



The Corporation of the Town of Milton

Report To:	Committee of the Whole
From:	Barbara Koopmans, Commissioner, Planning and Development
Date:	November 18, 2019
Report No:	PD-042-19
Subject:	Public Meeting Report - Proposed Revisions to the Mattamy Varga Plan of Subdivision by Mattamy (Milton West) Limited, Town File: 24T-14014/M
Recommendation:	THAT Planning and Development Department Report PD-042-19 BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The applicant, Mattamy (Milton West) Limited, has proposed a revision to the draft approved plan of subdivision for Mattamy Varga. The changes are to replace 22 single detached units with four townhouse blocks continuing 28 townhouse units on the north side of Street A, across from the Node Block. Other revisions include the introduction of a roundabout, modifications to the adjacent residential block boundaries along Street B and the realignment of Street F to meet Street B at a 90 degree angle.

Staff recommends that, upon completion of the consultation and review process, the revised plan of subdivision be draft approved. A technical report will not be required as draft approval is delegated to staff.

REPORT

Background

Applicant/Owner:

Mattamy (Milton West) Limited, 110-433 Steeles Avenue East, Milton ON L9T 8Z4

Authorized Agent:

Korsiak and Company, 206-277 Lakeshore Road East, Oakville ON L6J 1H9

Location/Legal Description:

The subject lands are located, north of Britannia Road, east of Tremaine Road and west of the CN Rail corridor. The lands are legally described as Part of Lot 7, Concession I, N. S. former Township of Trafalgar. See Figure 1 for Location Map.



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Property Description:

The property consists of 40.19 ha of land with 531 metre frontage on Tremaine Road. The property is generally flat, agricultural crop land traversed by a tributary of the Indian Creek.

Proposal:

The revised draft plan proposes to replace 22 single detached units with four townhouse blocks for 28 townhouse units on the north side of Street A, across from the Node Block. Other revisions include the introduction of a roundabout at the intersection of Street A and Street B and the lots surrounding the roundabout. Modifications to the adjacent residential block boundaries along Street B and the realignment of Street F to meet Street B at a 90 degree angle. See Figure 2 for the proposed revision to the draft plan.

The plans and documents, which have been submitted in support of the application which are the subject of this report, are listed below. The draft plan of subdivision is attached as Figure 2.

- Draft Plan of Subdivision
- A revised Traffic Impact Study

Discussion

The applications for Mattamy Varga, consisting of a plan of subdivision and zoning by-law amendment, were considered by Council on July 8, 2019. At this time Council approved the Zoning By-law Amendment and supported the granting of draft approval by the Commissioner of Planning and Development subject to conditions. Draft approval for the Mattamy Varga plan of subdivision was granted on August 13, 2019.

Subsequently, the applicant, Mattamy (Milton West) Limited, has proposed a revision to the draft approved plan of subdivision for Mattamy Varga.

In accordance with By-law 016-2014, the subdivision lands are zoned site-specific Residential Medium Density 1 and 2 (RMD1 and RMD2), site-specific Mixed Use (MU), site-specific Minor Institutional (I-A), Open Space (OS and OS-2) and Natural Heritage System (NHS) Zones. These zones permit the residential plan of subdivision with a creek corridor, a neighbourhood park, two school blocks, a mixed use block and a range of residential uses. This zone permits single detached dwellings and medium density residential development, including townhouses.

Public meetings for the original plan of subdivision and zoning by-law amendment applications were held on June 30, 2014 and on April 13, 2015. As this revision to the plan proposes additional dwelling units, an additional public meeting is required under the Planning Act.



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Staff has confirmed that the proposed density is consistent with the policies for the Boyne Survey Secondary Plan. Additional policy review will not be required for the proposed revision due to the minor nature of the proposed changes. The revision of the plan does, however, require a technical review, including a zoning review to confirm that the proposed lot fabric meets the zone provisions applicable to the lands. As such, the application has been circulated to the agencies for comment.

Staff recommends that Council support the granting of draft approval of the revised plan upon the completion of the consultation and review process and subject to any resulting revisions. As draft approval is delegated to staff and a zoning by-law amendment is not required, a technical report is not anticipated to be presented to Council.

Financial Impact

None arising from this Report

Respectfully submitted,

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

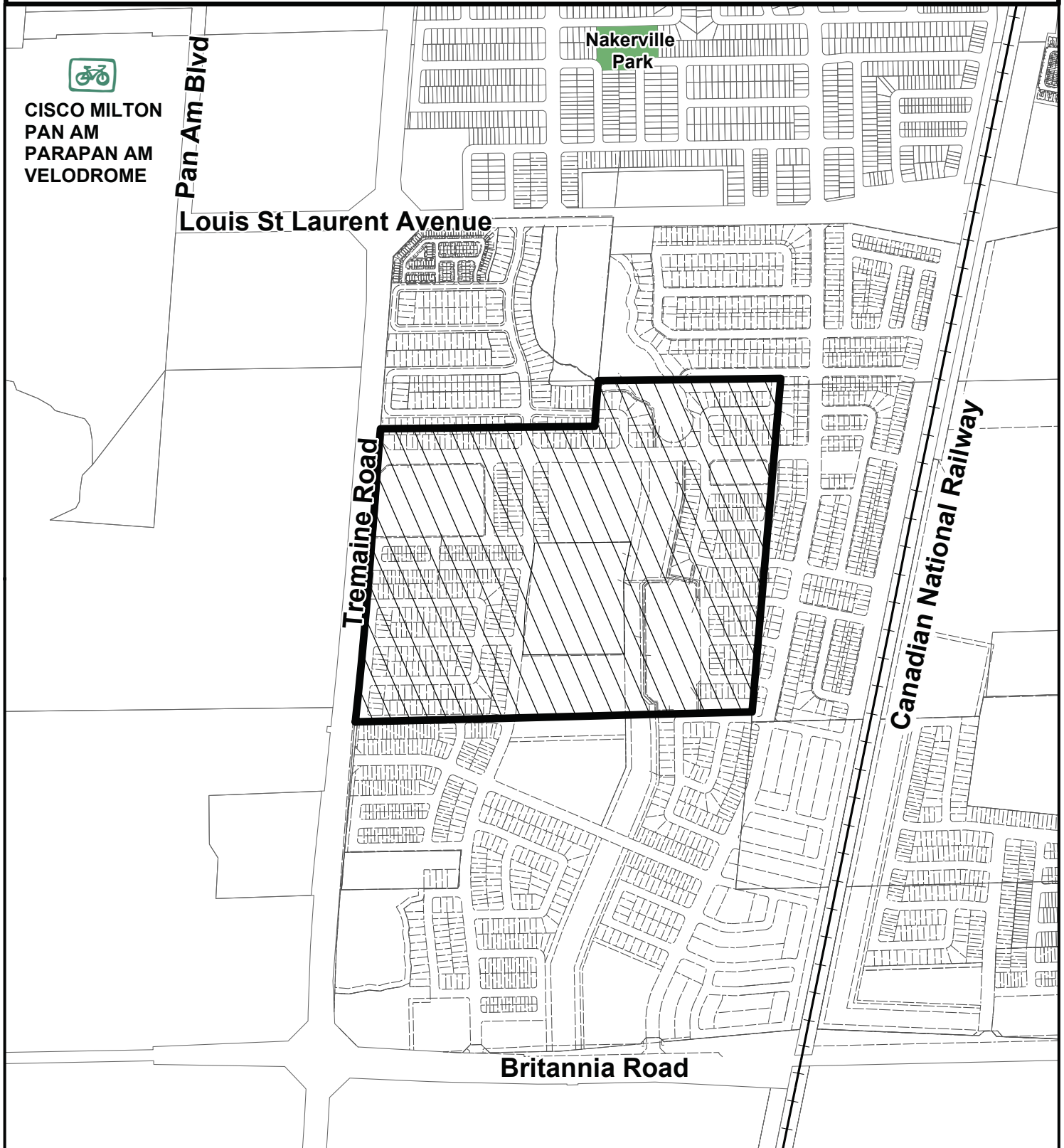
For questions, please contact: Maria Smith, MCIP, RPP Phone: Ext. 2311
Senior Planner

Attachments

Figure 1 – Location Map
Figure 2 – Concept Plan

CAO Approval
Andrew M. Siltala
Acting Chief Administrative Officer

FIGURE 1 LOCATION MAP



Novemeber 18, 2019

Scale: 1:10,000

File: Z-19/14
24T-14009/M

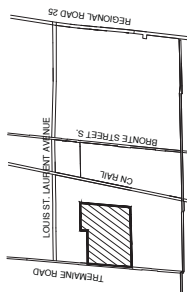
Planning & Development Department



Subject Property
4 of 5

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MATTAMY - VARGA



KEY MAP
N.T.S.

 SUBJECT PROPERTY

OWNER'S AUTHORIZATION

APPROVED For [Signature] DATE 05/06/2019

CONVEYOR'S CERTIFICATE

DATE	03/15/2017
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ADDITIONAL INFORMATION (PLEASE PRINT OR TYPE) (SEE INSTRUCTIONS)

OWN ON PLAN
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[illegible]

• Pavement illustration is diagrammatic
• Local/Local corner radii = 5m
• Local/Collector corner triangle = 7.5m
• Collector/Collector corner triangle = 10m
• Collector/Arterial corner triangle = 15m

SCALE 1:1500	DATE: July 16, 2017 September 30, 2019																																																																																																						
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LAND USE SCHEDULE					Blocks	Block Total (ha)	Units	SDE*
	Land Use							
	Detached Residential							
	Townhouse							
	Medium Density Residential							
	Medium Density Residential							
	Node							
	Elementary School							
	Neighbourhood Park							
	Provincially Significant Wetland							
	Wetland Buffer (30m)							
	Meadow Marsh							
	Channel							
	SWM Pond							
	Open Space							
	Acoustic Buffer (0m)							
	SWM Buffer (5m / 7.5m)							
	Buffer (5m / 10m / 15m)							
	SWM Pond Access (0m)							
	Walkway (4m)							
	Trail (5m)							
	Traverse Road							
	Residential Reserves							
	0.3m Reserve							
	16.0m ROW (297m)							
	20.0m ROW (520m)							
	26.0m ROW (792m)							
	Totals							

