



# 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 10, 2020

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Report No: PD-007-20

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Subject: Region of Halton 2020 Allocation Program - Supplementary Report

**Recommendation:** THAT the distribution of servicing allocation through the 2020 Regional Allocation Program to the lands shown on the revised map attached as Appendix 1 and to the landowners/developers listed on the revised Tables in Appendix 2 to Report PD-007-20 be endorsed;

AND THAT the Town Clerk be directed to forward a copy of Report PD-007-20 together with the Council resolution to the Region of Halton, the City of Burlington and the Towns of Halton Hills and Oakville.

## REPORT

### Background

On January 20, 2002, Council endorsed the recommendations of Report PD-004-20, which was a report recommending the distribution of servicing allocation through the 2020 Regional Allocation Program to specific properties in Milton based upon the expressions of interest received from landowners. Subsequently, the Region has advised that an additional expression of interest has been received from a Boyne Survey landowner, Mazmik Developments Limited, requesting to participate in the upcoming program and reserve 360 single detached equivalent units (SDEs) of servicing allocation for purpose-built rental units.

### Discussion

As outlined in Report PD-004-20, the Region had made available to Milton up to a total of 8,715 SDEs through the 2020 Allocation Program. In total, expressions of interest were received for a total of 8,410 SDEs distributed among the Boyne Survey, Bristol Survey, Sherwood Survey and Trafalgar Secondary Plan areas. Staff recommended that Council endorse the distribution of servicing allocation to all the landowners that had submitted expressions of interest for a number of reasons, most notably because it would support a continuous, quantifiable and predictable rate of development over the six year duration of the program. In addition, it would provide options with respect to the orderly progression



of development and it would complete developing neighbourhoods, increasing the supply and diversity of housing types.

Staff has reviewed this additional request and notes the following. The Mazmik property, shown as M57 on the map included in Appendix 1 to this report, is located in the easterly of the Town Secondary Mixed Use Nodes planned for the Boyne Survey. There are a number of applications which have already been received and/or granted some level of planning approval in this area by the Town. Further, this request will complement development of other properties in this area of the Boyne Survey for which allocation has already been endorsed by Council, thereby completing the development of these neighbourhoods. Finally, Mazmik proposes the development of purpose-built rental housing units, adding to the diversity of housing stock available within the Town.

While Mazmik Developments Limited has expressed interest in 360 SDE's, due to the timing of receipt of the request and the recommendations of the previous report, there are only up to an additional 305 SDEs for the Town to distribute. As the program continues to be finalized, staff will continue to work with the Region to monitor reserved SDEs so that in the event that allocation distributed to Milton becomes available, developments such as this would have an opportunity to reserve additional SDEs to support the full build-out of their projects.

Accordingly, staff recommends that Council endorses the distribution of the balance of the available SDEs distributed to Milton, being 305 SDEs, to Mazmik Developments Limited. An updated map as well as tables illustrating the inclusion of the Mazmik request are appended to this report.

## Financial Impact

The financial implications of the 2020 Regional Allocation Program were outlined in report PD-004-20. The additional units identified in this report will further support a more diversified distribution of allocation among developers, providing greater continuity and predictability of residential development targets for the Town.

Respectfully submitted,

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

For questions, please contact: Barbara Koopmans

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## Attachments

Appendix 1: Existing and Proposed Allocation Distribution, as revised



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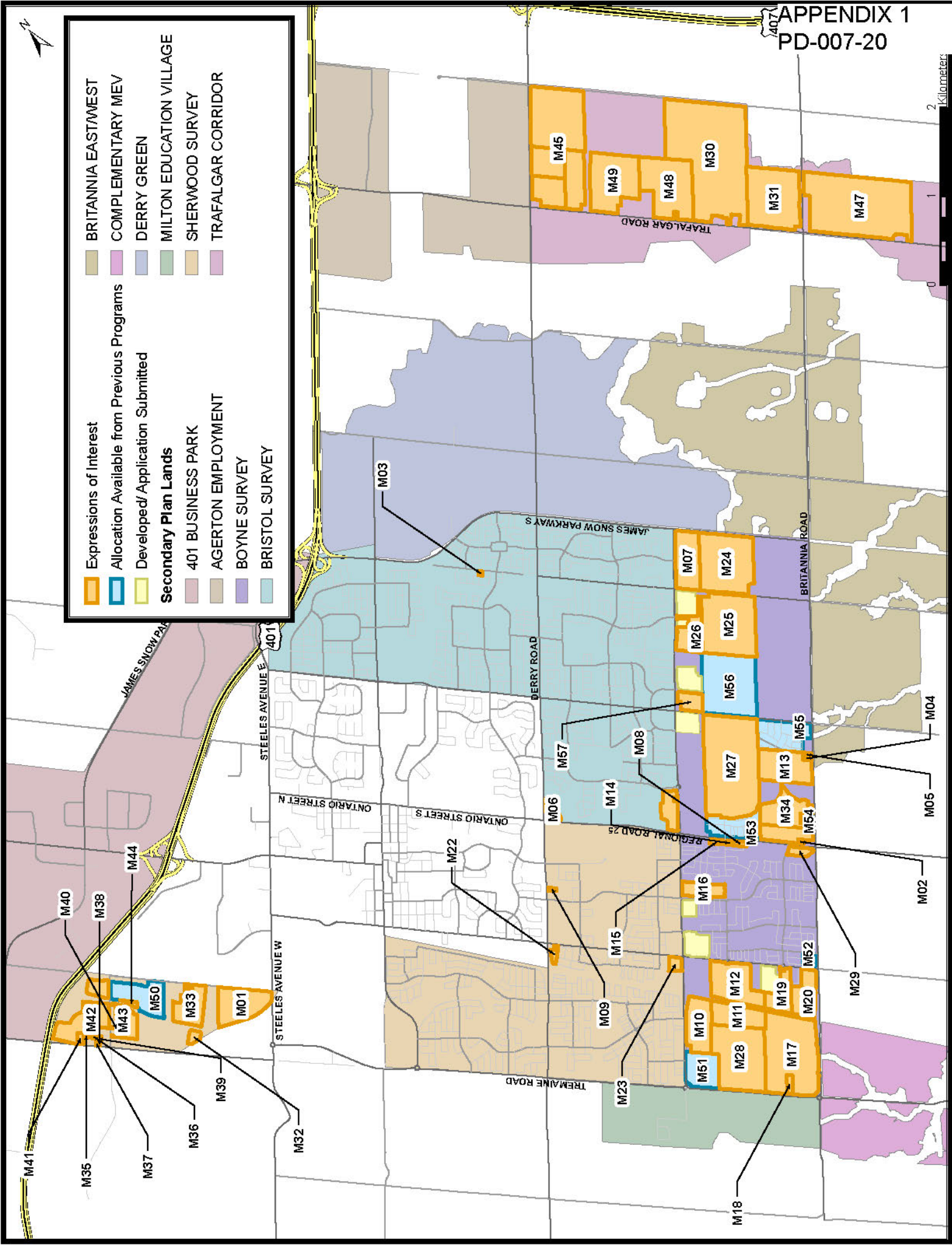
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Appendix 2: 2020 Allocation Program "Request for Allocation Letter" SDE Summary, revised January, 2020
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CAO Approval  
Andrew M. Siltala  
Chief Administrative Officer



	Expressions of Interest		BRITANNIA EAST/WEST
	Allocation Available from Previous Programs		COMPLEMENTARY MEV
	Developed/ Application Submitted		DERRY GREEN
<b>Secondary Plan Lands</b>			MILTON EDUCATION VILLAGE
	401 BUSINESS PARK		SHERWOOD SURVEY
	AGERTON EMPLOYMENT		TRAFALGAR CORRIDOR
	BOYNE SURVEY		
	BRISTOL SURVEY		



## APPENDIX 2 PD-007-20

### 2020 Allocation Program "Request for Allocation Letter" SDE Summary, Revised January, 2020

#### Boyer Survey Secondary Plan

Request for Allocation Letter Submissions								
ID	Landowner(s)	Reference: Developer	Remaining SDE's from Previous Programs	Purpose-			TOTAL SDEs	Affordable Purpose- Built SDEs
				Standard SDEs	High Density SDEs	Built/ SC/SN SDEs		
M02	Apex Developments Inc.	Apex Developments Inc.	-	-	-	-	-	60
M04	Boyne Urban Development Inc.	Boyne Urban Development Inc.	-	-	43	-	43	-
M05	Boyne Urban Development Inc.	Boyne Urban Development Inc.	-	-	42	-	42	-
M07	Milton III-75 Land Limited	Coscorp Inc.	88	115	140	-	255	-
M08	West Country Milton Properties Ltd.	Country Homes	31	-	66	-	66	-
M54	Fernbrook Homes (Milton One) Limited	Fernbrook Homes	126	-	-	-	-	-
M10	1045502 Ontario Limited	Fieldgate Developments	-	448	-	-	448	-
M11	1048605 Ontario Limited	Fieldgate Developments	-	391	-	-	391	-
M12	1048605 Ontario Limited	Fieldgate Developments	-	-	-	500	500	-
M13	Mil Con Three Developments Limited	Fieldgate Developments	-	160	-	-	160	-
M14	Gulfbeck Developments Inc.	Great Gulf Group of Companies	-	-	50	-	50	-
M15	Gulfbeck Developments Inc.	Great Gulf Group of Companies	-	-	100	-	100	-
M16	Gulfbeck Developments Inc.	Great Gulf Group of Companies	-	180	-	-	180	-
M17	Pony Pines Development Inc.	Great Gulf Group of Companies	200	566	-	-	566	-
M18	PP II Development Inc.	Great Gulf Group of Companies	-	27	-	-	27	-
M19	Shadybrook Development Inc.	Great Gulf Group of Companies	-	91	-	-	91	-
M20	Stevenson Land Development Inc.	Great Gulf Group of Companies	-	64	-	-	64	-
M21	Sunset Land Development Corp.	Great Gulf Group of Companies	-	79	-	-	79	-
M24	Mattamy (Brownridge) Limited	Mattamy Homes	280	256	-	-	256	-
M25	Mattamy (Brownridge) Limited	Mattamy Homes	390	210	-	-	210	-
M26	Mattamy (Brownridge) Limited	Mattamy Homes	121	208	-	-	208	-
M27	Mattamy (Brownridge) Limited	Mattamy Homes	407	-	180	-	180	-
M55	Mattamy (Brownridge) Limited	Mattamy Homes	193	-	-	-	-	-
M53	Mattamy (Brownridge) Limited	Mattamy Homes	4	-	-	-	-	-
M28	Mattamy (Milton West) Limited	Mattamy Homes	575	179	-	-	179	-
M29	Mattamy (Milton West) Limited	Mattamy Homes	-	-	268	-	268	-
M34	Primont Homes (Milton) Inc.	Primont Homes	249	-	200	-	200	-
M51	Milton Main Street Homes Ltd.	Milton Main Street Homes Ltd.	352	-	-	-	-	-
M52	Shearing Heights Estates Limited	Trinison Management Corp.	148	-	-	-	-	-
M56	Sundial Homes (3rd Line) Limited	Sundial Homes	400	-	-	-	-	-
M57	Mazmic Developments Limited*	Mazmic	-	-	-	305	305	-
<b>Total SDE's Requested</b>			<b>3,564</b>	<b>2,974</b>	<b>1,089</b>	<b>805</b>	<b>4,868</b>	<b>60</b>

\*Actual Request was for 360 SDEs for Purpose-Built Rentals

#### Sherwood Survey Secondary Plan (including Milton Heights)

Request for Allocation Letter Submissions								
ID	Landowner(s)	Reference: Developer	Remaining SDE's from Previous Programs	Purpose-			TOTAL SDEs	Affordable Purpose- Built SDEs
				Standard SDEs	High Density SDEs	Built/ SC/SN SDEs		
M01	Andrin (Milton) Properties Limited	Andrin Milton Properties Limited	-	220	-	-	220	-
M32	Pinder Real Estate Developers Inc.	Pinder Real Estate Developers Inc.	-	5	-	-	5	-
M33	Pinder Real Estate Developers Inc.	Pinder Real Estate Developers Inc.	-	20	-	-	20	-
M35	Milton Meadows Properties Ltd.	Royalpark Homes	-	4	-	-	4	-
M36	Milton Meadows Properties Ltd.	Royalpark Homes	-	4	-	-	4	-
M37	Milton Meadows Properties Ltd.	Royalpark Homes	-	1	-	-	1	-
M38	Milton Meadows Properties Ltd.	Royalpark Homes	-	1	-	-	1	-
M39	Milton Meadows Properties Ltd.	Royalpark Homes	-	7	-	-	7	-
M40	Milton Meadows Properties Ltd.	Royalpark Homes	-	4	-	-	4	-
M41	Milton Meadows Properties Ltd.	Royalpark Homes	-	13	-	-	13	-
M42	Milton Meadows Properties Ltd.	Royalpark Homes	200	134	-	-	134	-
M43	Milton Meadows Properties Ltd.	Royalpark Homes	-	127	-	-	127	-
M44	Milton Meadows Properties Ltd.	Royalpark Homes	-	14	-	-	14	-
M50	1321387 Ontario Inc.	Century Grove Homes	100	-	-	-	-	-
M09	FGL Derry Inc.	Fieldgate Developments	-	-	21	-	21	-
M22	Howland Green (Bronte West) Ltd.	Howland Green (Bronte West) Ltd.	-	-	59	-	59	-
M23	Manaman Centre Inc.	Manaman Group	-	-	75	-	75	-
<b>Total SDE's Requested</b>			<b>300</b>	<b>554</b>	<b>155</b>	<b>-</b>	<b>709</b>	<b>-</b>

#### Bristol Survey Secondary Plan

Request for Allocation Letter Submissions								
ID	Landowner(s)	Reference: Developer	Remaining SDE's from Previous Programs	Purpose-			TOTAL SDEs	Affordable Purpose- Built SDEs
				Standard SDEs	High Density SDEs	Built/ SC/SN SDEs		
M03	Aslam, Nadeem; Nadeem, Saima	Aslam, Nadeem; Nadeem, Saima	-	10	-	-	10	-
M06	Briarwood (Milton Greenfields) Ltd.	Briarwood Development Group	-	-	186	-	186	-
M46	Sixteen Mile Land Corp	York Trafalgar	-	-	125	51	176	-
<b>Total SDE's Requested</b>			<b>-</b>	<b>10</b>	<b>311</b>	<b>51</b>	<b>372</b>	<b>-</b>

2020 Allocation Program "Request for Allocation Letter" SDE Summary, Revised January, 2020

Trafalgar Secondary Plan

ID	Landowner(s)	Reference: Developer	Remaining SDE's from Previous Programs	Request for Allocation Letter Submissions				
				Standard SDEs	High Density SDEs	Purpose-Built/SC/SN SDEs	Affordable Purpose-Built SDEs	
M30	2076828 Ontario Limited	Mattamy Homes	-	435	-	-	435	-
M31	White Squadron Development Corp	Mattamy Homes	-	435	-	-	435	-
M45	Frontenac Forest Estates Inc.	Trinison Management Corp.	-	-	-	-	-	-
M45	Frontenac Forest Estates Inc.	Trinison Management Corp.	-	828	-	-	828	-
M45	Frontenac Forest Estates Inc.	Trinison Management Corp.	-	-	-	-	-	-
M45	Frontenac Forest Estates Inc.	Trinison Management Corp.	-	-	-	-	-	-
M47	York Trafalgar Golf Corp.	York Trafalgar	-	176	-	-	176	-
M48	Trafalgar Square Inc.	York Trafalgar	-	398	-	-	398	-
M49	Hannover Trafalgar Farms Limited	York Trafalgar	-	494	-	-	494	-
<b>Total SDE's Requested</b>			<b>-</b>	<b>2,766</b>	<b>-</b>	<b>-</b>	<b>2,766</b>	<b>-</b>

Summary of Allocation Requests

Secondary Plan Area	Remaining SDE's from Previous Programs	Request for Allocation Letter Submissions				
		Standard SDEs	High Density SDEs	Purpose-Built/SC/SN SDEs	TOTAL SDEs	Affordable Purpose-Built SDEs
Boyne Survey Secondary Plan	3,564	2,974	1,089	805	4,868	60
Bristol Survey Secondary Plan	-	10	311	51	372	-
Sherwood Survey Secondary Plan (including Milton Heights)	300	554	155	-	709	-
Trafalgar Secondary Plan	-	2,766	-	-	2,766	-
<b>Total SDE's Requested</b>	<b>3,864</b>	<b>6,304</b>	<b>1,555</b>	<b>856</b>	<b>8,715</b>	<b>60</b>