# land use planning consultants

# BOUNDLESS INGENUITY

HIGHWAY 401

SECONDARY PLAN BOUNDAR

CULTURAL HERITAGE RESOURCES

GATEWAY AREA

NATLRAL HERITAGE ORENTED AREA STREET ORENTED AREA NATLRAL HERITAGE ORENTED AREA ORENTED AREA ORENTED AREA

BUSINESS PAPE APEA

ENVIRONMENTAL LINKAGE AREA PIPELINE EASEMENT GREENLANDS A AREA

ENVIRONMENTAL LINKAGE AREA PRESTIGE OPPICE AREA

PARKWAY BELT WEST PLAN AREA / UITLITY CORRIDOR AREA

RESIDENTIAL SPECIAL POLICY AREA

STORMWATER MANAGEMENT FACILITY

POTENTIAL RAILWAY

GREENLANDS B AREA

EXISTING POADS

------ PROPOSED ROADS CANADIAN PACIFIC RAILWAY

## Derry Green Corporate Business Park Secondary Plan

### **Project:**

Industrial/Business Park Secondary Plan

### **Client**:

Town of Milton, Ontario

### The Opportunity:

Develop a comprehensive secondary plan to reflect the strong sense of community and the environment.

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### **MSH Genuine Results**

MSH led a multidisciplinary team in the preparation of a Secondary Plan for the Derry Green Corporate Business Park (Business Park II). This area will accommodate the majority of the Town of Milton's future employment growth.

The Secondary Plan is designed to create a comprehensively planned, high quality, corporate business park with a significant component of office and other prestige uses. It will have approximately 17-18,000 employees based on an assumption of approximately 45 employees per net hectare. This area will also serve as a gateway to the Urban Area and, as such, will reflect the strong sense of community and the environment.

The Derry Green Corporate Business Park will be based on strong design requirements to ensure the achievement of quality development, while providing for a full range of employment uses in a variety of different environments.

These will include prestige offices, campus settings in close proximity to the Greenlands/Natural Heritage and Open Space System; street-related employment uses and traditional industrial employment. In addition, a community park and complete trail system has been planned.

www.mshplan.ca