



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Planning and Development

Date: July 8, 2019

Report No: PD-033-19

Subject: Public Meeting and Initial Report: Official Plan Amendment and Zoning By-law Amendment Applications by Fernbrook Homes (Milton GO) Construction Ltd., applicable to lands known municipally as 101 Nipissing Road, Milton. (Town Files: LOPA 04/19 and Z 02/19).

Recommendation: **THAT Planning and Development Report PD -033-19 BE RECEIVED FOR INFORMATION.**

EXECUTIVE SUMMARY

The applicant is seeking amendments to the Town of Milton Official Plan and Zoning By-law 016-2014, as amended, to facilitate the construction of three residential buildings with proposed heights of 15, 17 and 19 stories with landscaped 6-storey podiums. In total, the proposed development provides 677 dwelling units with parking being accommodated with two levels of underground parking and a two storey parking structure.

The application is complete pursuant to the requirements of the Planning Act and is being processed accordingly. Upon completion of the consultation and review process, a Technical Report, including recommendations, will be brought forward for Council consideration. The Technical Report will address issues raised through the consultation and review process.

REPORT

Background

Owner:

Fernbrook Homes (Milton GO) Construction Ltd., 2220 Highway 7 West, Concord, ON

Applicant:

GSP Group Inc., 72 Victoria Street South, Kitchener, ON. N2G 4Y9

Location/Description:

The subject lands are located on the north side of Nipissing Road and are known municipally as 101 Nipissing Road. Previously, the subject lands were the site of the former Town of Milton Operations Centre. Surrounding uses include the Milton Mall to the west, the Canadian Pacific Rail corridor to the north and commercial/light industrial uses to the east and south. Existing residential uses, consisting of primarily of low density uses, are located further to the south.

Proposal:

The applicant is seeking amendment an amendment to the Town of Milton Official Plan, as well as an amendment to the Town of Milton Zoning By-law, to accommodate the residential development of the lands, providing for 677 residential dwelling units.

Figure 2 illustrates the proposed concept plan. The application proposes three apartment buildings, being 15, 17 and 19 stories atop a landscaped podium and will be built in three phases. Vehicular parking is provided via two levels of underground parking and a two storey above ground parking garage with a crash wall incorporated in the north wall of the garage along the rail corridor. Figure 3 and Figure 4 illustrate conceptual renderings from an aerial and street level view of the proposed residential buildings.

Building “A” would be constructed as Phase 1 and consists of a 17 storey tower with a 6 storey podium and would include 228 units. A private terrace is proposed on the top of the 7th floor for amenity space for residents of the building. Also included in the initial phase is the construction of the site’s access from Nipissing Road and a portion of the two storey above ground parking garage (with a 3rd floor terrace) and a portion of the proposed crash wall.

Phase 2 includes Building “B”, a 19 storey tower with a 6-storey podium, as well as the remainder of the two storey above ground parking garage and crash wall. Building “B” contains 232 units and a 7th floor terrace for amenity area for the residents of the building.

Phase 3 includes Building “C”, 15 storeys in height and contains 217 units with a 7th floor terrace for amenity space for the residents of the building.

The following reports have been submitted in support of this application:

- Planning Justification Report, dated March 2019, prepared by GSP Group
- Urban Design Brief, dated February 2019, prepared by GSP Group
- Transportation Impact Study, dated February 2019, prepared by nexTrans Consulting Engineers.
- Functional Servicing and Stormwater Management Report, dated February 21, 2019, prepared by Stantec Consulting Ltd.

- Geotechnical Investigation Report, dated February 2019, prepared by McClymont & RAK Engineers Inc.
- Geohydrology Assessment Report, dated February 2019, prepared by McClymont & RAK Engineers Inc.
- Noise and Vibration Impact Study, dated February 15, 2019, prepared by Swallow Acoustic Consultants Ltd.
- Phase One Environmental Site Assessment, dated February 2016, prepared by Golder Associates.
- Phase Two Environmental Site Assessment, dated February 2017, prepared by Golder Associates.
- Preliminary Pedestrian Level Wind Study, dated January 31, 2019, prepared by Theakston Environmental

Discussion

Planning Policy

The subject lands are located within the Urban Growth Centre of the Central Business District and are designated Urban Growth Centre Mixed Use Sub-Area as shown on Schedule C - Central Business District Land Use Plan of the Town of Milton Official Plan. The Urban Growth Centre Mixed Use Sub-Area designation makes up the majority of the Central Business District and is to be planned as a concentrated, vibrant urban centre that accommodates a significant share of the Town's population and employment growth supported by Regional scale public services and major transit infrastructure. In addition to the uses permitted within the Central Business District land use designation, within the Urban Growth Centre Mixed Use Sub-Area designation, higher density residential and employment uses, major office, retail, hotels and convention centres and appropriate major institutional uses may be permitted. All permitted uses within the designation shall contribute to achieving the overall minimum development density target for the Urban Growth Centre of 200 residents and jobs combined per hectare, subject to the availability of appropriate infrastructure. Additionally, Schedule K - Intensification Areas shows the subject lands as being within an identified Intensification Area and Major Transit Station Area.

Official Plan policies relevant to the proposal include:

- 2.1.3.2 Urban Area - the majority of the Town's intensification will be directed to the Urban Growth Centre, particularly the major transit station area, located around the existing GO station;
- 2.1.6 Intensification - the Town shall promote intensification in order to support the development of compact, efficient, vibrant and complete communities;
- 2.1.6.5 - it is the policy of the Town to:

- a) Recognize the Milton GO Station as a Major Transit Station and the surrounding area as a *Major Transit Station Area* to which residential and employment intensification, including major office and appropriate institutional uses are to be directed in accordance with Section 3.5 of this Plan;
 - d) Direct development with higher densities, including mixed uses and transit supportive land uses to *Intensification Areas*.
 - h) Promote development densities that will support existing and planned transit services;
 - k) Adopt parking standards for *Intensification Areas* that promote the use of *active transportation* and public transit;
 - s) Promote the use of rehabilitated *brownfield* and *greyfield* sites for residential intensification.
- 3.5.3 CBD Policies - 3.5.3.3 Significant mixed use development and residential intensification within the CBD shall be directed to the Urban Growth Centre, particularly the major transit area, upon availability of appropriate infrastructure;
 - 3.5.3.7 - Transit supportive densities and pedestrian oriented, active streetscapes and improvements to the public realm that revitalize and enhance the character of the CBD are required;
 - 3.5.3.24 g) -Building heights may be increased within the Major Transit Station Area with the applicable bonusing policies of the Plan; (Note: bonusing policies allow for an additional 3 stories or 20% increase in density).
 - 3.5.3.27 -the comprehensive development or re-development of industrial and automotive related establishments within the Urban Growth Centre and replacement with intensive high density residential, office and institutional uses shall be promoted;

Schedule C.7.A. CBD - Central Business District Height Limits indicates a maximum height of 8 storeys and as such, application for an amendment to the Official Plan has been made to allow a maximum height of 19 storeys to accommodate the development. Attached as Appendix 1 to this Report is a Draft Official Plan Amendment.

Town of Milton - Major Transit Station Area/Mobility Hub Study

In February 2018, the Town initiated a multi-disciplinary study of the Milton Major Transit Station Area/Mobility Hub to make recommendations to guide future development and intensification in the area. On April 9, 2018, Town Council awarded the bid to R.E. Millward & Associates / DTAH. The study is anticipated to be completed in July 2019.



The study is a significant component in planning for intensification. It will contribute local inputs to the Region's ongoing growth management exercise, inform the Town's own Official Plan Review, provide the evidence base and policy framework for the preparation of an area specific Secondary Plan and also support the business case for all-day, two-way GO rail service.

The study has six stages which are broken down as follows:

1. Study Context and Background Review
2. Prepare Development Vision, Guiding Principles and Alternatives
3. Prepare Land Use Planning and Design Framework
4. Technical Analysis
5. Major Transit Station Area Design and Layout
6. Implementation Plan and Recommended Planning Framework

Stages 1 and 2 are complete and informed the preparation of initial Planning and Development alternatives. For Stage 3, the Planning and Development alternatives were presented at the Planning and Innovation Fair on December 4, 2018. The Fair included a public workshop at which participants had the opportunity to discuss the Planning and Development Alternatives and provide input. Several aspects were considered including options for the distribution of building heights. Generally, the concentration of taller building along the rail corridor was preferred. The preferred options have been further developed and refined, based on the public input received and findings from the technical analysis. The initial findings, recommendations and preferred planning framework will be presented at a public exhibition on June 25 at the Milton Mall and on June 29 at three locations. The consultation materials will be available on-line for a few weeks before the study team closes out the final report at the end of July. Staff will prepare a policy directions report for consideration by Council later in the year.

The Major Transit Station Area/Mobility Hub study will provide the basis to update Milton's Official Plan in conformity with current Provincial intensification policies.

Zoning By-law 016-2014, as amended

The subject lands are zoned Urban Growth Centre-Mixed Use (UGC-MU) zone under the Town of Milton Zoning By-law 016-2015, as amended. The UGC-MU zone allows for Residential High Density (RHD) uses, including apartment buildings. Schedule D - Central Business District - Buildings Heights of the Zoning By-law allows for a maximum building height of 8 storeys. The applicant has made application for a Zoning By-law Amendment to increase the maximum height to 19 stories as well as to address setbacks (to property lines as well as to the rail line) and parking rates. Attached to this report as Appendix 2 is the Draft site specific Zoning By-law.



Site Plan Control

Should the application be approved, the applicant will be required to receive Site Plan Approval prior to the commencement of any development.

Public Consultation and Review Process

Notice for the public meeting was provided pursuant to the requirements of the Planning Act on June 13, 2019.

The applicant held a Public Centre Session (PIC) on May 15, 2019 at the Milton Memorial Arena. No formal presentations were made at this information centre. The purpose of the PIC was to provide the public with an informal opportunity to not only view the drawings and concepts illustrating the proposal, but also to ask questions of the applicant and technical consultants and learn about the application process. Staff were present at the PIC as well.

With regards to the proposal, staff has identified the following matters to be addressed through the review process:

- Site Design, Built Form, Massing, Urban Design, Height and Density
- Noise Impacts
- Land Use Compatibility to Surrounding Industrial Land Uses (Ministry of the Environment and Climate Change D Series Guidelines)
- Setback to Rail Line
- Pedestrian Level Wind Mitigation
- Shadow Impacts/Privacy/Views
- Traffic Impacts, Parking, Pedestrian and Vehicle Access/Circulation
- Consistency with PPS and conformity with Growth Plan for the Greater Golden Horseshoe
- Servicing and Stormwater Management
- Environmental Assessment of Lands
- Overall fit of the proposal in the context of existing and planned context of the area.

Financial Impact

None arising from this Report

Respectfully submitted,

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

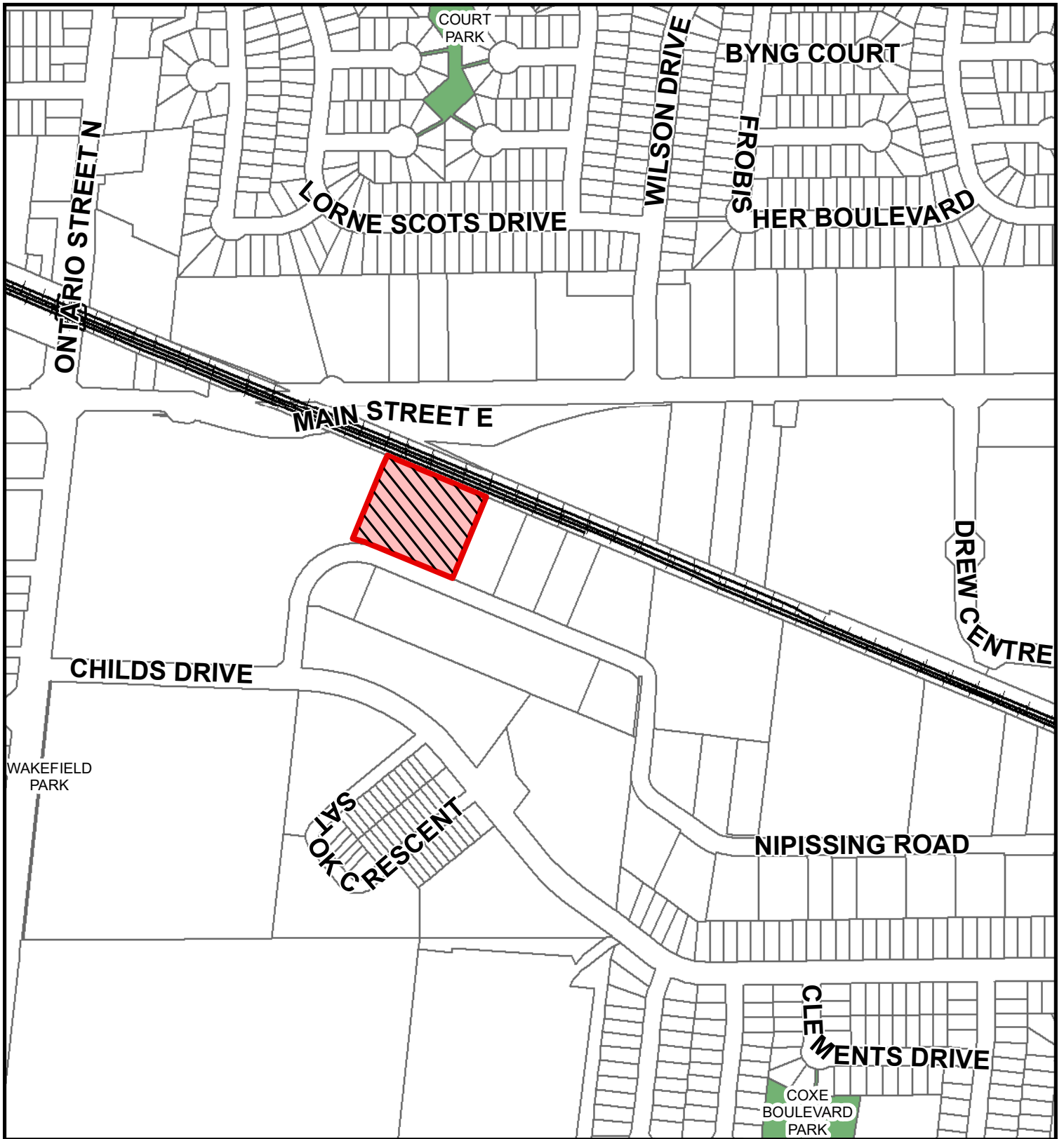


MILTON

FIGURE 1 LOCATION MAP



MILTON



Council Meeting Date: July 8th, 2019	Scale: 1: 6,000	File: Z-04/19 LOPA-02/19	Planning & Development Department
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Subject Property

notes:

1. The site plan shows the proposed building footprint and associated terraces. The building footprint is shown in solid black, and the terraces are shown in hatched areas. The site plan also shows the proposed parking spaces and landscaping areas.

2. The building footprint is shown in solid black, and the terraces are shown in hatched areas. The site plan also shows the proposed parking spaces and landscaping areas.

3. The building footprint is shown in solid black, and the terraces are shown in hatched areas. The site plan also shows the proposed parking spaces and landscaping areas.

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key plan

team

architect: mark zwicker
urban planner: christi panamarenko

planning: baker tumer inc.

interior: baker tumer inc.

site services: baker tumer inc.

project: 17-02-101 Nipissing Rd
within context

statistics

ZONING	USC-AU1-E3	1:2	acre
TOTAL	11,753.0	126,831	2.93
DENSITY (PSI)	4.6		
TOTAL CONST. AREA			
PROPOSED			
Tower A P2	8,550.5	92,036	
GND (garage)	1,406.3	14,715	
GND (residential)	1,406.3	14,715	
2ND (garage)	0	0	
2ND (residential)	1,406.3	14,715	
3RD	1,406.3	14,715	
4TH-6TH	1,406.3	14,715	
7TH	1,406.3	14,715	
8TH-17TH	1,406.3	14,715	
TOTAL	10,245	107,245	
(incl. garage area)	41,300.3	444,532	
Tower B GND (garage)	2,739	29,487	
GND (residential)	892.0	9,601	
2ND (garage)	2,739	29,487	
2ND (residential)	892.0	9,601	
3RD	2,739	29,487	
4TH-6TH	2,739	29,487	
7TH	2,739	29,487	
8TH-17TH	2,739	29,487	
TOTAL	12,745	137,245	
(incl. garage area)	24,085.8	259,257	
Tower C GND (residential)	1,671.7	17,994	
GND (retail)	0.0	0.0	
2ND-6TH	5,416.7	57,450	
7TH	745.0	8,019	
8TH-15TH	5,960.0	64,153	
TOTAL	8,745	92,036	
GND TOTAL	82,121.3	863,949.9	
Tower A GND (residential)	0.0	0.0	
GND (retail)	1,406.3	15,137	
2ND	1,406.3	15,137	
3RD	1,406.3	15,137	
4TH-6TH	1,406.3	15,137	
7TH	1,406.3	15,137	
8TH-17TH	1,406.3	15,137	
TOTAL	10,745	112,585	
Tower B GND (residential)	0.0	0.0	
GND (retail)	892.0	9,601	
2ND	892.0	9,601	
3RD	892.0	9,601	
4TH-6TH	892.0	9,601	
7TH	892.0	9,601	
8TH-17TH	892.0	9,601	
TOTAL	13,745	147,005	
Tower C GND (residential)	1,671.7	17,994	
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2ND-6TH	5,416.7	57,450	
7TH	745.0	8,019	
8TH-15TH	5,960.0	64,153	
TOTAL	8,745	92,036	
GND TOTAL	53,646.6	577,425.1	
Tower A GND (residential)	1,129.3	12,156	
GND (retail)	0.0	0.0	
2ND	1,129.3	12,156	
3RD	1,129.3	12,156	
4TH-6TH	1,129.3	12,156	
7TH	1,129.3	12,156	
8TH-17TH	1,129.3	12,156	
TOTAL	10,653.2	112,585	
Tower B GND (residential)	679.4	7,313	
GND (retail)	300.4	3,208	
2ND	679.4	7,313	
3RD	679.4	7,313	
4TH-6TH	679.4	7,313	
7TH	679.4	7,313	
8TH-17TH	679.4	7,313	
TOTAL	10,653.2	112,585	
Tower C GND (residential)	1,372.6	14,775	
GND (retail)	0.0	0.0	
2ND-6TH	5,114.2	54,028	
7TH	701.7	7,553	
8TH-15TH	5,613.6	59,424	
TOTAL	15,494.4	165,780	
GND TOTAL	49,920.5	536,362.2	
Tower A GND	18	18	
2ND	9	9	
3RD	6	6	
4TH	11	11	
5TH-6TH	12	12	
7TH	24	24	
8TH-17TH	4	4	
TOTAL	109	109	
Tower B GND	2	2	
2ND	4	4	
3RD	6	6	
4TH	8	8	
5TH-6TH	16	16	
7TH	16	16	
8TH-15TH	48	48	
TOTAL	88	88	
Tower C GND	4	4	
2ND	5	5	
3RD	5	5	
4TH	6	6	
5TH-6TH	10	10	
7TH	4	4	
8TH-15TH	28	28	
TOTAL	64	64	
GND TOTAL	261	261	
REQUIRED	1.55/req.0.355/req	1135	
PROPOSED		233,644.0	
TOTAL		235,189	
AMENITY			
REQUIRED	4 m2/unit (677)	2,705 m2	
PROPOSED		302.2	
TOTAL		3,007.2	
HEIGHT			
REQUIRED	6 story	53.6m	
PROPOSED		19	
TOTAL		15	

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(incl. garage area)	41,300.3	444,532	
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GND TOTAL	49,920.5	536,362.2	
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GND TOTAL	82,121.3	863,9	

FIGURE 3
PD-033-19



FIGURE 4
PD-033-19



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 SECTION 17 OF THE PLANNING ACT, AS AMENDED, IN RESPECT OF THE LANDS MUNICIPALLY IDENTIFIED AS 101 NIPISSING ROAD, LEGALLY DESCRIBED AS PART OF LOT 13, CONCESSION 3, TOWN OF MILTON, THE REGIONAL MUNICIPALITY OF HALTON (FILE NO. LOPA 04/19)

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

1. Amendment No. XX to the Official Plan of the Town of Milton, to amend Policy 4.11.3.XX and Schedules C.7.A.CBD and I1 of the Town of Milton Official Plan to provide for permission for the development of three residential buildings ranging in height from 15 to 19 storeys with a maximum density of 580 units per hectare at lands located at 101 Nipissing Road and legally described as Part of Lot 13, Concession 3 (Trafalgar), Town of Milton, 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 appeals are 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.

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 OF LOT 13, CONCESSION 3
101 NIPISSING ROAD
(Town File: LOPA-04/19)

DRAFT

**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
101 Nipissing Road
(Part of Lot 13, Concession 3)
(Town of Milton)
(LOPA 04/19)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to add Specific Policy Area XX to the lands at 101 Nipissing Road to permit high density residential redevelopment of the property.

LOCATION OF THE AMENDMENT

The subject lands are located on the north side of Nipissing Road, south of the Canadian Pacific Railway line and west of the Milton Mall. The lands are municipally identified as 101 Nipissing Road and are legally described as Part of Lot 13, Concession 3, Town of Milton. The location of the property is illustrated as Figure 1.

BASIS OF THE AMENDMENT

The proposed amendment would permit the development of three high-rise residential buildings of 15, 17, and 19 storeys respectively, containing up to 677 residential units with a density of up to 580 units per hectare on the subject lands.

- a) The subject application proposes intensification that is consistent with the Provincial Policy Statement (PPS 2014) and Provincial Growth Plan 2017. The Provincial policies contained in the PPS 2014 and the Growth Plan actively promote and encourage compact urban form, intensification, optimization of the use of existing land base and infrastructure, and development which will take better advantage of existing public transit.
- b) The proposal contributes in building a complete community that is compact, transit supportive, and pedestrian-friendly.
- c) The proposal represents intensification within Milton's Urban Growth Centre that would make a positive contribution to meeting the Town's growth targets in accordance with Town, Regional and Provincial planning policy.

- d) The close proximity of the subject lands to the multi-modal transit hub at the GO Station justifies reducing the Town's normal parking standards and reduces the dependence on the automobile.
- e) The subject application promotes urban design excellence within Milton's Urban Growth Centre and will help maintain and enhance a well-designed built form that contributes to community image and identity.
- f) The proposed high-rise residential buildings are compatible with surrounding land uses and an appropriate form of residential intensification.

DRAFT

PART II: THE AMENDMENT

All of this part of the document entitled Part II: THE AMENDMENT consisting of the following text constitutes Amendment No. XX to the Town of Milton Official Plan.

DETAILS OF THE AMENDMENT

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

1.0 Map Change

- 1.1 Amending Schedule I1 - “Urban Area Central Business District” by adding Special Policy Area No. XX to the lands at 101 Nipissing Road (known legally as Part of Lot 13, Concession 3, Town of Milton).
- 1.2 Amending Schedule C.7.A.CBD - “Central Business District Secondary Plan, Height Limits” by permitting a maximum height of nineteen storeys on the lands at 101 Nipissing Road (known legally as Part of Lot 13, Concession 3, Town of Milton).

2.0 Text Change



2.1 Adding the following text to Section 4.11 “Specific Policy Area”:

4.11.3.XX The land identified as Specific Policy Area No. XX on Schedule XX of this Plan, being the lands at 101 Nipissing Road may be developed to provide three high density residential buildings of up to 19 storeys in height and with a maximum residential density of 580 units per hectare.

TOWN OF MILTON OFFICIAL PLAN

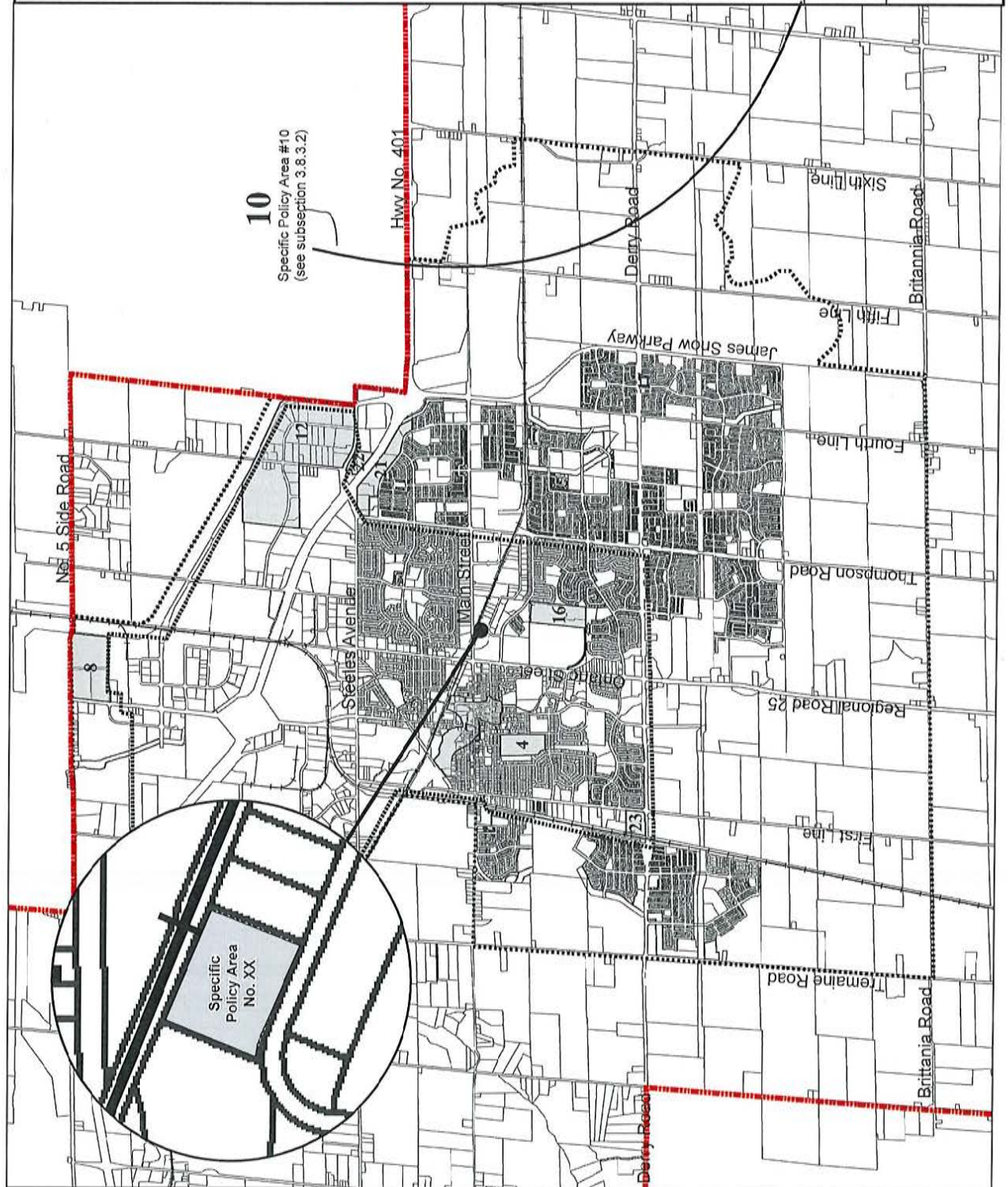
Schedule I1

URBAN AREA
SPECIFIC POLICY AREAS
(Refer to sections 4.11 & 3.8.3.2)

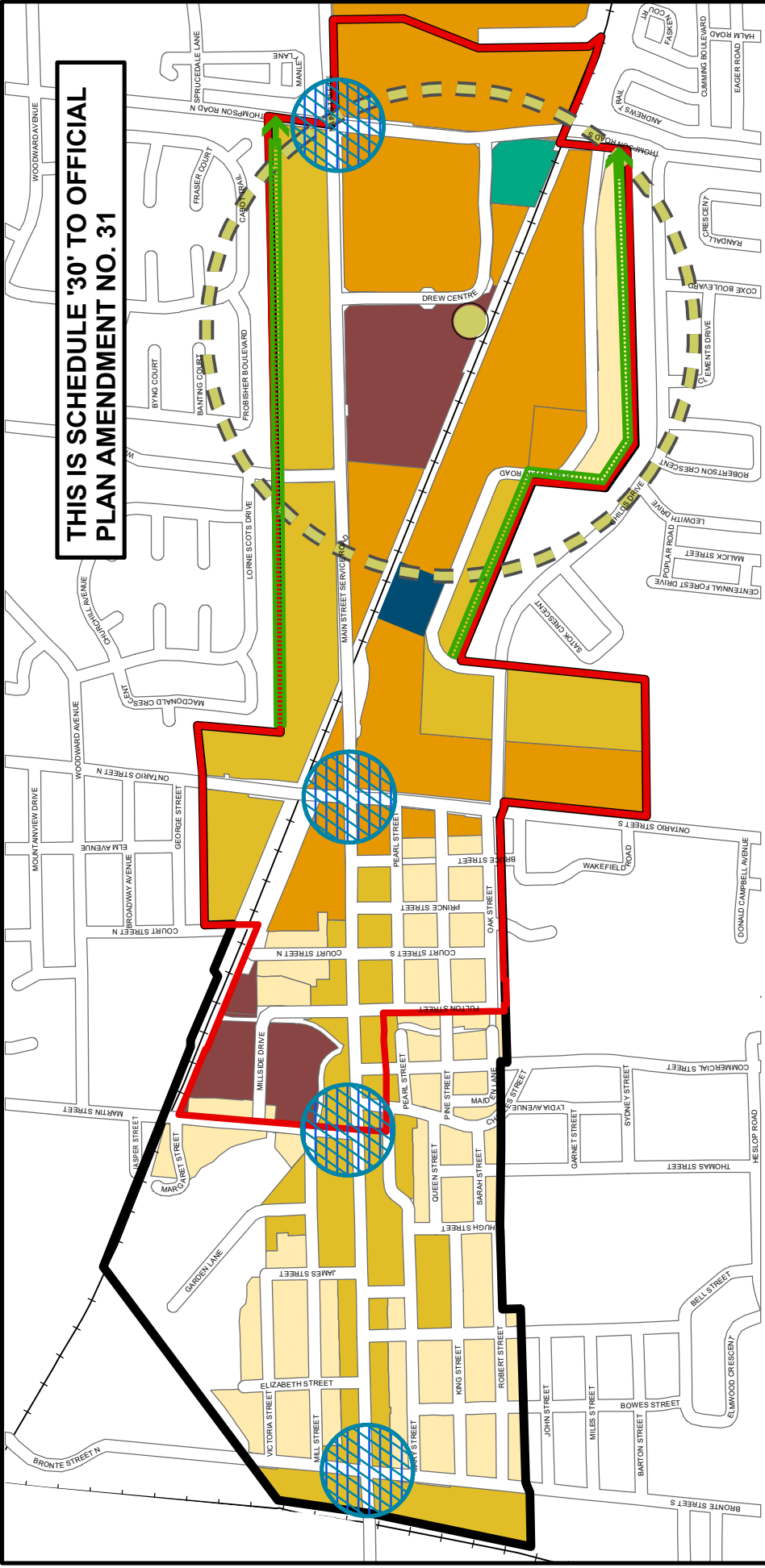
-  TOWN OF MILTON BOUNDARY
-  URBAN EXPANSION AREA BOUNDARY
-  EXISTING URBAN AREA BOUNDARY
-  RAILWAY
-  SPECIFIC POLICY AREA
-  5 SPECIFIC POLICY NUMBER
-  .04 DEFERRED AND APPEALED AREAS AND NUMBERS



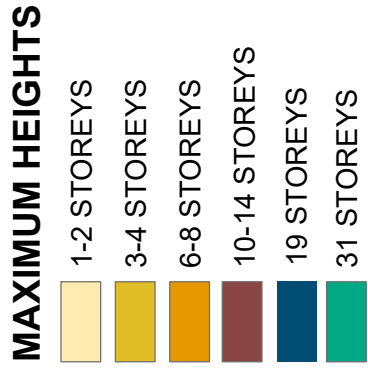
This Schedule Forms Part Of The
Official Plan And Should Be Read
Together With The Text.
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Consolidated August 2008



THIS IS SCHEDULE '30' TO OFFICIAL PLAN AMENDMENT NO. 31



**TOWN OF MILTON
OFFICIAL PLAN
CENTRAL BUSINESS DISTRICT
SECONDARY PLAN
Schedule C.7.A.CBD
Central Business District
Height Limits**



- URBAN GROWTH CENTRE
- CENTRAL BUSINESS DISTRICT
- MAJOR TRANSIT STATION
- MAJOR TRANSIT STATION AREA
- GATEWAY
- TRANSITION AREAS

This Schedule Forms Part Of The Official Plan And Should Be Read Together With The Text.
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June, 2019

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. XXX.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 101 NIPISSING ROAD, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (FERNBROOK HOMES (MILTON GO) CONSTRUCTION LTD.) - TOWN FILE - Z-02/19

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 will provide for the lands affected by the By-law to be zoned as set forth in this By-law upon the approval of Official Plan Amendment Number XX;

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

1. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Urban Growth Centre Mixed Use (UGC-MU) Zone symbols to a new site-specific Urban Growth Centre Mixed Use (UGC-MU*XXX-HXX) Zone symbol on the land shown on Schedule A attached hereto.
2. **THAT** Schedule D to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Maximum Building Height to 19 storeys on the land shown on Schedule B attached hereto.
3. **THAT** Section 13.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding subsection 13.1.1.XXX as follows:

Urban Growth Centre Mixed Use - Special Section (UGC-MU*XXX-HXX) Zone

Zone Standards:

- a. The required rail corridor setback shall be 0 metres for the parking structure;
- b. The required rail corridor setback shall be 20 metres for dwelling units;
- c. The maximum permitted height shall be 19 storeys (61 metres);
- d. Parking shall be required at a rate of 1.0 space per unit plus 0.25 visitor parking spaces per unit;

- e. The maximum front yard setback for storeys above the fifth floor shall be 5 metres;
- f. The minimum interior yard setback shall be 0.0 metres;
- g. The minimum rear yard setback shall be 0.0 metres; and,
- h. A Holding provision shall apply to the Site to be removed pending the filing of a Record of Site Condition.

4. **THAT** 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 Local Planning Appeal Tribunal dismisses the appeal, this by-law shall come into force on the day of the passing. If the Local Planning Appeal Tribunal amends the by-law pursuant to Section 34(26) of the *Planning Act*, as amended, the part of parts so amended come into force upon the day the Tribunal's Order is issued directing the amendment or amendments.

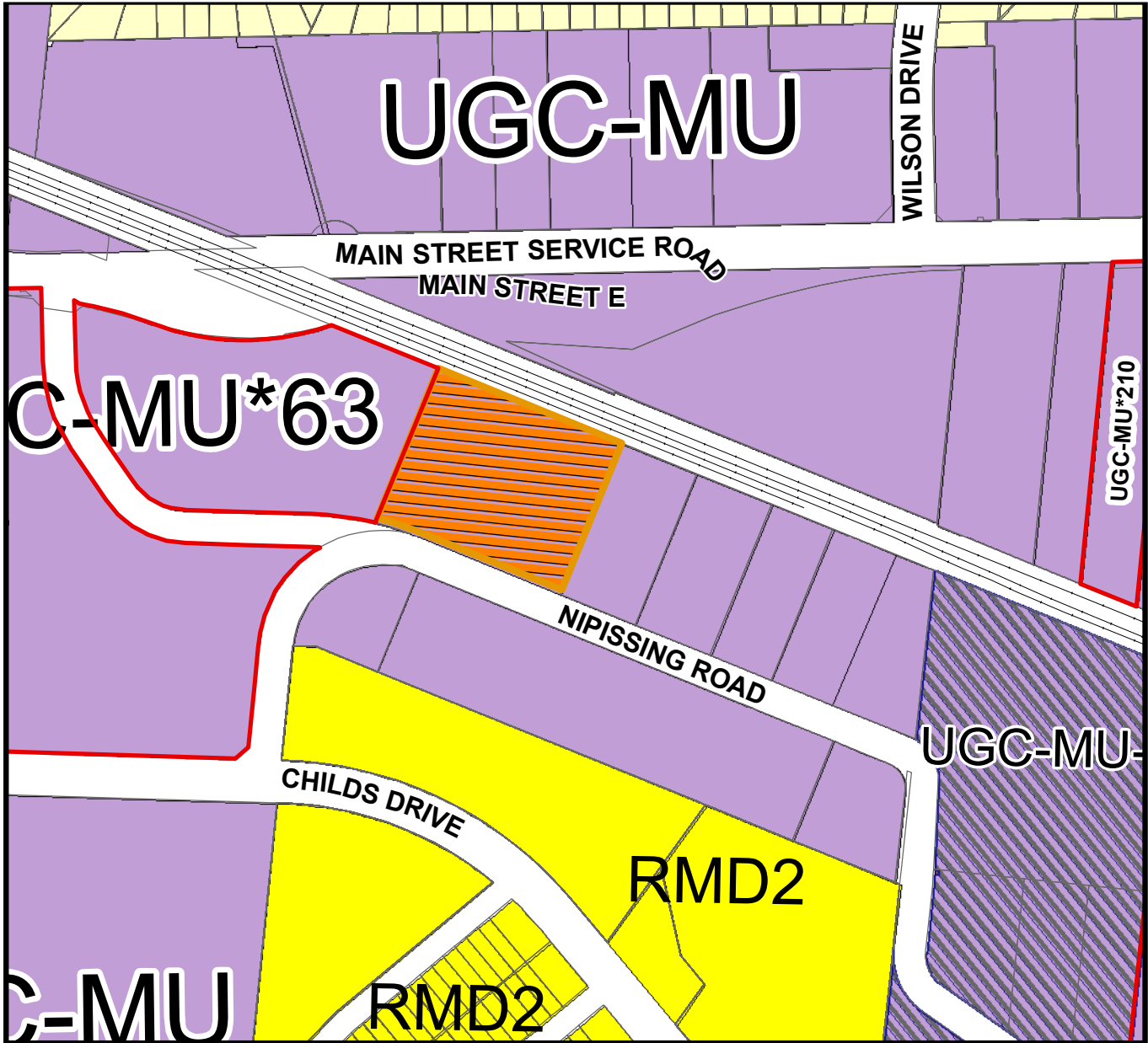
PASSED IN OPEN COUNCIL ON..... 2019

_____ Mayor
Gordon Krantz


_____ Acting Town Clerk

SCHEDULE A
TO BY-LAW No. -2019

TOWN OF MILTON
PART OF LOT 13, CONCESSION 3
NEW SURVEY
Town of Milton



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

 UGC-MU*___-H___ - Urban Growth Centre Mixed-Use Zone
with Site Specific and Holding Provision

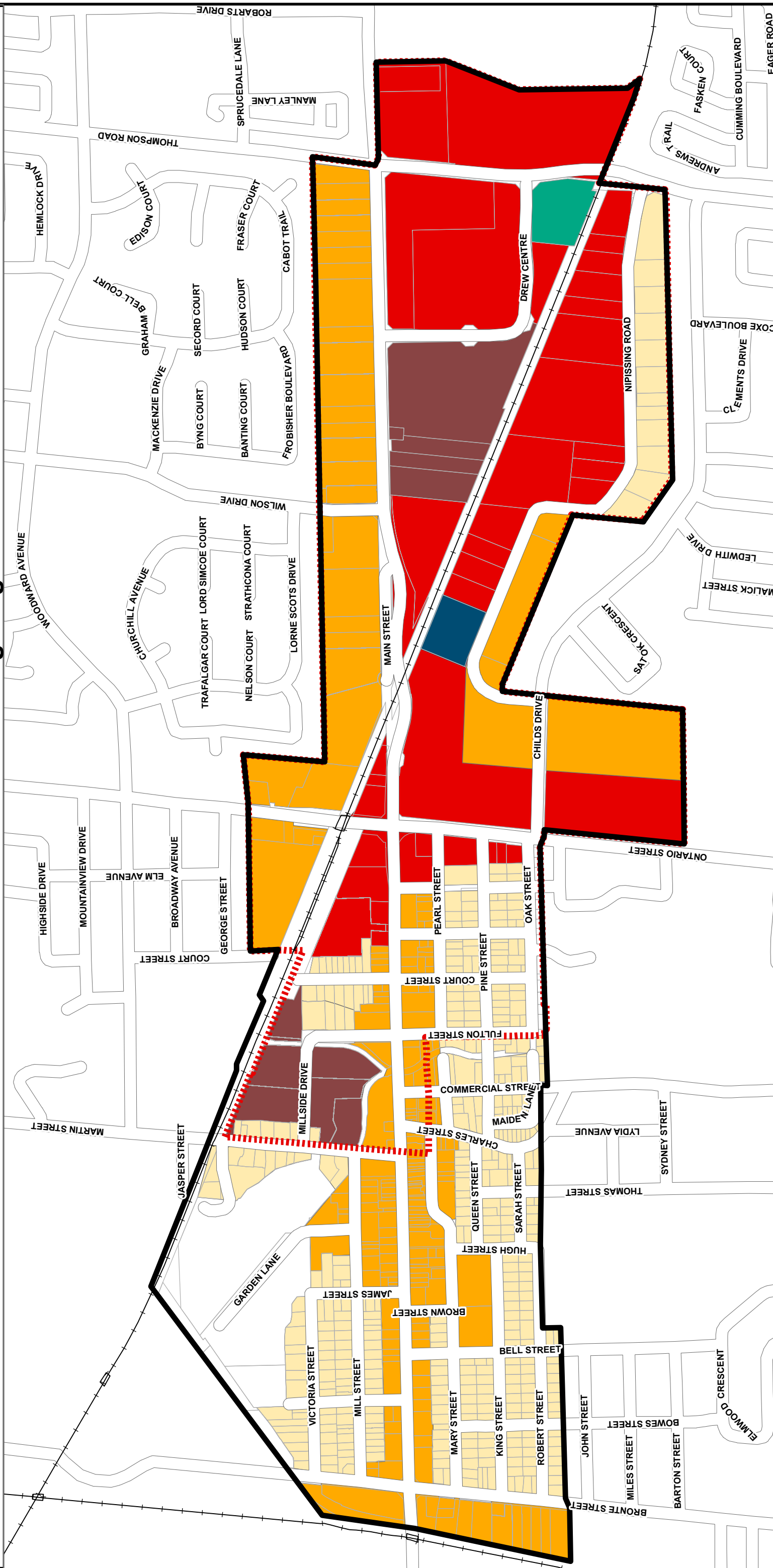


MAYOR - Gordon A. Krantz

ACTING CLERK - Bill Roberts

SCHEDULE D

Central Business District - Building Heights



- Central Business District
- Urban Growth Centre

- Max 19 Storeys
- Max 31 Storeys

- Min 6 Storeys and 19.5 m
Max 8 Storeys and 29m
- Min 10 Storeys and 31.5m
Max 14 Storeys and 42m

- Max 2 Storeys and 9.5m
- Min 3 Storeys and 10.5 m
Max 4 Storeys and 16.5m

Town of Milton Zoning By-law 016-2014 (HUSP Urban Area)

Date: 24 January, 2019
Last Updated: 6/10/2019

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