



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Development Services

Date: July 19, 2021

Report No: DS-057-21

Subject: Public Meeting and Initial Report - Proposed Amendment to the Zoning By-law by Boyne Urban Development Inc. to permit the development of 64 townhouse dwelling units for lands known municipally as 8671 & 8751 Britannia Road (Town File: Z-02/21)

Recommendation: THAT Report DS-057-21, BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The applicant has applied to amend the Town's Comprehensive Zoning By-law 016-2014, as amended, to permit the development of 64 townhouse dwelling units (i.e. a mix of duplex, standard and stacked townhouses) on lands located on the north side of Britannia Road between the Sixteen Mile Creek Valley lands and Thompson Road within the Boyne Survey Secondary Plan Area, and known municipally as 8671 & 8751 Britannia Road.

The proposed development of the 64 townhouse dwelling units will be accommodated within five, 3-storey townhouse blocks connected by a one-way private road with access to/from Hickory Crescent that will be constructed as part of the adjacent Mil Con 3 (Fieldgate) subdivision. The proposal also includes a combination of above grade garage and underground parking for residents, visitor parking along the private road, amenity areas and landscaping. The proposed amendment would change the current Future Development (FD) Zone to a site-specific Residential Medium Density 2 (RMD2*XX) Zone to permit the development as proposed.

Staff recommends that, upon completion of the consultation and review process, a technical report, including recommendations, be prepared and brought forward for consideration by Council. The technical report will address issues raised through the consultation and review process.

REPORT

Background

Owner: Boyne Urban Development Inc., 4275 Village Centre Court, Unit 102, Mississauga, Ontario

Agent: Korsiak Urban Planning, 277 Lakeshore Road East, Unit 206, Oakville, Ontario



Background

Location/Description: The subject lands are located on the north side of Britannia Road between the Sixteen Mile Creek Valley lands and Thompson Road within the Boyne Survey Secondary Plan Area. The lands are legally described as Part of Lot 6, Concession 3, New Survey, Former Geographic Township of Trafalgar and municipally known as 8671 & 8751 Britannia Road. The location of the subject lands is illustrated in Figure 1 attached to this report.

The subject lands are made up of two existing residential land parcels that are currently occupied by single detached dwellings. Combined, the subject lands are approximately 0.78 hectares (1.93 acres) in size, with 80 metres of frontage along Britannia Road. The subject lands are surrounded by a stormwater management pond and medium density residential development of the future Fieldgate subdivision to the west and north, medium density residential development within the Mattamy Martin East subdivision to the northeast, Omagh Presbyterian Church (a property listed on the Town's Heritage Register) to the east, and agricultural lands south of Britannia Road that are planned to be developed in the future as part of the Britannia Secondary Plan Area.

Proposal:

The applicant is seeking an amendment to the Town's Comprehensive Zoning By-law 016-2014, as amended, to permit the development of 64 townhouse dwelling units (i.e. 32 duplex townhouses, 2 standard townhouses, and 30 stacked townhouses) within five (5), 3-storey development blocks connected via a private one-way internal road that will have access points to/from Hickory Crescent (road to be provided through the Fieldgate - Mil Con 3 subdivision). Once developed, the lands would no longer have access from Britannia Road.

Residential parking for the duplex and townhouse dwelling units (Blocks A, B and C on the conceptual site plan) will be provided in their own garage, and one level of underground parking will serve the residents of the stacked townhouse dwelling units (Blocks D1 and D2 on the conceptual site plan). Visitor parking for all units will be provided along the private road within the site and approximately 450 m² of outdoor communal amenity space is proposed between Buildings B and C to serve the entire development. Roof top patios may also be available for some units. The proposed density of the development is 82 units per net hectare (upnh).

A conceptual site plan, floor plans and building elevations are attached as Figures 2, 3 and 4 to this report.

In order to obtain servicing connections (from the Mattamy Martin East subdivision) and direct access to Hickory Crescent from the proposed development, the applicant is in the process of acquiring two smaller parcels of land (i.e. a small triangular parcel from the

Background

adjacent church property, and a residential reserve located on the south side of the future Hickory Crescent within the Mil Con 3 (Fieldgate) subdivision, as shown on the reference plan/consent sketch attached as Figure 5 to this report. The applicant has submitted the consent application for the parcel being severed from the church property located at 8815 Britannia Road, however, in order for the applicant to advance the consent application relating to the acquisition of the residential reserve from the Mil Con 3 subdivision, the lands must first be draft approved. Staff anticipates draft approval of the Mil Con 3 subdivision in the very near future.

If the applicant is successful in acquiring the two small land parcels described above, Planning staff is of the opinion that a separate public meeting will not be required as the parcels will not be used to accommodate any additional residential development. The lands will only be used for the purposes of access, infrastructure and landscaping.

The following information has been submitted in support of the Zoning By-law Amendment application, and are currently under review:

- Topographic Survey, prepared by J.D. Barnes, dated April 14, 2020;
- Conceptual Site Plan, prepared by McCallumSather, dated December 22, 2020;
- Underground Parking Plan, prepared by McCallumSather, dated November 20, 2020;
- Conceptual Floor Plans and Roof Plans, prepared by McCallumSather, dated November 10 & 13, 2020;
- Concept Designs / Elevations, prepared by McCallumSather, dated October 15, 2020;
- Renderings, prepared by McCallumSather;
- Building Area Analysis, prepared by McCallumSather, dated November 06, 2020;
- Planning Justification Report, prepared by Korsiak Urban Planning, dated January 2021;
- Stage 1 and 2 Archaeological Assessment, prepared by Golder Associates Ltd., dated January 10, 2019 (and Ministry of Culture, Sports and Tourism Clearance Letter, dated February 4, 2019);
- Phase 1 Environmental Site Assessment, prepared by Terraprobe Inc., dated January 31, 2019;
- Phase 2 Environmental Site Assessment, prepared by Terraprobe Inc., dated October 22, 2019;
- Arborist Report, prepared by Bruce Tree Expert Company Ltd., dated December 7, 2020;
- Tree Protection Plan, prepared by Bruce Tree Expert Company Ltd., dated December 6, 2020;
- Geotechnical Report, prepared by Terraprobe Inc., dated December 16, 2020 (Revision 1);

Background

- Hydrogeological Report, prepared by Terraprobe Inc., dated January 29, 2021 (Revision 1);
- Addendum to Areas 5A, 5B and 6 Subwatershed Impact Study, prepared by David Schaeffer Engineering Ltd., dated October 23, 2020;
- Scoped Environmental Impact Study, prepared by Savanta, dated January 2021;
- Functional Servicing/Stormwater Management Report, prepared by S. Llewellyn & Associates Limited, dated November 2020;
- Preliminary Grading and Servicing Plan, prepared by S. Llewellyn & Associates Limited, dated November 10, 2020;
- Noise Feasibility Study, prepared by HGC Engineering, dated December 14, 2020;
- Transportation Impact Study (Includes a Parking Analysis, Waste Management Strategy and Auto-turn Swept Path Analysis), prepared by GHD, dated January 2021;
- Urban Design Brief, prepared by McCallumSather, dated November 13, 2020;
- Public Engagement Strategy, prepared by Korsiak Urban Planning, dated January 12, 2021; and,
- Draft Zoning By-law.

Planning Policy

The subject lands are located within the Urban Area and are designated “Residential Area” on Schedule B -Urban Land Use Plan of the Town’s Official Plan and on Schedule C.10.C - Boyne Survey Secondary Plan Land Use Plan. The “Residential Area” designation in both the parent plan and the secondary plan, permits a full range of residential uses and densities, including Medium Density Residential II uses consisting of mid-rise multiple attached residential units such as stacked townhouses and apartments with a density range of greater than 45 to 100 units per net hectare (upnh) subject to specific policies.

In addition, Schedule K - Intensification Areas of the Official Plan, shows that the subject lands are located along a designated Intensification Corridor (Britannia Road), which policies promote higher densities that support transit usage and active transportation.

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 satisfied that an Official Plan Amendment is not required.

Zoning By-law 016-2014, as amended

The subject lands are currently zoned Future Development (FD) under Zoning By-law 016-2014, as amended, which only permits uses that legally existed on the date that the By-law came into effect. Since this is a new proposal, an amendment to the Zoning By-law is required.

Background

The application seeks to amend the current Future Development (FD) Zone to a site-specific Residential Medium Density 2 (RMD2*XX) Zone to permit the 64 townhouse dwelling units and recognize site-specific provisions relating to the development including front, rear and side yard setbacks, the underground parking structure, parking space and area locations, parking rates, balconies, and appropriate zoning standards for stacked townhouse dwelling units.

A draft zoning by-law is attached as Appendix 1 to this report.

Site Plan Control

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

Discussion

Public Consultation

The application was deemed complete on February 25, 2021. Notice for the statutory public meeting has been provided pursuant to the requirements of the Planning Act on June 24, 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 June 24, 2021.

Agency Consultation

The application was circulated to internal departments and external agencies on March 9, 2021. Staff have identified the following items to be reviewed and addressed:

- Urban design
- Servicing and stormwater management
- Amenity Areas
- Traffic Impacts, Pedestrian and Vehicle Access / Circulation
- Parking
- Acquisition of residential reserve from abutting landowner
- Site-specific zone provisions

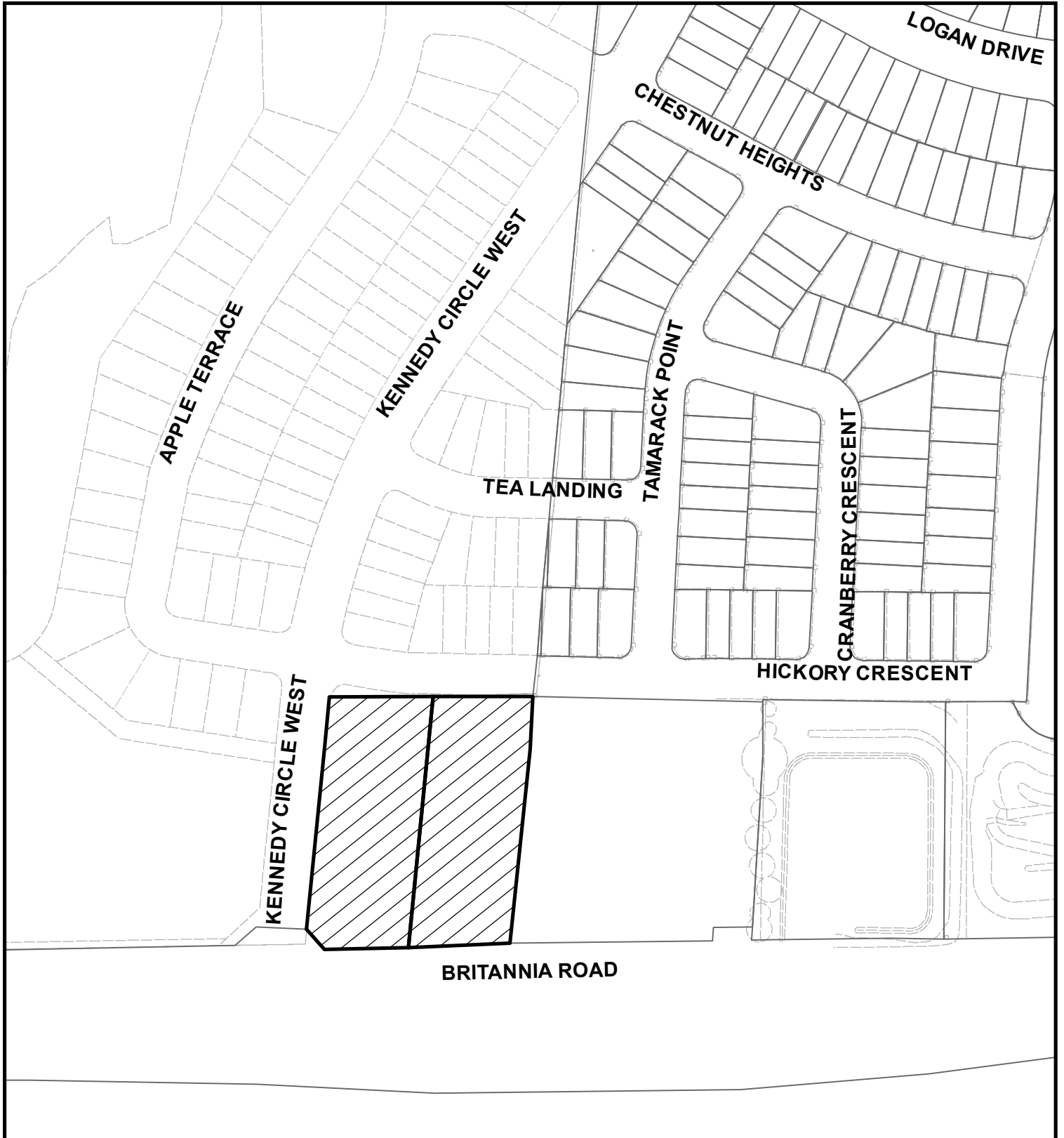
A technical report with recommendations will be brought forward for Council consideration upon completion of the evaluation of the application at a future meeting.

Financial Impact


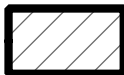
None arising from this report.



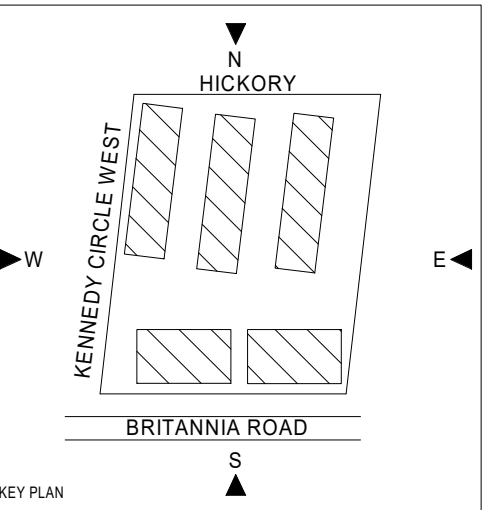
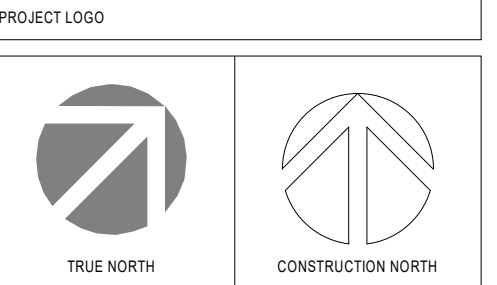
FIGURE 1 LOCATION MAP



Council Meeting Date: July 19, 2021	Scale: 1: 2,500	Files: Z-02/21	Development Services Department
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 Subject Property
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**FIGURE 2
DS-057-21**



SITE LOCATION MAP
1: 12000 A100

- GENERAL NOTES:**
DRAWINGS & SPECIFICATIONS OF ALL DISCIPLINES TO BE READ TOGETHER. ANY NOTE, DRAWING, OR DETAIL SHOWN OR SPECIFIED IN ONE DISCIPLINE IS APPLICABLE TO ALL DISCIPLINES.
1. SURVEY INFORMATION TAKEN FROM J.D. BARNES LIMITED ONTARIO LAND SURVEY DATED APRIL 14, 2020
 2. HICKORY CRES. INFORMATION TAKEN FROM DRAFT PLAN OF SUBDIVISION MIL CON THREE DEVELOPMENTS LTD. FIELDGATE DEVELOPMENTS (EAST LANDS) BY GLEN SCHNARR & ASSOCIATES INC. DATED JANUARY 8, 2020
 3. KENNEDY CIRCLE AND BRITANNIA ROAD RECONSTRUCTION INFORMATION TAKEN FROM BRITANNIA ROAD RECONSTRUCTION HALTON REGION 8671 BRITANNIA ROAD PROPERTY REQUEST PLAN BY JACOBS DATED OCT. 18, 2019

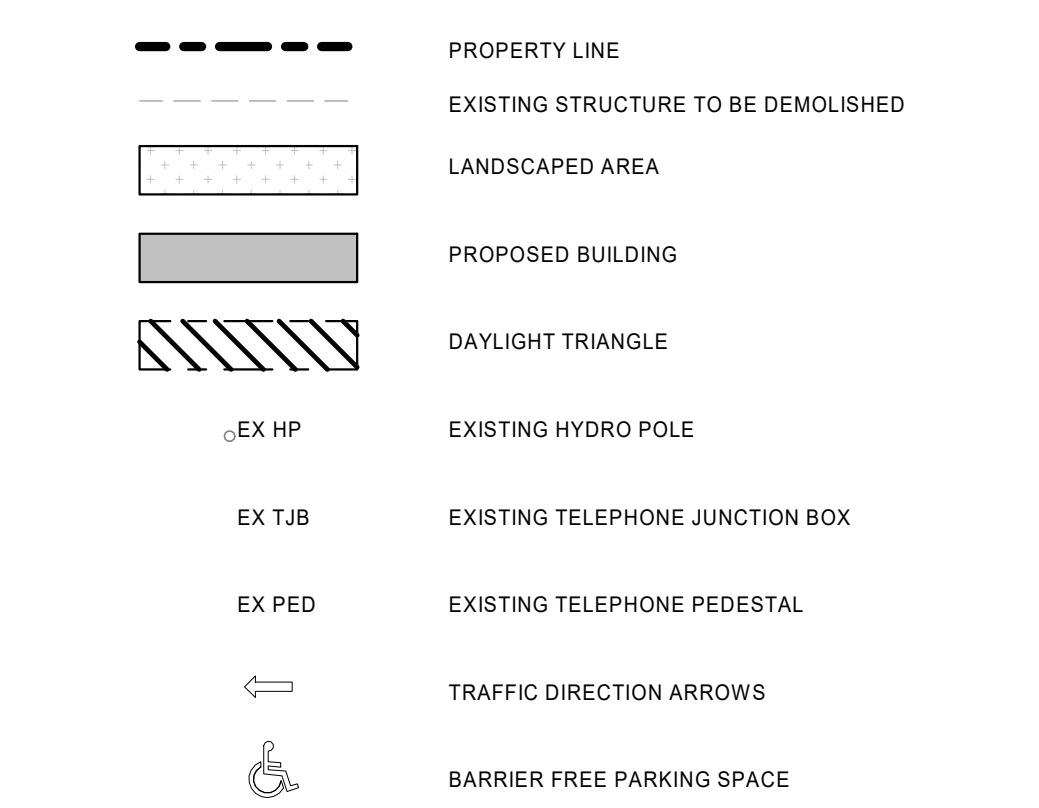
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4	ISSUED FOR SWEEP PATH ANALYSIS	2020/12/22
3	RE-ISSUED FOR ZBA	2020/11/29
2	ISSUED FOR ZBA	2020/11/13
1	TOWN ISSUANCE	2020/10/20

REVISIONS:
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GENERAL SITE NOTES
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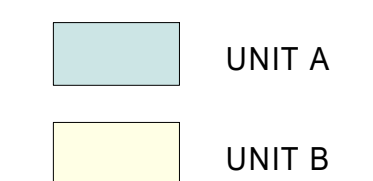
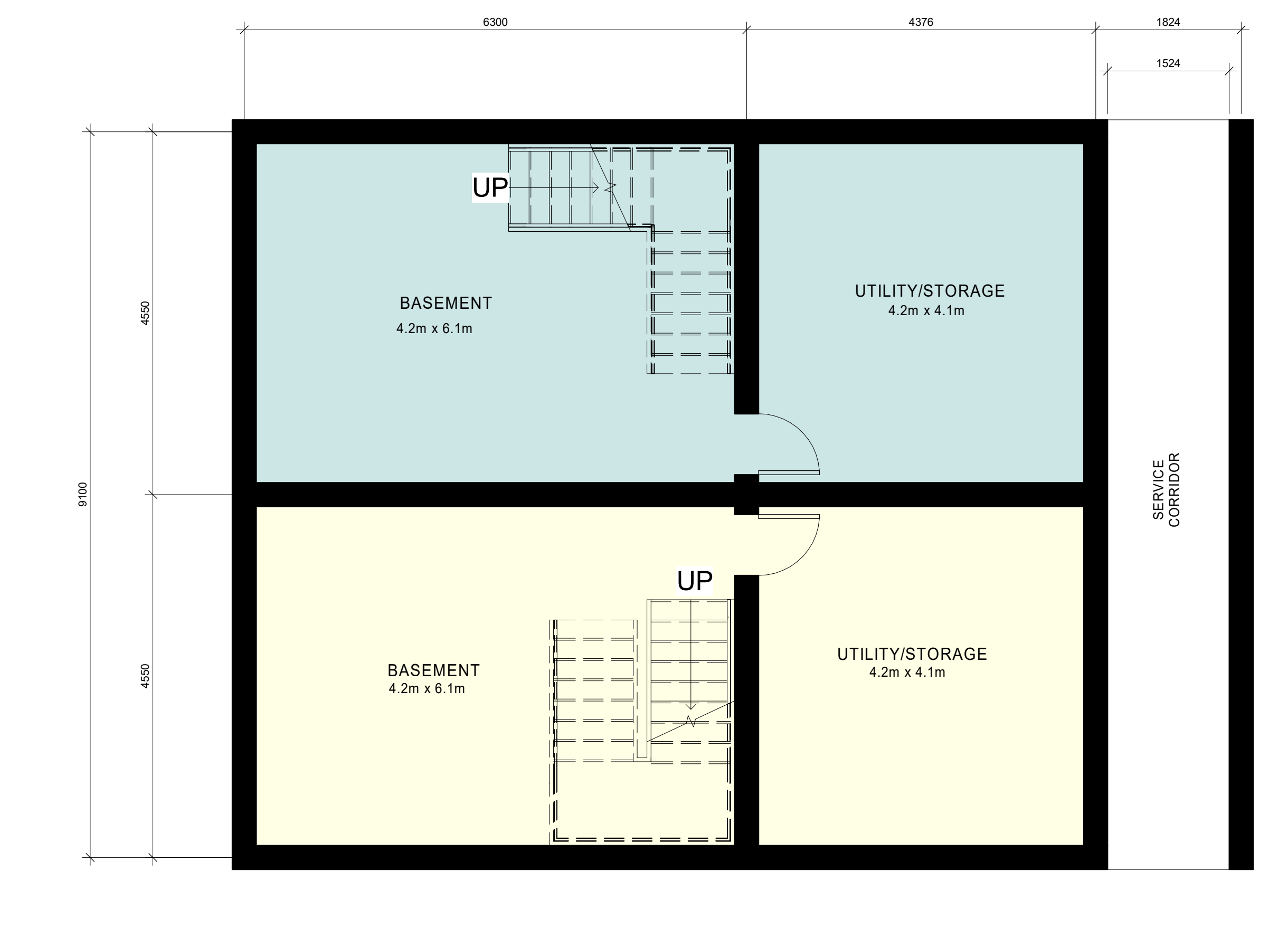
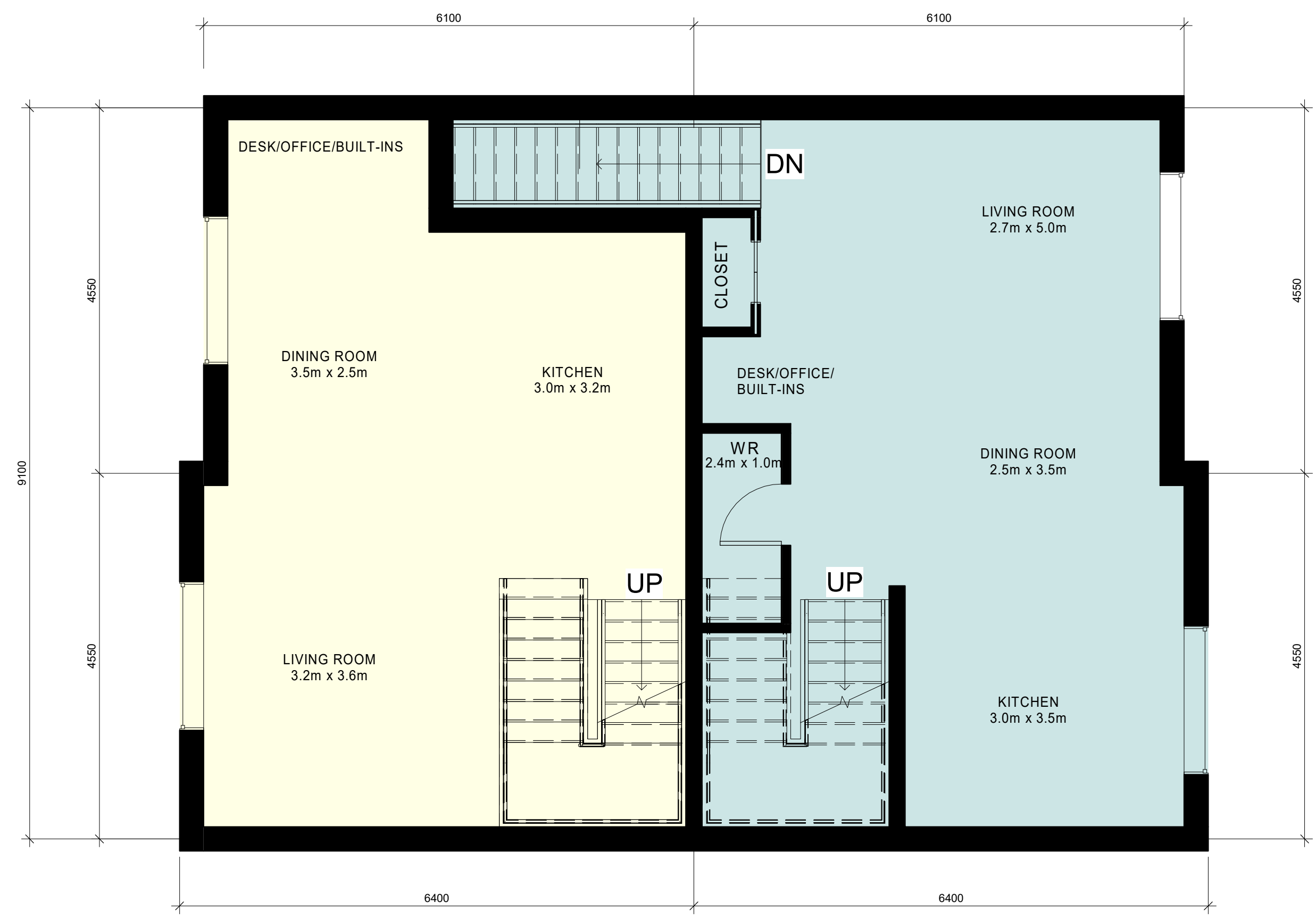
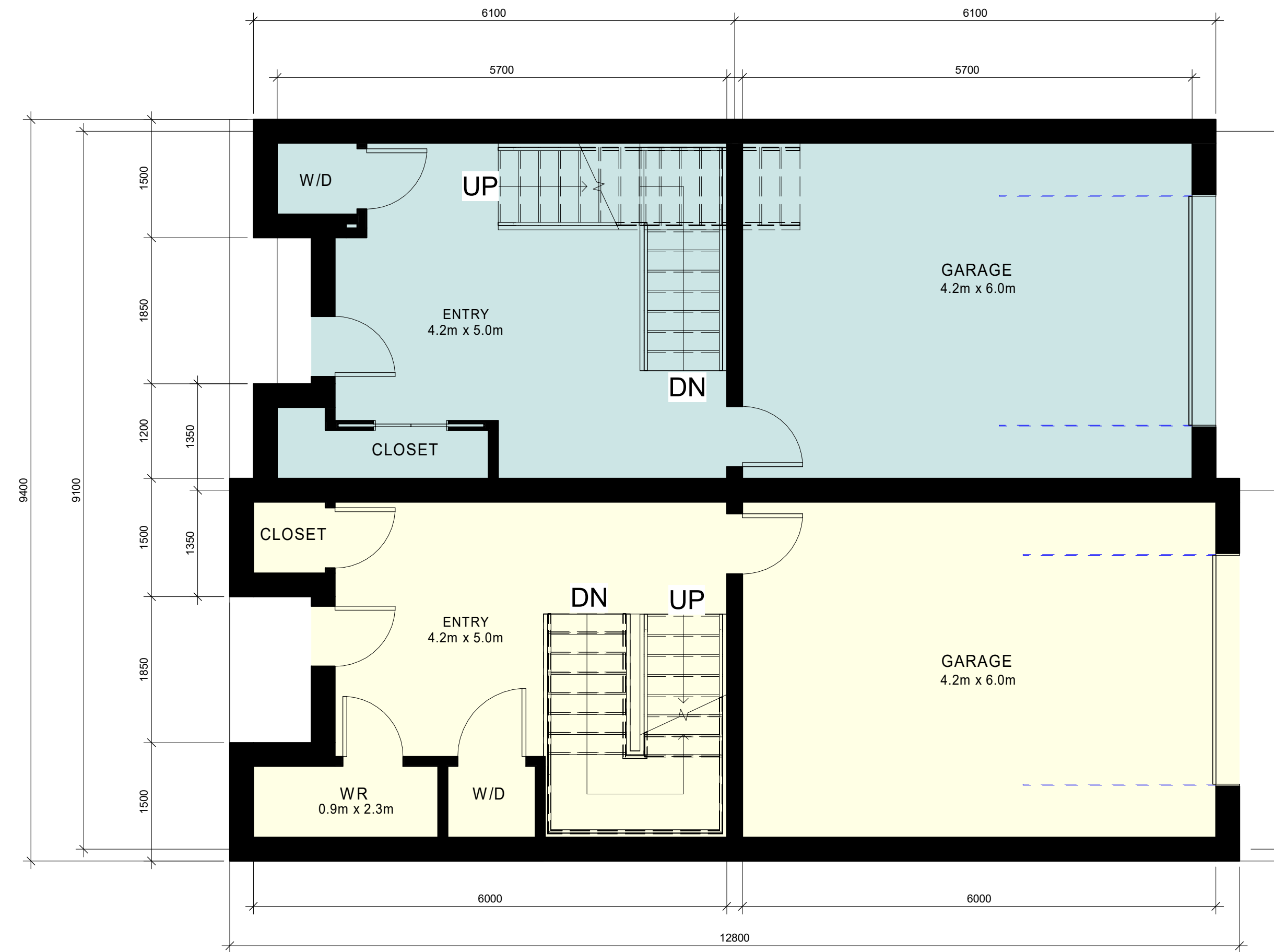
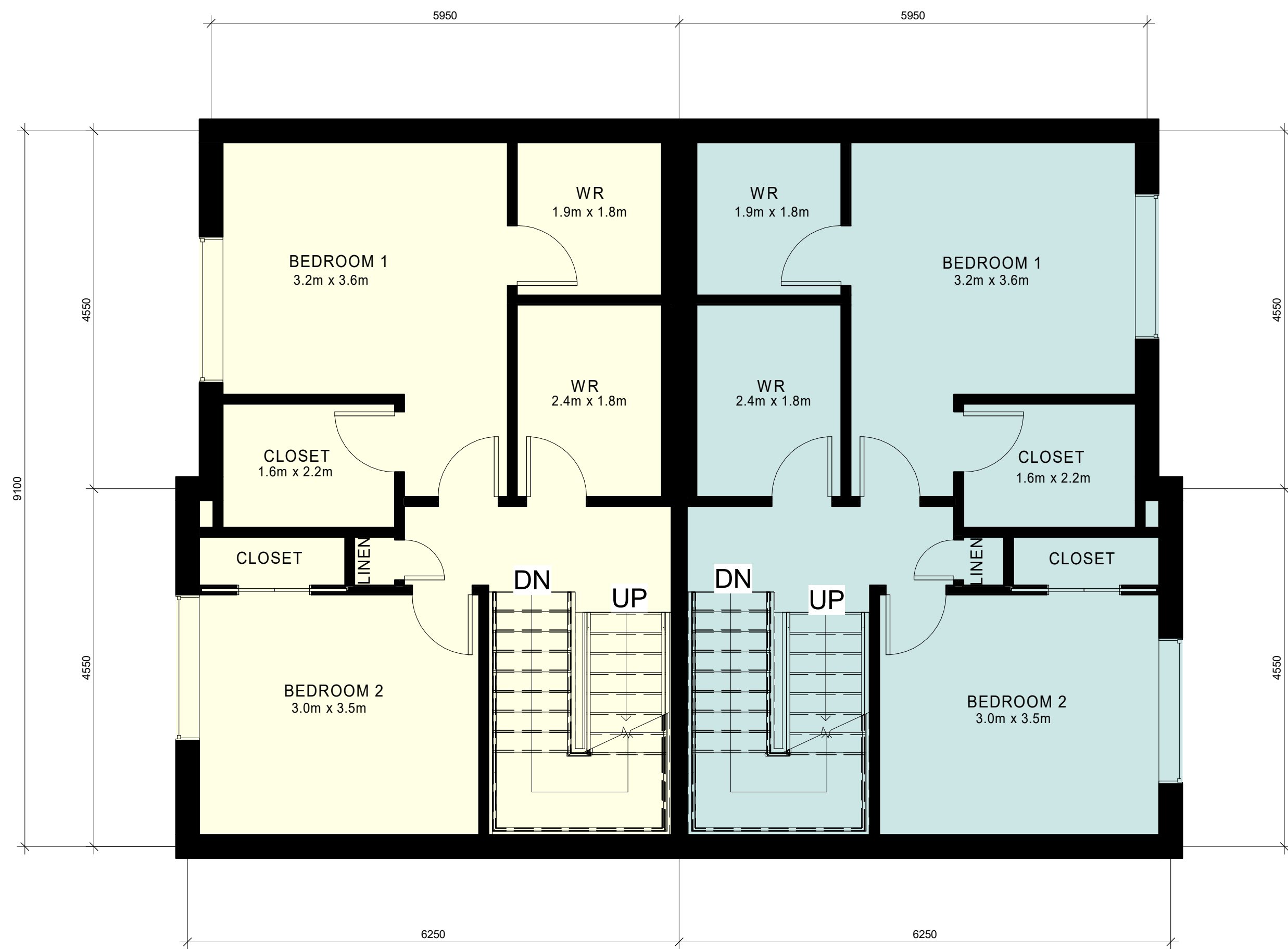


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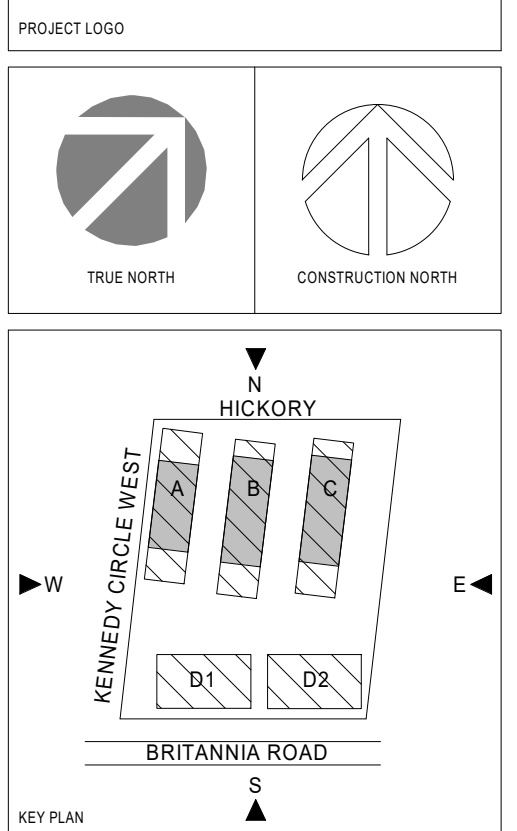
SITE LEGEND
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FIGURE 3
DS-057-21



UNIT AREA LEGEND



1 ISSUED FOR ZBA		2020/11/13
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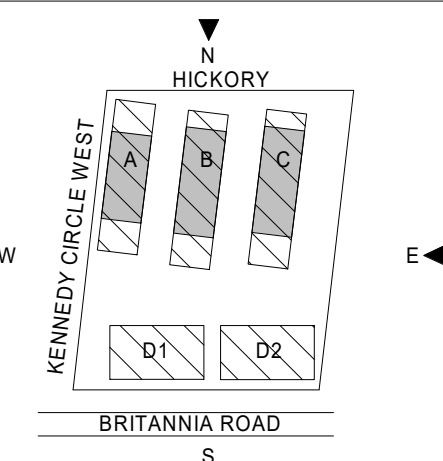
PROJECT:
BOYNE URBAN BRITANNIA ROAD
8671 - 8751 BRITANNIA ROAD, MILTON

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PROJECT NO: **19018**
DRAWING NO:

PROJECT LOGO



KEY PLAN

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8671 - 8751 BRITANNIA ROAD, MILTON

**DRAWING TITLE:
BUILDING A, B & C DUPLEX
A & B - FLOOR PLANS**

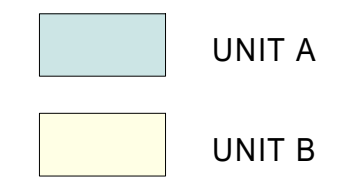
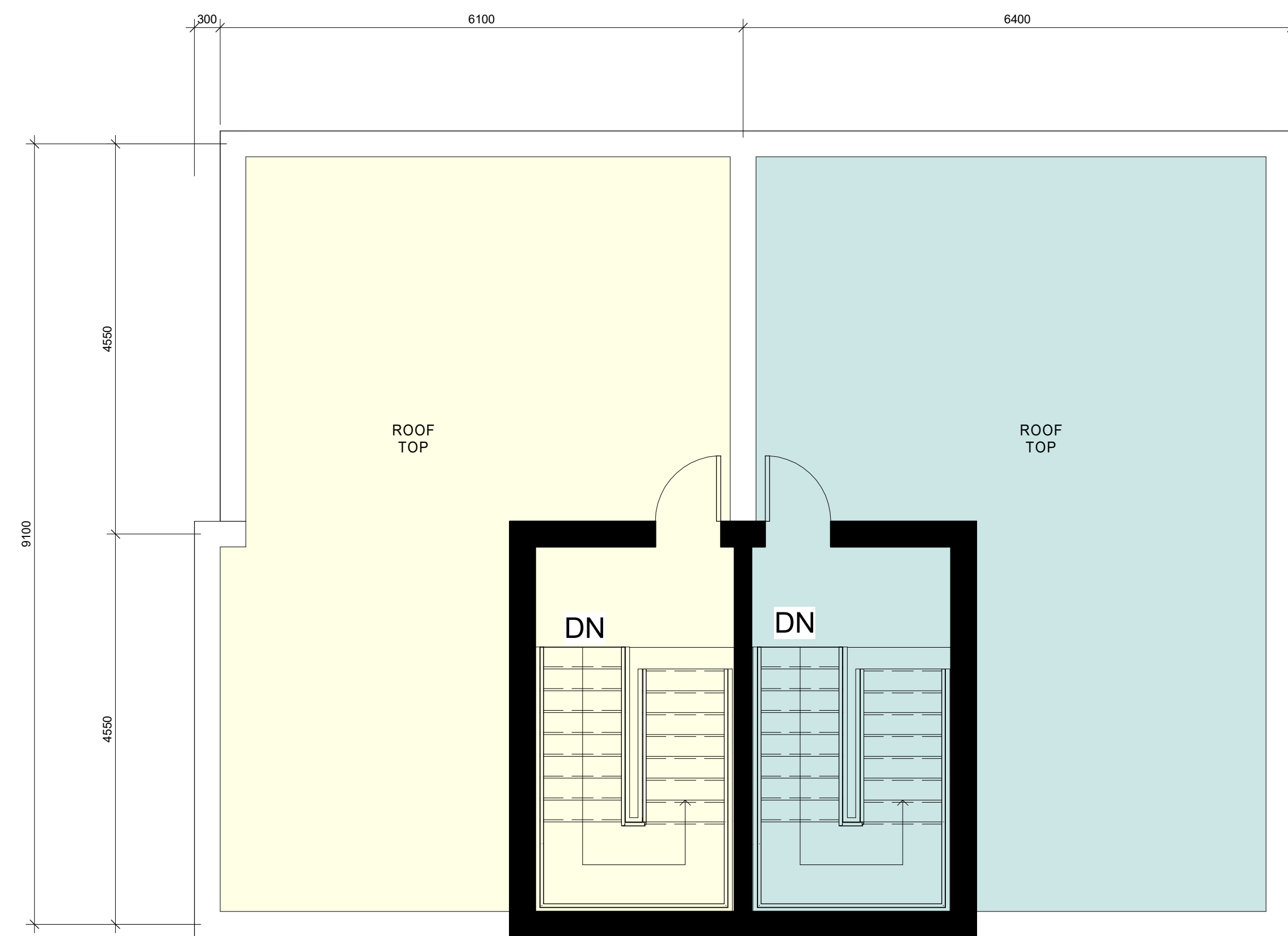
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PROJECT NO: 19018

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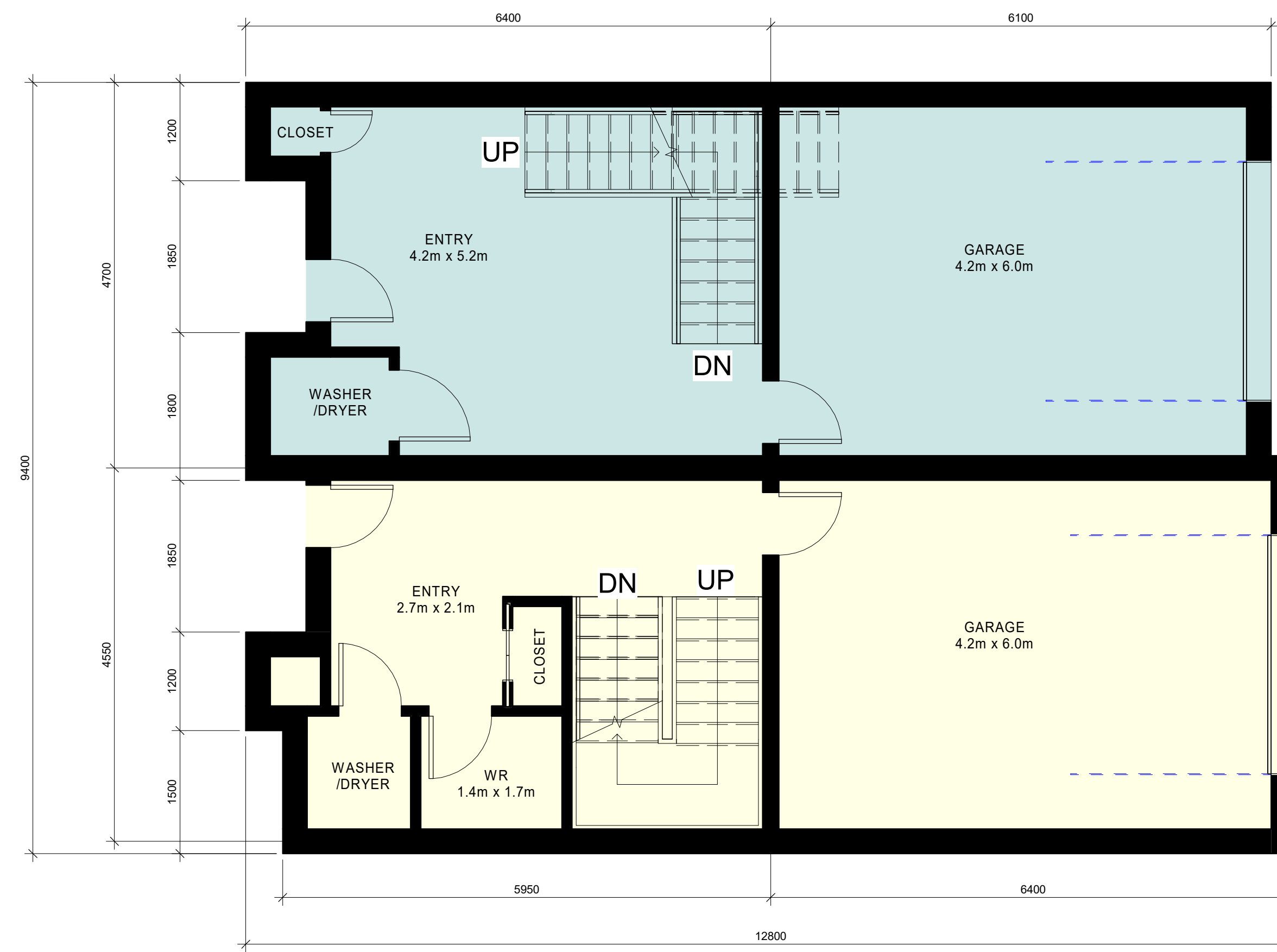


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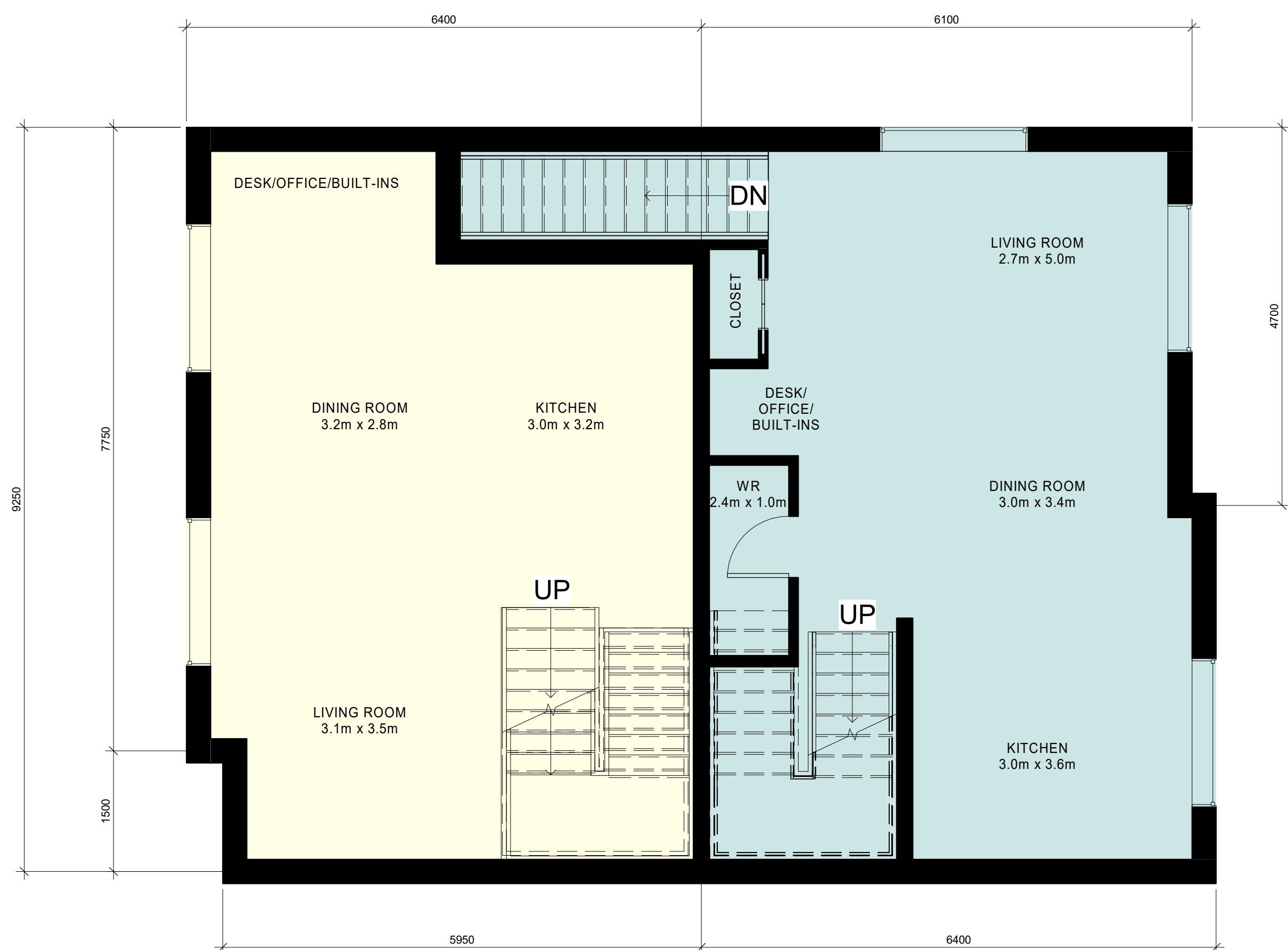
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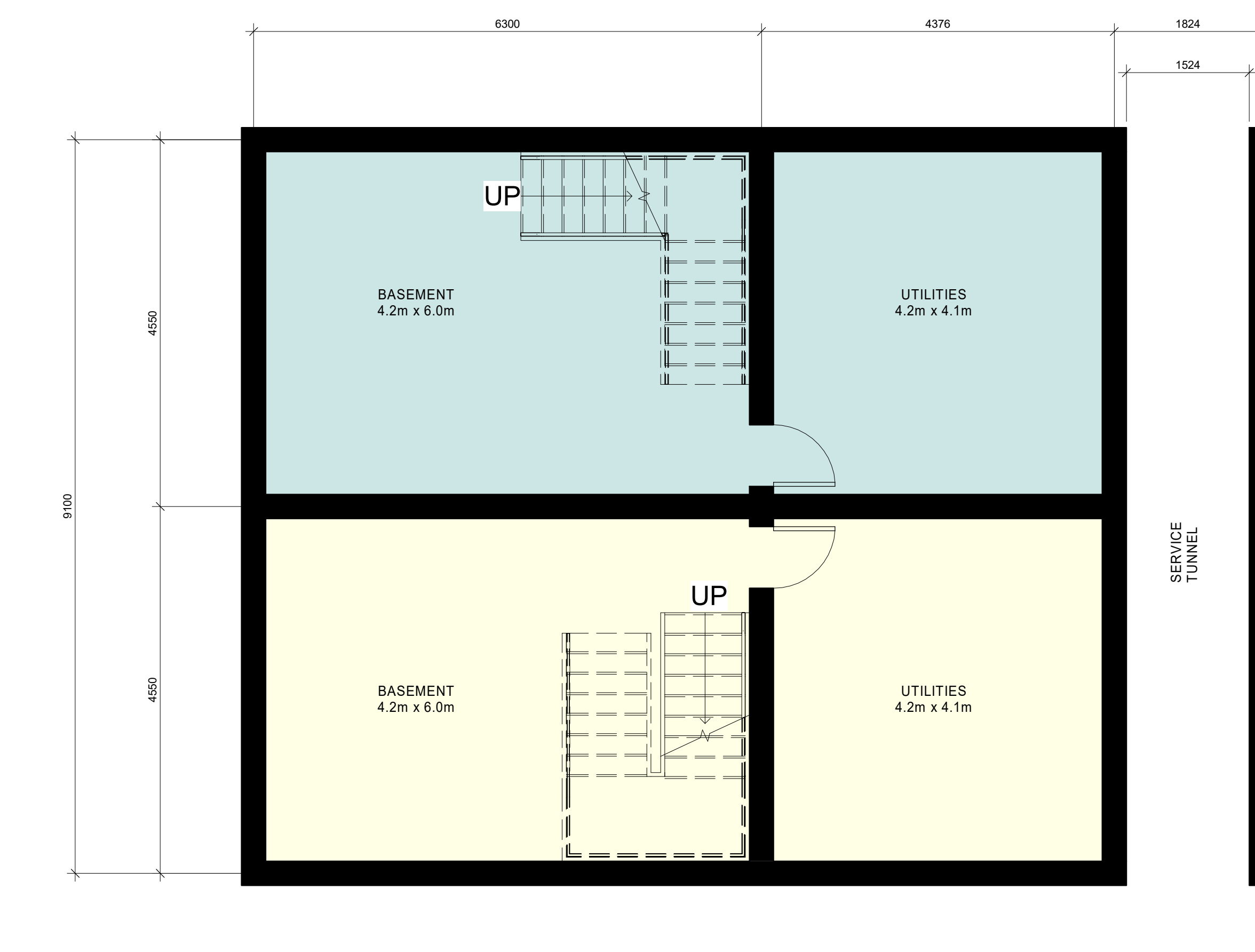
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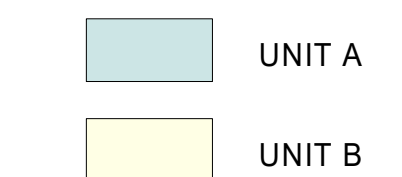
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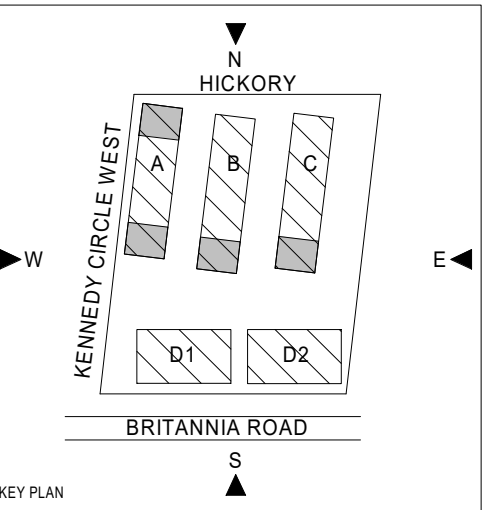
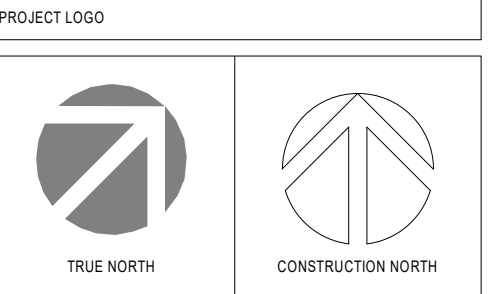
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UNIT AREA LEGEND



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8671 - 8751 BRITANNIA ROAD, MILTON

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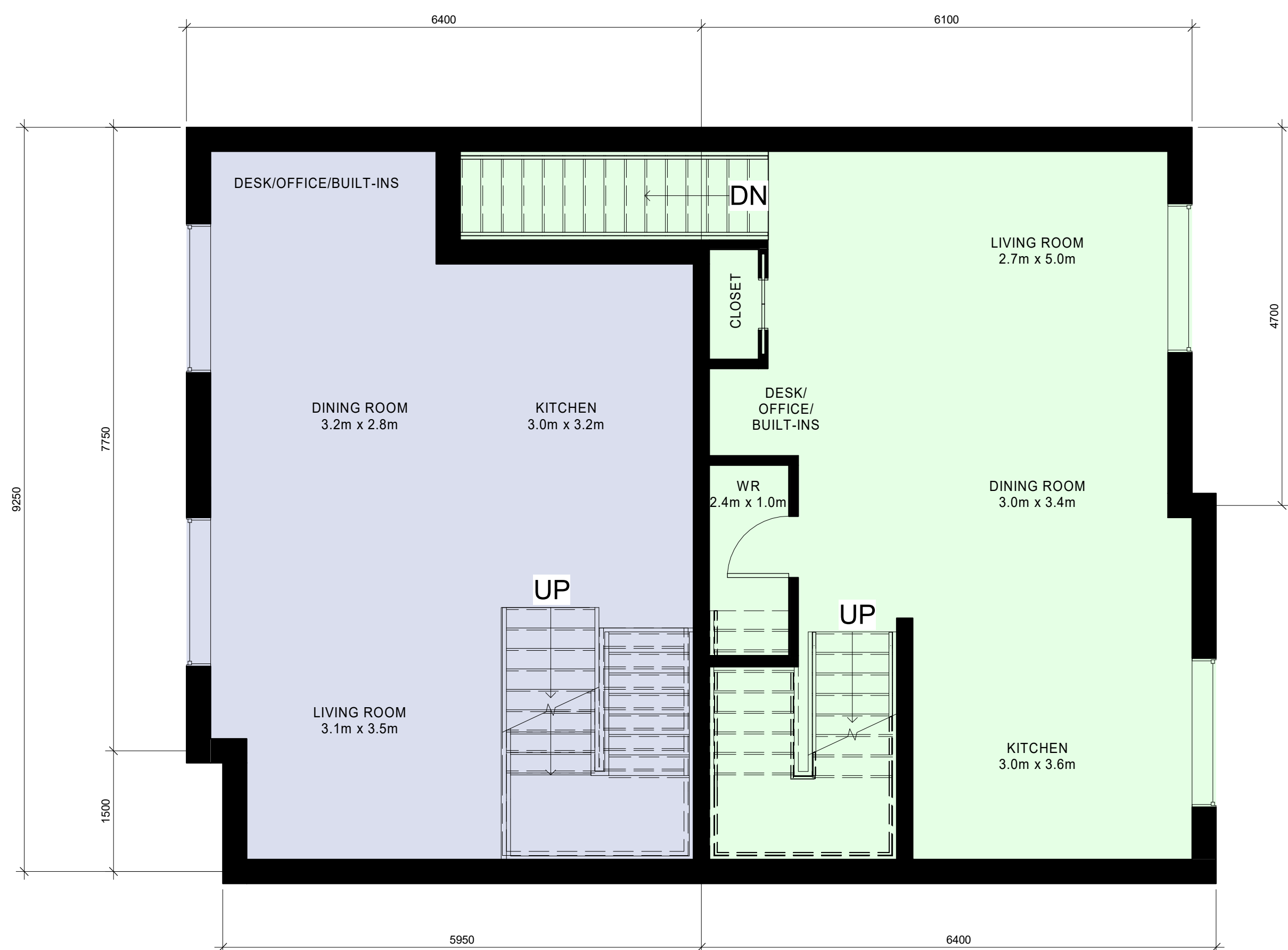
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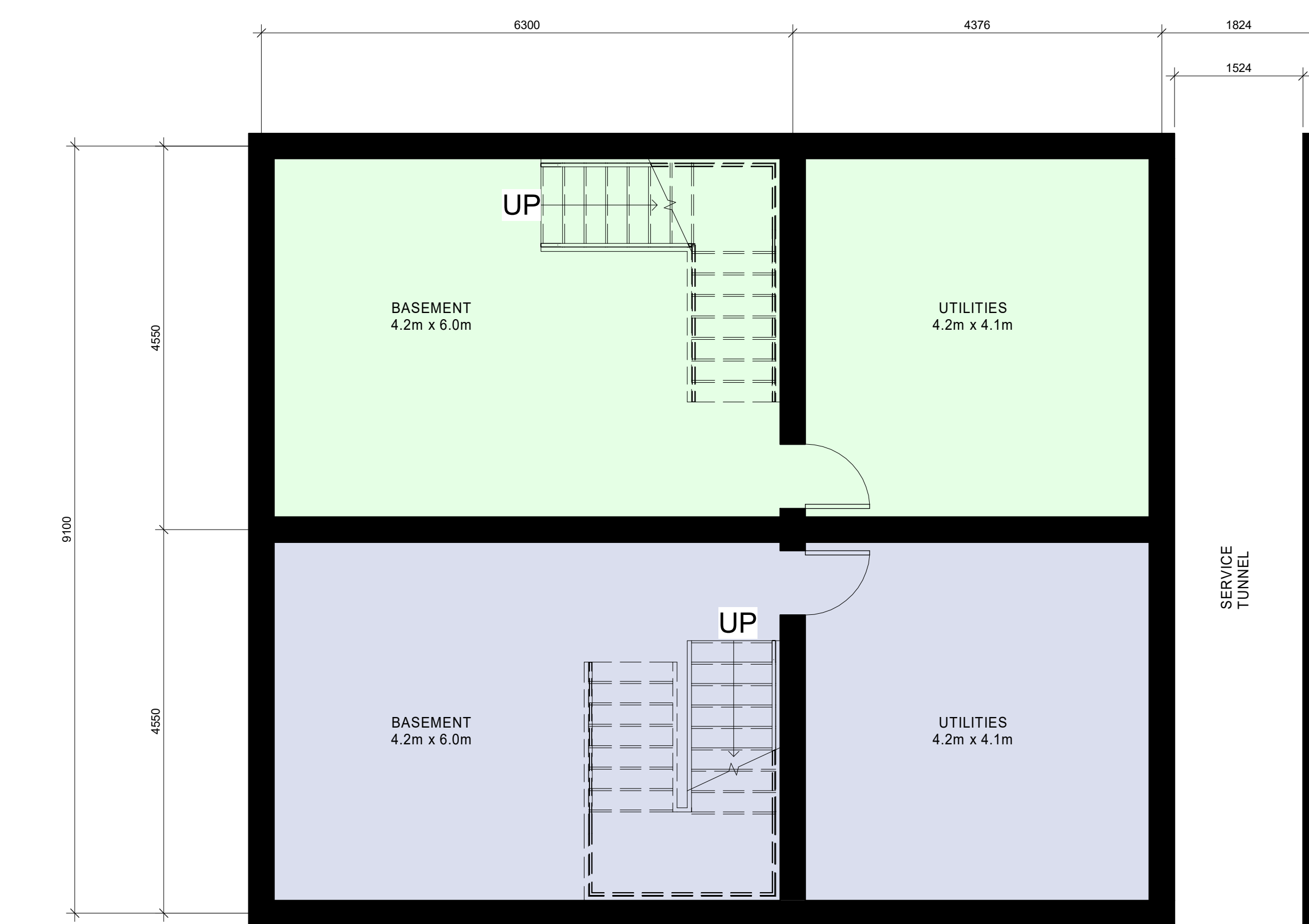
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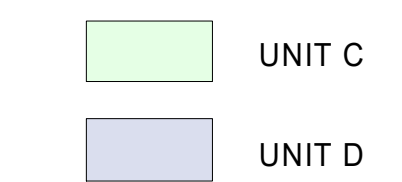
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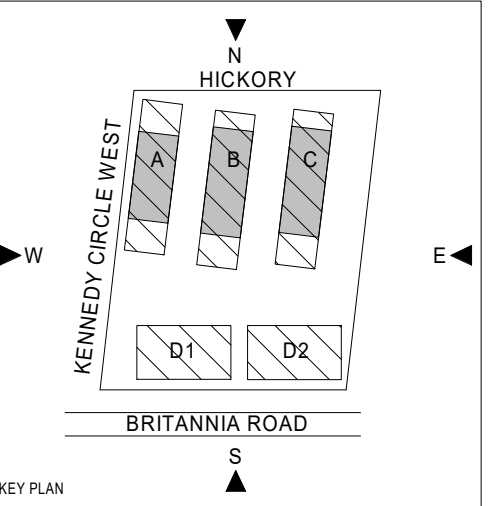
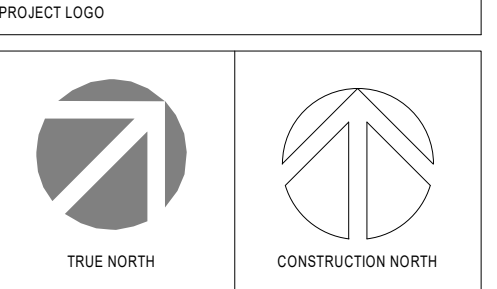
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UNIT AREA LEGEND



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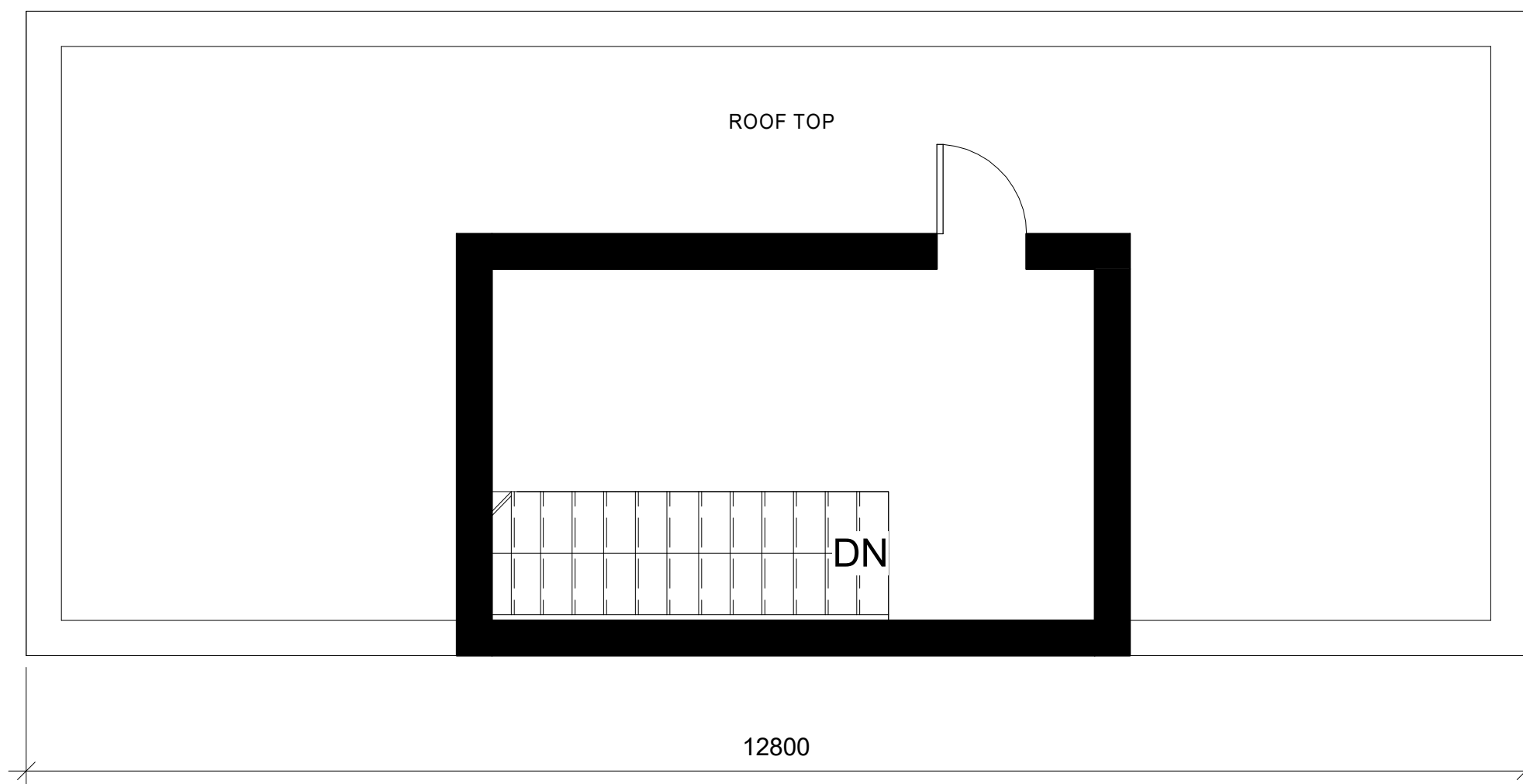
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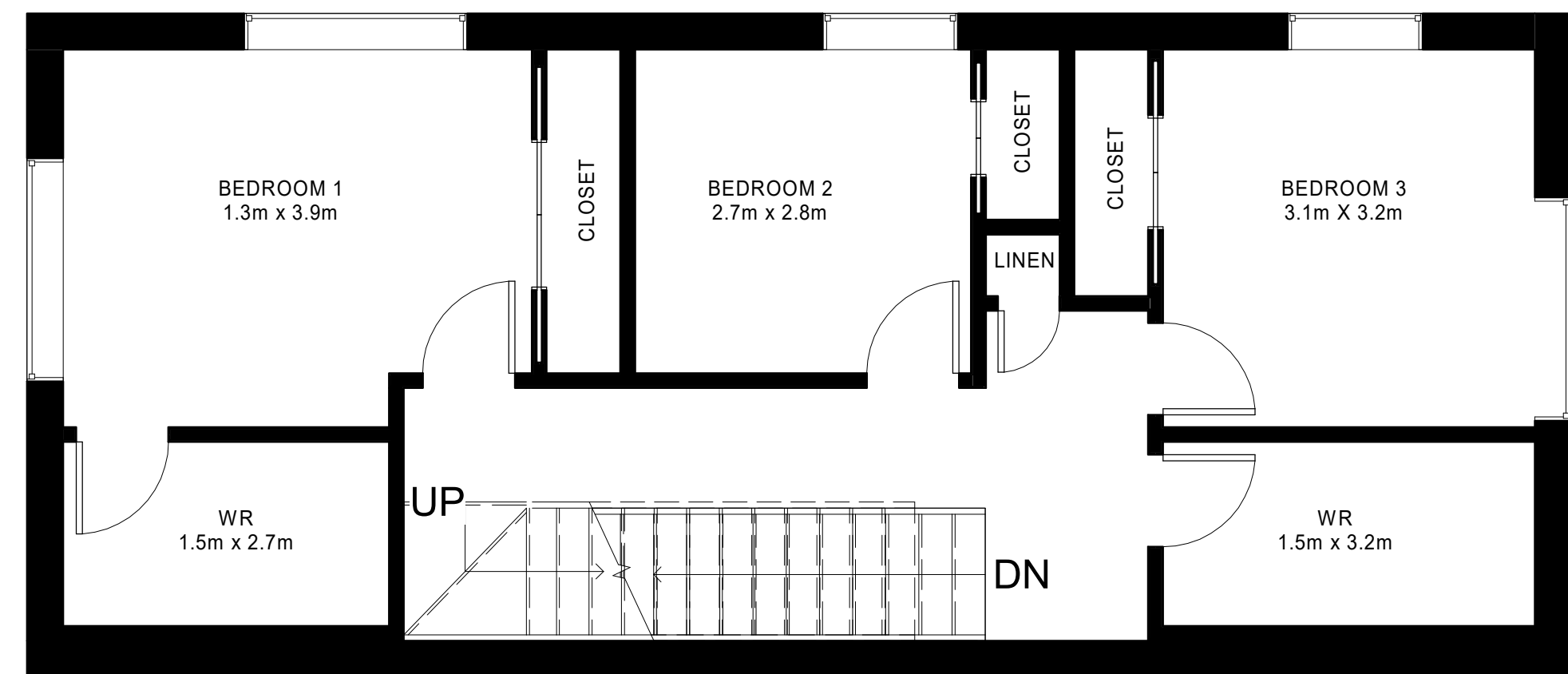
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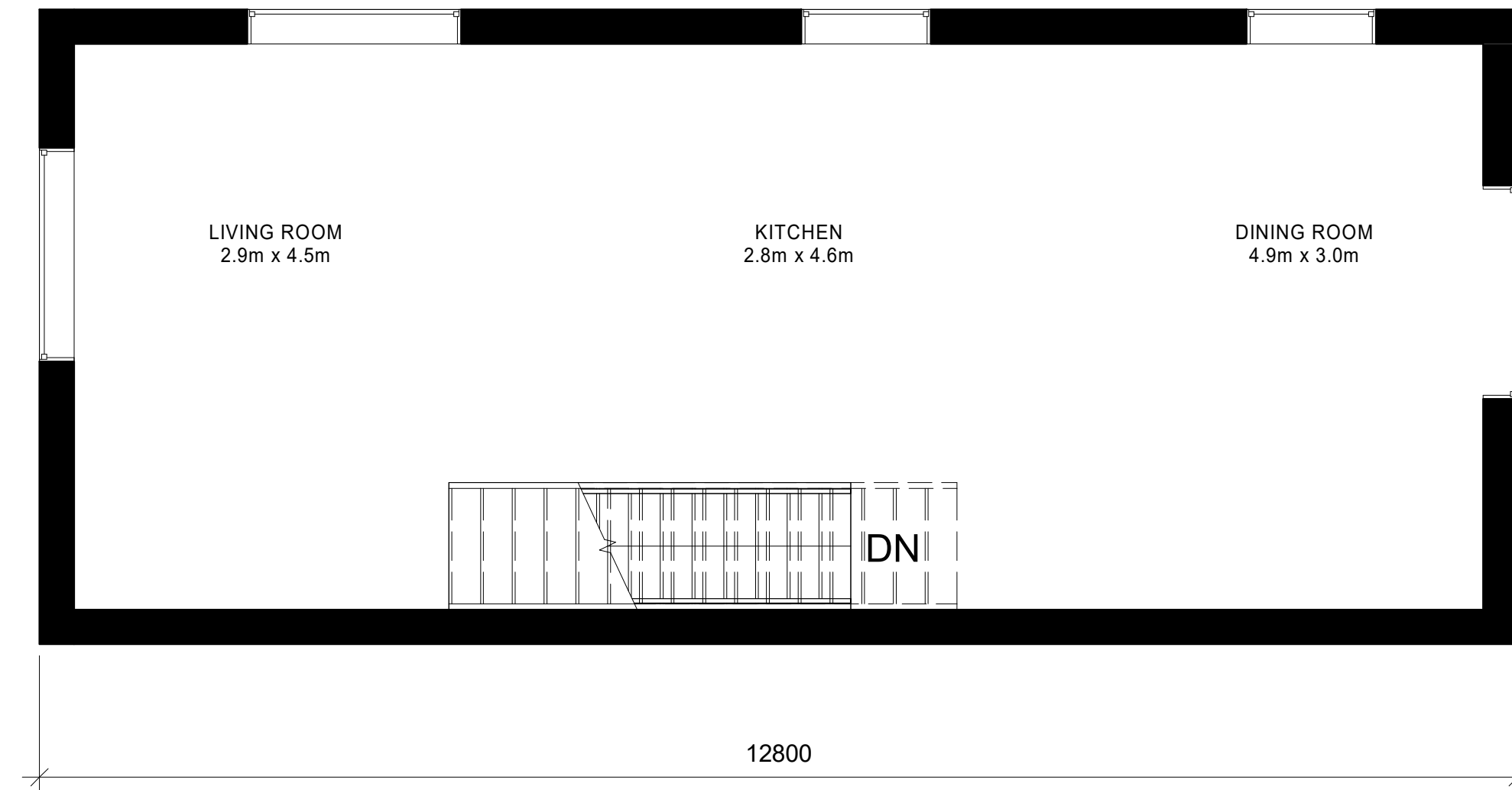
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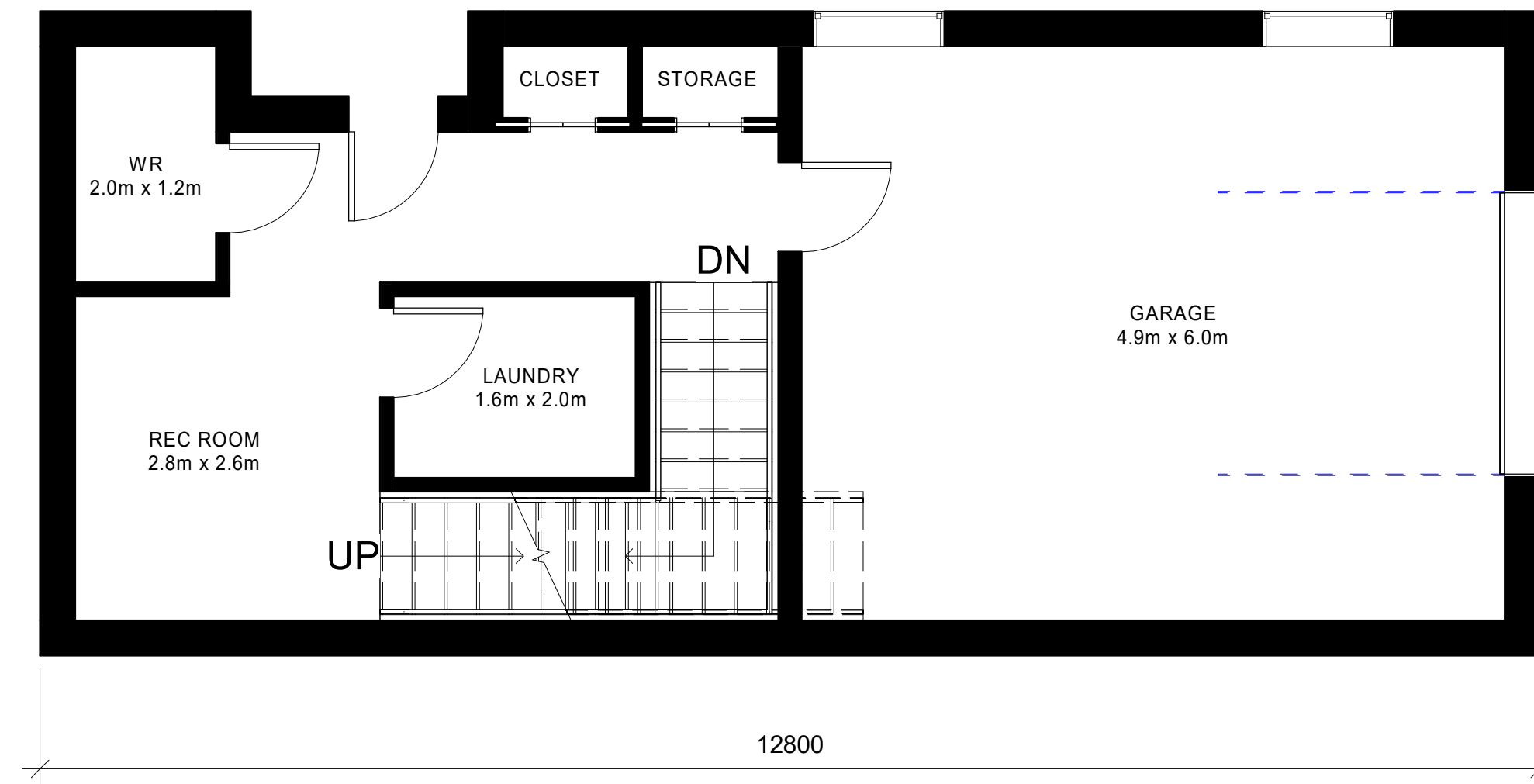
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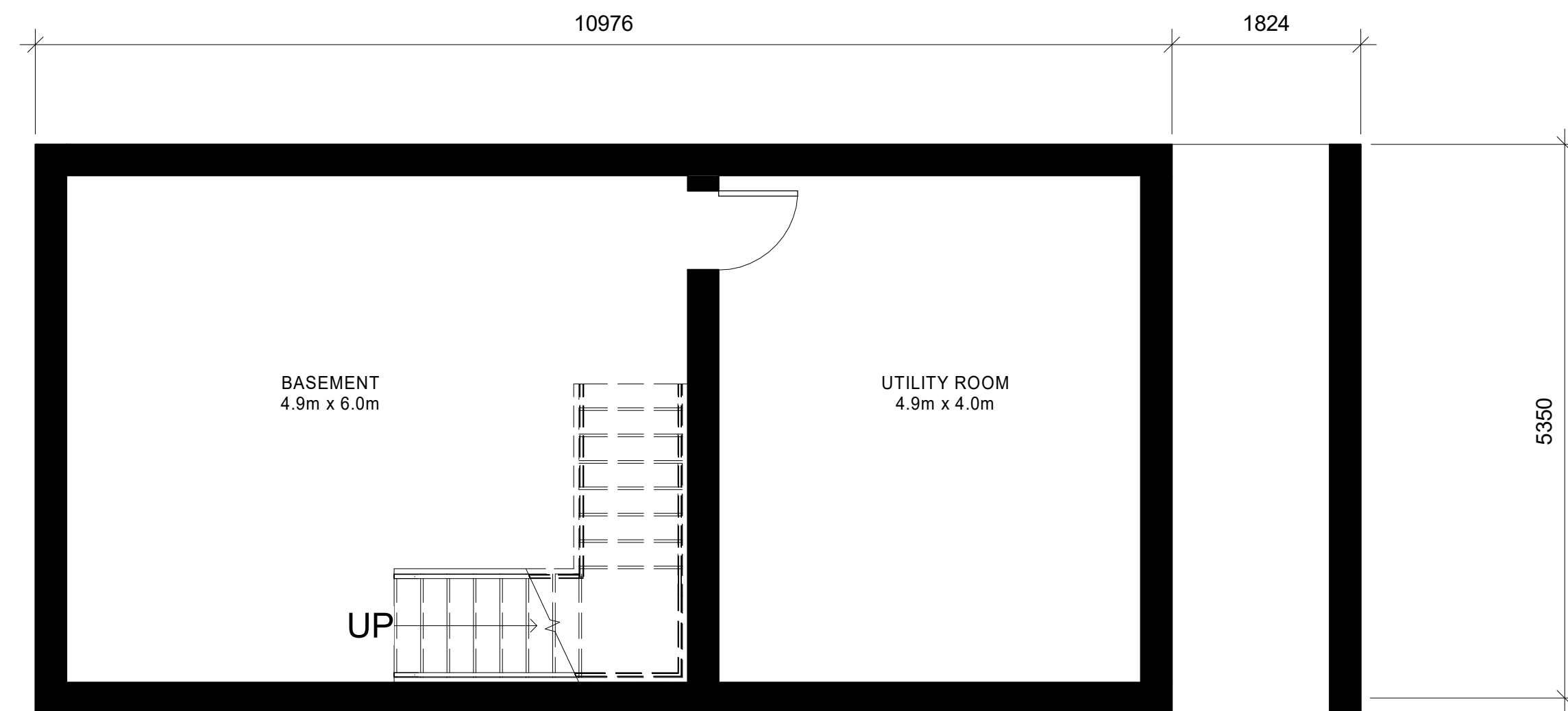
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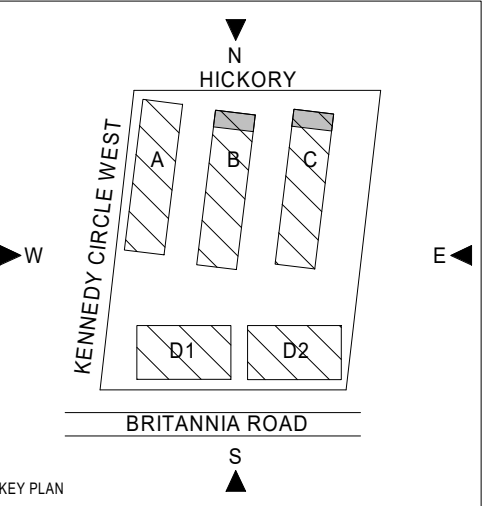
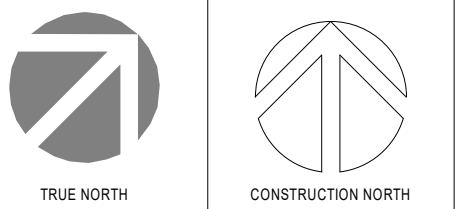


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PROJECT LOGO



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CONSULTANTS:

PROJECT:

BOYNE URBAN BRITANNIA ROAD

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BUILDING B&C TOWNHOUSE - FLOOR PLANS

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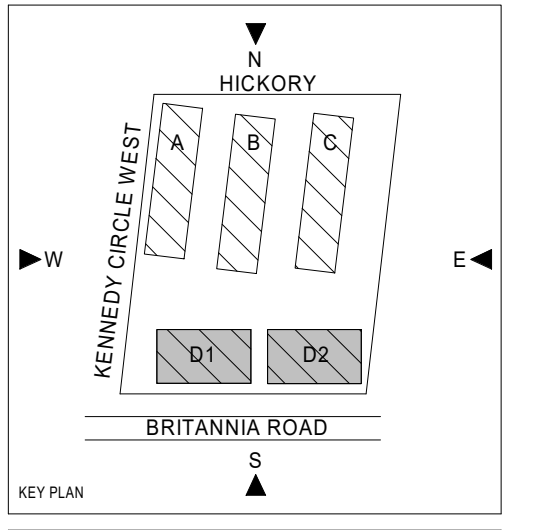
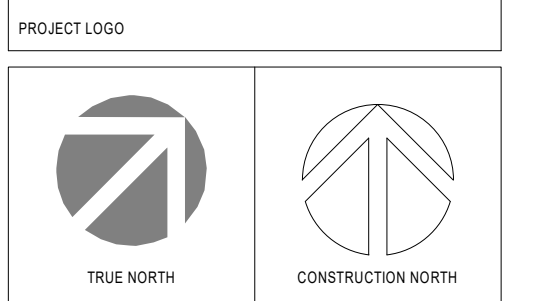
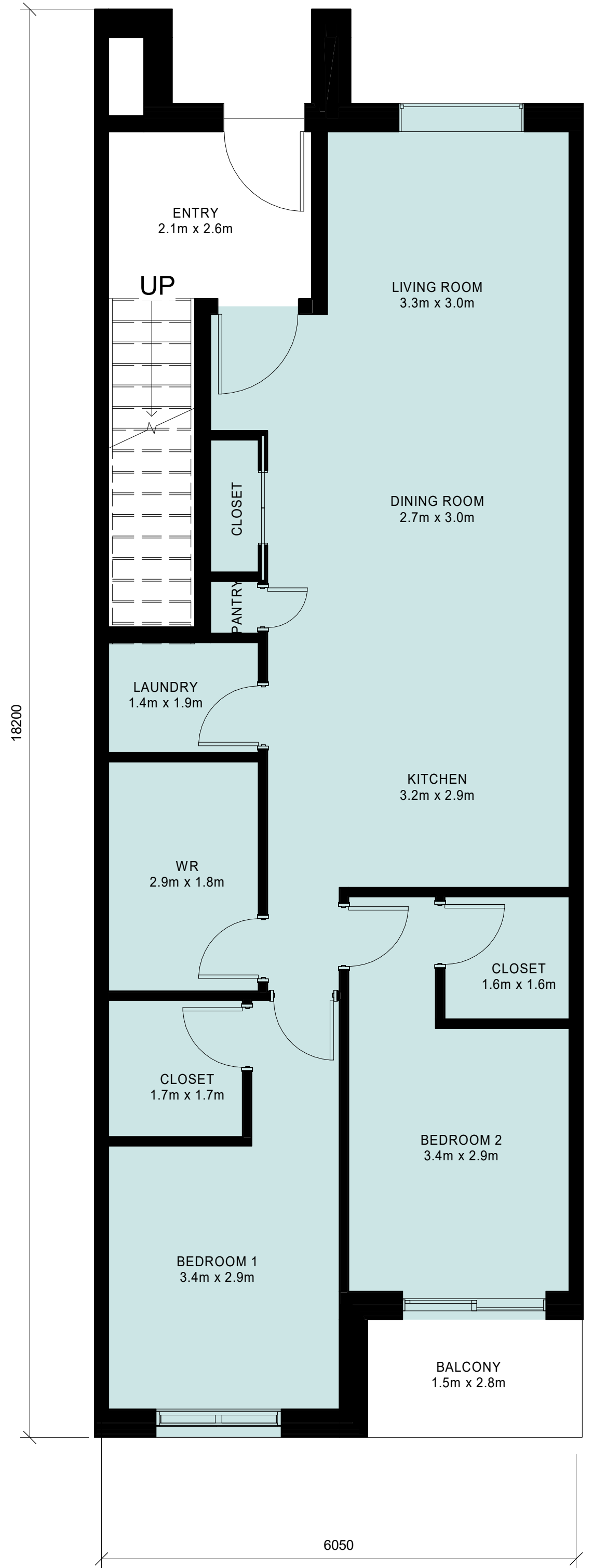
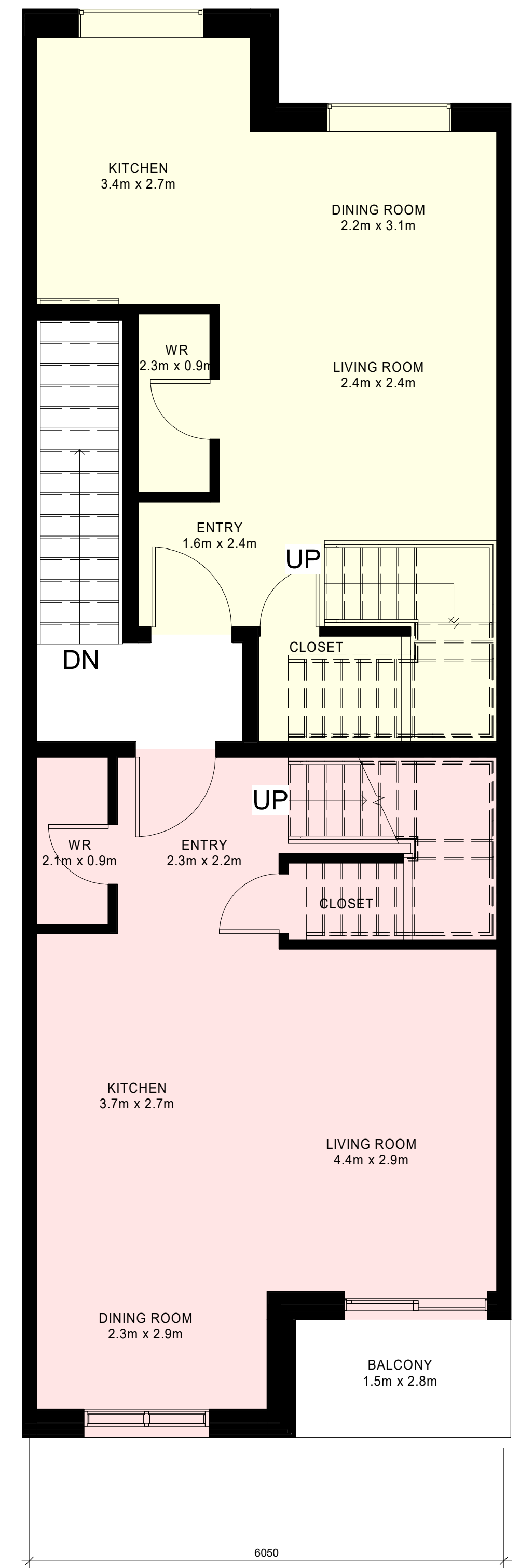
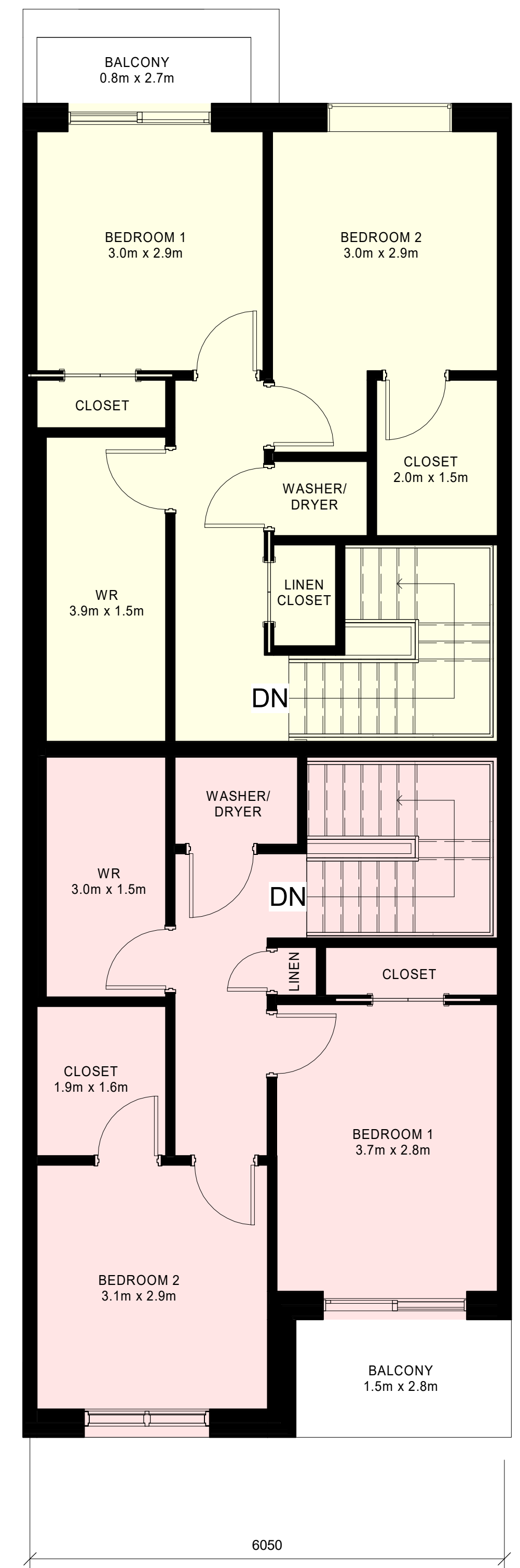
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- UNIT A
- UNIT B
- UNIT C

UNIT AREA LEGEND



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8671 - 8751 BRITANNIA ROAD,
MILTON

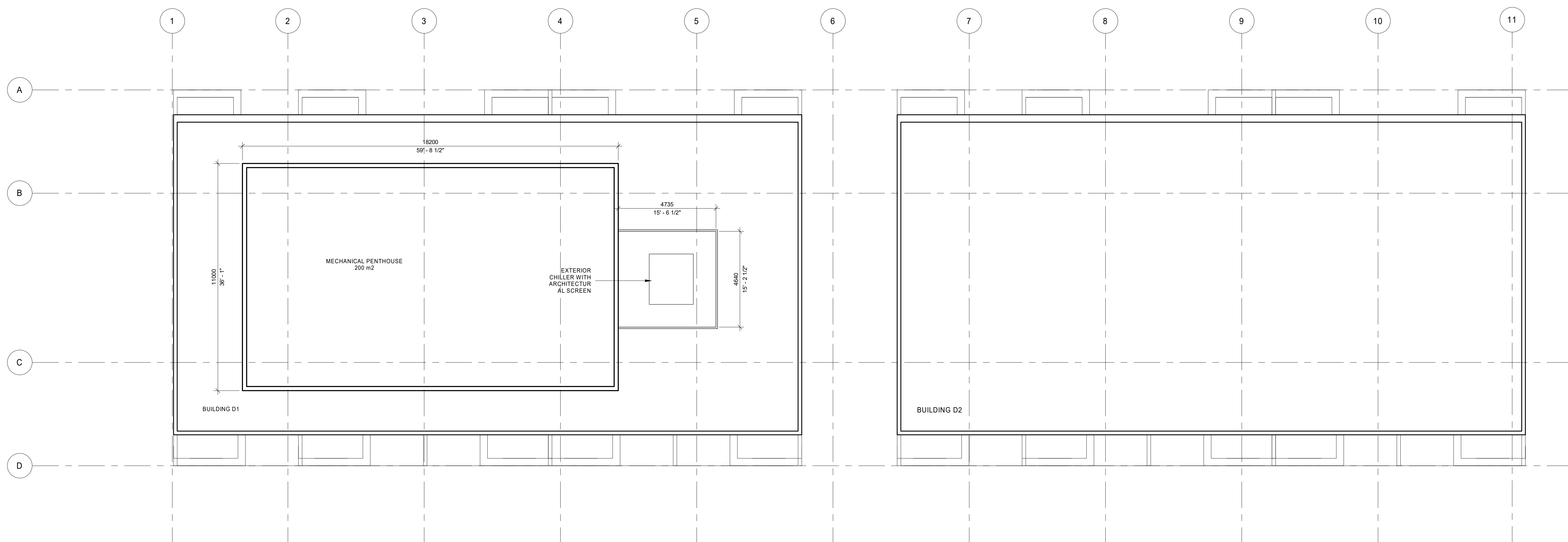
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BUILDING D1 & D2 STACKED TOWNHOUSE A,B&C - FLOOR PLANS

DRAWN BY:	SW	DATE:	2020/11/13
CHECKED BY:	GD	SCALE:	1:50

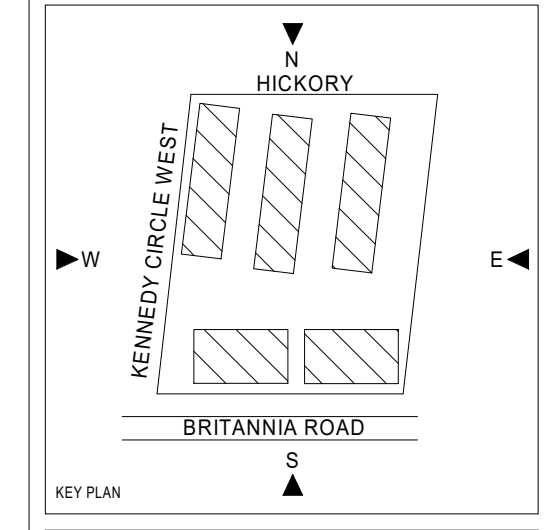
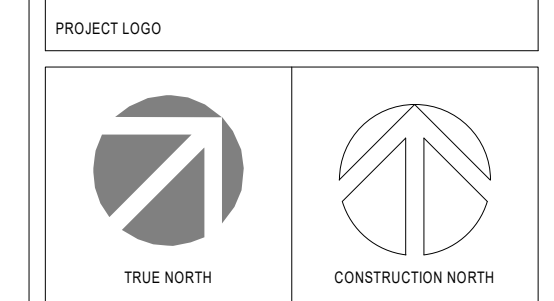
PROJECT NO: **19018**

DRAWING NO:

A6



D1 & D2 ROOF PLAN 1
1 : 100 A204



ISSUED FOR ZBA	2020/11/13
No. 1	DESCRIPTION DATE
REVISIONS:	
DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. ONLY FIGURED DIMENSIONS MUST BE USED. THE CONTRACTOR MUST CHECK THE DIMENSIONS ON SITE. THE DRAWING IS PROTECTED BY COPYRIGHT. ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.	
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McCallumSather
 Westinghouse HQ, 2nd Floor
 286 Sanford Ave. N
 Hamilton, ON L8L 6A1
 905.526.6700
www.mccallumsather.com

SEAL

CONSULTANTS:

PROJECT:
BOYNE URBAN BRITANNIA ROAD

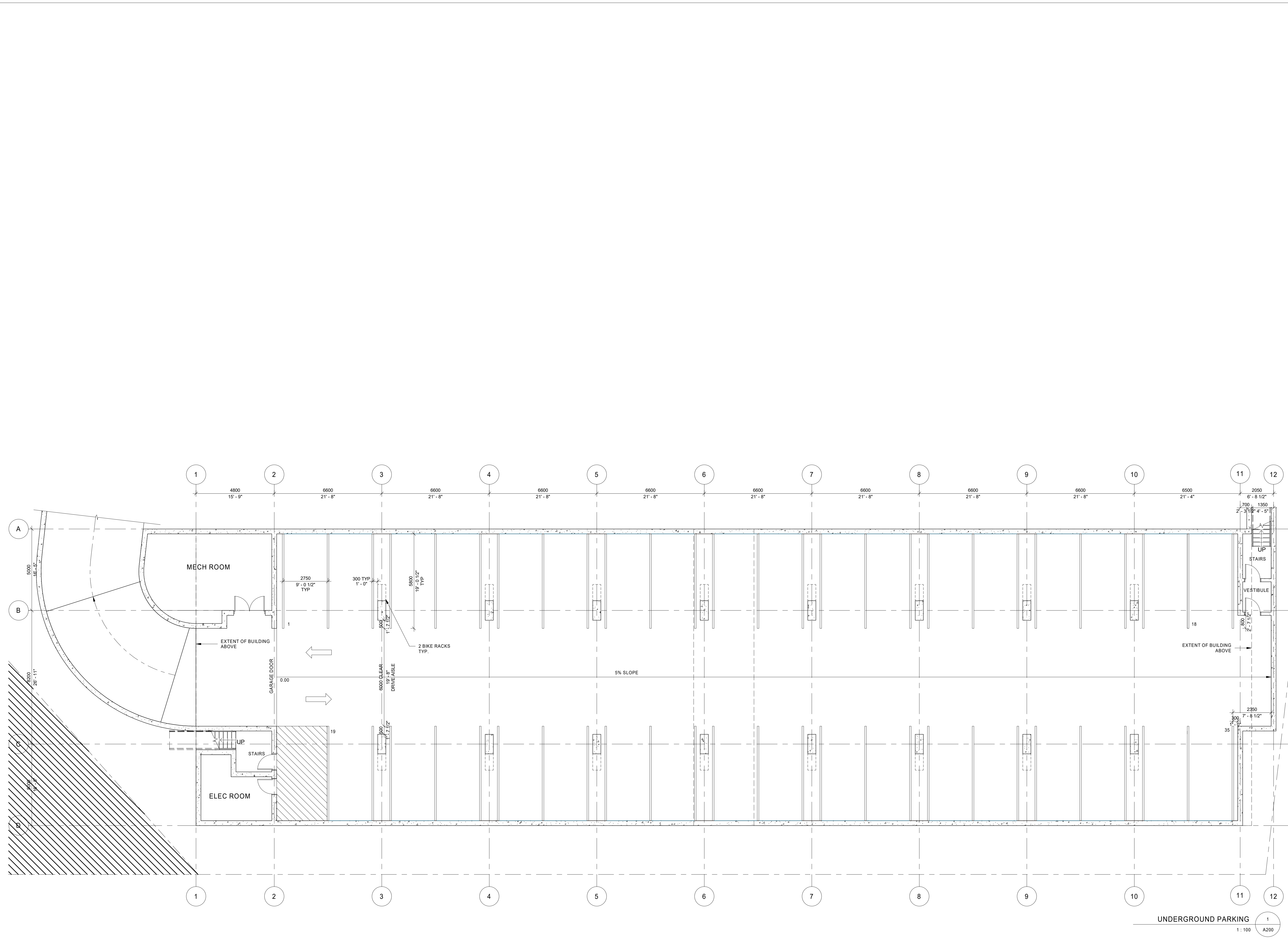
8671 - 8751 BRITANNIA ROAD, MILTON

DRAWING TITLE:
ROOF PLAN

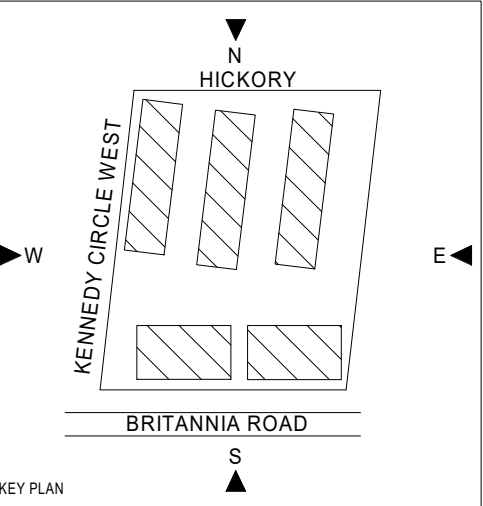
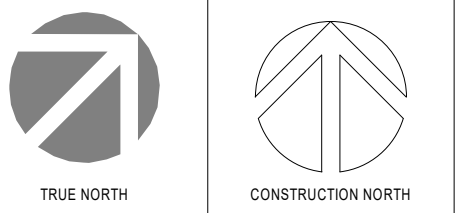
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CHECKED BY:	GD	SCALE:	1 : 100

PROJECT NO.: **19018**

DRAWING NO.: **A204**



PROJECT LOGO



No.	DESCRIPTION	DATE
1	ISSUED FOR ZBA	2020/11/20
2	TOWN ISSUANCE	2020/11/13
3	ISSUED FOR ZBA	2020/11/20

REVISIONS:

DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. ONLY FIGURED DIMENSIONS MUST BE USED. THE CONTRACTOR MUST CHECK THE DIMENSIONS ON SITE. THE DRAWING IS PROTECTED BY COPYRIGHT. ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.

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SEAL:

CONSULTANTS:

PROJECT:
BOYNE URBAN BRITANNIA ROAD

8671 - 8751 BRITANNIA ROAD, MILTON

DRAWING TITLE:
UNDERGROUND PARKING

DRAWN BY: SW DATE: 2020/11/20

CHECKED BY: GD SCALE: 1:100

PROJECT NO: **19018**

DRAWING NO: **A200**

FILENAME: C:\Users\jmc\OneDrive\Documents\19018_8671 - 8751 Britannia Road\19018_8671 - 8751 Britannia Road.dwg
 PLOT DATE: 2020/11/20 2:05:22 PM

FIGURE 4
DS-057-21



PROPOSED TYP EAST ELEVATION



PROPOSED TYP NORTH ELEVATION



PROPOSED TYP WEST ELEVATION



PROPOSED TYP SOUTH ELEVATION

TYP PROPOSED ELEVATIONS

BLOCKS A, B & C



PROPOSED STREET PERSPECTIVES

mcCallumSather

Westinghouse HQ, 2nd Floor
286 Sanford Ave. N.
Hamilton, ON L8L 6A1
905.526.6700

19018_8671 & 8751 Britannia Road



PROPOSED STREET PERSPECTIVES

mcCallumSather

Westinghouse HQ, 2nd Floor
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Hamilton, ON L8L 6A1
905.526.6700

19018_8671 & 8751 Britannia Road



PROPOSED AERIAL PERSPECTIVES

mcCallumSather

Westinghouse HQ, 2nd Floor
286 Sanford Ave. N.
Hamilton, ON L8L 6A1
905.526.6700

19018_8671 & 8751 Britannia Road



PROPOSED TYP NORH ELEVATION



PROPOSED TYP EAST ELEVATION



PROPOSED TYP SOUTH ELEVATION



PROPOSED TYP WEST ELEVATION

TYP PROPOSED ELEVATIONS

BLOCKS D1 & D2



PROPOSED STREET PERSPECTIVES

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**PROPOSED
AERIAL PERSPECTIVES**

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19018_8671 & 8751 Britannia Road



KENNEDY CIRCLE WEST

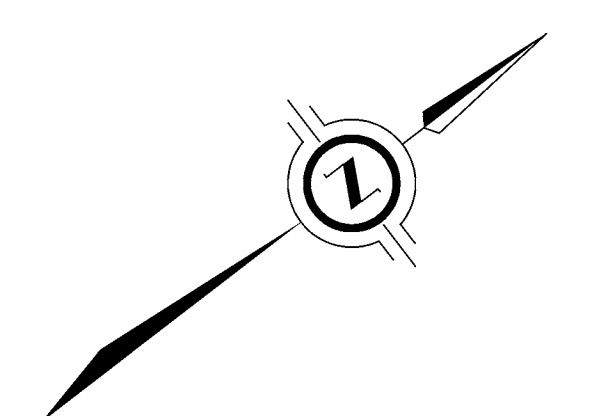
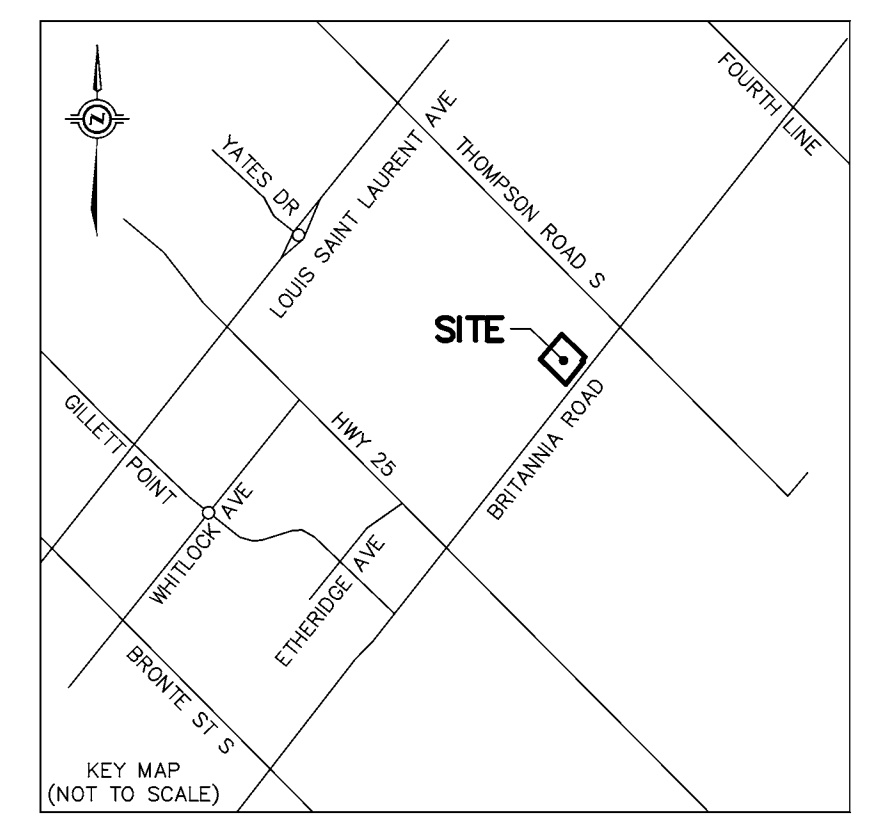


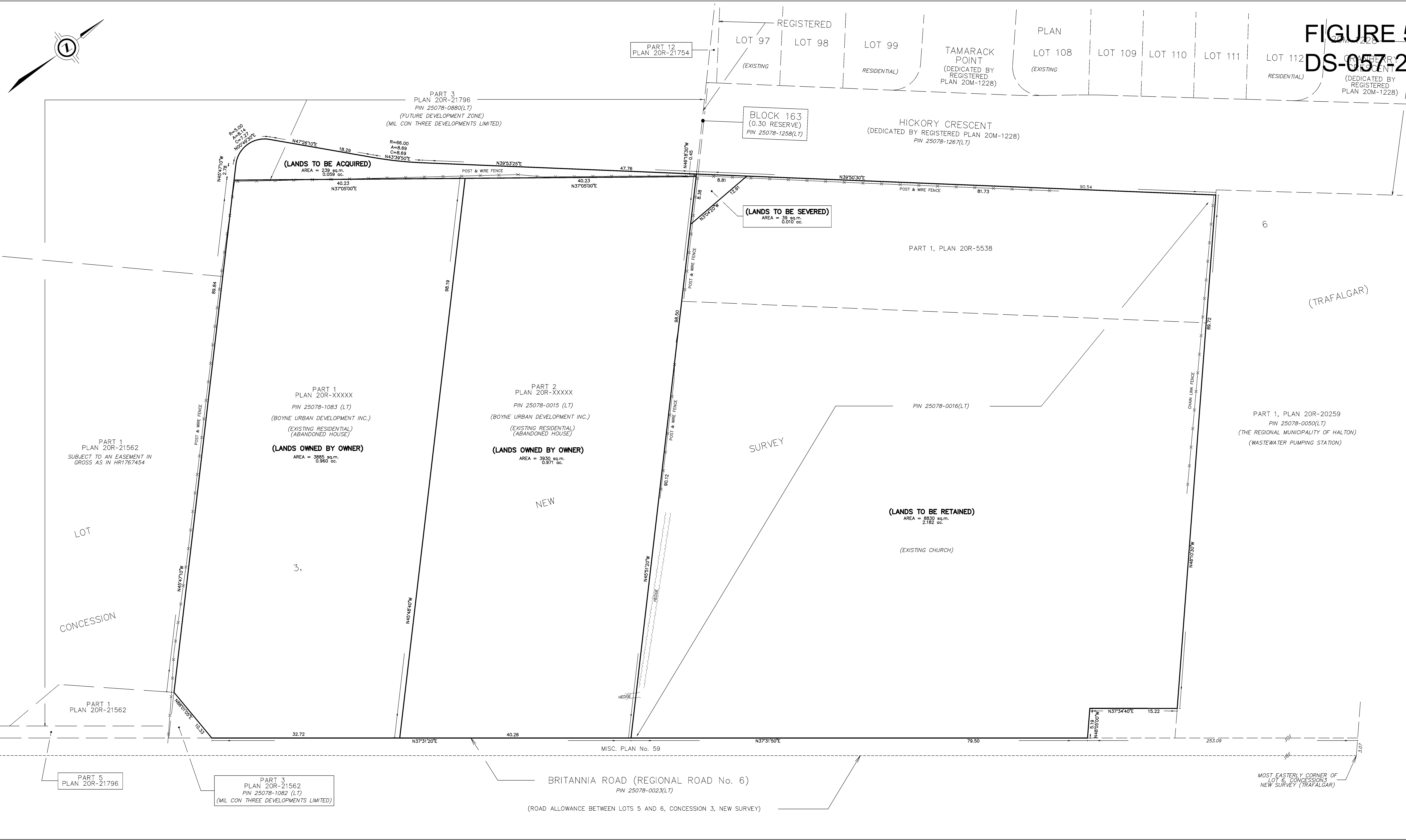
FIGURE 5 DS-05721



SKETCH PREPARED FOR SEVERANCE APPLICATION
8815 BRITANNIA ROAD
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON
SCALE 1 : 250
©J.D. BARNES LIMITED
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
BEARINGS ARE GRID, DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83.

NOTES
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
BOUNDARY INFORMATION IS COMPILED FROM AVAILABLE SURVEY RECORDS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD SURVEY.



MARCH 8th, 2021
DATE

R. S. QUERBIN
ONTARIO LAND SURVEYOR

J.D. BARNES SURVEYING
PLANNING
LIMITED MAPPING
LAND INFORMATION SPECIALISTS GIS
401 WHEELABRATOR WAY, SUITE 4 MILTON, ON L9T 3C1
T: (905) 873-9953 F: (905) 873-9956 www.jdbarnes.com

DRAWN BY: JW CHECKED BY: REFERENCE NO.: 18-30-333-00
FILE: G:\18-30-333\00\Drawings\18-30-333-00-A.dgn DATED: MARCH 8th, 2021 PLOTTED: 5/8/2021

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. -2021

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 6, CONCESSION 3, FORMER GEOGRAPHIC SURVEY OF TRAFALGAR AND KNOWN MUNICIPALLY AS 8671 AND 8751 BRITANNIA ROAD, IN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (BOYNE URBAN DEVELOPMENT INC). – TOWN FILE: Z-02/21

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:

- 1.0 **THAT** Schedule A to Comprehensive Zoning By-law 016-2014 is hereby further amended by changing the existing Future Development (FD) Zone symbol to the Residential Medium Density 2 – Special Provision (RMD2*___) Zone symbol on the land as shown on Schedule A attached hereto.
- 2.0 **THAT** Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by adding subsection 13.1.1. ___ as follows:

Residential Medium Density 2 - Special Section ___ (RMD2*___) Zone

- i) Additional Permitted Uses:
 - a. Stacked townhouse dwelling, subject to the zoning standards for Multiple Dwellings, except where further amended by this bylaw.
- ii) Notwithstanding any provisions to the contrary, for All Dwellings, the following Zone Standards shall apply:
 - a. Britannia Road Front Yard Setback (minimum): 3.0 metres
 - b. Interior Side Yard Setback (minimum): 1.2 metres
 - c. Hickory Crescent Rear Yard Setback (minimum): 2.0 metres
 - d. Kennedy Circle West Exterior Side Yard Setback (minimum): 3.0 metres

- iii) Special Parking Provisions
 - a. Notwithstanding Section 5.8.1, Table 5E, the minimum off-street parking requirement shall be:
 - b. 1 parking space per stacked townhouse dwelling unit;
 - c. 1.25 parking spaces per multiple dwelling unit;
 - d. 0.25 visitor parking spaces per dwelling unit;
 - e. Notwithstanding c. above, for any unit fronting a local road the visitor parking requirement shall not apply.

- iv) Special Site Provisions
 - a. Notwithstanding Section 4.5 and Table 4H, balconies shall be permitted in all yards.
 - b. Notwithstanding Section 4.19.5, Table 4H, stairs and air vents associated with an underground parking structure shall be permitted in any yard.
 - c. Notwithstanding Section 5.6.2.iii), a parking space shall be set back a minimum of 4.5 metres from the intersection of two street lines.
 - d. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be located within 0.0 metres of a private street line.
 - e. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area may be setback a minimum of 1.2 metres from a lot line.
 - f. Notwithstanding Section 5.14.1, any parking structure is permitted to be 1.2 metres from the interior side lot line.
 - g. Notwithstanding Section 5.14.3, the minimum setback for underground parking ramp shall be 0.6 metres from a public street line.
 - h. Notwithstanding Section 5.14.3 to the contrary, a minimum setback of 3.0 metres shall be permitted from any wall or structure enclosing an exit or entrance ramp above or below grade to a street line abutting a public street provided that the ramp is not directly accessible from the public street.

3.0 THAT pursuant to Section 34(21) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, this by-law comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to Subsection 34(19) of the *Planning Act*, as amended. Where one or more appeals have been filed under Subsection 34(19) of the said Act, as amended, this Zoning By-law Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.

PASSED IN OPEN COUNCIL ON2021.

Gordon A. Krantz

Mayor

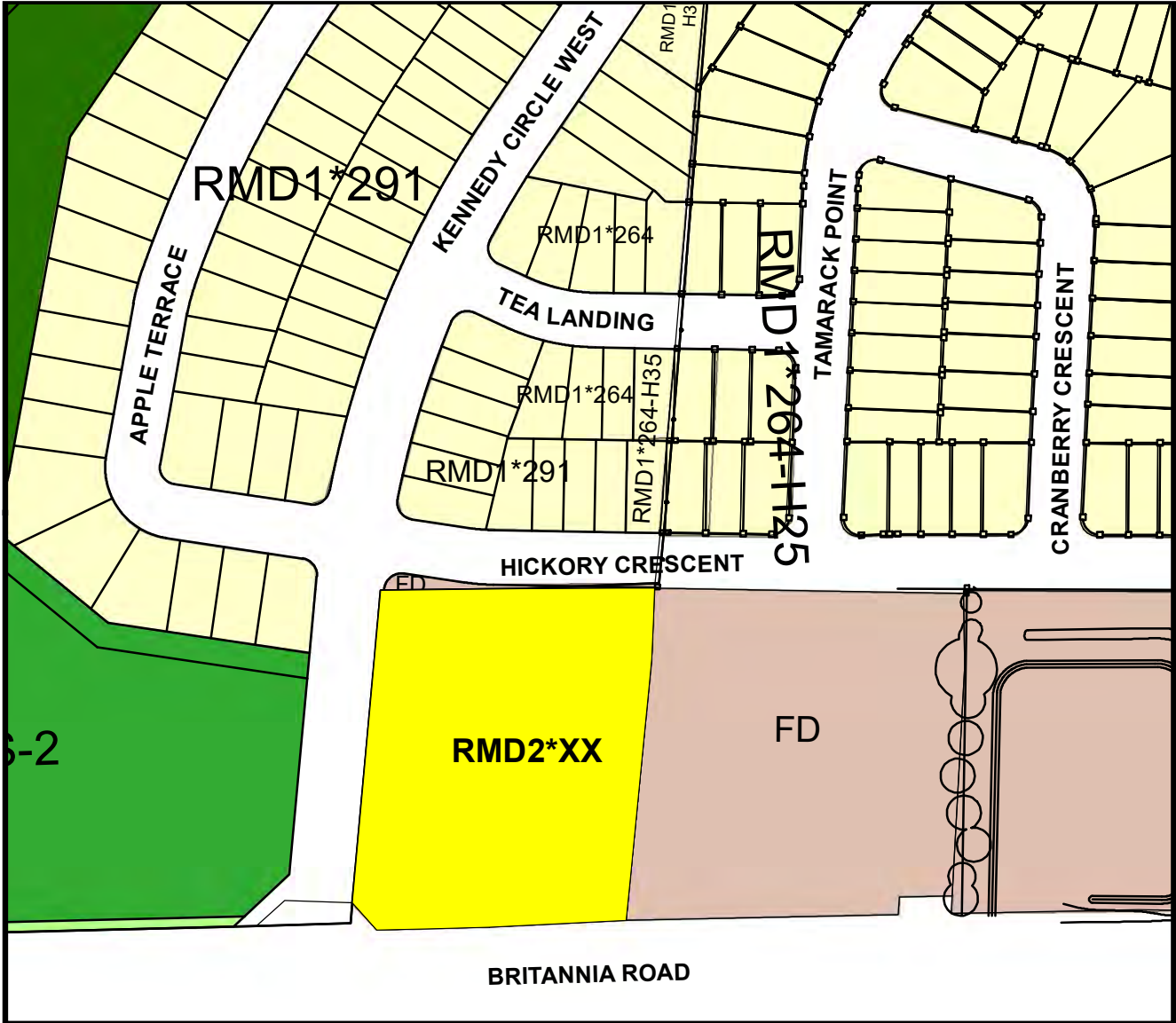
Meaghen Reid

Town Clerk

DRAFT

SCHEDULE A
 TO BY-LAW No. -2021
 TOWN OF MILTON

PART OF LOT 6, CONCESSION 3, N.S
 Town of Milton



THIS IS SCHEDULE A
 TO BY-LAW NO. -2021 PASSED
 THIS ___ DAY OF _____, 2021.

RMD2*XX - Residential Medium
 Density 2 Special Provision

 MAYOR - Gordon A. Krantz

 CLERK - Meaghen Reid

