



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Development Services

Date: May 31, 2021

Report No: DS-035-21

Subject: Public Meeting and Initial Report: Proposed Plan of Subdivision by Mattamy Brownridge Limited to permit the development of a residential plan of subdivision (Town File: 24T-21002/M)

Recommendation: THAT Report DS-035-21 BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The property owner, Mattamy (Brownridge) Limited is seeking approval of a draft plan of subdivision that proposes 12 single detached dwellings, 2 environmental buffer blocks and a community collector road (extension of Whitlock Avenue). The proposed lots and blocks were previously draft approved and zoned as part of the Mattamy Martin West subdivision application (Files: 24T-15002/M and Z-06/15), however, that draft approval lapsed prior to the second phase of the subdivision being registered. As a result, a new application and draft plan of subdivision has been prepared for the Phase 2 lots and blocks that remain unregistered.

Following the public meeting, Town staff will complete the technical review and if appropriate, will recommend draft approval be granted for the proposed residential plan of subdivision. Given that this application does not require any zoning changes and is consistent with the previously approved application, the Commissioner has been delegated authority to grant draft plan approval and a technical report will not be brought forward for consideration by Council.

REPORT

Background

Owner: Mattamy (Brownridge) Limited, 433 Steeles Avenue East, Milton, Ontario

Applicant: Korsiak Urban Planning, 206 - 277 Lakeshore Road East, Oakville, Ontario

Location/Description: The subject lands are located north and south of Whitlock Avenue between Rose Way and the western edge of the Sixteen Mile Creek Valley, as shown on Figure 1 to this report. The lands are approximately 2.57 hectares (6.35 acres) in size and are legally described as Part of Lot 7 Concession 3, N.S, former Township of Trafalgar.



Background

The subject lands were part of a residential plan of subdivision that was granted Draft Plan Approval on October 13, 2017, and redlined on May 23, 2018 (to include changes in lot sizes for marketing purposes, and adjustments to the window street buffer blocks along Regional Road 25). The draft approved subdivision proposed 268 residential lots and two condominium blocks (containing a total of 109 townhouse units), along with a stormwater management pond, various buffer and reserve blocks, a trail system, natural heritage system blocks, and a connection to a future bridge crossing over Sixteen Mile Creek. See the redlined draft approved plan in Figure 2 attached to this report.

While the applicant had intended to register the entire plan of subdivision at the same time (Phase 1, Plan 20M-1209 was registered on September 14, 2018), certain lots and blocks had the potential to be affected by the ongoing detailed design work related to the roundabout at Rose Way and Whitlock Avenue and the future Sixteen Mile Creek bridge crossing. Given that a shift in the alignment of Whitlock Avenue remained a possibility nearing the time of registration, staff recommended that any lots and blocks with the potential to be impacted by the study work, be held from registration and be subject to holding provisions in the zoning by-law. The holding provisions would remain until such time that the detailed design work was completed in relation to both matters, to the satisfaction of the Town and the affected agencies. These lands became known as Phase 2 of the Martin West Subdivision. All design work relating to the traffic circle and bridge has been completed and the bridge works have now been tendered for construction.

Surrounding land uses include the Sixteen Mile Creek Valley lands to the east, medium density residential development to the south and west, and while lands to the north are currently vacant, they have been designated for future residential development within the Boyne Survey Secondary Plan. It should be noted that the applicant also owns and is currently developing the Martin East lands that are located on the east side of the Sixteen Mile Creek valley. These two communities will be connected by the future Whitlock Avenue bridge crossing.

Proposal:

For the reasons noted above, the applicant has submitted a new development application to permit a residential plan of subdivision for the lands previously known as Phase 2 of the Martin West Subdivision (24T-15002/M). As illustrated in Figure 3, the draft plan of subdivision proposes 12 single detached dwellings, two (2) environmental buffer blocks and the easterly extension of Whitlock Avenue to the western edge of the Sixteen Mile Creek Valley. A conceptual trail alignment within the environmental buffer blocks has also been shown on the plan.

While a new subdivision application had to be filed due to the lapse in draft approval of the original plan of subdivision, the proposal is not new and is essentially being reviewed as if it were an extension to draft plan approval of the original subdivision application. Approval of the proposed plan of subdivision will complete the Martin West subdivision.

Background

The following information has been submitted in support of the subdivision application and are currently under review:

- An executed subdivision application form; and,
- A Draft Plan of Subdivision, prepared by Korsiak Urban Planning, dated March 19, 2021.

All background technical studies (e.g. environmental, traffic, stormwater management and servicing reports) that were provided in support of the overall Martin West subdivision (File 24T-15002/M), remain current and are still applicable and will be reviewed concurrently with the new information provided.

Planning Policy

The subject lands are designated Residential Area, with a portion of the lands being designated Natural Heritage System and Parkway Belt West Plan Area as shown on Schedule B of the Town's Official Plan. On Schedule C.10.C Land Use Plan for the Boyne Survey Secondary Plan Area, the lands are designated Residential Area and Natural Heritage System. Schedule C.10.B - Boyne Active Transportation and Natural Heritage Plan, also shows trail connections along Sixteen Mile Creek. The proposal implements the directions of the policies associated with these designations.

Schedule C.10.A Community Structure Plan for the Boyne Survey shows a stormwater management facility and village square designation (i.e. general locations of primarily passive open space areas) on the subject lands. Section C.10.5.11 notes that village square sites may be relocated without amendment to the secondary plan provided alternative sites are consistent with the goals, objectives and policies of the Secondary Plan. As a result of further review and the updated Community Services Master Plan, the village square was relocated and is no longer required in this location. The stormwater management pond required to service the development in this area was designed and constructed through Phase 1 of the Martin West subdivision.

Appendix C.10.A - Boyne Survey Master Plan, and Appendix C.10.D - Boyne Survey Tertiary Plan, also show that a heritage feature is located on the subject property (i.e. the former Bowes House). The heritage dwelling was previously located within the Natural Heritage System designation (part of the environmental block north of Whitlock Avenue in the current application), but the original portion of the dwelling was moved to a new building lot within the first phase of construction and renovated to highlight the key heritage attributes of the existing dwelling. The dwelling in its new location at 1335 Basswood Crescent, is now one of the Town's designated heritage properties.

It should be noted that Town staff as well as our agency partners are also satisfied that the proposed draft plan of subdivision as shown in Figure 3 conforms to the applicable Provincial and Regional policies and regulations.

Zoning By-law 016-2014, as amended

Background

The subject lands are currently zoned Residential Medium Density 1 Special Provision 252 with Holding Provision 24 (RMD1*252-H24) and Natural Heritage System (NHS) under Comprehensive Zoning By-law 016-2014, as amended. The zoning for the subject lands was approved by Council through By-law 053-2018 on May 28, 2018, as part of the zoning amendment associated with the original Martin West subdivision application 24T-15002/M. There are no zoning changes proposed through this application.

The NHS Zone was delineated in accordance with the detailed environmental study work undertaken as part of the overall Martin West subdivision, and includes the required environmental buffers associated with the Sixteen Mile Creek Valley. The environmental buffer blocks in the proposed draft plan of subdivision are consistent with the boundaries of the approved NHS Zone.

The site-specific provisions of the RMD1*252 Zone apply to grade-related dwelling units, including single detached dwellings, on both interior and corner lots with street access. Variations in frontage and depth requirements, along with setbacks and allowable encroachments have been approved in certain instances to accommodate urban design features, sitings of proposed dwellings created and marketed by the developer, and in some cases, the relationship to the street on lots that are irregular due to their proximity to the roundabout at Whitlock Avenue and Rose Way.

Planning and Engineering staff also required through conditions of draft plan approval of the Martin West subdivision that specific lots in proximity to the planned bridge crossing and the roundabout (i.e. all of the residential lots shown in the proposed draft plan of subdivision) be subject to a holding provision until such time as the works required to be completed in these areas were significantly advanced to the satisfaction of the Development Services Department. Lots subject to the holding provision were also subject to a “no sales agreement” and will not obtain a building permit until the holding provision is lifted. At the appropriate time, an application to request the removal of the holding provisions can be submitted. At the current time, the holding provisions still remain on the 12 residential lots being proposed through the subject application.

Discussion

Public Consultation:

Notice for the statutory public meeting has been provided pursuant to the requirements of the Planning Act on May 6, 2021 through written notice to all properties within 200 metres of the subject lands, as well as an ad in the Milton Canadian Champion Newspaper on May 6, 2021.

Agency Consultation

The application was circulated to internal departments and external agencies on April 13, 2021. Staff have identified the following items to be reviewed and addressed:

- draft plan conditions applicable to the plan of subdivision



Discussion

- removal of holding provisions

Following the public meeting, Town staff will complete the technical review and if appropriate, will recommend draft approval be given for the proposed residential plan of subdivision to facilitate the creation of the 12 single detached lots, the extension of Whitlock Avenue and the two environmental buffer blocks. Following draft approval and clearance of any conditions, the plan can be considered for registration. Given that this application does not require any zoning changes and is merely an extension to draft plan approval of the Martin West subdivision, staff will not be preparing a technical report for consideration by Council at a later date.

Financial Impact

None arising from this report.

Respectfully submitted,

Barbara Koopmans, MPA, MCIP, RPP, CMO
Commissioner, Development Services

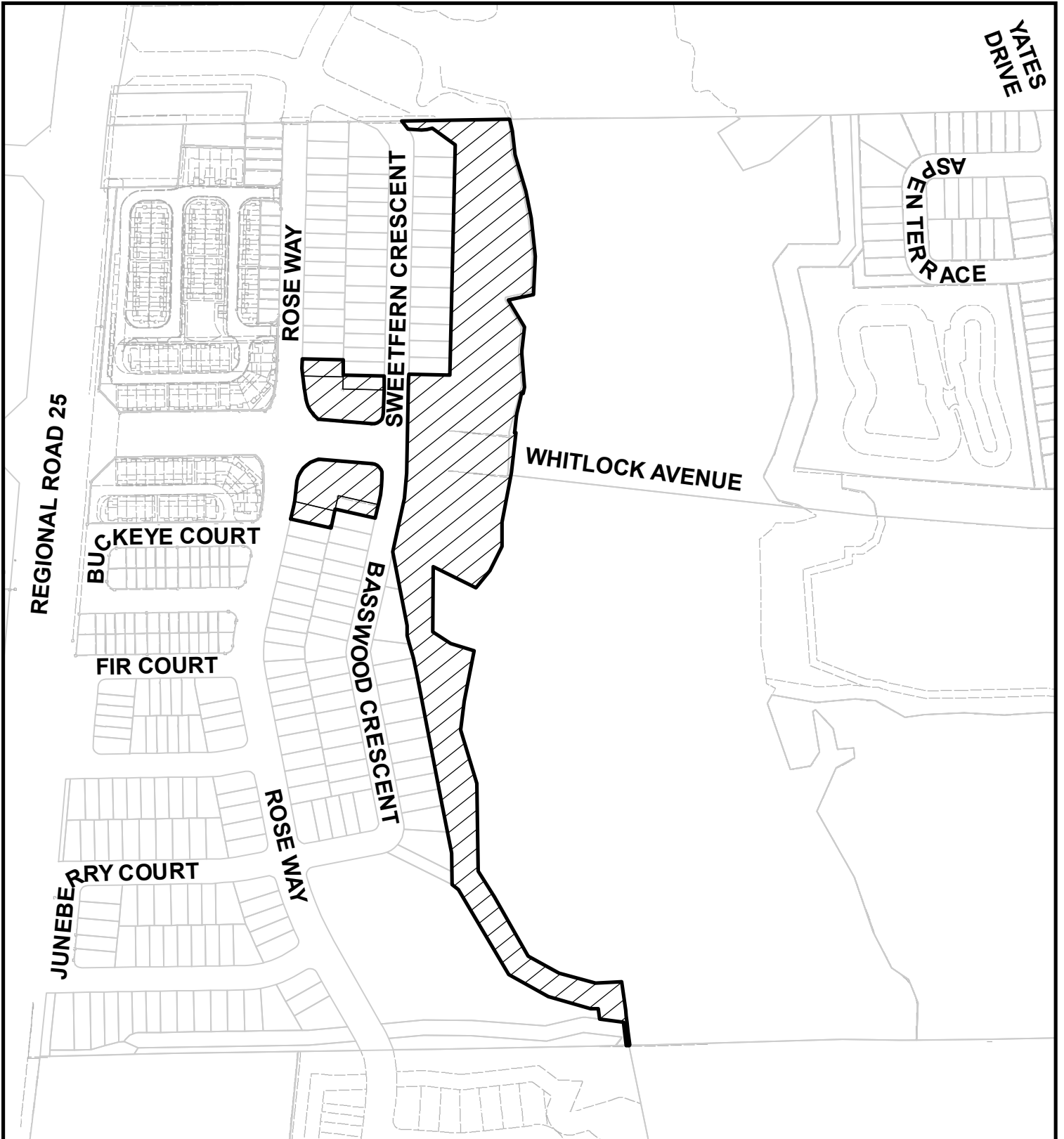
For questions, please contact: Angela Janzen, Planner Phone: Ext. 2310

Attachments

Figure 1- Location Map
Figure 2- Previous Redlined Draft Approved Plan of Subdivision for Martin West
Figure 3- Proposed Draft Plan of Subdivision

CAO Approval
Andrew M. Siltala
Chief Administrative Officer

FIGURE 1 LOCATION MAP



Council Meeting Date:
May 31, 2021

Scale: 1: 3,400

Files: 24T-21002/M

Development Services Department



Subject Property

**DRAFT PLAN OF SUBDIVISION
FILE 24T-15002/M REVISED**

PART OF LOT 7,
CONCESSION 3, NEW SURVEY

(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

**MATTAMY - MARTIN WEST
COBBAN NEIGHBOURHOOD**

OWNER'S AUTHORIZATION
I HEREBY AUTHORIZE KORSIAK URBAN PLANNING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

SIGNED: *M.L.W.* DATE: October 21, 2014
Michael Vermye (Signed) Limited
433 Sheeles Avenue East, Suite 110
Milton, Ontario L7T 8Z4
Tel: (905) 203-3972 Fax: (905) 203-3961

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED: *R. DeBorja* DATE: March 24, 2017
Rose DeBorja, Ontario Land Surveyor
rpe RAY-DREYER & EDWARD SURVEYING LTD.
ON CHARLETON ROAD, SUITE 101, WOODBRIDGE, ONTARIO L4L 6A3
Tel: (416) 933-5000 Fax: (416) 933-5001

ADDITIONAL INFORMATION UNDER SECTION 51 (17) OF THE PLANNING ACT
A) SHOWN ON PLAN
B) SHOWN ON PLAN
C) SHOWN ON PLAN
D) SHOWN ON PLAN
E) SHOWN ON PLAN
F) SHOWN ON PLAN
G) SHOWN ON PLAN
H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) CLAY LOAM
J) SANDY CLAY LOAM
K) SANDY AND STORM SEWERS TO BE PROVIDED
L) SHOWN ON PLAN

LAND USE SCHEDULE

Land Use	Lots/Blocks	Lot/Block Total	Area (ha)	Units
Detached Residential	1-122, 124-177, 182	142	365.57	346
Townhouse	178-181	4	3.42	162
Back to Back Townhouse	182-184	3	0.63	63
Townhouse	185, 186	2	2.12	2
Relocated Heritage House	123	1	0.06	1
SWM Pond	187	1	1.11	
Open Space	188-190	3	0.45	
Woodlot Block	191, 192	2	0.17	
Woodlot Buffer	193, 194	2	0.31	
Environmental Buffer	195, 196	2	0.04	
Servicing Blocks	197, 198	2	0.04	
Residential Reserve	199-201	3	0.07	
Road Widening	202	1	0.13	
Future Community Connector	203	1	0.10	
SWM Pond Buffer	204	1	0.03	
0.3m Reserve	205-208, 209-211	7	0.00	
3.0m Window Street Buffer	212-214	3	0.07	
Welland Buffer	215	1	0.08	
16.0m ROW (168m)			0.83	
20.0m ROW (408m)			2.45	
26.0m ROW (132m)			0.34	
29.0m ROW (98m)			0.32	
Totals	245	214	16.78	260
	1-188, 191-198, 201-211, 215-221			288

DATE [D.M.Y.]	REVISION	DWG
31/01/18	Red Lined Revisions	G SP/CR
15/09/17	General Revisions	F LC
01/09/17	General Revisions	E SP
29/08/17	General Revisions	D SP
10/04/17	Resubmission	C LC
10/11/16	General Revisions	B LC
08/04/14	Original Submission	A THK

NOTES:
* Local/Local corner radii = 5m
* Collector/Arterial corner triangle = 7m
* Local/Collector corner radii = 7m
* Pavement illustration is diagrammatic

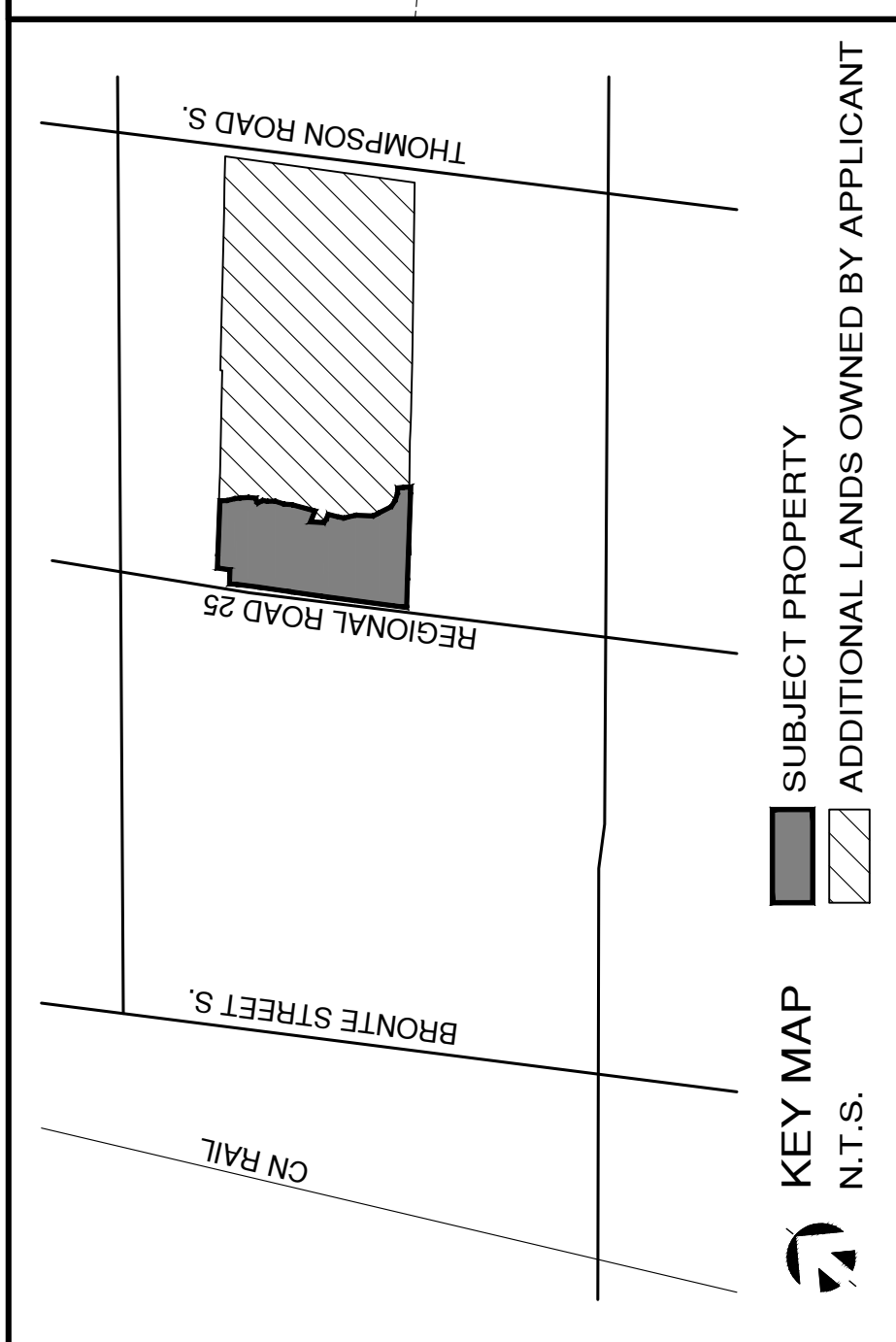
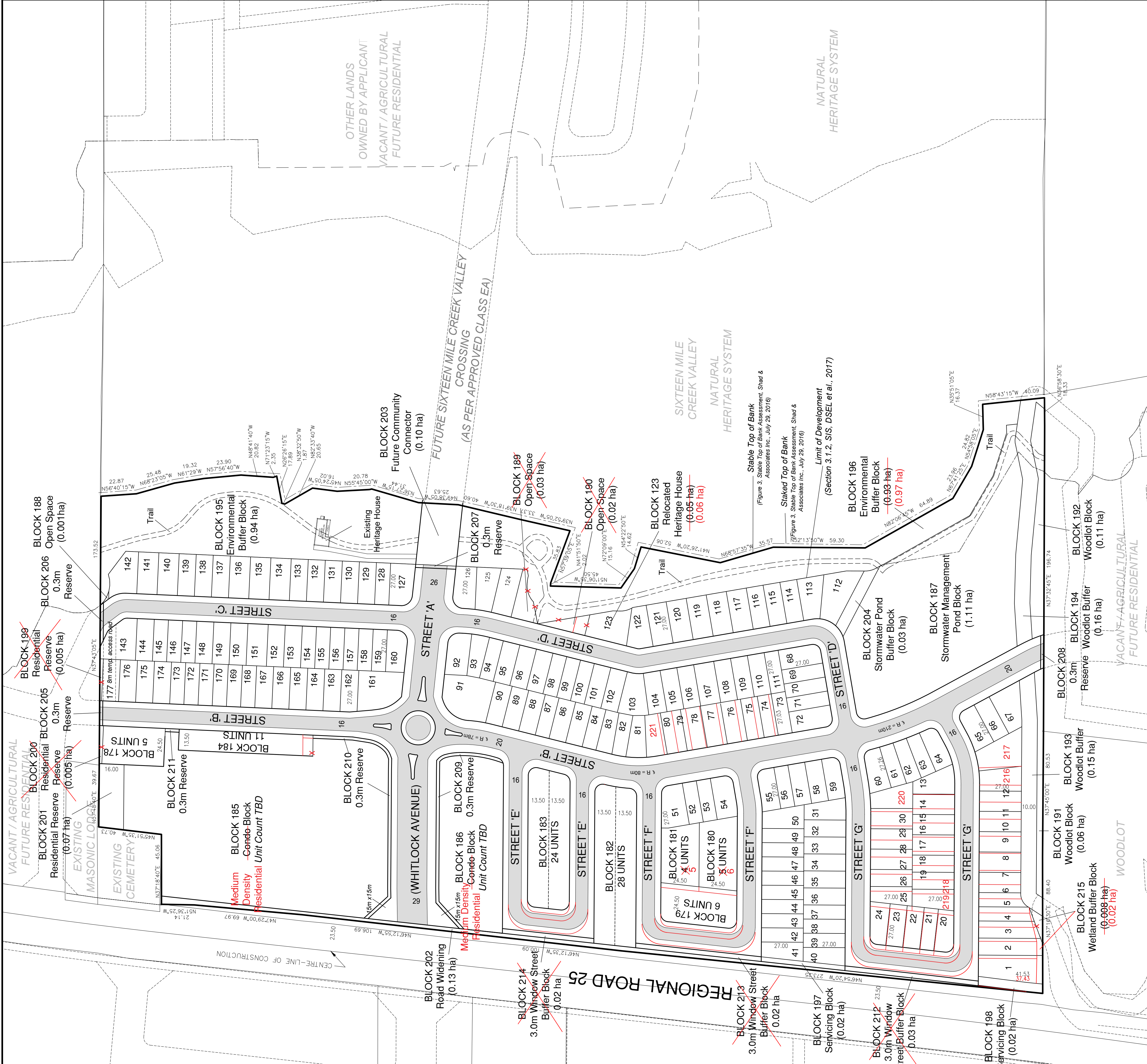


SCALE 1:1250 September 19, 2017

5. Worsnik & Company/MATTAMY HOMES - Phase 3/Martin West/Cobban
Plan/Martin West/Plan 18



**FIGURE 2
DS-035-21**

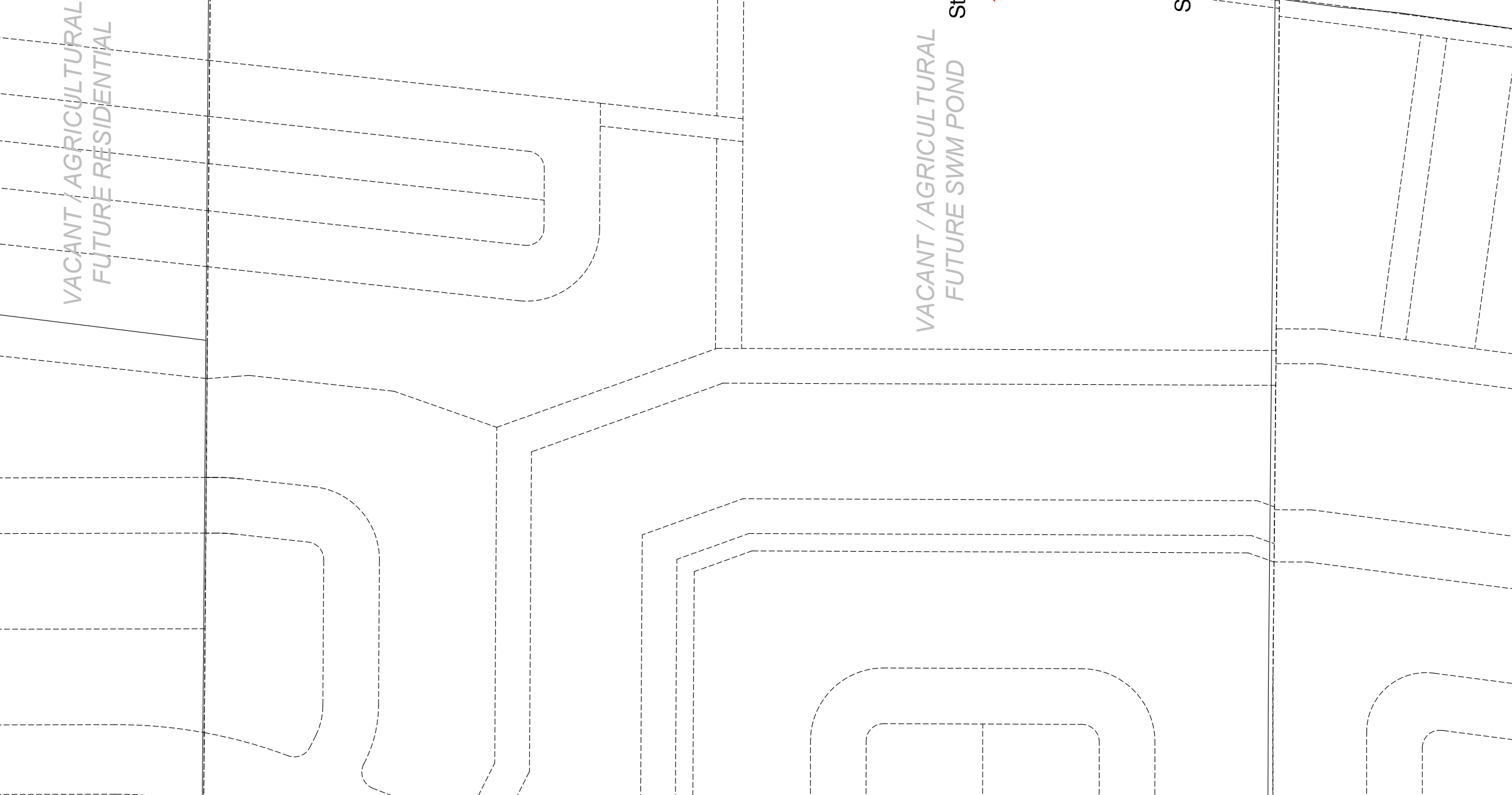


KEY MAP
N.T.S.

SUBJECT PROPERTY (shaded area)
ADDITIONAL LANDS OWNED BY APPLICANT (hatched area)

Unit Type	Lots/Blocks	Units	SDE
Detached Residential	1-122, 124-177, 216-221	346	176.00
Townhouse	178-181	162	182.00
Back to Back Townhouse	182-184	63	14.60
Relocated Heritage House	123	1	16.06
		63	31.50
		1	1.00
Total		260	223.40
		268	230.56

* SDE Factors:
Detached - 1.0
Townhouse - 0.73
Back-to-Back Townhouse - 0.5



**DRAFT PLAN OF SUBDIVISION
FILE 24T-**

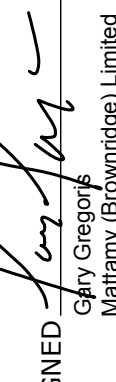
**PART OF LOT 7,
CONCESSION 3, NEW SURVEY**

(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
**TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON**

**MATTAMY - MARTIN WEST PHASE 2
COBBAN NEIGHBOURHOOD**

OWNER'S AUTHORIZATION

I HEREBY AUTHORIZE KORSIAK URBAN PLANNING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

SIGNED:  DATE: March 19, 2021
G. Gregory
Mattamy (Brimingham) Limited
433 Steeles Avenue East, Suite 110
Markham, Ontario L3R 9V7
Tel: (905) 203-3872 Fax: (905) 203-3801

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED:  DATE: March 24, 2017
Ross DentBroeder, Ontario Land Surveyor

rpe

ROSS DENTBROEDER SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 CHESTER ROAD, SUITE 7, WOODBRIDGE, ONTARIO L4L 8A3
Tel: (905) 500-5000 Fax: (905) 500-5001

ADDITIONAL INFORMATION (UNDER SECTION 51 (17) OF THE PLANNING ACT)

- A) SHOW ON PLAN
- B) SHOW ON PLAN AND PIPED WATER TO BE PROVIDED
- C) SHOW ON PLAN AND PIPED WATER TO BE PROVIDED
- D) SHOW ON PLAN
- E) SHOW ON PLAN
- F) SHOW ON PLAN
- G) SHOW ON PLAN
- H) SHOW ON PLAN
- I) SHOW ON PLAN
- J) SHOW ON PLAN
- K) SANITARY AND STORM SEWERS TO BE PROVIDED
- L) SHOW ON PLAN

LAND USE SCHEDULE

Land Use	Lots/Blocks	Lot/Block Total	Area (ha)	Units
Detached Residential	1-12	12	0.48	12
Environmental Buffer Block	13, 14	2	1.91	
26 m ROW (67 m)			0.18	
Totals	14	14	2.57	12

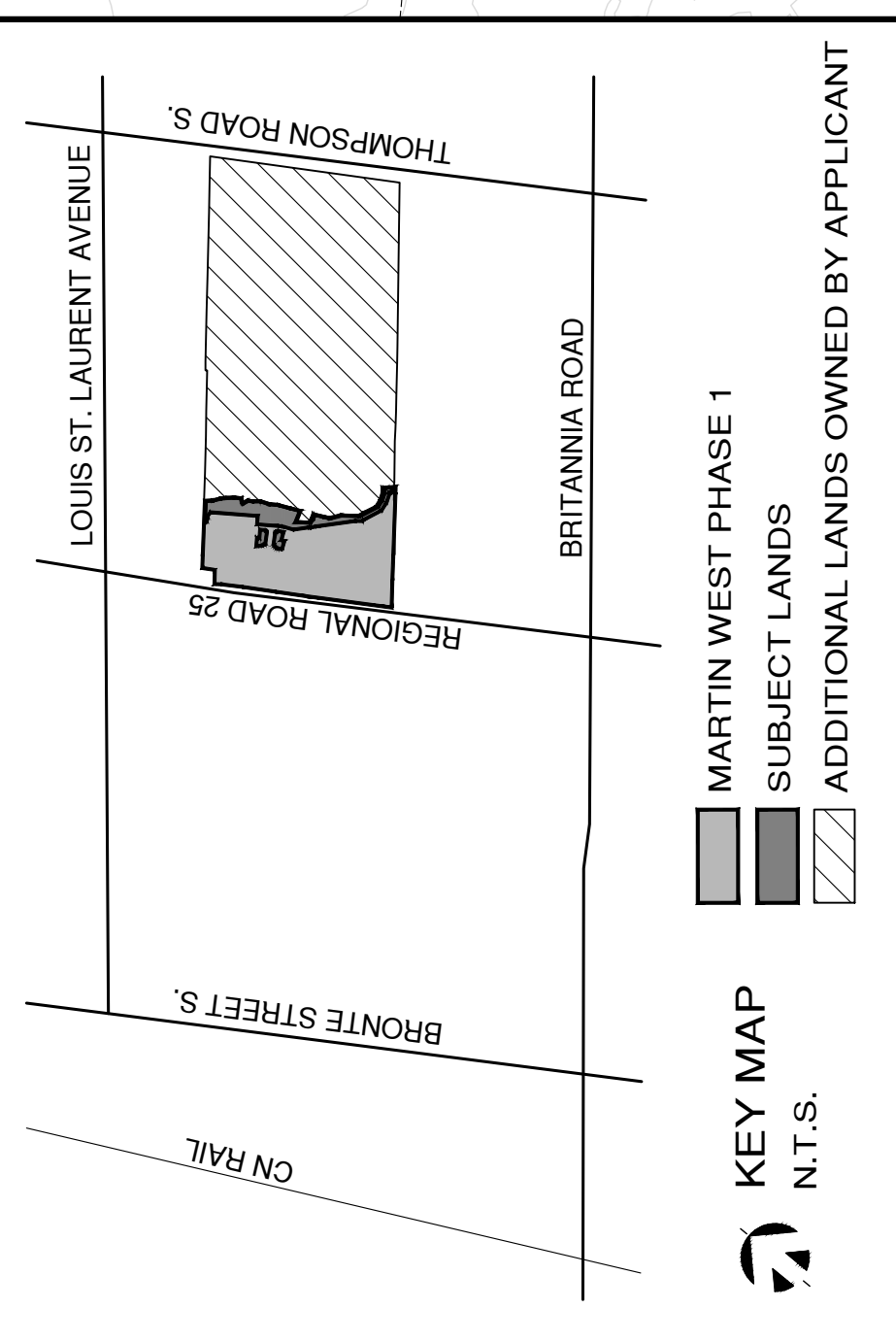
Unit Type	Lot/Blocks	Units	SDE
Detached Residential	1-12	12	12

* SDE Factors:
Detached - 1.0

**FIGURE 3
DS-035-21**



SCALE: 1:1250
DRAWN BY: KC
CHECKED BY: CR



KEY MAP
N.T.S.

- MARTIN WEST PHASE 1
- SUBJECT LANDS
- ADDITIONAL LANDS OWNED BY APPLICANT