



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Planning and Development

Date: March 25, 2019

Report No: PD-015-19

Subject: Public Meeting and Initial Report - Proposed Plan of Subdivision and Amendments to the Town of Milton Official Plan and Zoning By-law 016-2014, as amended, by Halton Catholic District School Board to permit the development of a new secondary school on lands known as Part of Lot 8, Concession 4 NS (Trafalgar), Milton (Town Files: 24T-18002/M, LOPA 06/18 and Z-08/18).

Recommendation: THAT Planning and Development Report PD-015-19 BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

Today, there are two catholic secondary schools in Milton. Secondary school enrolment has been steadily increasing at a rapid pace year over year and is expected to continue growing. As a result of the increasing enrolment at existing schools, with each surpassing their respective building capacities, the Halton Catholic District School Board finds the need to construct a third secondary school essential in the Town of Milton.

The applicant is seeking amendments to the Town's Official Plan and Zoning By-law 016-2014, as amended, to facilitate the construction of a new secondary school. The applicant proposes to re-designate a portion of the lands from Residential Area to Institutional Area and further rezone a portion of the lands from the current Future Development (FD) Zone and Natural Heritage System (NHS) Zone to Institutional Major (I-B), Future Development (FD) and Natural Heritage System (NHS) Zones. The extent of the lands subject to the Official Plan and Zoning By-law amendments are those lands within the proposed secondary school block and the natural heritage system blocks on the east side of the property.

The applicant further proposes a plan of subdivision consisting of four blocks: a secondary school block, a future residential block, a natural heritage system block and a natural heritage system buffer block. The future residential block is not being considered for development at this time and will be subject to additional planning applications at such time as the lands are contemplated for development at a later date.

REPORT



Background

Owner:

Halton Catholic District School Board, 802 Drury Lane, Burlington, ON, L7R 2Y2

Applicant/Agent:

Strategy 4 Inc., 2620 Bristol Circle, Suite 100, Oakville, ON, L6H 6Z7

Location/Description:

The subject lands, currently vacant, are bound by Louis St. Laurent Avenue to the north and the future Kennedy Circle extension to the west. Surrounding land uses include existing residential development to the north, future residential uses to the south and east, and vacant lands designated as Secondary Mixed-Use Node to the west. The lands are also within close proximity to a commercial plaza at the corner of Thompson Road and Louis St. Laurent Avenue. Figure 1 identifies the location of the subject lands.

Proposal:

The application is seeking to re-designate a portion of the subject lands from Residential Area to Institutional Area to facilitate the construction of a new secondary school. The application further seeks to rezone the subject lands from the current Future Development (FD) Zone and Natural Heritage System (NHS) Zone to Major Institutional (I-B), Future Development (FD), and Natural Heritage System (NHS) Zones.

Figure 2 illustrates the proposed concept plan. The proposed development consists of a secondary school block, a future residential block, a natural heritage system block and a natural heritage system buffer block.

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

- Planning Justification Report, undated, prepared by Strategy 4 Inc.
- Preliminary Site Plan, dated December 2018, prepared by Strategy 4 Inc.
- Preliminary Site Grading Plan, dated November 2018, prepared by Strategy 4 Inc.
- Noise Impact Study, dated December 11, 2018, prepared by Swallow Thornton Tomasetti.
- Traffic Impact and Parking Justification Study, dated December 19, 2018, prepared by GHD.
- Servicing and Stormwater Management Report, dated December 17, 2018, prepared by MGM Consultants Inc.
- Environmental Impact Study, dated December 14, 2018, prepared by R.J. Burnside.



- Arborist Report, dated December 2018, prepared by Terrastory Environmental Consulting Inc.
- Geotechnical Investigation, dated September 5, 2018, prepared by CMT Engineering Inc.
- Hydrogeology Assessment, dated July 31, 2018, prepared by R.J. Burnside.
- Archaeological Assessment Stage 1-2, dated August 1, 2013, prepared by Amick Consultants Limited.
- Phase One Environmental Site Assessment, dated July 2018, prepared by R.J. Burnside.

Discussion

Planning Policy

The subject lands are located within the Urban Area and are designated “Residential Area” on Schedule B- Urban Land Use Plan. The “Residential Area” designation means that the uses shall be primarily low to medium density residential dwellings. As a result, an Official Plan Amendment is required to re-designate the portion of the lands subject to the proposed secondary school as Institutional Area.

The subject lands are also located within the Boyne Survey Secondary Plan Area. The lands are designated as “Residential” as shown on Schedule C.10.C - Land Use Plan, which permits a variety of medium and high density residential uses as well as local institutional uses, which by their activity, scale and design are compatible with adjacent residential uses such as elementary schools. Due to the size and scale of the proposed secondary school, an amendment is also required to the Secondary Plan to re-designate the portion of the lands subject to the proposed secondary school as Institutional Area.

No changes are proposed to the portion of the lands that will be subject to future planning applications at such time as future residential uses are contemplated.

A draft Official Plan Amendment prepared by the applicant is included as Appendix 1 to this report.

Zoning By-law, 016-2014, as amended

The subject lands are currently zoned Future Development (FD) Zone and Natural Heritage System (NHS) Zone. A zoning by-law amendment is required as only existing uses are currently permitted within the Future Development (FD) Zone, and the extent of the existing Natural Heritage System (NHS) Zone requires refinement. This application seeks to rezone the lands to Major Institutional (I-B) Zone where the secondary school is proposed, and the remainder of the lands will remain as Future Development (FD) and Natural Heritage System (NHS) Zones.



In addition to the change in zoning to Major Institutional (I-B), the applicant is also seeking site-specific provisions, such as a decrease in the required parking rate, reduced front yard setback, and reduced exterior side yard setback to facilitate the development. A fully dimensioned site plan is required to identify if any additional site specific provisions relating to the siting of the building on the property is required.

A draft Zoning By-law Amendment prepared by the applicant is included as Appendix 2 to this report.

Public Consultation and Review Process

Notice for the public meeting was provided pursuant to the requirements of the Planning Act by mail on February 28, 2019 and notice in the form of an ad in the Milton Canadian Champion on Thursday February 28, 2019. In addition, the applicant held a Public Information Centre (PIC) at Jean Vanier Catholic Secondary School on Wednesday February 13, 2019. The PIC was attended by approximately 25 members of the public.

Staff has identified the following issues to be reviewed:

- Site Design and Urban Design
- Traffic Impacts, Pedestrian and Vehicle Access/Circulation
- Servicing and Stormwater Management

Financial Impact

None arising from this report.

Respectfully submitted,

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

For questions, please contact: Mollie Kuchma, MSc, MPA, MCIP, Phone: Ext. 2312
RPP, Planner

Attachments

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



The Corporation of the Town of Milton

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

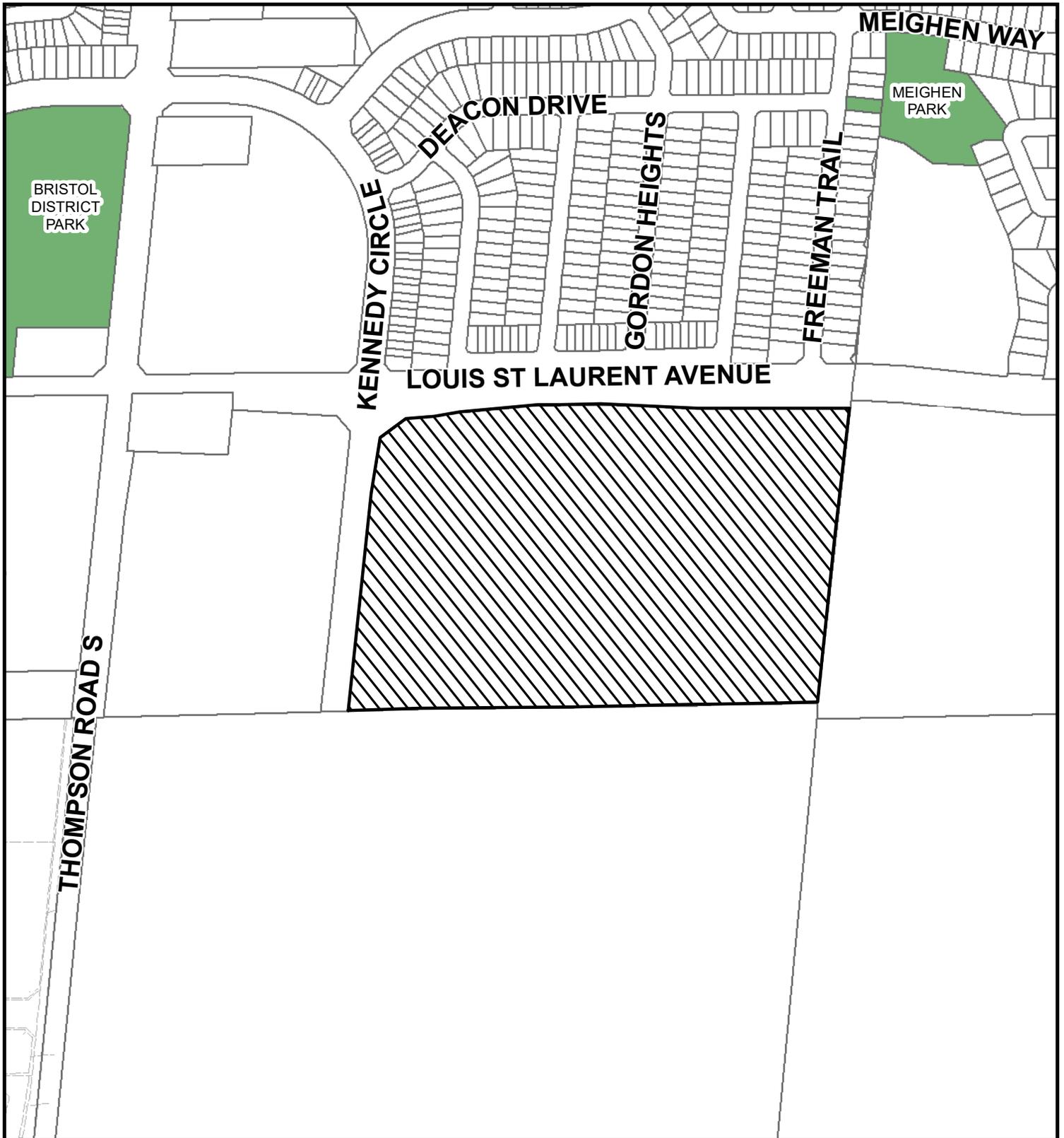


MILTON

FIGURE 1 LOCATION MAP



MILTON



Council Meeting Date:
TBD

Scale: 1: 5,000

File: Z-08/18
LOPA-06/18

Planning & Development Department



Subject Property

THE CORPORATION OF THE TOWN OF MILTON
BY-LAW NO. XXX-2019

BEING A BY-LAW OF THE TOWN OF MILTON TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTIONS 17 AND 21 OF THE *PLANNING ACT*, AS AMENDED IN RESPECT OF THE LANDS LEGALLY DESCRIBED AS PART LOT 8, CONCESSION 4 NS FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON IN THE REGIONAL MUNICIPALITY OF HALTON (TOWN FILE: LOPA 06/18)

The Council of the Corporation of the Town of Milton, in accordance with the provisions of Sections 17 and 21 of the *Planning Act* R. S. O. 1990, c. P.13, as amended, hereby enacts as follows:

1. Amendment No. XX to the Official Plan of the Town of Milton, to amend Schedule B and Schedule C.10.C of the Town of Milton Official Plan to re-designate the lands from residential area to institutional area for lands legally described as Part Lot 8, Concession 4 NS, Town of Milton, Regional Municipality of Halton consisting of the attached maps and explanatory text, is hereby adopted.
2. Pursuant to Subsection 17(27) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, this Official Plan Amendment comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to Subsections 17 (24) and (25). Where one or more appeals have been filed under Subsection 17 (24) or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Local Planning Appeal Tribunal.
3. In the event that the Regional Municipality of Halton, being the Approval Authority, has declared this Official Plan Amendment to not be exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the aforementioned Amendment Number XX to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON 2019

Gordon A. Krantz Mayor

William Roberts Acting Town Clerk

AMENDMENT NUMBER XX
TO THE OFFICIAL PLAN OF THE TOWN OF MILTON

PART 1 THE PREAMBLE, does not constitute part of this Amendment

**PART 2 THE AMENDMENT, consisting of the following text constitutes
Amendment No. XX to the Official Plan of the Town of Milton**

DRAFT

PART 1: THE PREAMBLE

THE TITLE

This amendment, being an amendment to the Official Plan of the Town of Milton shall be known as:

Amendment No. XX
To the Official Plan of the Town of Milton

Part Lot 8, Concession 4 NS (Trafalgar),
(Town of Milton)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to re-designate the existing residential area to institutional area to permit a secondary school.

LOCATION OF THE AMENDMENT

The subject lands have an area of approximately 12.3 ha (30.4 ac) and frontage on Louis St. Laurent Avenue and the future Kennedy Circle extension. The lands are legally described as Part Lot 8, Concession 4 NS (Trafalgar), in the Town of Milton.

BASIS OF THE AMENDMENT

The proposed amendment will re-designate a portion of the lands currently designated as residential area to institutional area in order to permit and facilitate the development of a new secondary school.

PART 2: THE AMENDMENT

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. XX to the Town of Milton Official Plan and the Boyne Survey Secondary Plan.

DETAILS OF THE AMENDMENT

The Official Plan of the Town of Milton is hereby amended by Official Plan Amendment No. XX, pursuant to Sections 17 and 21, and 22 of the Planning Act, as amended, as follows:

1.0 Map Change

- 1.1 Amending Schedule B - "Urban Area Land Use Plan" by re-designating the lands institutional area (Part Lot 8, Concession 4 NS (Trafalgar), in the Town of Milton)

The Town of Milton Official Plan Boyne Survey Secondary Plan is hereby amended by Official Plan Amendment No. XX, pursuant to Sections 17 and 21, and 22 of the Planning Act, as amended, as follows:

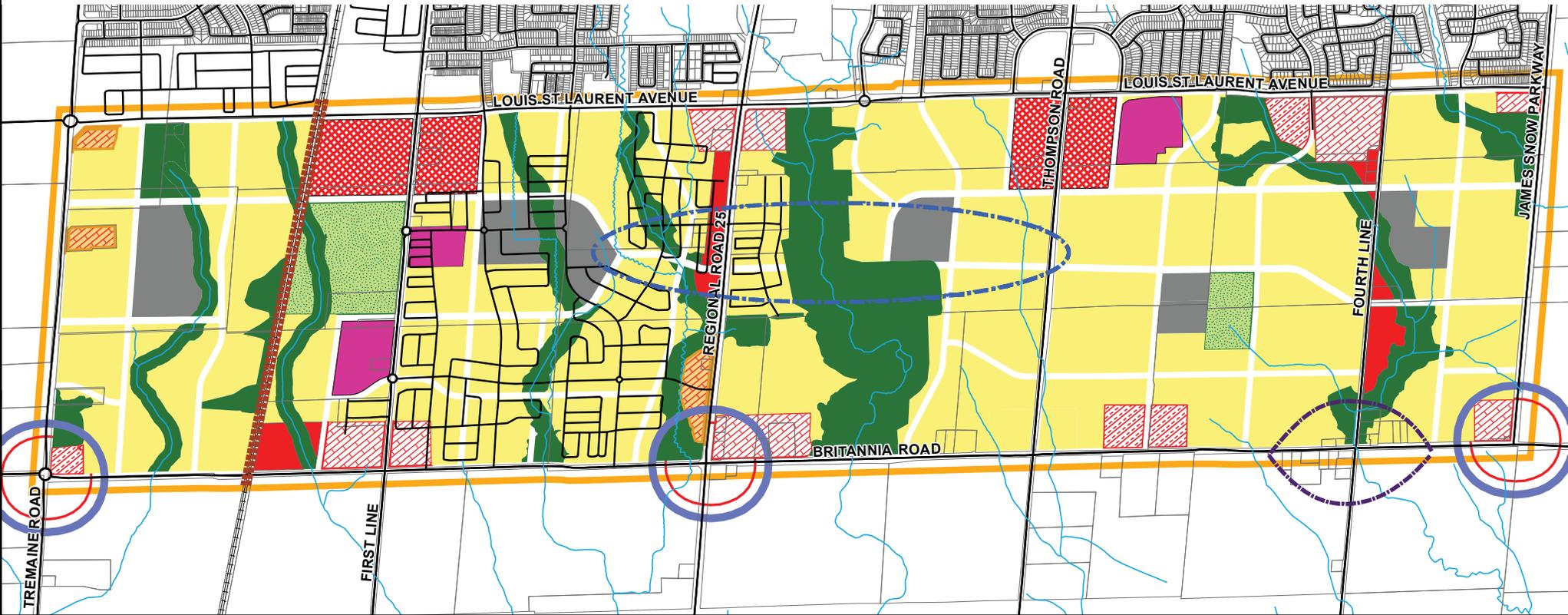
1.0 Map Change

- 1.1 Amending Schedule C.10.C - "Boyne Survey Secondary Plan Land Use Plan" by re-designating the lands institutional area (Part Lot 8, Concession 4 NS (Trafalgar), in the Town of Milton)

TOWN OF MILTON OFFICIAL PLAN

Schedule C.10.C BOYNE SURVEY SECONDARY PLAN LAND USE PLAN

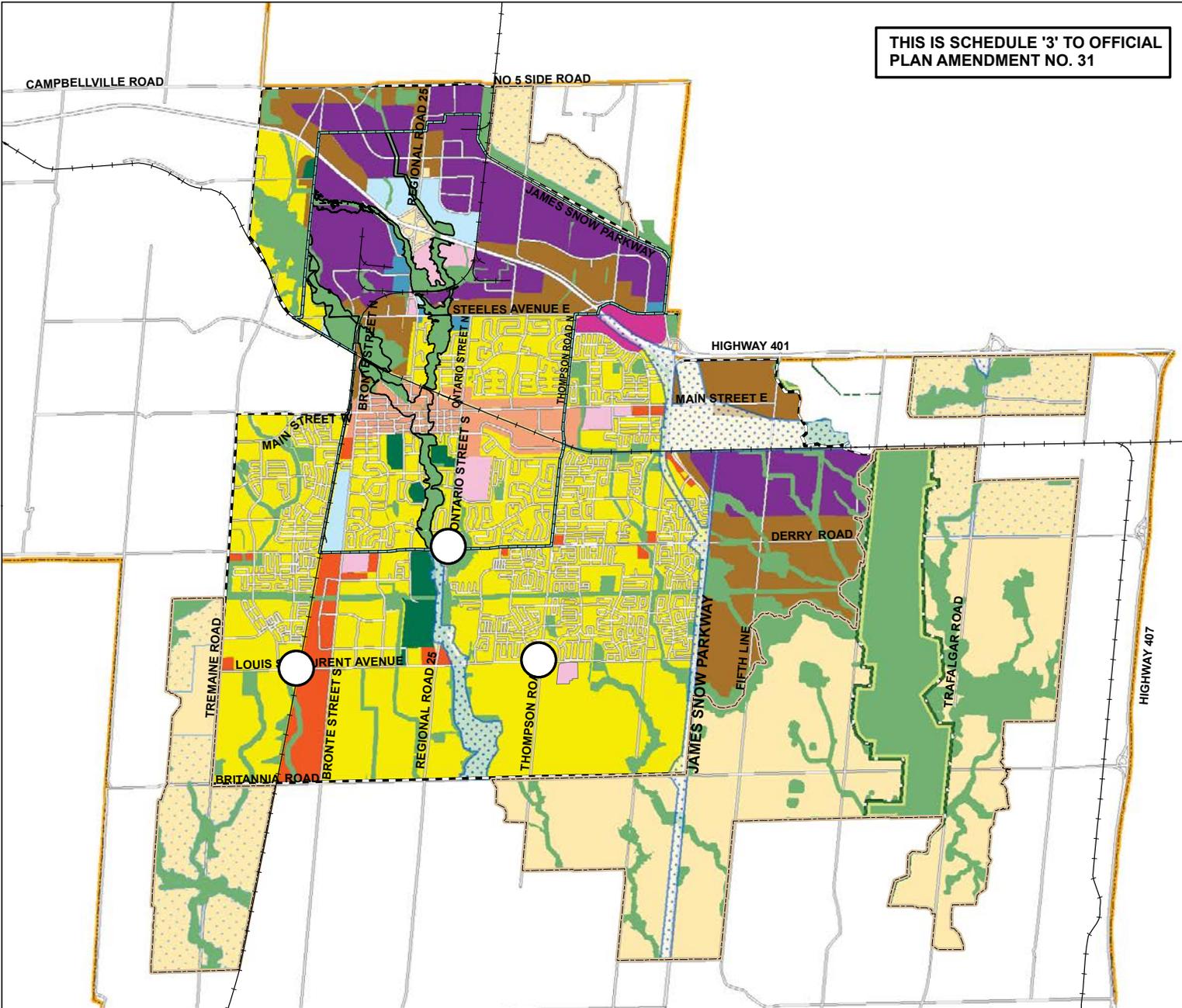
- | | | | |
|---|---------------------------|---|---|
|  | DISTRICT PARK |  | MAJOR NODE AREA |
|  | NEIGHBOURHOOD CENTRE AREA |  | MINOR SUB-NODE AREA |
|  | NATURAL HERITAGE SYSTEM |  | SECONDARY PLAN BOUNDARY |
|  | RESIDENTIAL AREA |  | MAJOR NODE SPECIAL POLICY AREA |
|  | RESIDENTIAL / OFFICE AREA |  | OMAGH STUDY AREA |
|  | INSTITUTIONAL AREA |  | SIXTEEN MILE CREEK COMMUNITY CONNECTOR STUDY AREA |
|  | SECONDARY MIXED USE NODE |  | GATEWAY |



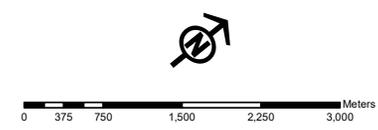
THIS IS SCHEDULE '3' TO OFFICIAL
PLAN AMENDMENT NO. 31

TOWN OF MILTON OFFICIAL PLAN

Schedule B Urban Area Land Use Plan



- Business Park Area
- Business Commercial Area
- Central Business District
- Community Park
- SHP Growth Area
- SHP Growth Area- Employment
- Industrial Area
- Institutional Area
- Office Employment Area
- Major Commercial Centre
- Residential Office Area
- Residential Area
- Secondary Mixed Use Node
- Natural Heritage System
- Greenbelt Plan Protected Countryside
- Parkway Belt West Plan Area
- Regulatory Flood Plain (Within Established Urban Area)
- SHP Urban Area Boundary
- Established Urban Area Boundary
- HUSP Urban Area Boundary
- Milton Boundary



This schedule forms part of the Official Plan and should be read in conjunction with the text.

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March, 2019

CORPORATION OF THE TOWN OF MILTON

BY-LAW NUMBER XXX-2019

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW NO. 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE PLANNING ACT IN RESPECT OF LANDS DESCRIBED AS PART OF LOT 8, CONCESSION 4, N.S., (TRAFALGAR), TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (HALTON CATHOLIC DISTRICT SCHOOL BOARD) FILE Z-XX-18.

WHEREAS the Council of the Town of Milton deems it appropriate to amend the Comprehensive Zoning By-law 016-2014,

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

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

1. **THAT** schedule A to By-law 016-2014 is further amended by re-designating the existing Future Development (FD) zone symbol to the Major Institutional special section XXX (I-B*XXX) as shown on schedule A hereto.
2. **NOTWITHSTANDING** the provisions in section 9, no person shall use the land described in section 1 of this by-law and designated I-B and numbered XX on the plan Schedule A attached hereto, or erect or use any buildings or structure thereon, except in compliance with the following regulations:

a. Parking	2.5 spaces per class room
b. Setbacks (minimum)	
i. Front yard	8.0 m
ii. Exterior side yard	8.0 m
3. **THAT** schedule A to By-law 016-2014 is further amended by re-designating the existing Future Development (FD) zone symbol to the Natural Heritage (NHS) zone symbol as shown on schedule A hereto.
4. **THAT** schedule A to By-law 016-2014 is further amended by adding the Holding (H) symbol H-XX as shown on schedule A hereto, to the Future Development (FD) to remain as Future Development.

5. **THAT** Section 13.2 of By-law 016-2014 is further amended by adding the following conditions for removal of this H-XX Holding Provision:

“H-XX” shall not be removed until it can be proven that the lands described in section 6 of this by-law are no longer required to manage stormwater and flood plain.

6. **THAT** Section 13.1 of By-law 016-2014 is hereby further amended by adding subsection 13.1.1.XXX as follows:
- a. Notwithstanding the provisions of Section 4.19.1 iii), a secondary school may be erected, used or occupied with an interim stormwater outlet grading and drainage design.
 - b. Notwithstanding Section 5.11 to the contrary, no more than three (3) loading spaces will be required.

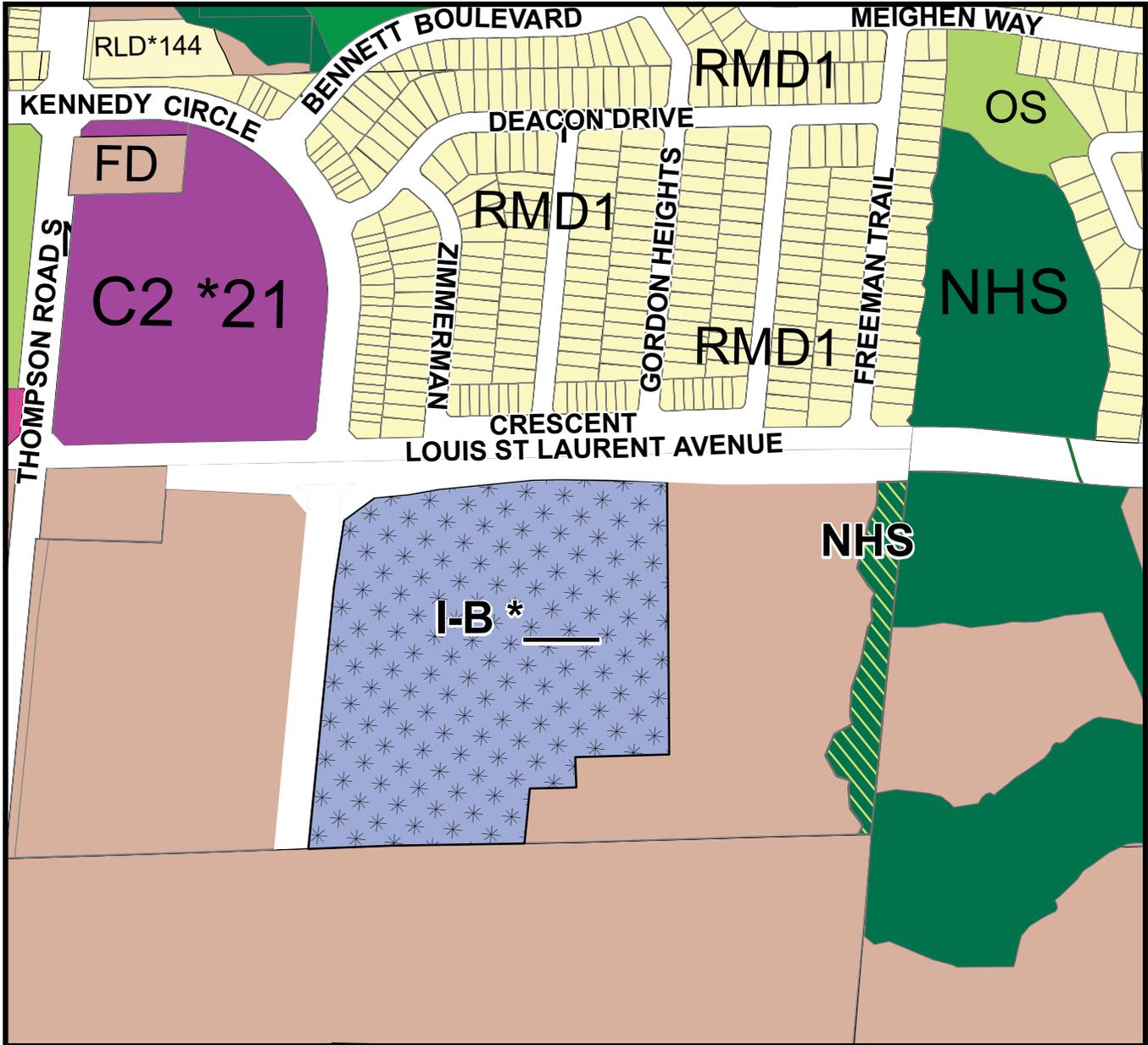
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SCHEDULE A
TO BY-LAW No. -2019

TOWN OF MILTON

PART OF LOT 8, CONCESSION 4 TRAFALGAR NEW SURVEY
PART 4 ON 20R21186

Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. _____ PASSED
THIS ___ DAY OF _____, 2019.



I - B* ____ - Site Specific Major Institutional Zone



NHS - Natural Heritage System Zone



MAYOR - Gordon A. Krantz

ACTING TOWN CLERK- William Roberts

Z-08/18
LOPA 06/18