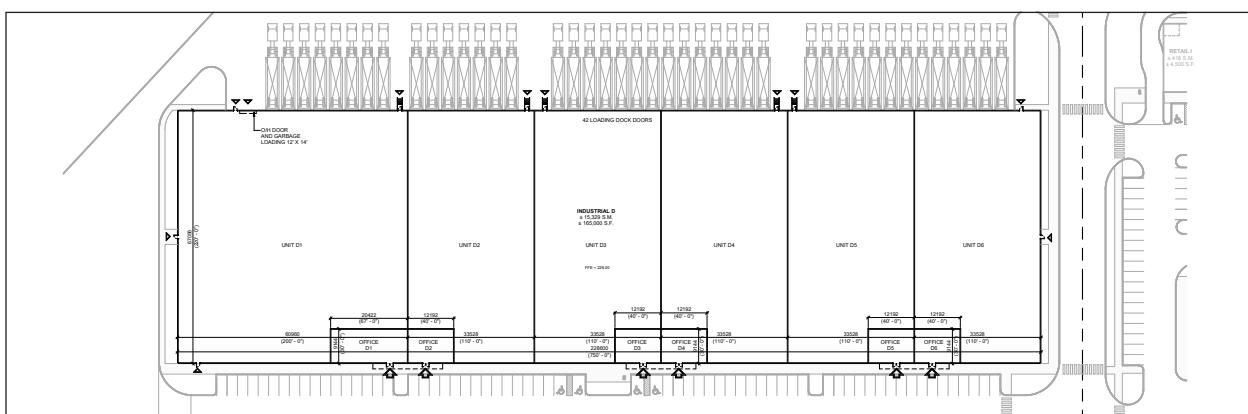


Figure 20 - Industrial Building D Floor Plan

5.0 Design Guidelines for the Private Realm

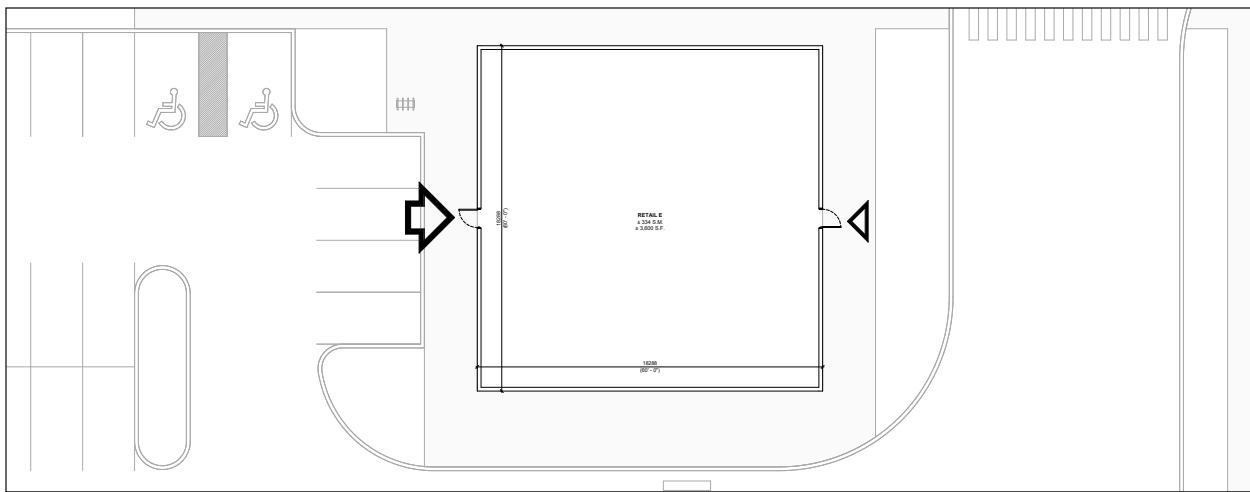


Figure 21 - Commercial Building E Floor Plan

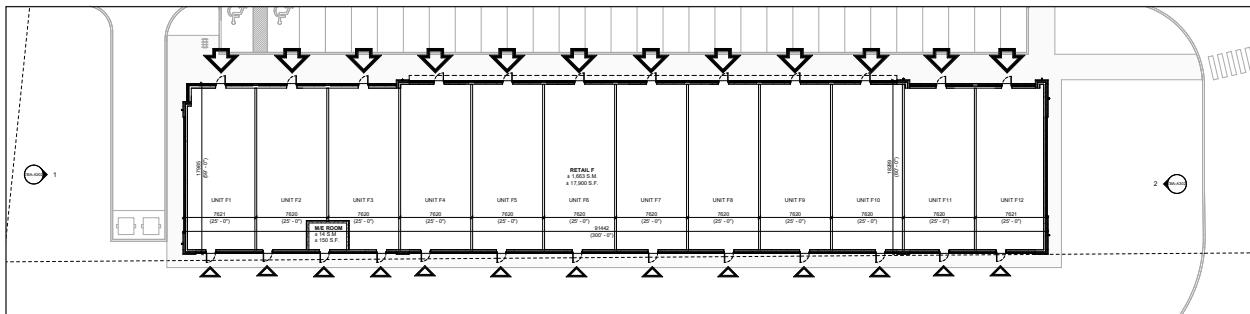


Figure 22 - Commercial Building F Floor Plan

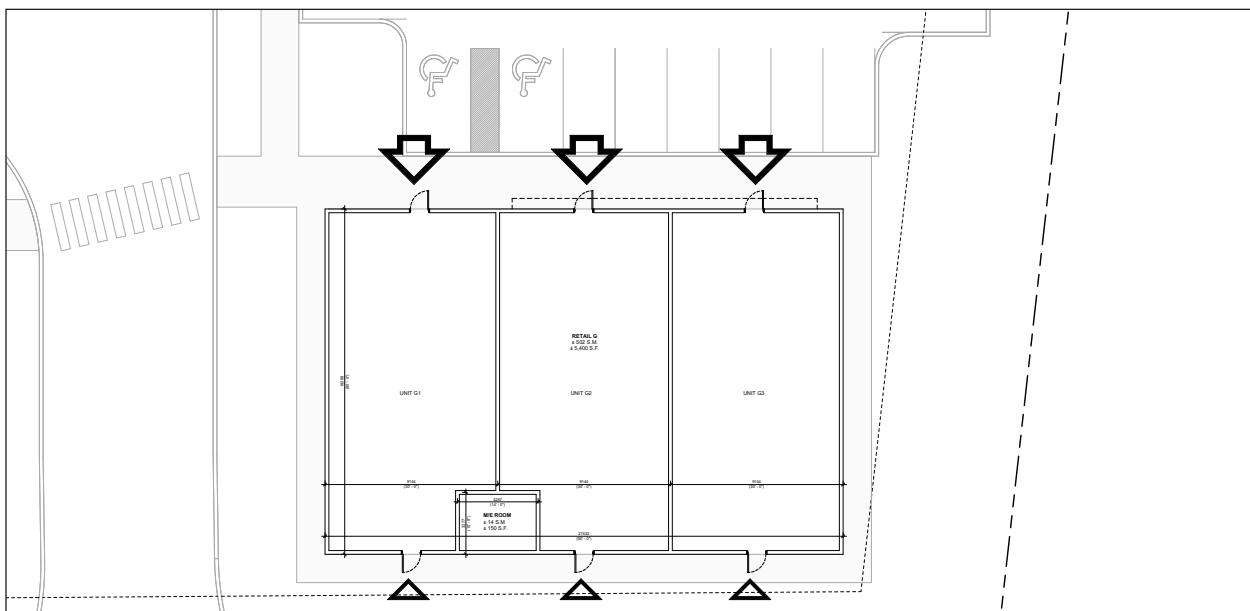


Figure 23 - Commercial Building G Floor Plan

5.0 Design Guidelines for the Private Realm

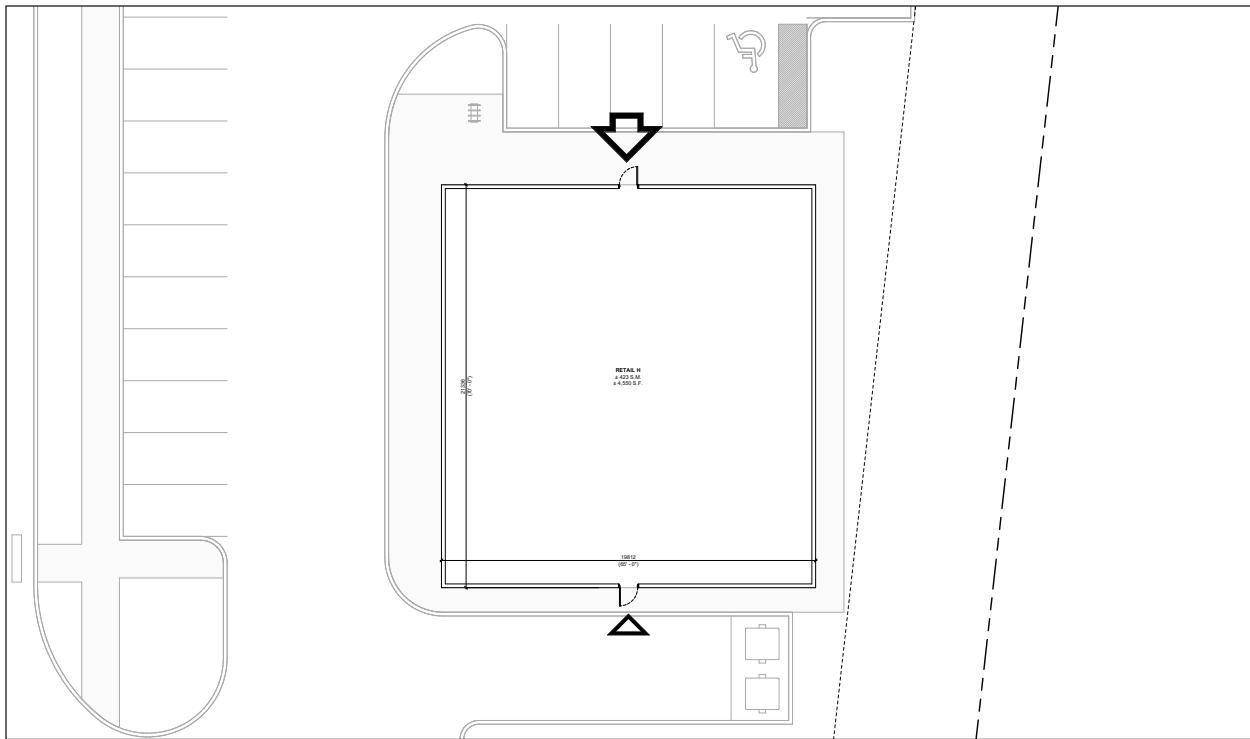


Figure 24 - Commercial Building H Floor Plan

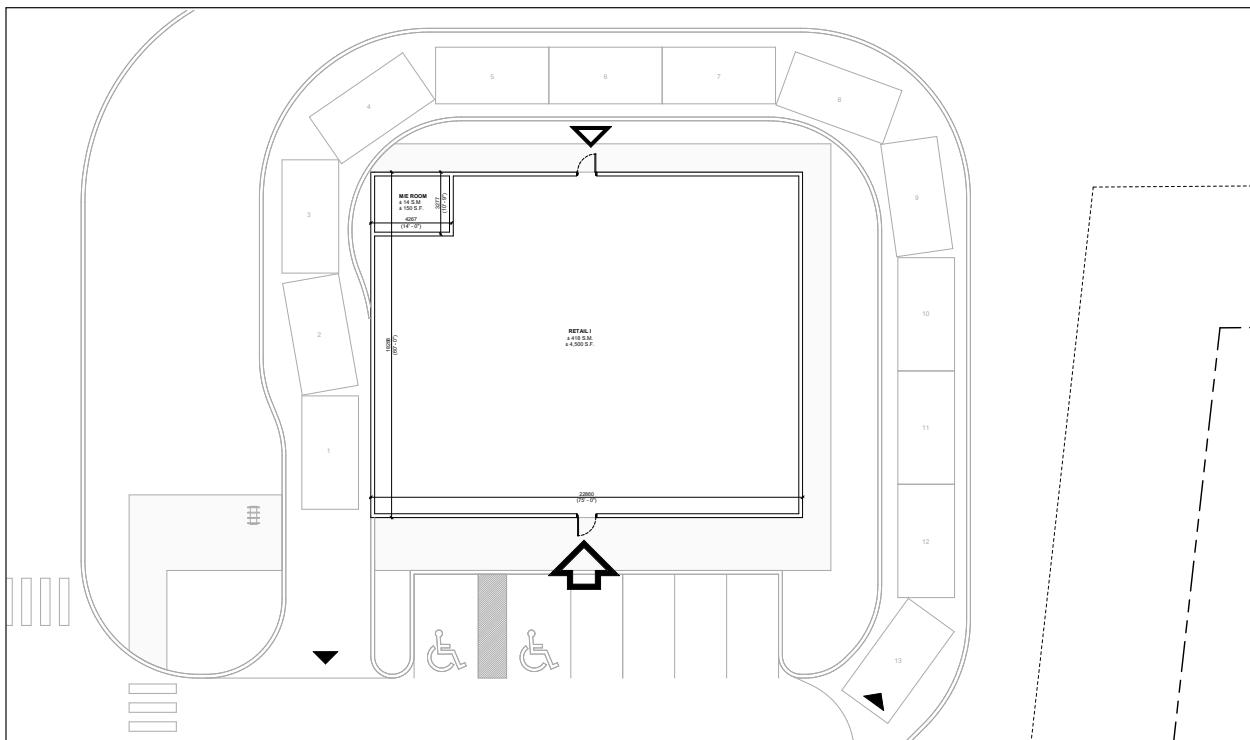


Figure 25 - Commercial Building I Floor Plan

5.0 Design Guidelines for the Private Realm

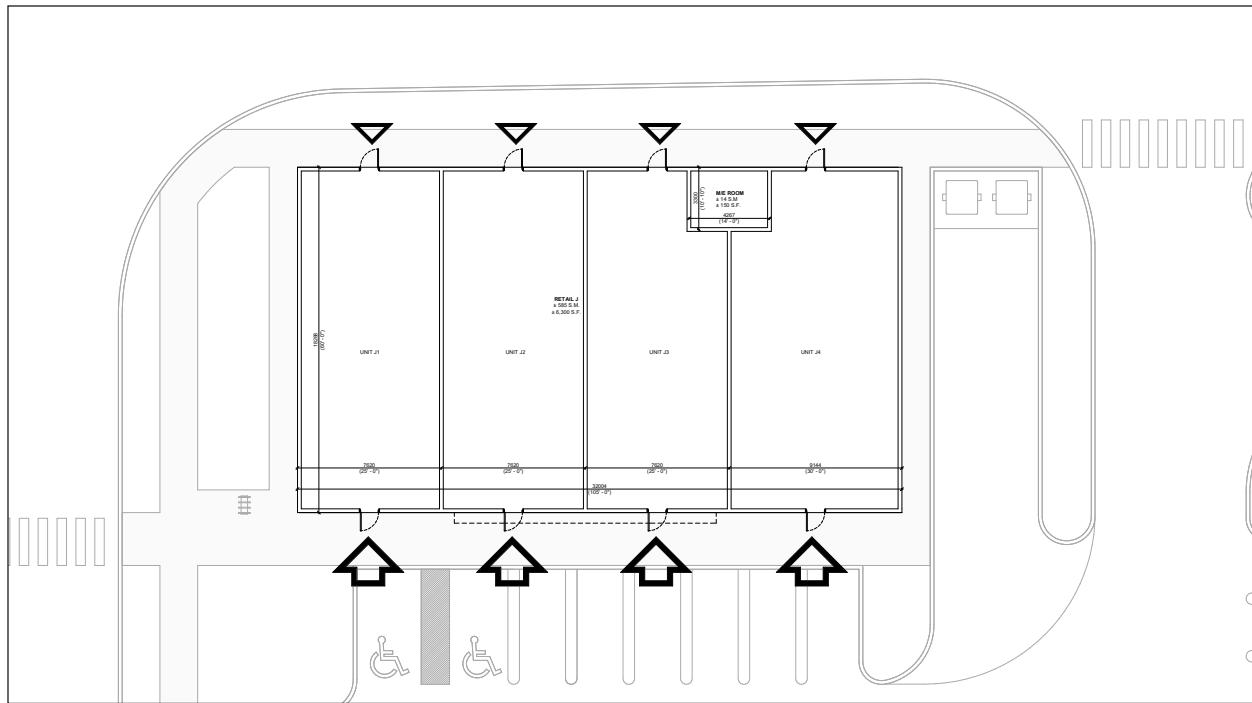


Figure 26 - Commercial Building J Floor Plan

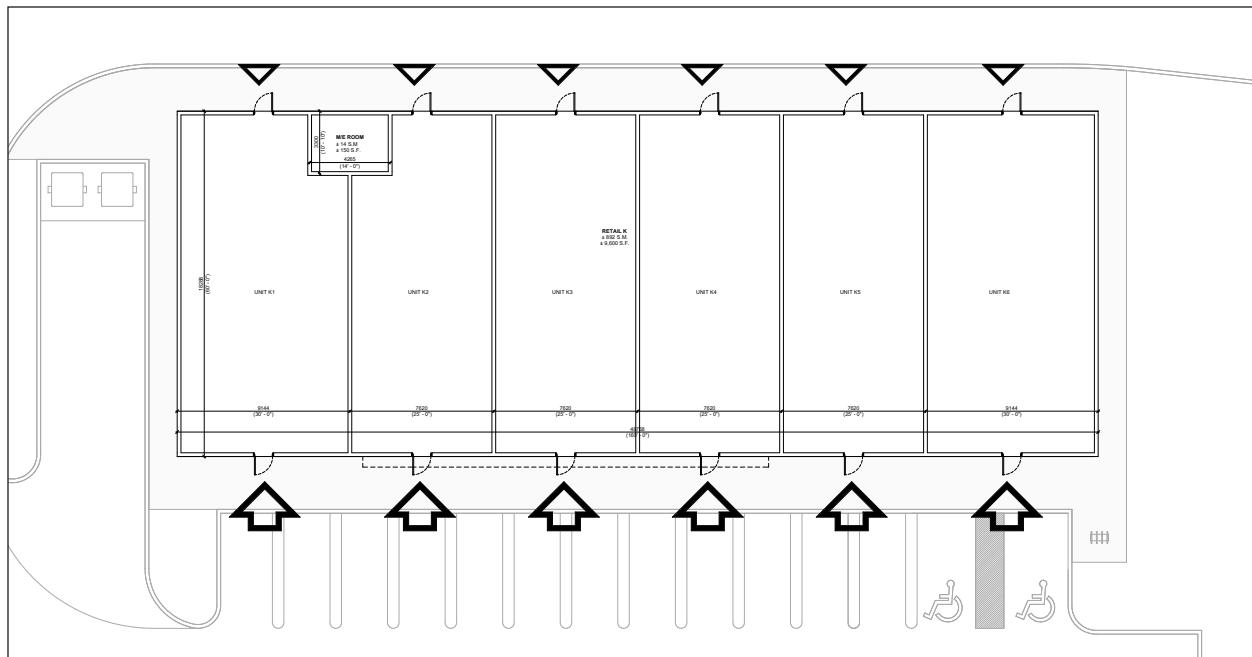
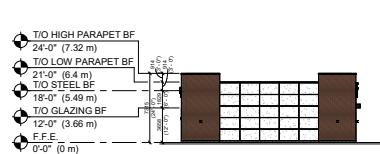
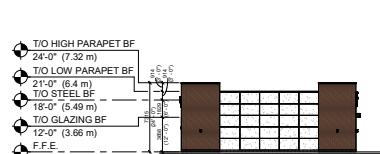
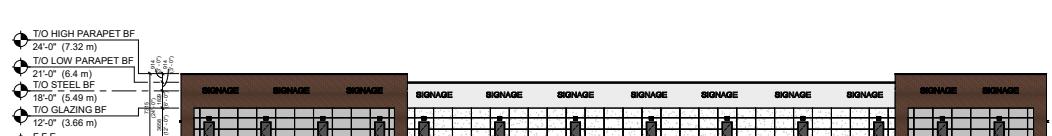
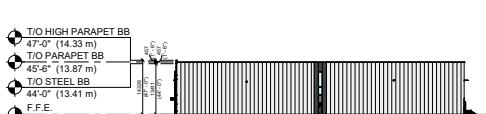
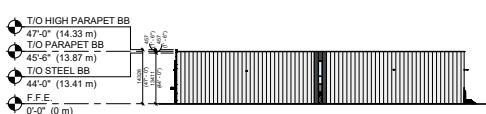
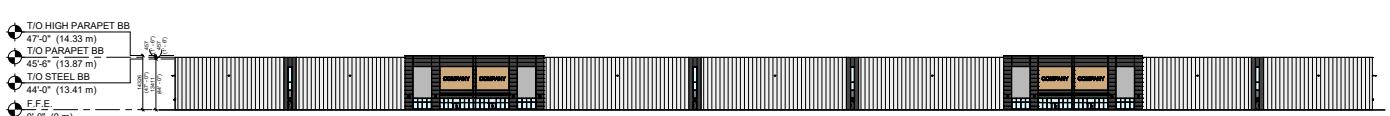


Figure 27 - Commercial Building K Floor Plan

5.0 Design Guidelines for the Private Realm



5.0 Design Guidelines for the Private Realm



Figure 36 - Commercial Building Design Reference

5.3 Architectural Expression (Commercial)

The commercial components of the site—including the retail warehouse, gas bar, and retail units—will adopt a contemporary commercial vocabulary rooted in clean lines, layered materials, and human-scaled articulation. Building façades will be modulated into smaller volumes through the use of projecting elements, recessed bays, and varied material treatments.

Corner locations will be emphasized through architectural “bookends” and extended wall planes that project beyond the primary façade, creating bold frames for tenant signage and branding. Glazed entrances, articulated piers, and canopy elements establish clear points of arrival while enriching the pedestrian experience. Collectively, these strategies will create a cohesive and inviting retail environment that integrates seamlessly with the larger industrial context. A consistent palette of materials, colours, and textures will further unify the building designs, reinforcing

a distinct identity and a sense of place across the development.

5.4 Sustainability Measures (Optional as the project progresses)

- Incorporate high-performance building envelopes with energy-efficient insulation, roofing, and window systems.
- Design roof structures to accommodate solar PV arrays, targeting coverage of up to 50% of roof surfaces.
- Integrate low-impact development features such as bioswales, permeable paving, recycled materials, and pollinator-friendly landscapes creating a cohesive landscape character.

5.0 Design Guidelines for the Private Realm

5.5 Landscaping and Screening

- Preserve and enhance existing natural heritage areas and creek corridors, reinforcing biodiversity and promoting ecological connectivity within the flow and structure of the proposed site
- Integrate stormwater management ponds as landscaped amenities, allowing them to function as both ecological habitats and visual assets within the public realm.
- Maintain consistent landscape buffers around the site, ensuring visual continuity between the public and private realms.

This approach reinforces the dual role of the site as both a place of historical memory and a hub of contemporary economic activity, seamlessly integrating heritage conservation with forward-looking development.

5.6 Heritage Integration

The Chisholm House, designated under By-law No. 2024-0052, exemplifies the Italianate architectural style and holds significant cultural value within Halton Hills. Its preservation and relocation represent a cornerstone of the site's identity and placemaking strategy.

The strategy proposes to reposition the house to the southeast corner of the property, reinforcing its visibility from Regional Road 25 while ensuring its accessibility within the reconfigured site plan.

A portion of the historic driveway will be retained, preserving the legibility of its original circulation pattern, while the coniferous windrow along the northern edge will be maintained and reinforced. New privacy vegetation will supplement these historic elements, ensuring that the Chisholm House enjoys a buffered and respectful setting within the broader commercial and industrial hub.

6.0 Implementation

Implementation of the Halton Hills Business Park will be secured through the Site Plan Approval process and guided by municipal policy.

- **Policy Alignment:** The development is designed to conform with the Town of Halton Hills planning framework, urban design guidelines, and regional growth strategies, ensuring full compliance with sustainability objectives and long-term economic goals.
- **Zoning Transition:** The lands will transition from Agricultural (A9) to Rural Cluster Commercial (RCC) and Employment One (EMP1) to enable development of industrial, retail, and service commercial uses.
- **Municipal Review:** Site plans, building elevations, and renderings will undergo comprehensive municipal review to confirm compliance with policy objectives and technical standards.
- **Sustainability Commitment:** The development prioritizes energy-efficient building systems, green infrastructure solutions, and climate-resilient design strategies as part of the approvals process, reinforcing the Town's sustainability leadership.
- **Community Engagement:** Ongoing consultation with residents, agencies, and stakeholders will ensure the project remains responsive to local needs while enhancing the interface between the business park and the surrounding community context.

Through these measures, the proposed Halton Hills Park will emerge as a high-quality, sustainable, and connected employment hub—supporting economic growth, respecting natural systems, and reinforcing the Town of Halton Hills as a leader in industrial and commercial development.

Thank you

