



The Corporation of the Town of Milton

Report To:	Council
From:	Barbara Koopmans, Commissioner, Planning and Development
Date:	March 2, 2020
Report No:	PD-008-20
Subject:	Statutory Public Meeting on Resubmission: Official Plan Amendment and Zoning By-law Amendment by Vue Developments on Main for lands located at 28 and 60 Bronte Street North (Town Files: LOPA-05/18 and Z-07/18).
Recommendation:	THAT Planning and Development Report PD-008-20, BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The applicant has submitted a revised Official Plan amendment and Zoning By-law amendment application for the lands located at 28 and 60 Bronte Street North. The original application was submitted to facilitate the construction of two residential towers with building heights of 19 and 21 storeys respectively. The towers were located over separate six-storey podiums and included a total of 435 residential units and 1,195 square metres of commercial floor space.

Through consultation on the original applications, the applicant has submitted revised Official Plan and Zoning By-law amendment applications. The applicant is now proposing to construct two high-rise residential towers with ancillary commercial and office uses. The two residential towers are proposed to be 17 and 18 storeys respectively, and are located over separate six-storey podiums. In total, the proposed development provides 508 residential units, 1,062 square metres of commercial space and 853 square metres of office space.

The applicant has requested an amendment to the Town of Milton Official Plan to permit a maximum height of eighteen (18) storeys and a maximum residential density of 380 units per hectare.

The applicant has also requested an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to facilitate the proposed development. The lands are currently zoned Secondary Commercial (CBD-B) which permits apartment buildings and various commercial and office uses. The applicant has requested site specific zoning regulations relating to building height, building setbacks to lot lines, lot coverage, amenity area, parking setbacks to lot lines, and parking rates.

The application is complete pursuant to the requirements of the Planning Act and is being processed accordingly. Staff recommends that upon completion of the consultation and

review process that a Technical Report, including recommendations, be prepared and brought forward for consideration by Council. The Technical Report will address any issues raised through the consultation and review process.

REPORT

Background

Owner: Vue Developments on Main, 401 Wheelabrator Way, Milton, Ontario

Applicant: Korsiak Urban Planning, 277 Lakeshore Blvd East, Oakville, Ontario

Location/Description

The subject property is located on the west side of Bronte Street, north of Main Street (See Figure 1 - Location Map; Figure 2 - Aerial Context). The property is approximately 1.34 hectares in size and currently contains a retail store (TSC Store). The subject property has frontage along Main Street West as well as Bronte Street North.

Surrounding land uses include a service station and predominately low-density residential uses to the east, the CN Railway Line immediately to the west, commercial uses and an office building under construction immediately to the south, and residential uses beyond to the south and southeast, and vacant employment lands to the north.

Proposal

The applicant is proposing to construct two high-rise residential towers with heights of 17 and 18 storeys (approximately 60 metres and 55 metres, including roof-top mechanical rooms), respectively, with 1,062 square metres of ground-related commercial uses and 853 square metres of office space on the 1st and 2nd floors of Building A. Figure 3 illustrates the proposed concept plan for the site and Figure 4 illustrates the concept elevations.

The applicant seeks to amend the Town's Official Plan to permit a maximum height of 18 storeys on the lands, whereas the Official Plan currently permits a maximum height of 4 storeys. The applicant further seeks to amend Zoning By-law 016-2014, as amended, to seek site-specific regulations related to building height, building setbacks to lot lines, lot coverage, amenity area, parking setbacks to lot lines, and parking rates.

The following information has been submitted by the applicant in support of the Official Plan Amendment and Zoning By-law Amendment, and is available on the Town's website for review:

- Architectural Plans prepared by KNYMH, dated December 16, 2019;
- Draft Official Plan Amendment prepared by Korsiak Urban Planning, undated;
- Draft Zoning By-law Amendment prepared by Korsiak Urban Planning, undated;
- Urban Design Brief prepared by Korsiak Urban Planning, dated December 2019;
- View Analysis prepared by Korsiak Urban Planning, dated December 2019;
- Shadow Impact Study prepared by KNYMH, dated November 29, 2019;
- Transportation Impact & Parking Study prepared by Paradigm Transportation Solutions, dated December 2019;
- Functional Servicing and Stormwater Management prepared by Lanhack Consultants, dated December 16, 2019;
- Hydrogeology Report prepared by SIRATI, dated December 11, 2019;
- Phase One Environmental Site Assessment prepared by Rubidium Environmental Inc, dated December 13, 2019;
- Pedestrian Level Wind Study prepared by Gradient Wind, Dated December 11, 2019;
- Stage 1 Archeological Assessment prepared by ASI, dated April 17 2019;
- Ministry of Tourism, Culture, and Sport Clearance Letter, dated June 26, 2019.

The following information were previously submitted by the applicant in support of the original Official Plan Amendment and Zoning By-law Amendment applications and will continue to form part of the application. These documents are available on the Town's website for review:

- Plan of Survey prepared by Cunningham McConnell Limited, dated September 7, 2018;
- Planning Justification Report prepared by Korsiak Urban Planning, dated December 2018;
- Geotechnical Investigation Report prepared by Landtek Limited, dated March 9, 2017;
- Railway Vibration Study prepared by Valcoustics Canada Ltd., dated November 8, 2018;
- Environmental Noise Feasibility Study prepared by Valcoustics Canada Ltd., dated November 8, 2018;
- Tree Removals Plan prepared by Korsiak Urban Planning, dated October 26, 2018;

Planning Policy

The subject lands are located within the Urban Area designation in the Region of Halton Official Plan. The Urban Area designation permits a variety of uses, including a range of residential dwelling types and densities.

The subject lands are designated Central Business District on Schedule B - Urban Area Land Use Plan, and Downtown Supportive Area on Schedule C - Central Business

District Land Use Plan in the Town of Milton's Official Plan. The Central Business District and Downtown Supportive Area designations permit a range of uses including retail, service commercial, office, institutional and residential uses, as well as high density residential uses.

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 of the opinion that an Official Plan Amendment is required for the proposed height of the buildings. The Downtown Supportive Area policies permit a maximum height of four storeys in this location in accordance with Schedule C.7.A.CBD, however buildings greater than four storeys may be considered on a site-specific basis in accordance with the bonus provisions of the Official Plan. The bonus provisions of the Official Plan limit the additional height that may be permitted without an Official Plan Amendment. In addition, the *More Home, More Choice Act, 2019* made amendments to the Planning Act that included removing the ability for municipalities to pass by-laws to collect funds under Section 37 (Density Bonusing) under the *Planning Act*. Therefore an Official Plan amendment application is required to permit maximum building heights of 17 and 18 storeys.

Attached to this report as Appendix 1 is the Draft Site Specific Official Plan Amendment.

Zoning By-law

The subject lands are currently zoned Secondary Commercial (CBD-B) which permits Residential High Density (RHD) uses, such as apartment buildings. A portion of the lands are currently zoned Site Specific Secondary Commercial (CBD-B*30) which permits a commercial storage facility.

The application seeks to add site specific zoning provisions to facilitate the construction of the proposed high density development. The site specific provisions being sought include allowing a guest unit as a permitted use, permitting two residential buildings on the subject lands, and other site specific provisions related to building height, amenity area, setbacks for patios, setbacks for parking areas and underground parking structures, setbacks for buildings, off-street parking requirements, and maximum lot coverage.

The applicant is seeking a reduction in required residential parking to 1.0 space per unit, plus 0.25 spaces per unit for visitor parking. The applicant is also proposing that parking spaces provided for residential visitors, commercial uses and office uses be shared. Under this scenario, no additional parking spaces would be required for commercial and office uses. Rather, residential visitors, commercial customers, and commercial tenants would share the same parking spaces.

Attached to this report as Appendix 2 is the Draft Site Specific Zoning By-law.

Site Plan Control

Should the application be approved, the developer is required to obtain site plan approval prior to building permit issuance. Detailed site plan drawings addressing such matters as detailed building design, lot grading and drainage, site design, lighting and landscaping will be required to be submitted for review and approval. Other items, such as traffic and safety, garbage disposal and capacity of utilities, including water and sanitary sewer connections, will be reviewed as part of the technical site plan review.

Discussion

Public Consultation

A Public Information Centre (PIC), hosted by the owner of the lands and their consulting team was held on February 28, 2019 at Hugh Foster Hall. Town Planning staff attended the PIC as did three members of Council. Approximately 50 interested citizens attended. Members of the public sought information about the proposed development, the planning process and provided both support and opposition to the proposed development. The public was given information on how to formally participate in the process, via written submission or oral presentation at the public meeting.

A Statutory Public Meeting on the initial submission, was held on April 15, 2019 at the Milton Council Chambers. Staff received public comments on the original submission and encouraged any interested members of the public to provide further comments on the resubmission. Public comments are considered in conjunction with the technical evaluation of the application and will be addressed in a technical report to be brought forward with a recommendation in the future.

Notice for the Public Meeting was provided pursuant to the requirements of the Planning Act on February 6, 2020 via a mail out to all property owners within 200 metres of the subject lands and an ad in the Milton Canadian Champion on February 6, 2020. An error was made in the Public Notice related to the proposed commercial floor area. A revised notice was mailed to all property owners within 200 metres of the property and to all interested parties on February 7, 2020 to identify and correct the error.

Agency Consultation

The application was circulated to internal departments and external agencies on January 3, 2020. Staff have identified the following items to be reviewed and addressed:

- Shadow Impact/Privacy/Views
- Stormwater Management & Servicing
- Urban Design, Built Form, Massing & Height



The Corporation of the Town of Milton

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- Integration with the Public Realm
- Traffic Impacts, Parking, Pedestrian Vehicle Access/Circulation
- Noise
- Consistency/Conformity with PPS & Growth Plan
- Pedestrian Level Wind Mitigation
- Land Use Compatibility to Surrounding Land Uses/Transition
- Environmental Assessment of Lands

A technical report with recommendations will be brought forward for Council consideration upon completion of the evaluation of the application at a future meeting.

Financial Impact

None arising from this report.

Respectfully submitted,

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

For questions, please contact: Natalie Stopar, BES, MPA,
MCIP, RPP, Planner

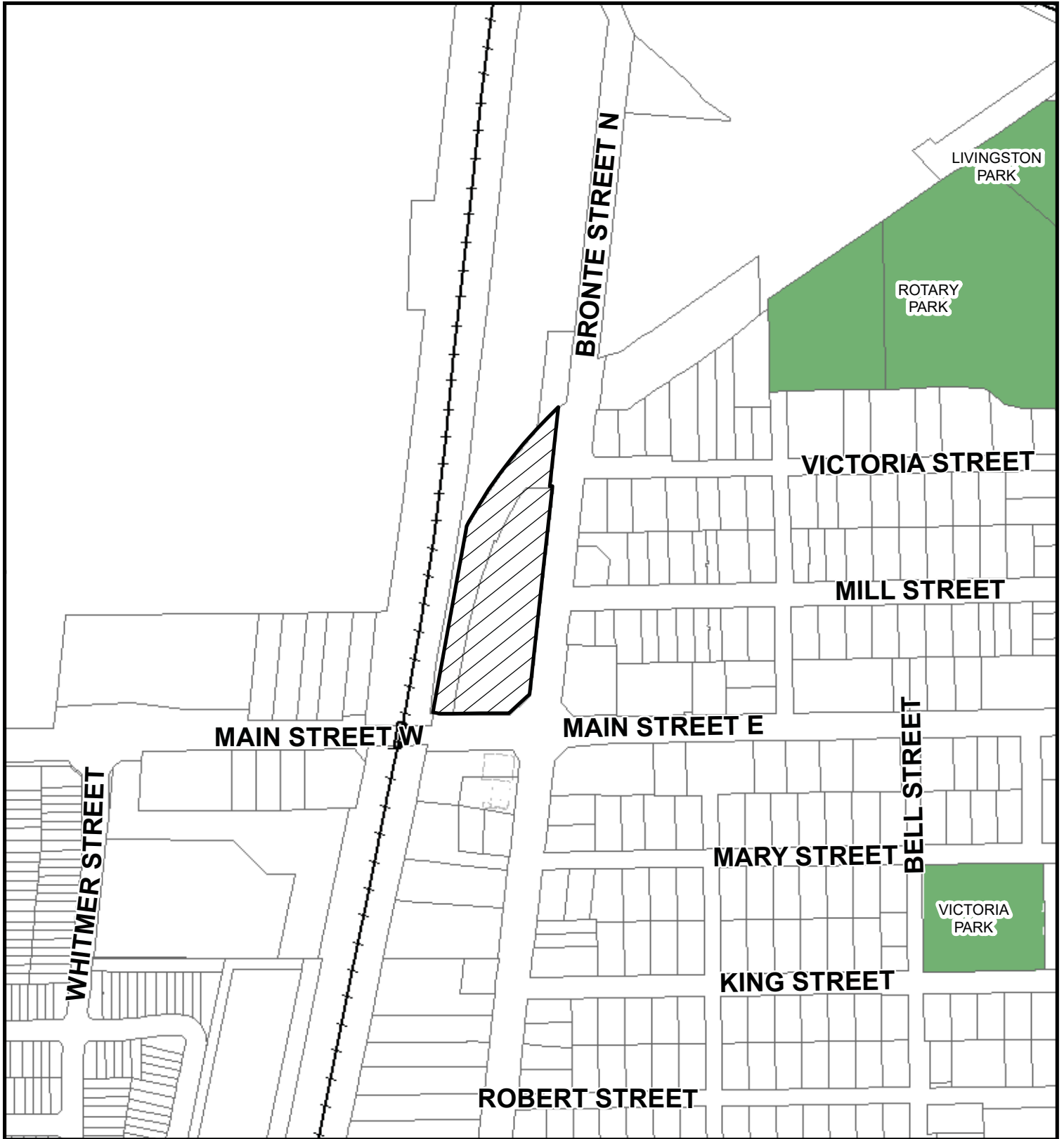
Phone: Ext. 2263

Attachments

Figure 1 - Location Map
Figure 2 - Aerial Context
Figure 3 - Conceptual Site Plan
Figure 4 - Elevation Rendering
Appendix 1 - Draft Official Plan Amendment, Schedule I1 and Schedule C.7.A.CBD
Appendix 2 - Draft Amending Zoning By-law and Schedule A Map

CAO Approval
Andrew M. Siltala
Chief Administrative Officer

FIGURE 1 LOCATION MAP



Council Meeting Date:
March 2, 2020

Scale: 1: 4,000

File: Z-07/18
LOPA-05/18

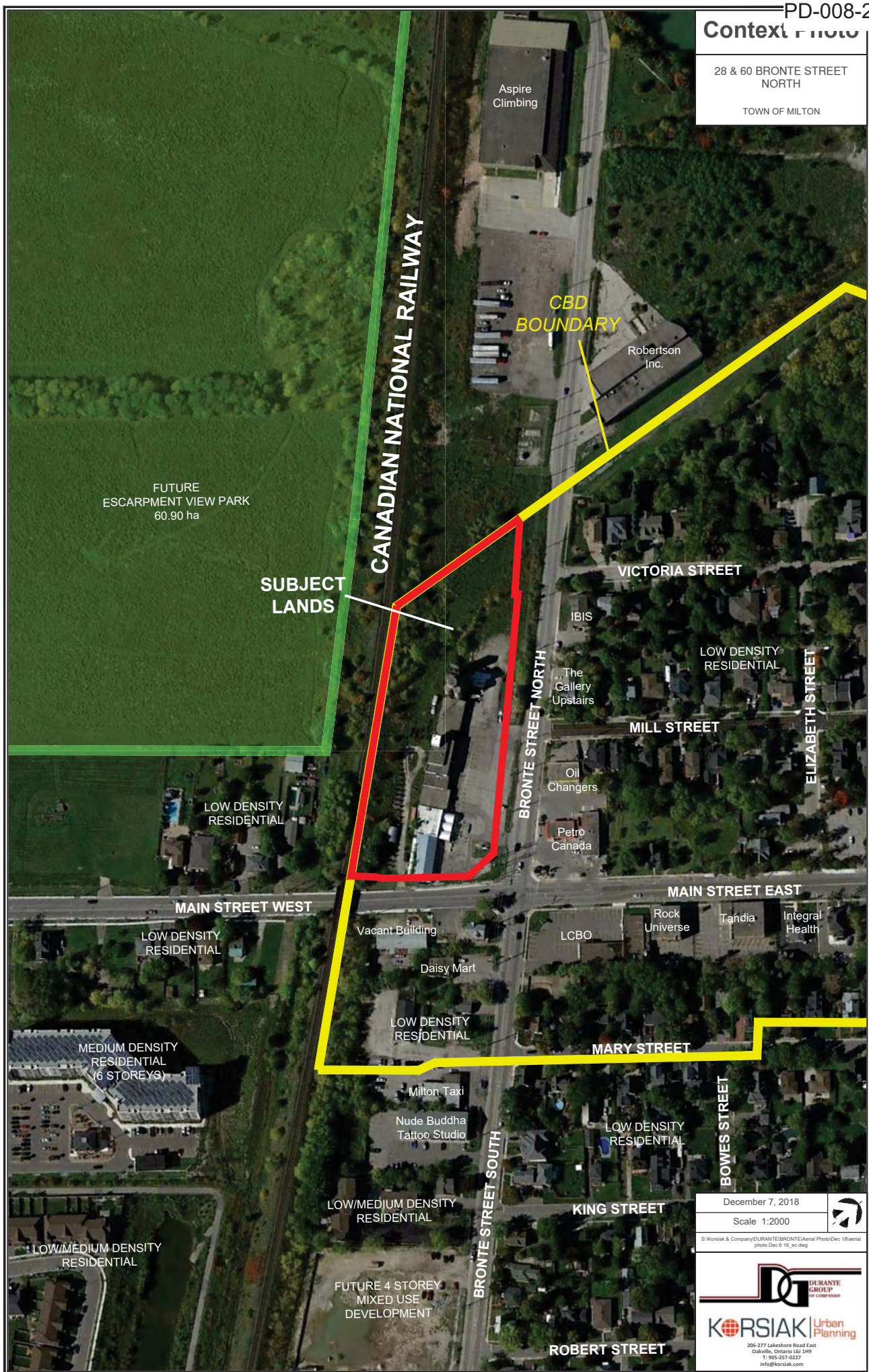
Planning & Development Department



Subject Property

Context Photo

28 & 60 BRONTE STREET
NORTH
TOWN OF MILTON



December 7, 2018		
Scale 1:2000		
S:\Korsiak & Company\Durante\BRONTE\Aerial Photo\Dec 18\Aerial Photo Dec 18_18_01.dwg		
 DURANTE GROUP <small>OF CONSULTANTS</small>		
 KORSIAK Urban Planning <small>206-277 Lakeshore Road East</small> <small>Oakville, Ontario L6J 1H9</small> <small>T: 905-257-0227</small> <small>info@korsiak.com</small>		

FIGURE 3
PD-008-20

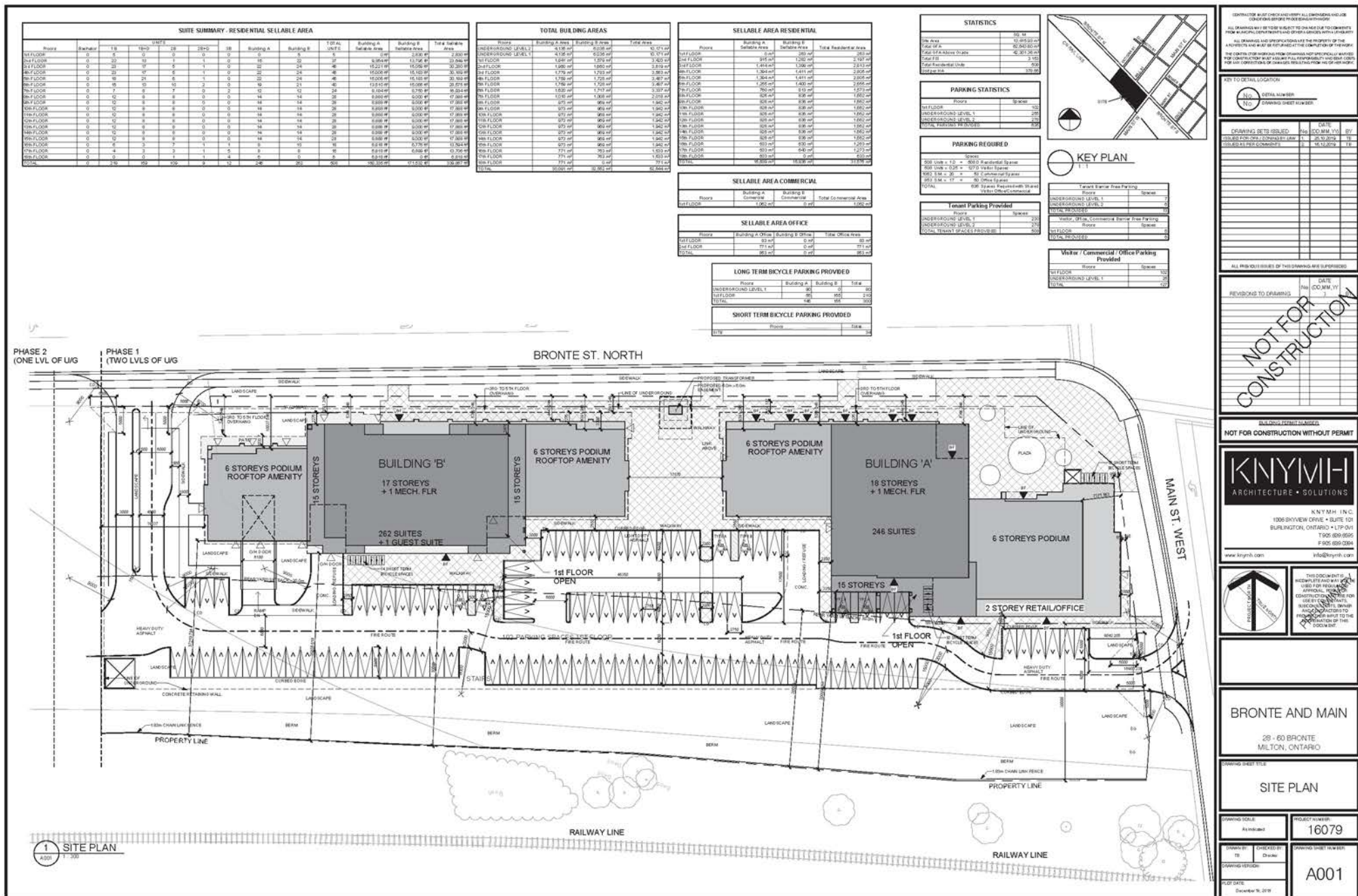


FIGURE 4
PD-008-20



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

Part of Lot 14, Concession 1 (NS Trafalgar)
28 and 60 Bronte Street North
Town of Milton
(Town File: LOPA-05/18)

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 I: 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

28 & 60 Bronte Street North
(Part of Lot 14, Concession 1 (NS Trafalgar))
(Town of Milton)
(LOPA 05/18)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to add Special Policy Area XX to the lands at 28 & 60 Bronte Street North.

LOCATION OF THE AMENDMENT

The subject lands are located on the northeast side of Bronte Street North, east of Main Street West and north of the Canadian National Railway line. The lands are municipally identified as 28 & 60 Bronte Street North and are legally described as Part of Lot 14, Concession 1 (NS Trafalgar), Town of Milton. The location of the property is illustrated in Figure 1.

BASIS OF THE AMENDMENT

The proposed amendment would permit the development of two mixed use or purpose designed residential buildings of 18 and 17 storeys respectively, containing up to 508 residential units with a maximum residential density of 380 units per hectare.

PART II: THE AMENDMENT

All of this part of the document entitled Part II: THE AMENDMENT consisting of the following text constitutes Amendment no. 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 Specific Policy Areas” by adding Special Policy Area No. XX to the lands at 28 – 60 Bronte Street North (known legally as Part of Lot 14, Concession 1 (NS Trafalgar)).
- 1.2 Amending Schedule C.7.A.CBD – Central Business District Secondary Plan, Height Limits by permitting a maximum height of eighteen storeys on the lands at 28 and 60 Bronte Street North (known legally as Part of Lot 14, Concession 1 (NS Trafalgar)).

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 I1 of this Plan, being the lands at 28 - 60 Bronte Street North may be developed to provide two mixed use or purpose designed residential buildings of up to 18 storeys in height and with a maximum residential density of 380 units per hectare.

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO.XX.2020

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 28 AND 60 BRONTE STREET NORTH, LEGALLY DESCRIBED AS PART OF LOT 14, CONCESSION 1, (NS TRAFALGAR), TOWN OF MILTON IN THE REGIONAL MUNICIPALITY OF HALTON (FILE NO. LOPA 05/18)

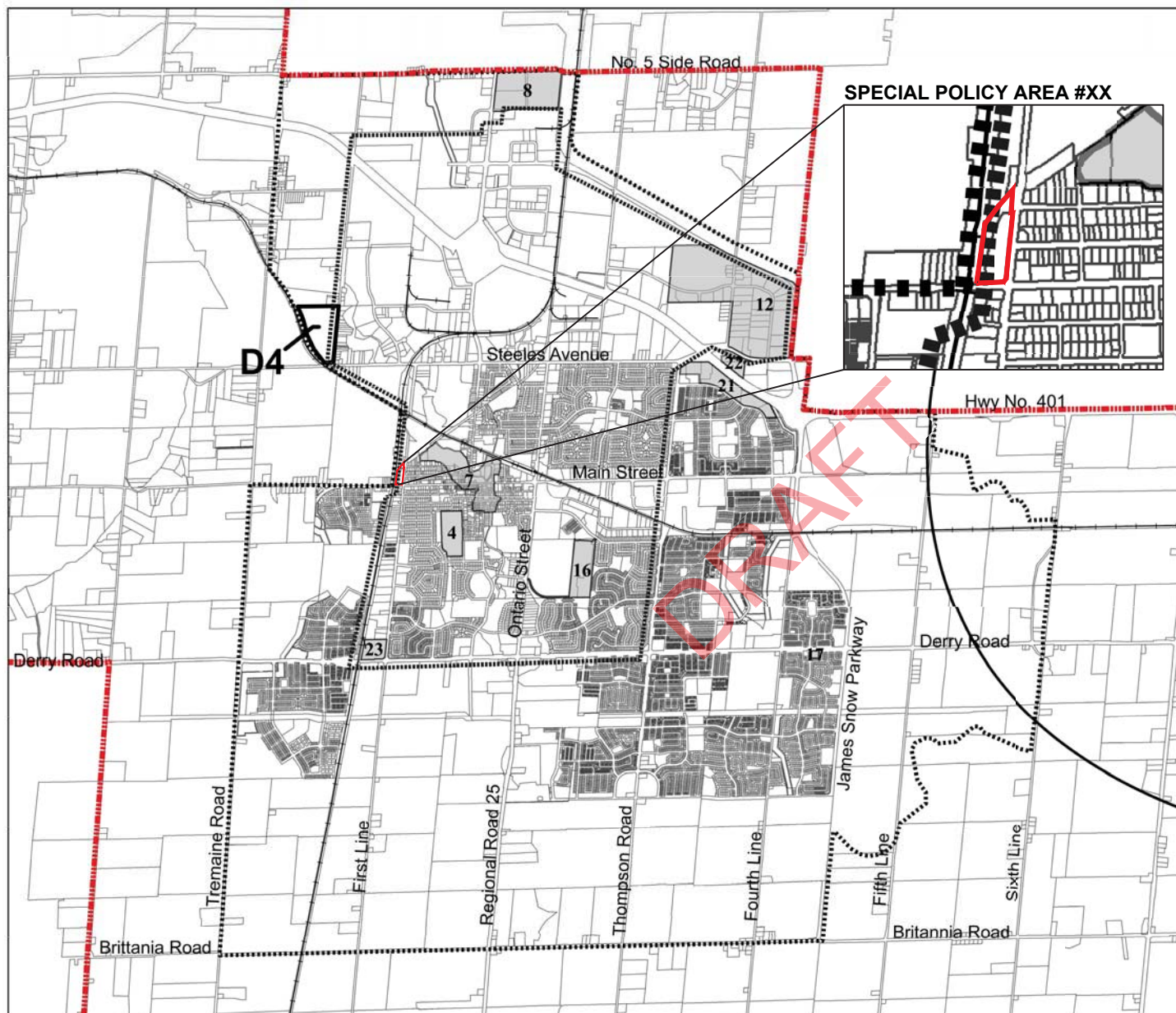
The Council of the corporation of the Town of Milton, in accordance with the provisions of Section 17 and 21 of the Planning Act R.S.O. 1990, c. P.13, as amended, hereby enacts as follows:

1. Amendment No. XX to the Official Plan of the Town of Milton, to amend Schedules I1 and C.7.A.CBD of the Town of Milton Official Plan to provide for permission for the development of two mixed-use or purpose designed residential buildings with heights of 17 and 18 storeys, respectively, with a maximum residential density of 380 units per hectare, at lands located at 28 and 60 Bronte Street North and legally described as Part of Lot 14, Concession 1 (NS 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 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.

**READ A FIRST, SECOND AND THIRD TIME and FINALLY PASSED this ** day of
*****, 2020**

Gordon A. Krantz Mayor

Troy McHarg Town Clerk

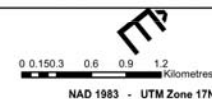


TOWN OF MILTON OFFICIAL PLAN

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
- D4 DEFERRED AND APPEALED AREAS AND NUMBERS

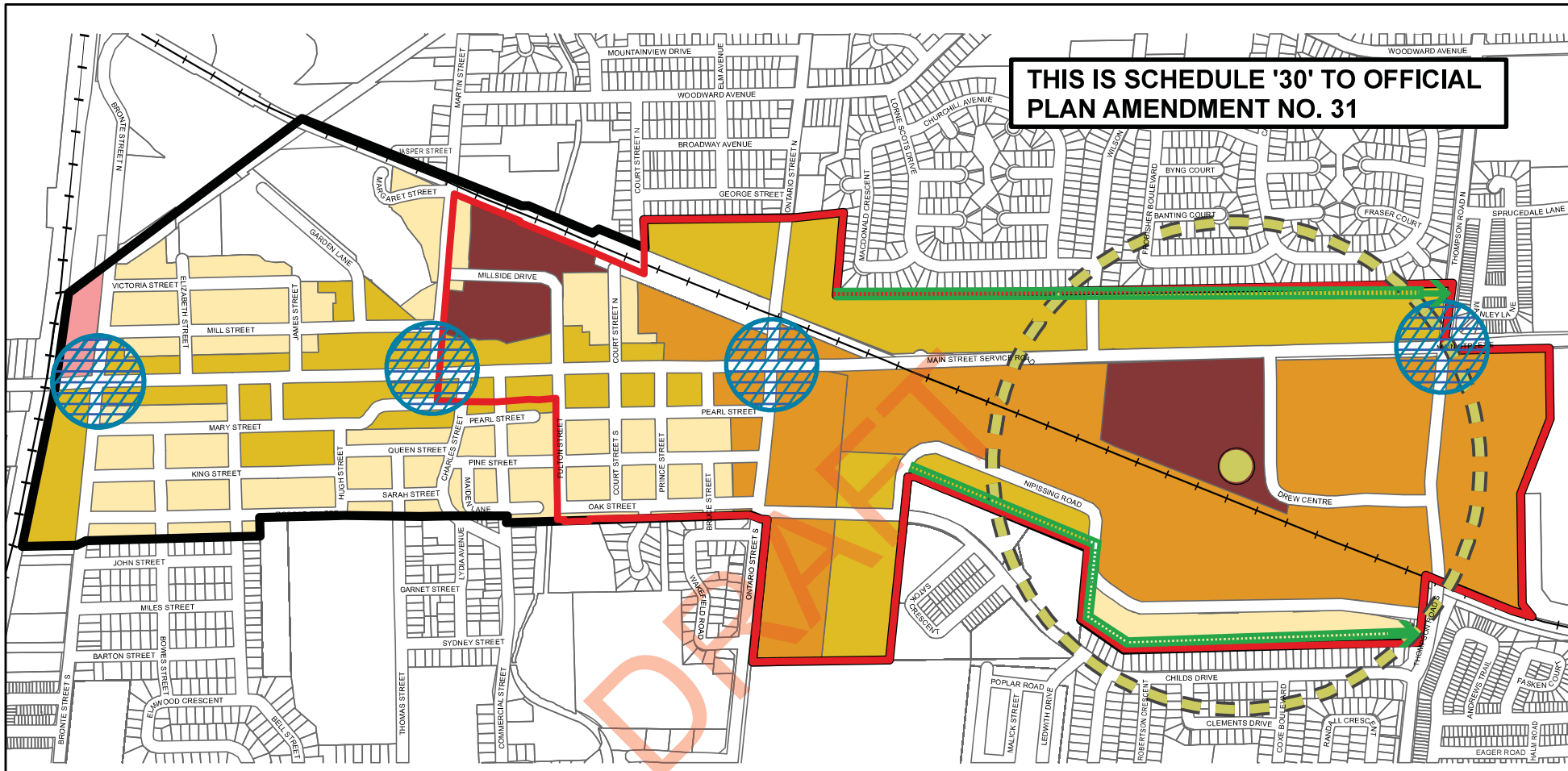






This Schedule Forms Part Of The
Official Plan And Should Be Read
Together With The Text.

(C) Copyright Teranet, Town of Milton 2008

Consolidated August 2008






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



-  URBAN GROWTH CENTRE
-  CENTRAL BUSINESS DISTRICT
-  MAJOR TRANSIT STATION
-  MAJOR TRANSIT STATION AREA

-  GATEWAY
-  TRANSITION AREAS

MAXIMUM HEIGHTS

-  1-2 STOREYS
-  3-4 STOREYS
-  6-8 STOREYS
-  10-14 STOREYS
-  1+ STOREYS

TOWN OF MILTON OFFICIAL PLAN

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



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

Copyright 2018: Town of Milton, Terenet Inc.

April, 2018

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO.XXX.2020

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 14, CONCESSION 1, NS (TRAFALGAR), VUE DEVELOPMENTS ON MAIN.

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. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014 is hereby further amended by changing the existing Secondary Commercial (CBD-B) Zone symbol to the Secondary Commercial Special Section XXX (CBD-B*XXX) Zone symbol shown on Schedule A attached hereto.
2. **THAT** Schedule D to Comprehensive Zoning By-law 016-2014 is hereby further amended by changing the existing Maximum Building Height to 18 storeys on the land shown on Schedule B attached hereto.
3. **THAT** Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by adding subsection 13.1.1.XXX as follows:

Secondary Commercial Special Section XXX (CBD-B*XXX) Zone

(i) Additional permitted uses:

- a. Guest Suite
- b. Mixed Use Building

(ii) Definitions:

For the purpose of this by-law:

- a. **BALCONY** means a platform that may be partially enclosed projecting from the main wall of a building which is not supported by vertical uprights other than the wall itself except when located above a porch/veranda, patio or exclusive use driveway and which is only accessible from within the building.

- b. AMENITY AREA means the area situated on a residential or mixed use building lot that is intended for recreational purposes, and may include landscaped open spaces, patios, balconies, communal play areas, luges, decks and other similar uses but shall not include a swimming pool or areas occupied at grade, by service areas, parking areas, aisles or access driveways associated with the development.
- c. GUEST UNIT means a room within the apartment building that is not connected to any individual apartment, but which includes bedroom and bathroom space that can be used by visitors to the apartment building as overnight temporary accommodation and it shall not include a kitchen. A Guest Unit does not constitute an apartment and shall not require a separate parking provision.

(iii) Special Provisions:

- a. Despite any provisions to the contrary, more than one residential building is permitted on the lot.
- b. Despite any provision to the contrary, Bronte Street North shall be deemed the front lot line.
- c. Notwithstanding the provisions of Section 4.5.i, Balconies, balconies are permitted in all yards for apartment buildings and mixed use buildings only.
- d. Notwithstanding the provisions of Section 4.18.to the contrary:
 - i) A restaurant patio shall be located a minimum of 0.5 m from any other lot line.
 - ii) The restaurant patio shall not be required to comply with provision 4.18.vi.
- e. Notwithstanding the provisions of Section 4.19.4, Exceptions to Height Requirements, to the contrary:
 - i) the calculation of Building Height shall be exclusive of mechanical penthouses, rooftop equipment, elevator tower, stair tower and/or architectural features such as parapets and screen walls
- f. Notwithstanding Section 5.8.1, Table 5E, to the contrary the minimum off-street parking requirements shall be:
 - i) 1.0 spaces per dwelling unit

- ii) plus 0.25 visitor parking spaces per dwelling unit
 - iii) Visitor parking associated with a residential use, and client parking associated with a permitted non-residential use, may be provided in any combination of a parking structure and may be used for any combination of residential and permitted non-residential uses.
 - iv) PLUS the Greater of 0.25 parking spaces per residential dwelling unit for visitor parking OR 1 parking space per 25 m2 of GFA for the non-residential component in a mixed use building.
- g. Notwithstanding Section 5.12, Table 5L, to the contrary, the parking area may be setback a minimum of 1.3 metres from a building.
- h. Notwithstanding Section 5.14.1 to the contrary, the underground parking structure may be located within 0.0 metres of a street line or lot line.
- i. Notwithstanding Section 7.2, Table 7C to the contrary, the maximum lot coverage shall be 35%.
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 or parts so amended come into force upon the day the Tribunal's Order is issued directing the amendment or amendments.

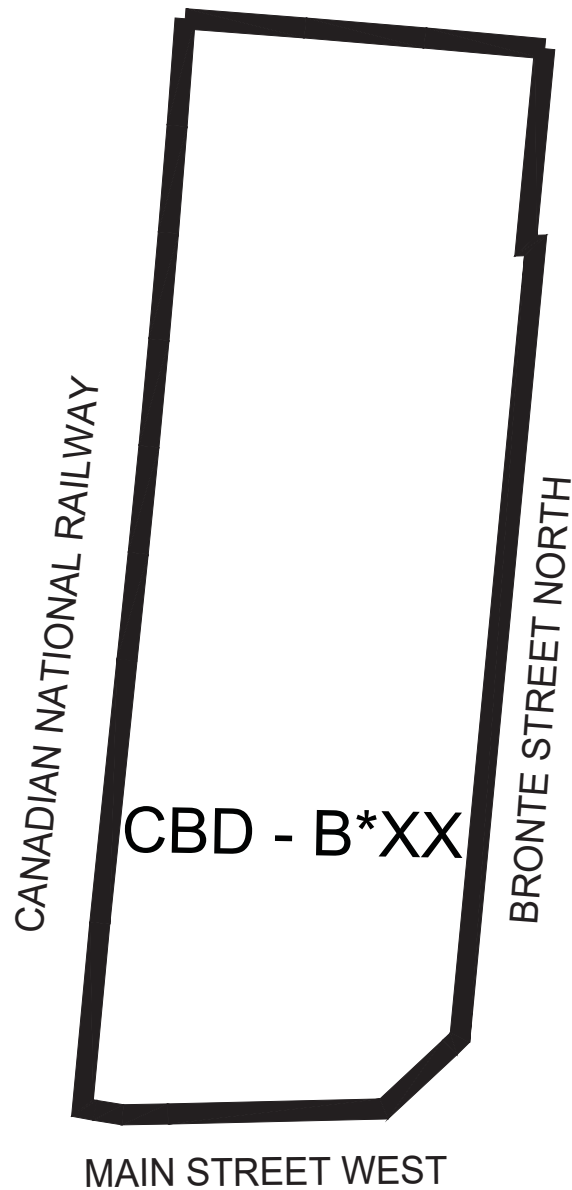
**READ A FIRST, SECOND AND THIRD TIME and FINALLY PASSED this ** day of
*****, 2020**

Gordon A. Krantz Mayor

Troy McHarg Town Clerk

SCHEDULE A
TO BY-LAW No. ***-2020
TOWN OF MILTON

PART OF LOT 14, CONCESSION 1,
NEW SURVEY (TRAFALGAR)
TOWN OF MILTON



VUE DEVELOPMENTS ON MAIN INC. & HIGH POINT INDUSTRIAL PARKS.

Z- 07/18

DECEMBER 20, 2019