



# The Corporation of the Town of Milton

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Report To: Council

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From: Barbara Koopmans, Commissioner, Planning and Development

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Date: February 11, 2019

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Report No: PD-006-19

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Subject: Public Meeting and Initial Report – Proposed Plan of Subdivision and Amendments to the Zoning By-law by Milton III-75 Land Limited to permit the development of a residential plan of subdivision applicable to lands known as Part of Lot 8, Concession 5, Milton (File: 24T-18001/M and Z-05/18)

**Recommendation: THAT Planning and Development Report PD-006-19 BE RECEIVED FOR INFORMATION**

## EXECUTIVE SUMMARY

The applicant is seeking an amendment to the Town's Zoning By-law to rezone the subject lands from the current Future Development (FD) Zone and Natural Heritage System (NHS) Zone to Residential Medium Density 1 (RMD1) Zone, Residential Medium Density 2 (RMD2) Zone, Mixed Use (MU) Zone, Open Space (OS) Zone and Natural Heritage System (NHS) Zone. The changes in zoning is requested to facilitate the development of the lands for a residential plan of subdivision and the future development of a Major Node Block.

The applicant proposes a plan of subdivision consisting of 116 single detached dwellings, 82 street townhomes and 72 back-to-back townhomes. The proposed development also includes a Major Node Block which conceptually includes options for mixed use high density residential and purpose designed high density residential buildings. Additionally, the proposed development includes a village square, a woodlot, a greenland channel and an internal public road network.

## REPORT

### Background

**Owner:**

Milton III-75 Land Limited, 6625 Kitimat Road, Mississauga, ON, L5N 6J1

**Applicant/Agent:**

Glenn Schnarr & Associates Inc., 10 Kingsbridge Garden Circle, Mississauga, L5R 3K6

**Location/Description:**

The subject lands, currently vacant, are bounded by Fourth Line to the west, Louis St. Laurent Avenue to the north and James Snow Parkway to the east. Surrounding land uses include existing residential development to the north and future residential uses to the south and east. Located to the west of the subject lands is a secondary school (Craig Kielburger Secondary School) and an elementary school (future French Catholic Elementary School currently under construction).

### **Proposal:**

The applicant is seeking to rezone the subject lands from the current Future Development (FD) Zone and Natural Heritage System (NHS) Zone to Residential Medium Density 1 (RMD1) Zone, Residential Medium Density 2 (RMD2) Zone, Mixed Use (MU) Zone, Open Space (OS) Zone and Natural Heritage System (NHS) Zone. The changes in zoning is requested to facilitate the development of the lands for a residential plan of subdivision.

Figure 2 illustrates the proposed concept plan. The proposed development consists of 116 single detached residential lots, 82 townhomes, 72 back-to-back townhomes, a 1.64 hectare Major Node Block, a 0.39 hectare Village Square Block, a 1.02 ha channel block, a 3.17 ha Woodlot block and an internal road network.

The following reports have been submitted in support of this application and are currently under review:

- Planning Justification Report, dated September 19, 2018, prepared by Glenn Schnarr & Associates.
- Geotechnical Investigation, dated December 5, 2018, prepared by WSP Canada Inc.
- Phase 1 Environmental Site Assessment, dated October 12, 2016, prepared by WSP Canada Inc.
- Phase 2 Environmental Site Assessment, dated October 13, 2016, prepared by WSP Canada Inc.
- Architectural Control Guidelines, dated June 8, 2018, prepared by John G. Williams Limited.
- Tree Inventory and Preservation Plan, dated January 18, 2017, prepared by Strybos Barron King.
- Park Block 136 Facility Fit Plan, dated January 18, 2017, prepared by Strybos Barron King.
- Feature Based Water Balance, dated June 21, 2018, prepared by DS Consultants Ltd.
- Stage 1-2 Archaeological Assessment, dated October 18, 2016, prepared by Archaeological Services Inc.
- Environmental Noise Assessment, dated September 2018, prepared by Valcoustics Canada Ltd.



- Transportation Assessment, dated September 2018, prepared by GHD.
- Stormwater Management and Functional Servicing Report, dated September 17, 2018, prepared by A.M. Candaras Associates Inc.
- Scoped Environmental Impact Study, dated September 2018, prepared by Savanta Inc.

## Discussion

### Planning Policy

The subject lands are designated Residential Area and Greenlands A Area as shown on Schedule B – Urban Area Land Use Plan of the Town of Milton Official Plan. The Residential Area designation means that the uses shall be primarily low to medium density residential dwellings. The purpose of the Greenlands A designation is to define and protect environmental features, in this case the existing woodlot and wetland located on the subject lands.

Additionally, the lands are located within the Boyne Survey Secondary Plan and are designated Natural Heritage System, Residential Area, and Major Node Area. The purpose of the Natural Heritage System is to protect areas which have been identified as having environmental significance and to establish a Natural Heritage System which achieves an enhanced natural habitat and ecological functions that will be resilient to the impacts of the adjacent urban development. The Residential Area permits a variety of housing types and forms including Medium Density Residential I and II uses, High Density Residential uses and Local Institutional uses and Coach houses. The Major Node Area, which is located at the northeast portion of the lands, permits a variety of high density residential, institutional and office uses and may also permit Medium Density Residential II uses, limited grade-related multiple attached housing forms, assisted and special needs housing, retail and service commercial uses located on the main floor of a multi-storey building and drive through service facilities and gas stations (with or without car washes).

While a full review of the applicable planning policies will be undertaken as part of the review of the application, based on the information provided, staff is satisfied that an Official Plan Amendment is not required.

### Zoning By-law, 016-2014, as amended

The subject lands are zoned Future Development (FD) Zone and Natural Heritage System (NHS) Zone and a zoning by-law amendment is required as only existing uses are currently permitted. This application seeks to rezone the lands to Residential Medium Density 1 (RMD1) Zone, site specific Residential Medium Density II (RMD2\*XXX) Zone, Mixed Use (MU) Zone, Open Space (OS) Zone and Natural Heritage System (NHS) Zone.



## **Public Consultation and Review Process**

Notice for the public meeting was provided pursuant to the requirements of the Planning Act on January 17, 2019.

Staff has identified the following issues to be reviewed:

- Site Design, Built Form, Density and Urban Design
- Traffic Impacts, Pedestrian and Vehicle Access/Circulation
- Environmental Impacts
- Consistency with PPS and conformity with Growth Plan for the Greater Golden Horseshoe
- Servicing and Stormwater Management
- Development of the Major Node Block

## **Financial Impact**

None arising from this report.

Respectfully submitted,

Barbara Koopmans, MPA, MCIP, RPP, CMO  
Commissioner, Planning and Development

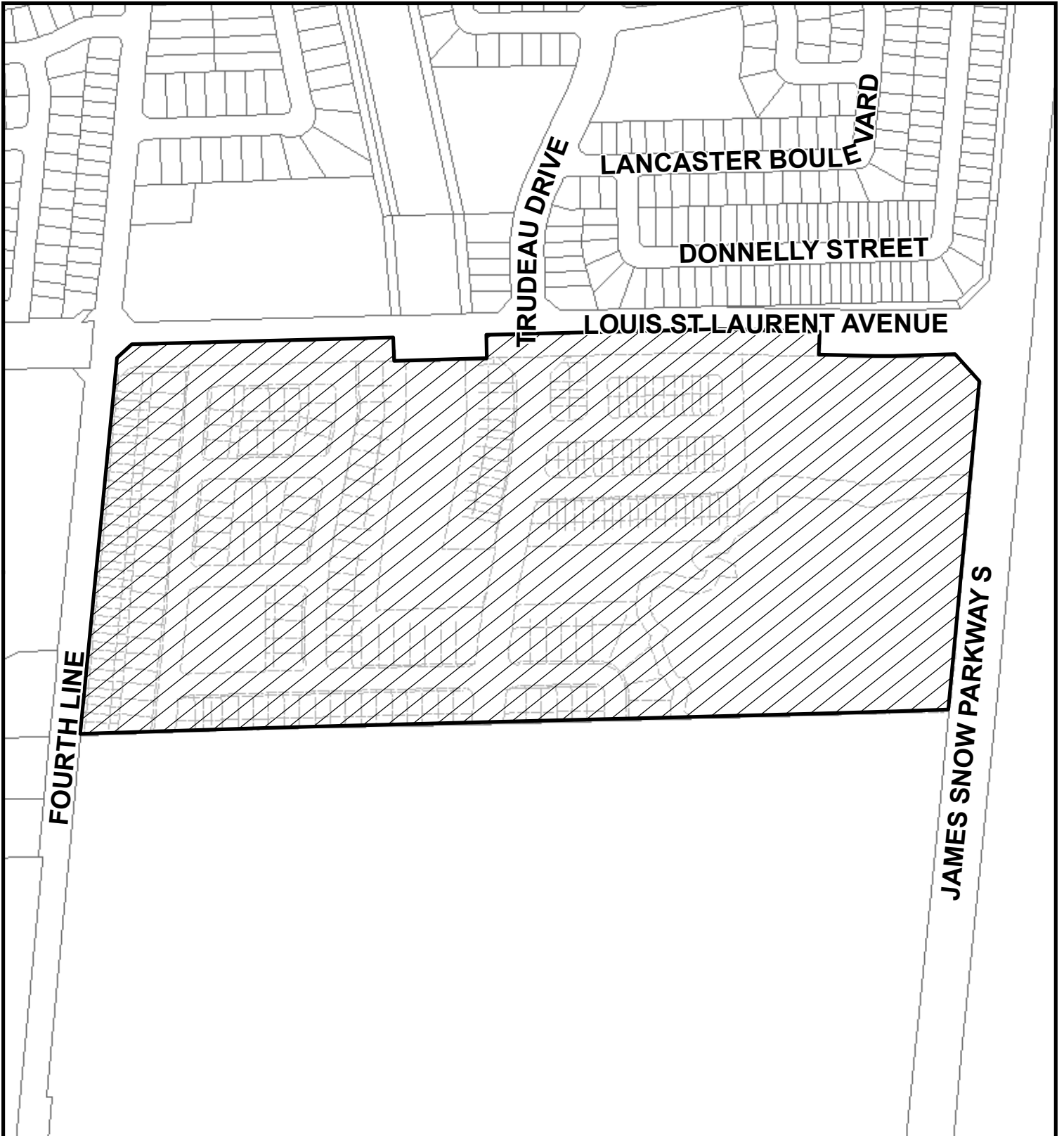
For questions, please contact: Aaron Raymond, Senior Planner      Phone: Ext. 2313



## **Attachments**

Figure 1 – Location Map  
Figure 2 – Concept Plan  
Appendix 1 – Draft Zoning By-law

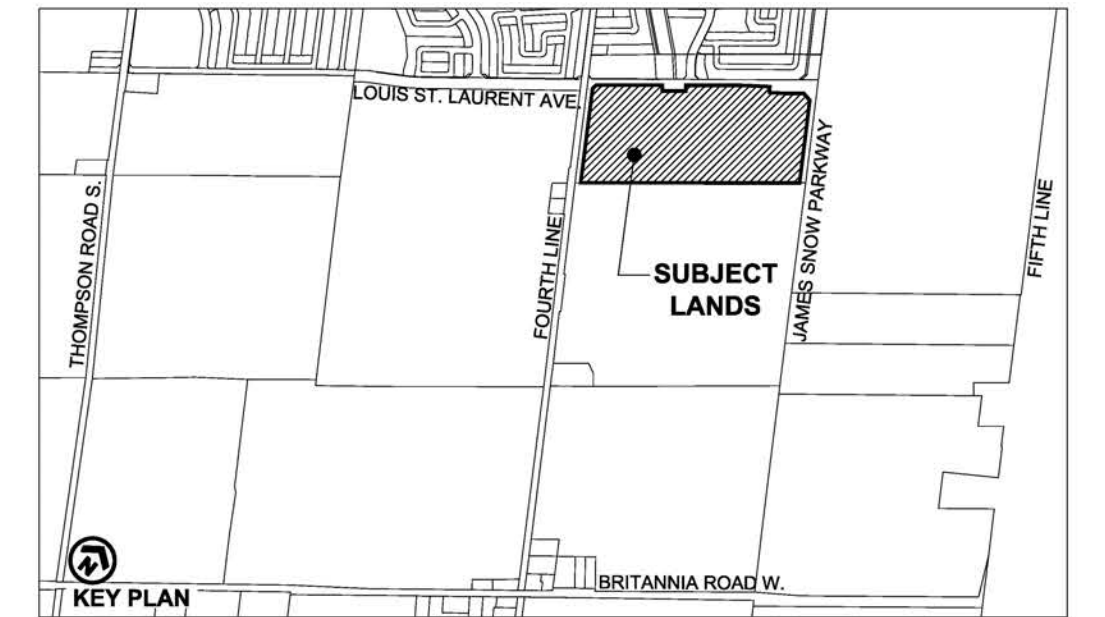
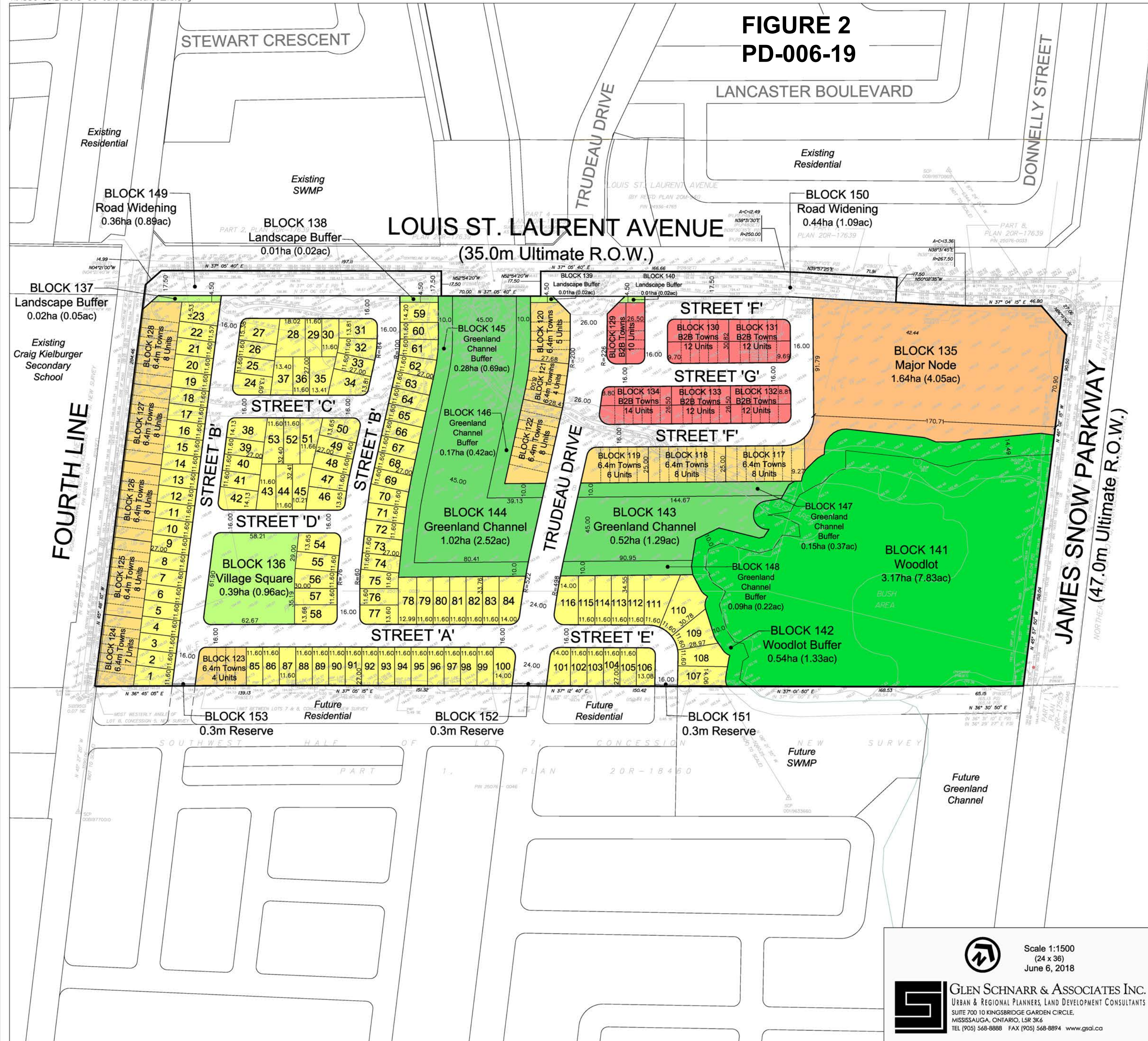
CAO Approval  
William Mann, MCIP, RPP, OALA, CSLA, MCIF, RPF  
Chief Administrative Officer

# FIGURE 1 LOCATION MAP



Council Meeting Date: February 11, 2019	Scale: 1: 4,000	File: 24T-18001/M Z-05/18	Planning & Development Department
	 Subject Property		Copyright 2018: Town of Milton, Teranet Inc.

# FIGURE 2 PD-006-19



## DRAFT PLAN OF SUBDIVISION MILTON III-75 LAND LIMITED

FILE # 24T-  
PART OF LOT 8, CONCESSION 5, NEW SURVEY  
TOWN OF MILTON  
REGIONAL MUNICIPALITY OF HALTON

**OWNERS CERTIFICATE**  
I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

SIGNED: *[Signature]* DATE: December 20, 2016  
Tom Baskerville, V.P. Development  
Milton III-75 Land Limited

**SURVEYORS CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED: *[Signature]* DATE: December 15, 2016  
Jaime Gelbloom, B.Sc., O.L.S., C.L.S., O.L.I.P.  
J.H. GELBLOOM SURVEYING LIMITED  
476 MORDEN ROAD, UNIT 102  
OAKVILLE ON, L6K 3W4  
Phone: (905) 338-8210

**ADDITIONAL INFORMATION**  
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, & J ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

**LAND USE SCHEDULE**

LAND USE	BLOCKS	AREA (ha)	AREA (ac)	UNITS	Density UPHA	SDE
Single Detached - 11.6m (38')	1-116	4.16	10.28	116	27.9	116.0
Street Townhomes - 6.4m (21')	117-128	1.57	3.88	82	52.2	60.0
Back-to-Back Townhomes - 6.4m (21')	129-134	0.73	1.80	72	98.6	36.0
Major Node	135	1.64	4.05			
Village Square	136	0.39	0.96			
Landscape Buffer	137-140	0.05	0.12			
Woodlot	141	3.17	7.83			
Woodlot Buffer	142	0.54	1.33			
Greenland Channel	143,144	1.54	3.81			
Greenland Channel Buffer	145-148	0.69	1.71			
Road Widening	149,150	0.80	1.98			
0.3m Reserve	151-153	0.00	0.00			
26.0m R.O.W. (88m Length)		0.25	0.62			
24.0m R.O.W. (189m Length)		0.45	1.11			
16.0m R.O.W. (1,628m Length)		2.62	6.48			
<b>TOTAL</b>	<b>153</b>	<b>18.60</b>	<b>45.96</b>	<b>270</b>	<b>41.8</b>	<b>212.0</b>

**NOTES**  
-Louis St. Laurent Avenue & Trudeau Drive intersection Daylight Triangles - 12.5m x 12.5m  
-Local-local daylight radii - 5m, local/collector-collector daylight radii - 7m  
-SDE Factors: Single Detached, Semi Detached - 1.0, Townhomes - 0.73, and Back-to-Back Towns - 0.50

Scale 1:1500  
(24 x 36)  
June 6, 2018

**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS  
SUITE 700 10 KINGSBRIDGE GARDEN CIRCLE,  
MISSISSAUGA, ONTARIO, L5R 3K6  
TEL (905) 568-8888 FAX (905) 568-8894 www.gsa.ca

**THE CORPORATION OF THE TOWN OF MILTON**

**BY-LAW NO. 0XX-2019**

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE PLANNING ACT IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 8, CONCESSION 5, FORMER GEOGRAPHIC SURVEY OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MILTON III-75 LAND LIMITED) – TOWN FILE: Z-05/18

**WHEREAS** the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 016-2014, as amended;

**AND WHEREAS** the Town of Milton Official Plan provides for the lands affected by this by-law to be zoned as set forth in this by-law;

**NOW THEREFORE** the Council of the Corporation of the Town of Milton hereby enacts as follows:

**1.0 THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Future Development (FD) and Natural Heritage System (NHS) zone symbols to Residential Medium Density 1 (RMD1), Residential Medium Density 2- Site Specific (RMD2\*XX), Mixed Use (MU), Open Space (OS) and Natural Heritage System (NHS) zone symbols on the land shown on Schedule A attached hereto.

**2.0 THAT** Section 13.1 is amended by adding Section 13.1.1.\_\_\_\_ to read as follows:

For lands zoned Residential Medium Density 2\*XX (RMD2\*XX) the following provisions also apply:

1. Special Zone Standards:

- a) Notwithstanding Table 6D, the minimum Lot Depth for Back-To-Back Townhouse Dwelling shall be 13.25 m; and
- b) Notwithstanding Table 6D, the minimum Front Yard Setback for Back-To-Back Townhouse Dwelling shall be 4.4 m;

**3.0** If no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Ontario Municipal Board/LPAT dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Municipal Board/LPAT amends the by-law pursuant to Section 34 (26) of the *Planning Act*, as amended, the part or parts so amended come into force upon the day the Board's Order is issued directing the amendment or amendments.

**PASSED IN OPEN COUNCIL ON ..... 2019.**

\_\_\_\_\_ Mayor  
G.A. Krantz

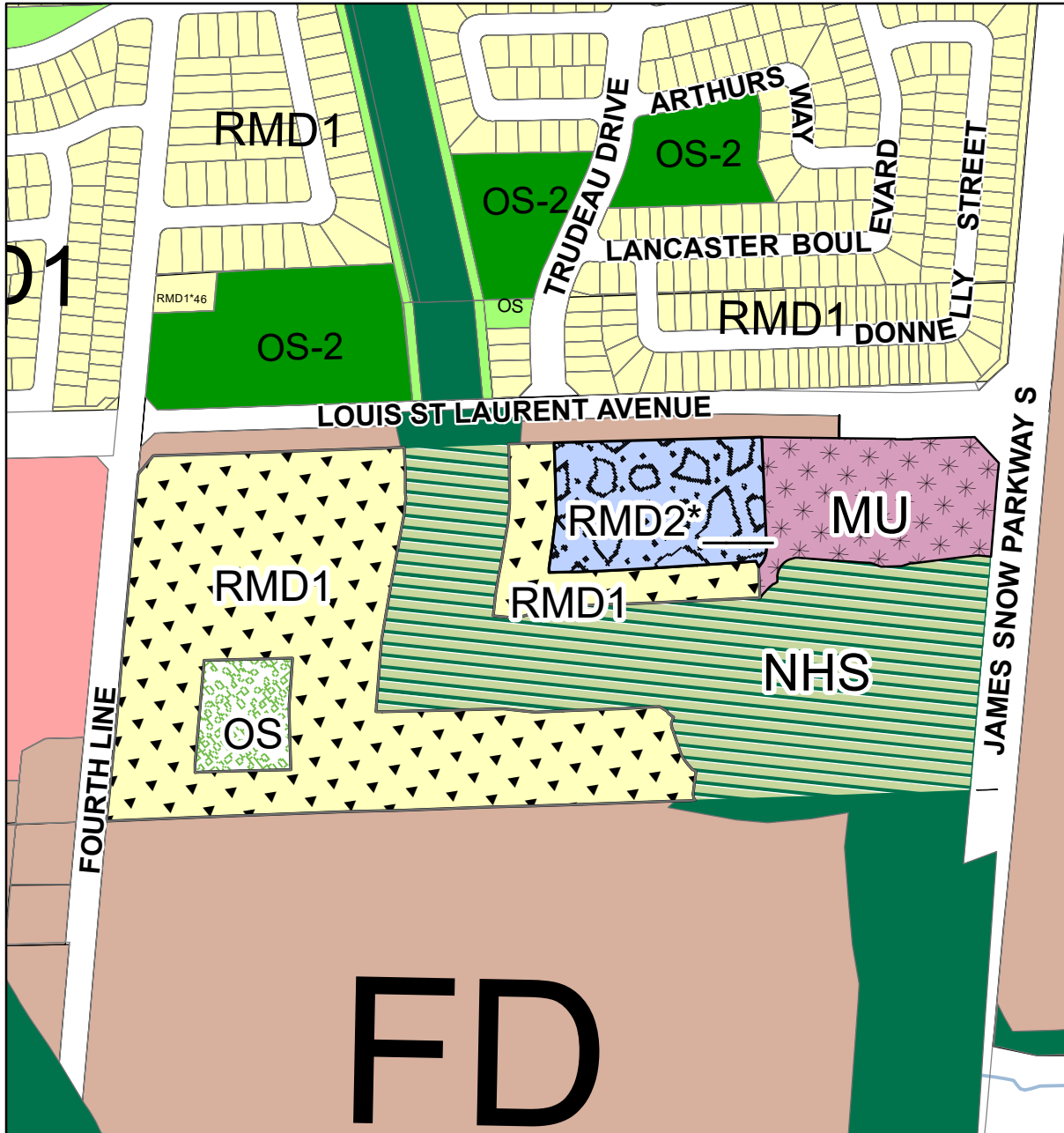
\_\_\_\_\_ Acting Town Clerk  
William Roberts



SCHEDULE A  
TO BY-LAW No. -2019

TOWN OF MILTON

PART OF LOT 8, CONCESSION 5 TRAFALGAR NS  
PART 2 OF RP 20R15986 & PART 2-4 & 7 OF RP 20R17639  
Town of Milton



THIS IS SCHEDULE A  
TO BY-LAW NO. -2019 PASSED  
THIS \_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
MAYOR - Gordon A. Krantz

\_\_\_\_\_  
CLERK - Troy McHarg

-  MU- Mixed Use Zone
-  OS- Open Space Zone
-  RMD1 - Medium Density Residential 1 Zone
-  RMD2\* \_\_\_ - Medium Density Residential 1 Zone Special
-  NHS- Natural Heritage System

