



The Corporation of the Town of Milton

Report To:	Council
From:	Barbara Koopmans, Commissioner, Development Services
Date:	November 15, 2021
Report No:	DS-091-21
Subject:	Public Meeting and Initial Report - Proposed Amendment to the Zoning By-law by Ahmadiyya Muslim Jama'at Canada Inc., to permit a place of worship on lands municipally known as 1456 Bronte Street South (Town File: Z-12/21)
Recommendation:	THAT Report DS-091-21, BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The applicant has applied to amend the Town's Comprehensive Zoning By-law 016-2014, as amended, to facilitate the development of a place of worship containing a prayer hall, multi-purpose community hall, library and other ancillary uses on lands located at 1456 Bronte Street South. The proposed amendment would change the current Future Development (FD) Zone to a site-specific Minor Institutional (I-A*XX) Zone to permit the development as proposed.

Staff recommends that, upon completion of the consultation and review process of the zoning amendment application, 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: Ahmadiyya Muslim Jama'at Canada Inc., 10610 Jane Street, Maple, Ontario

Agent: WSP Canada Inc., 100 Commerce Valley Drive West, Thornhill, Ontario

Location/Description: The subject lands are located on the west side of Bronte Street South, just north of the future extension of Etheridge Avenue. The lands are legally described as Part of Lot 6, Concession 1, New Survey, Former Geographic Township of Trafalgar, and are municipally identified as 1456 Bronte Street South. The location of the subject lands is illustrated in Figure 1 attached to this report.

The subject lands are located within the Boyne Survey Secondary Plan Area and are approximately 0.38 hectares (0.94 acres) in area, with a frontage of 45.72 metres and a

Background

depth of approximately 85 metres. The subject lands are currently occupied by a single detached dwelling, which is occasionally used as a gathering space and place of worship, and an accessory building. The site is currently lower in grade than Bronte Street South and the adjacent lands to the north.

Surrounding land uses are primarily residential with constructed dwelling units the east and a small development to the south. Lands immediately adjacent to the southern property line are designated for future residential development within the Boyne Survey and are being reviewed as part of subdivision application 24T-14012/M (Stevenson / Shadybrook). A new public secondary school (i.e. Elsie MacGill Secondary School) is located to the north. Although not adjacent to the subject lands, it should be noted that a portion of a large natural heritage system as well as an active CN Rail Line, are located to the west.

Proposal:

The applicant is seeking an amendment to the Town's Comprehensive Zoning By-law 016-2014, as amended, to permit the development of a place of worship containing a prayer hall, multi-purpose community hall, library and other ancillary uses on the subject lands. The proposed building is generally rectangular in shape and one-storey in height with the exception of a two-storey section located at the front and middle of the building. The total gross floor area (gfa) of the proposed building is 1,472.6 square metres. Access to the development is proposed from Bronte Street South via a right in/right out private driveway. Parking is proposed at the rear of the building with a total of 70 parking spaces including one (1) accessible space, and five (5) spaces marked for small vehicles only. Landscaping is also provided as part of the proposed development.

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

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

- Legal Plan of Survey, prepared by J.H Gelbloom Surveying Limited, dated September 29, 2016;
- Draft Zoning By-law Amendment, prepared by WSP Canada Inc., undated;
- Site Plan, prepared by Paradigm Architecture and Design, dated April 23, 2021;
- Floor Plans & Elevations, prepared by Paradigm Architecture and Design, dated April 23, 2021;
- 3D Views & Sections, prepared by Paradigm Architecture and Design, dated April 23, 2021;
- Planning Justification Report, prepared by WSP Canada Inc., dated May 11, 2021;
- Stage 1, 2 & 3 Archaeological Assessment, prepared by Fisher Archaeological Consulting, dated November 28, 2016;

Background

- Ministry of Heritage, Sport, Tourism and Culture Industries Letter re: archaeological reports, dated March 14, 2017;
- Phase 1 Environmental Site Assessment prepared by Terraprobe Inc., dated March 3, 2021;
- Geotechnical Investigation, prepared by Terraprobe Inc., dated October 12, 2016 and revised February 17, 2021;
- Functional Servicing and Stormwater Management Report, prepared by Husson Engineering and Management, dated May 2021;
- Servicing Plan, prepared by Husson Engineering and Management, dated May 7, 2021;
- Grading Plan, prepared by Husson Engineering and Management, dated May 7, 2021;
- Erosion and Sediment Control Plan, prepared by Husson Engineering and Management, dated May 7, 2021;
- Traffic Impact Study and Parking Report, prepared by C.F. Crozier & Associates, dated May 2021;
- Traffic Addendum Letter, prepared by C.F. Crozier & Associates, dated May 28, 2021; and,
- Noise Feasibility Study, prepared by HGC Limited, dated April 22, 2021.

Discussion

Planning Policy

The subject lands are designated “Residential/Office Area” on Schedule B -Urban Land Use Plan of the Town’s Official Plan. The “Residential/Office Area” designation is intended for lands within the Established and HUSP Urban Areas where higher density development is to be encouraged. The permitted uses will be primarily high rise residential uses, but may also include office and accessory local commercial uses which are located in the residential or office buildings particularly adjacent to gateways and major institutional uses. Section 3.3.2 of the Official Plan, provides additional permitted uses including:

- c) Local Institutional Uses which by their activity, scale and design are compatible with residential uses and which serve adjacent residential areas, including elementary schools, libraries, churches, day care facilities and community centres, or institutional uses which are related to adjacent major institutional uses, in accordance with the policies of 3.2.3.6.

Section 3.2.3.6 states that proposals for the development of local institutional and local commercial uses (excluding schools) shall conform to the following general criteria:

- a) the proposed uses will contribute in a positive way to providing a sense of community by promoting interaction among residents, by increasing the personal security of residents, and by supplying everyday needs;

Discussion

- b) the proposed uses will provide or contribute to the “sense of place” at the neighbourhood or sub-neighbourhood level by the establishment of a focal point for the community;
- c) the proposed use includes the provision of pedestrian or other non-automobile linkages to the uses;
- d) ensuring that the proposed use would not generate an unacceptable level of vehicular traffic onto local streets; and,
- e) the service to be provided by the proposed use is needed at the proposed location and the service cannot be or is not being provided in other areas which are designated for such uses.

The subject lands are further designated “Institutional Area” on Schedule C.10.C - Boyne Survey Secondary Plan Land Use Plan. This designation is intended primarily for major public and quasi-public uses. The main permitted uses include secondary schools, large religious facilities and places of worship, which serve the Boyne Survey Planning District. Accessory residential uses such as a rectory, manse and/or caretaker’s residence, accessory service commercial uses, retail uses and office functions shall also be permitted, as well as high density residential development, assisted and special needs housing or supportive housing in conjunction with institutional uses or on separate sites.

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, the FD Zone does not permit the development as proposed.

The application seeks to amend the current Future Development (FD) Zone to a site-specific Minor Institutional (I-A*XX) Zone to permit the proposed place of worship and recognize site-specific provisions relating to lot frontage, lot area, lot coverage, front yard and interior side yard setbacks, landscaped open space and buffers, a reduction in the length of five (5) parking spaces, and permission for an encroachment within the 1.5 metre side yard located on the south side of the building.

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.

Public Consultation and Review Process



Discussion

The application was deemed complete on June 2, 2021. Notice of a complete application was provided on June 18, 2021.

A virtual public information session was held by the applicant on September 21, 2021, which was attended by three members of Council, interested residents (mainly from the immediate residential areas) and staff. An overview of the proposed development was provided and the public was given the opportunity to ask questions of the applicant and the technical consultants directly.

Notice for the statutory public meeting has been provided pursuant to the requirements of the Planning Act on October 21, 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 October 21, 2021.

Agency Consultation

The application was circulated to internal departments and external agencies on June 14, 2021. Town staff has completed a review of the first submission and has provided detailed comments to the applicant to review and address. A resubmission will be required to address the comments received.

Staff have identified the following items to be reviewed and addressed:

- Urban design
- Land use compatibility
- Servicing and stormwater management
- Vehicular and pedestrian circulation
- Traffic and Parking
- Noise
- Site-specific zone provisions

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

Financial Impact

None arising from this report.

Respectfully submitted,

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

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



Attachments

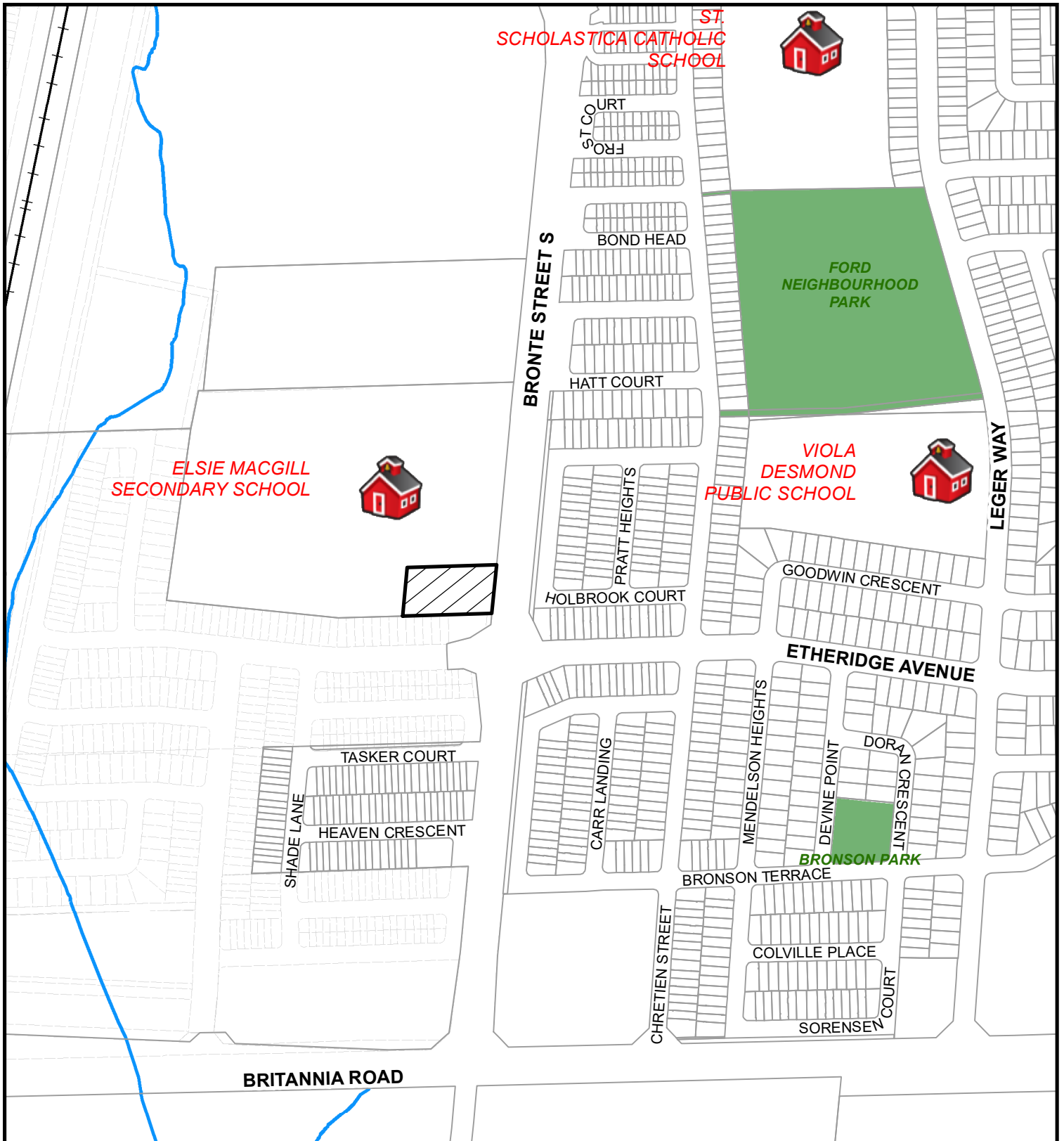
Figure 1 - Location Map
Figure 2 - Site Plan
Figure 3 - Floor Plans and Elevations
Appendix 1 - Draft Zoning By-law Amendment

CAO Approval
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

FIGURE 1 LOCATION MAP



Council Meeting Date:
November 15, 2021

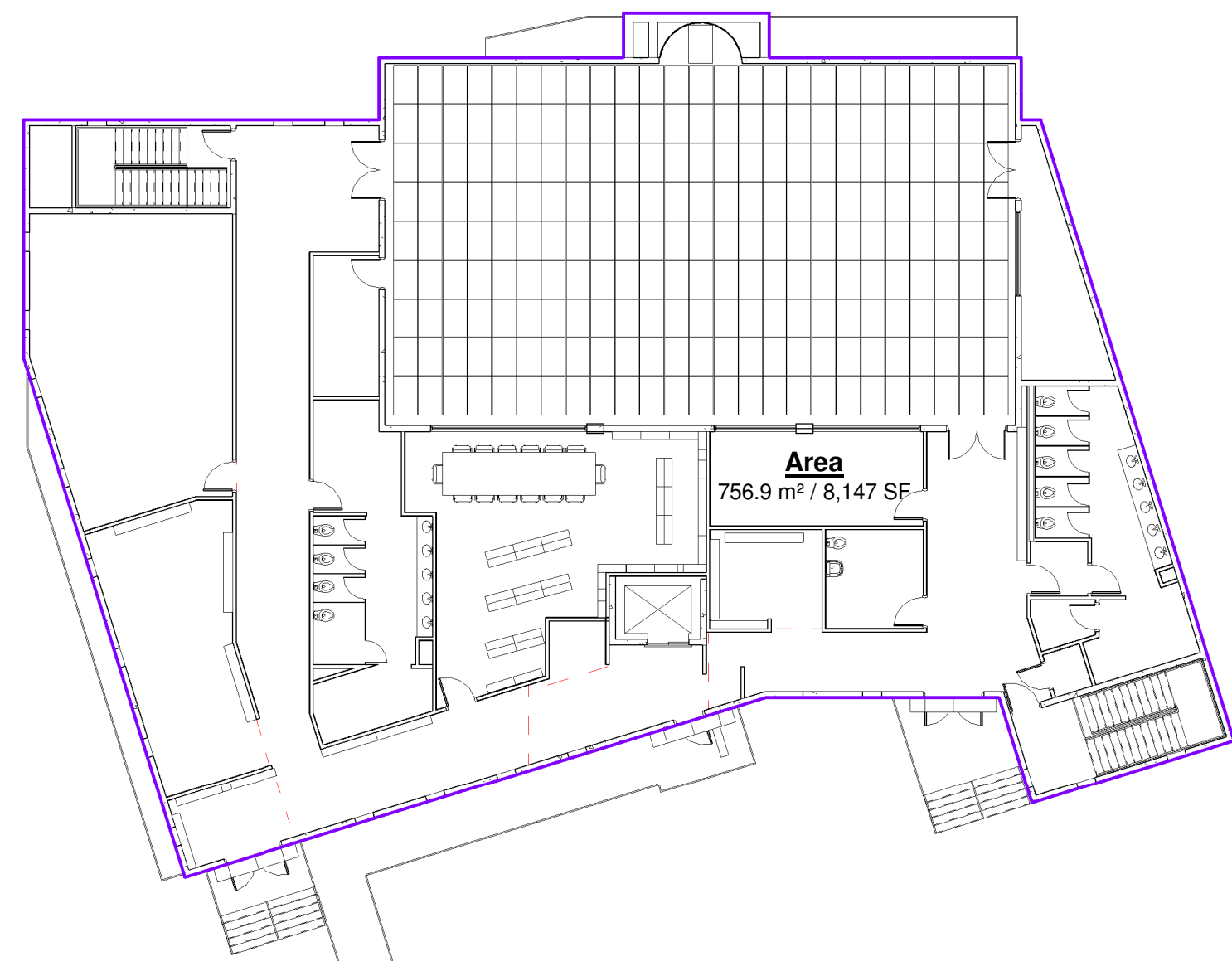
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Files: Z-12/21

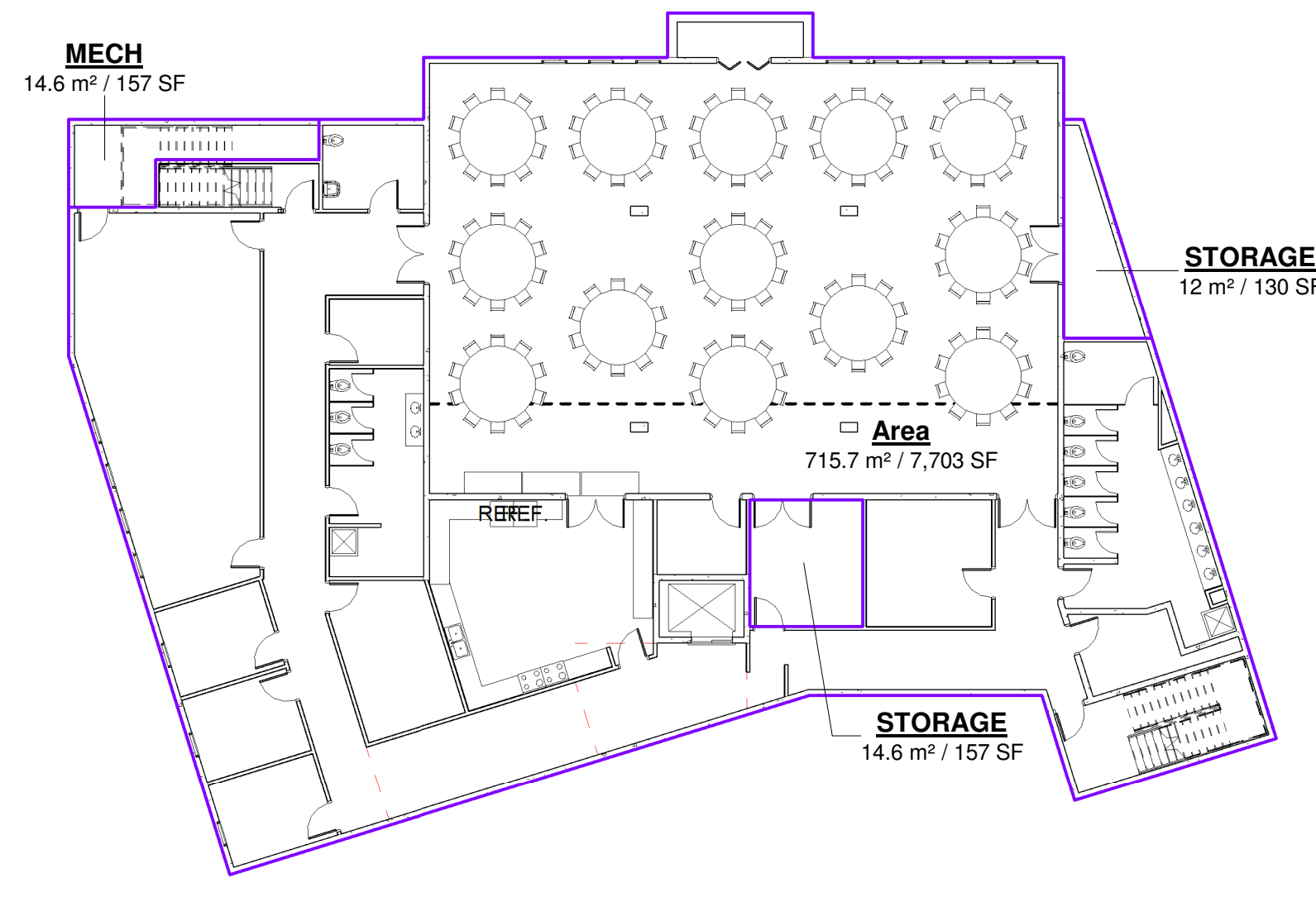
Development Services Department



Subject Property



3 GROUND FLOOR
SCALE: 1:200



2 BASEMENT LEVEL
SCALE: 1:200

ZONING STATISTICS
1458 BRONTE ST S, MILTON, ON L9T 7K4
ZONING DISTRICT: PART OF LOT 6, CONCESSION 1 (TRAFALGAR), TOWN OF MILTON IN THE REGIONAL MUNICIPALITY OF HALTON
AMJ INC.
WARD 4
TOTAL LOT AREA: 3810.050 m² (0.38 ha)

GFA	EXISTING	REQUIRED	PROPOSED
BUILDING	252.43 m²	1472.8 m² + 29.6 m² (STORAGE) + 14.6 m² (MECH.)	1513.8 m²
TOTAL			1513.8 m²

SETBACKS	EXISTING	REQUIRED	PROPOSED
EAST SETBACK (FRONT)		3.00 m	3.00 m
SOUTH SETBACK		6.00 m	1.50 m
WEST SETBACK		7.50 m	53.67 m
NORTH SETBACK		1.50 m	10.57 m
BUILDING HEIGHT		12.50 m	6.48 M

FLOOR SPACE INDEX	REQUIRED/PERMITTED - 1.0 (MAX)	1.0	1513.8 m²/3810.05 m² = 0.39
LOT COVERAGE	45.72 M	NO CHANGE	
LOT AREA	3810.05 m²	NO CHANGE	
BUILDING	143.005 m²	756.9 m²	
TOTAL LOT COVERAGE	252.43 m² - 143.005 m² = 109.425 m² (2.87%)	19.87%	

LANDSCAPE	LANDSCAPE OPEN SPACE %	20%	16.05% (611.79/3810.05)/100
LANDSCAPE BUFFER			3.00 m (STREET)
PARKING / LOADING SPACES			
1 SPACE PER 100m² OF GFA		69 SPACES	70 SPACES
PARKING SPACES		0	

MILTON AMJ COMMUNITY CENTRE
1458 BRONTE STREET SOUTH, MILTON, ON L9T 7K4
ISSUED FOR REZONING
APR 23, 2021

DRAWING LIST

SHEET NO.	SHEET NAME
A001	SITE PLAN
A101	GROUND & BASEMENT FLOOR PLAN
A102	GROUND & BASEMENT CIRCULATION
A200	ELEVATION
A301	SECTION
A401	3D VIEWS

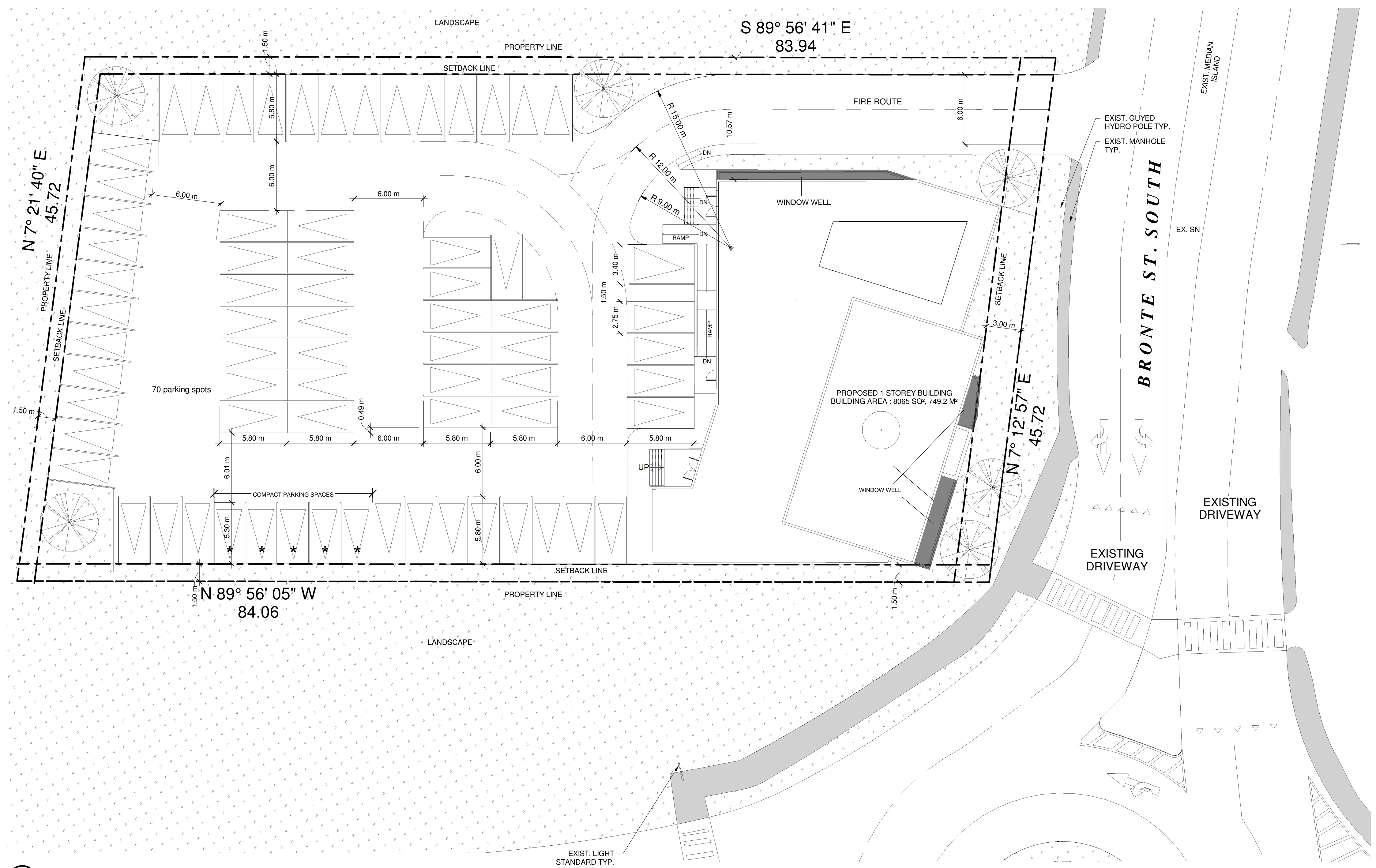
ISSUE

NO.	DATE	DESCRIPTION
1	2021-04-23	ISSUED FOR REZONING

REVISION

NO.	DATE	DESCRIPTION
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1 SITE PLAN
SCALE: 1:200



LOCATION MAP

OBC STATISTICS

MAJOR OCCUPANCY CLASSIFICATION [TABLE 3.1.2.1.1]
ASSEMBLY OCCUPANCY - GROUP A, DIVISION 3

BUILDING CLASSIFICATION [3.2.2.29]
GROUP A, DIVISION 3, ANY HEIGHT, ANY AREA

BUILDING AREA [1.4.12]
EXISTING 0.00m² + NEW 749.2m² = 749.2m²

NUMBER OF STOREYS [3.2.1.1]
ABOVE GRADE= 1 STOREY
BELOW GRADE= 1 STOREY

NUMBER OF STREETS / FIRE FIGHTER ACCESS [3.2.2.10 & 3.2.5]
FACING 2 STREETS

SPRINKLER SYSTEM REQUIRED [3.2.2.42]
YES, FULLY SPRINKLERED

STANDPIPE REQUIRED [3.2.9]
YES

FIRE ALARM SYSTEM REQUIRED [3.2.4]
YES

ADEQUATE WATER SERVICE SUPPLY [3.2.5.7]
YES

HIGH BUILDING [3.2.6]
NO

PERMITTED CONSTRUCTION [3.2.2.20-3.2.2.83]
NON-COMBUSTIBLE
ACTUAL CONSTRUCTION
NON-COMBUSTIBLE

MEZZANINE AREAS [3.2.1.1(3)-3.2.1.1(6)]
TOTAL = 0.0m²

OCCUPANT LOAD [3.1.16]:
BASEMENT [A3]: Xm/0.75= X PERSONS
GROUND FLOOR [A3]: Xm/0.75=X PERSONS
TOTAL = X PERSONS

BARRIER FREE DESIGN [3.8]
YES

HAZARDOUS SUBSTANCES [3.3.1.2 & 3.3.1.19]
NO



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PROJECT NAME / LOCATION:
MILTON AMJ COMMUNITY CENTRE

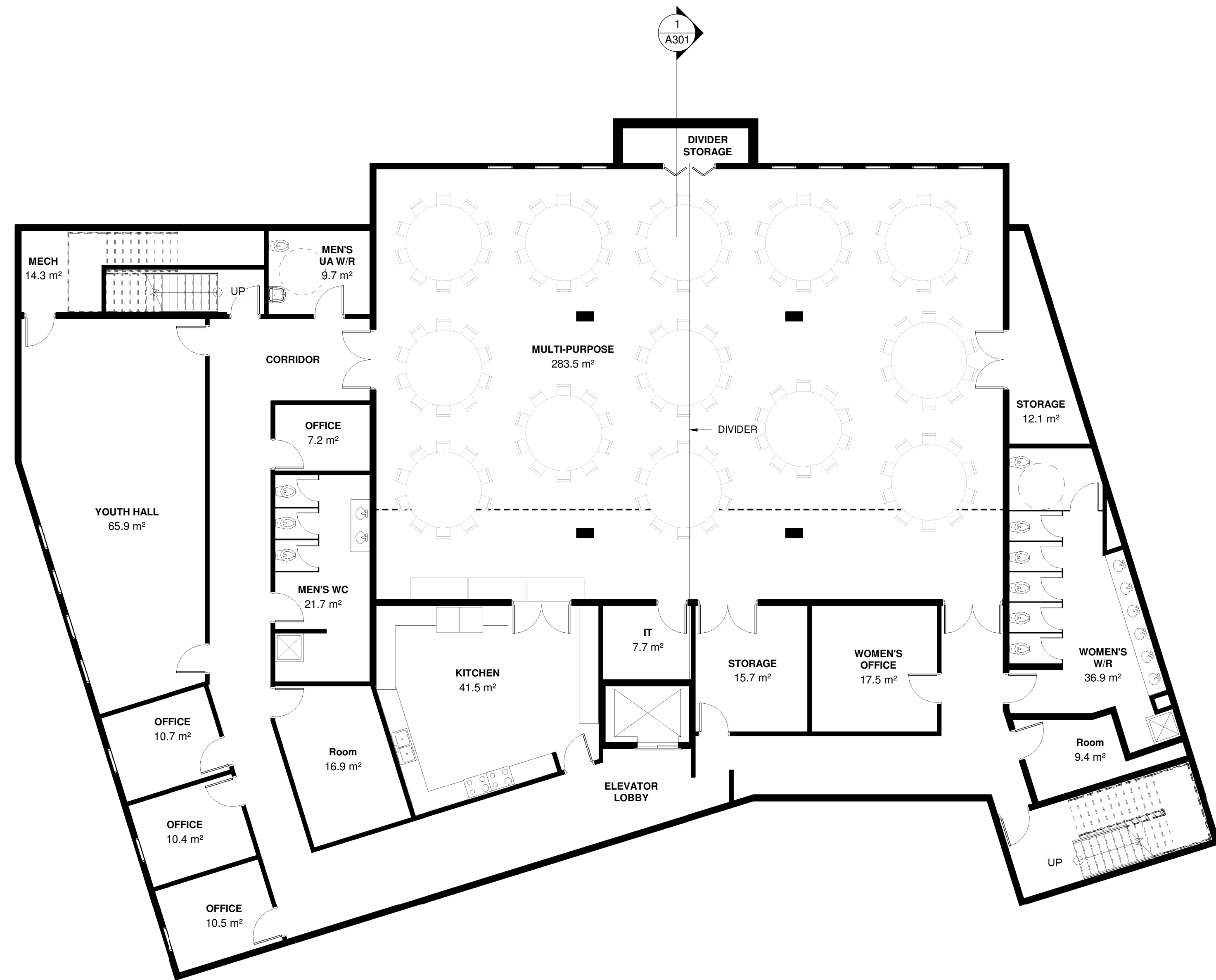
1458 BRONTE STREET SOUTH, MILTON

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SITE PLAN

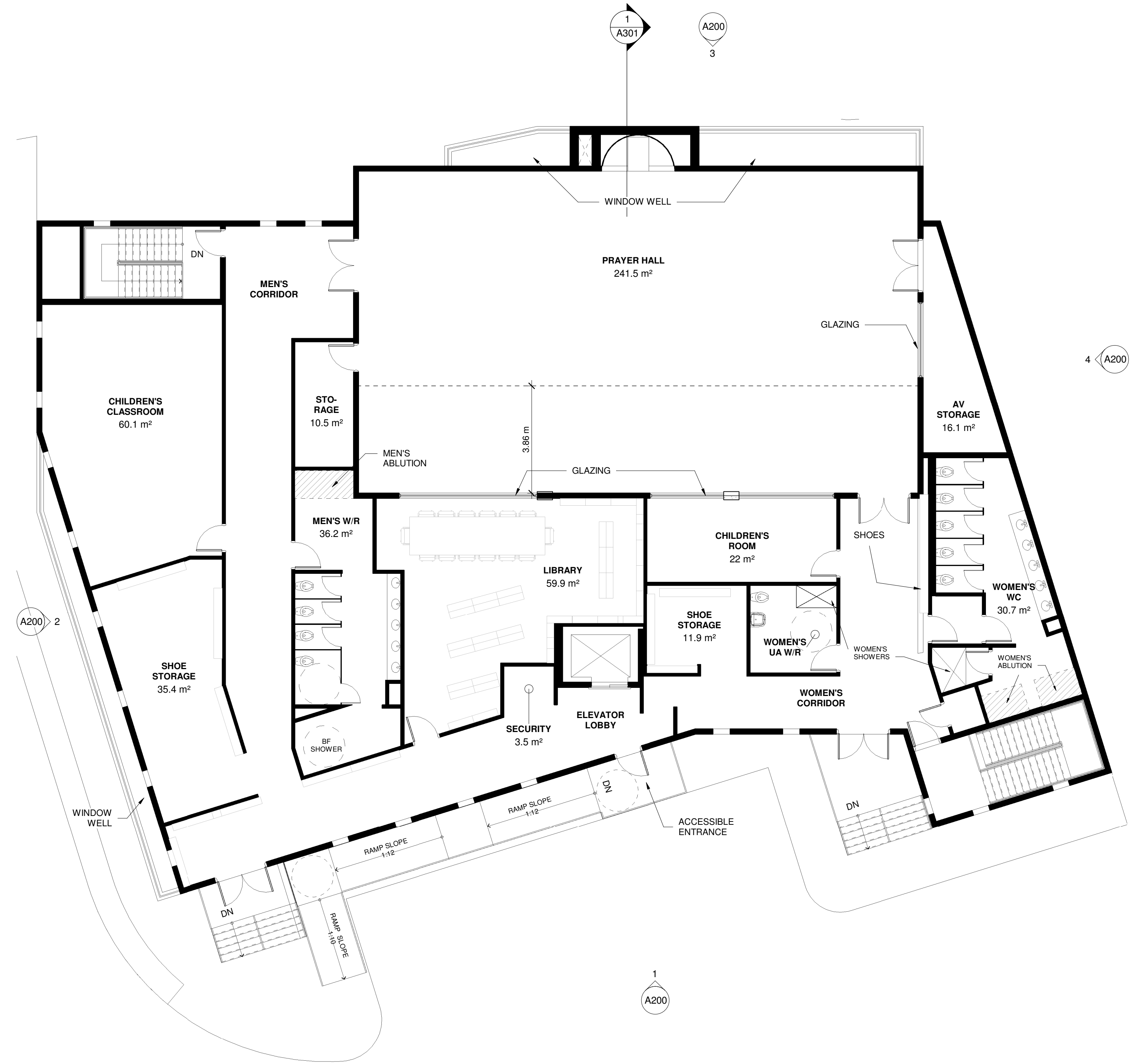
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MC	As indicated
DATE:	DRAWING NO.:
04/22/2021	A001

FIGURE 2
DS-091-21

FIGURE 3
DS-091-21



2 BASEMENT LEVEL
SCALE: 1:100



1 GROUND FLOOR
SCALE: 1:100

ISSUE		
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1	2021-04-23	ISSUED FOR REZONING

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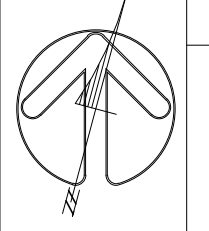
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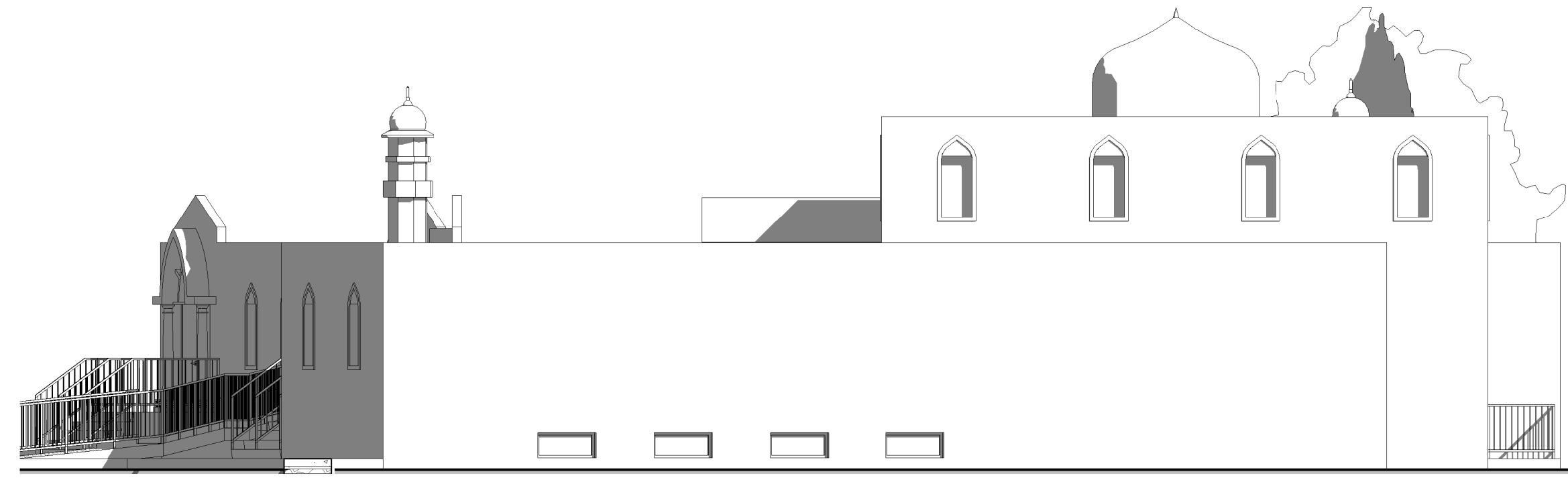
PROJECT NAME / LOCATION:
MILTON AMJ COMMUNITY CENTRE

1458 BRONTE STREET
SOUTH MILTON

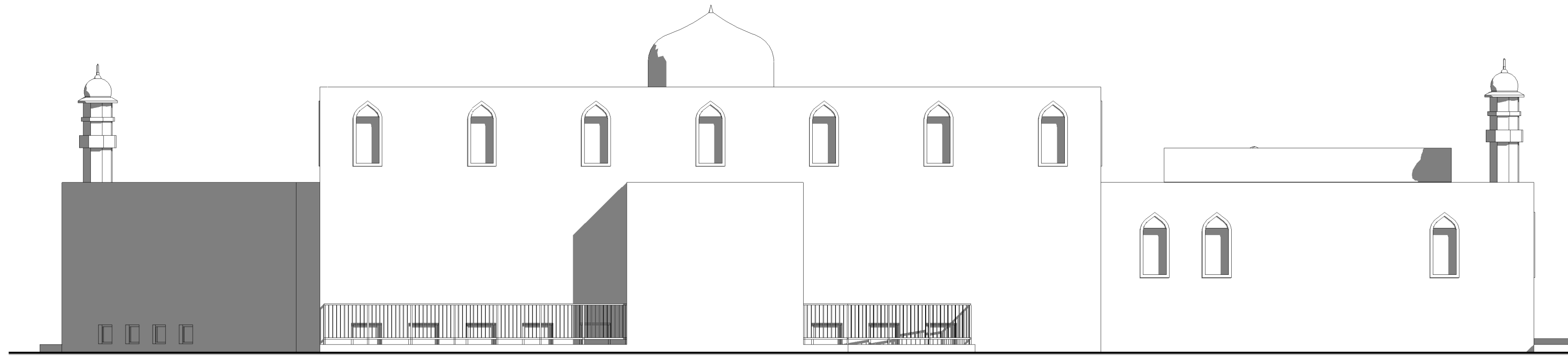
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GROUND & BASEMENT FLOOR PLAN

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	04/22/2021
	DRAWING NO:
	A101

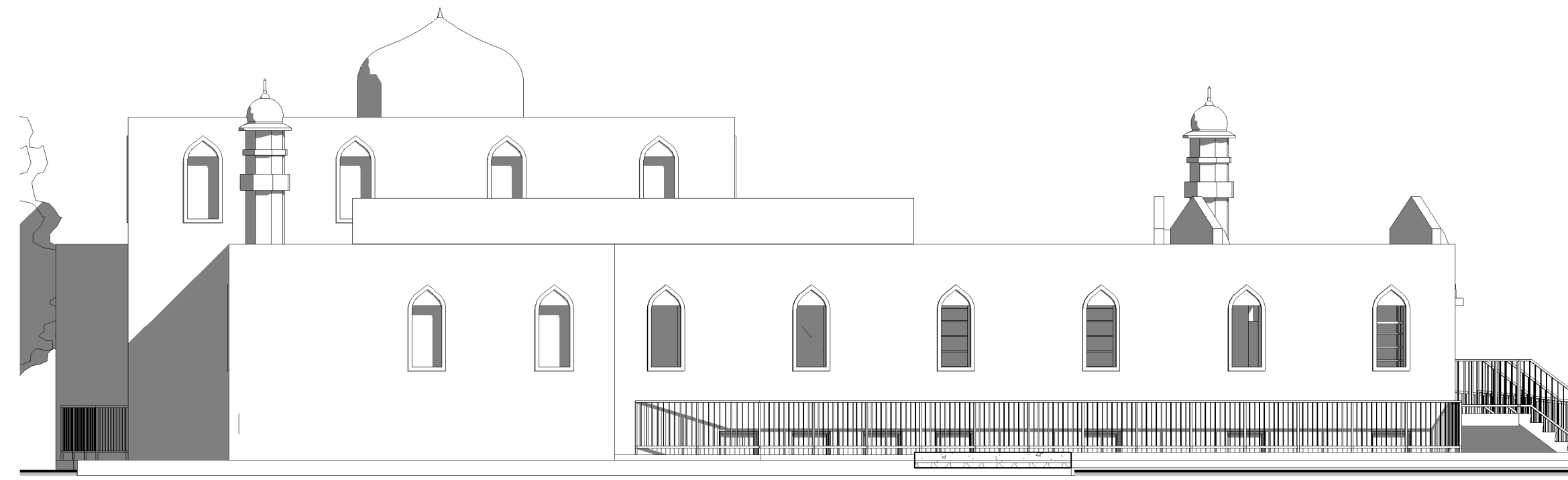




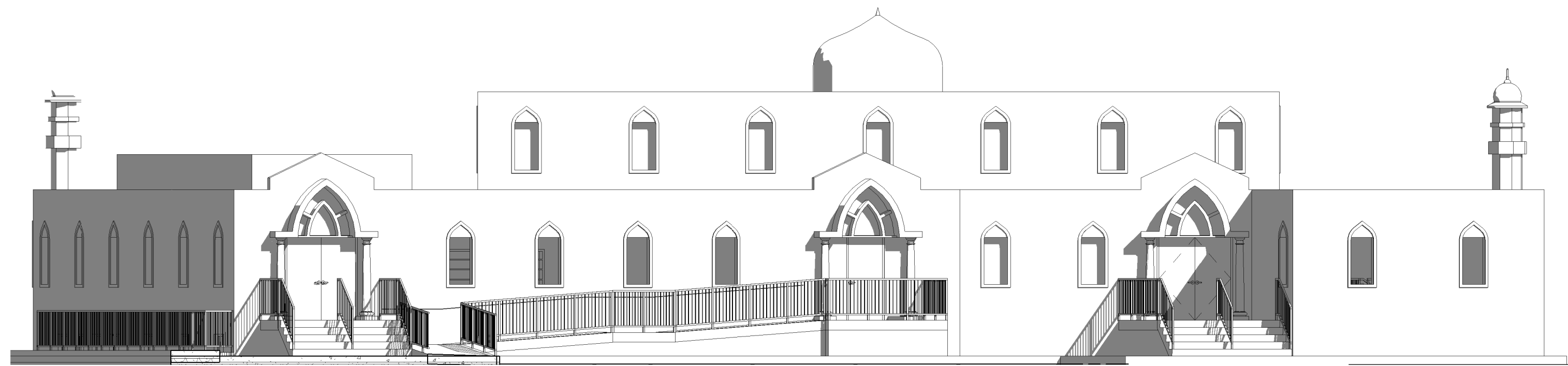
4 EAST ELEVATION
SCALE: 1:100



3 NORTH ELEVATION
SCALE: 1:100



2 WEST ELEVATION
SCALE: 1:100



1 SOUTH ELEVATION
SCALE: 1:100

ISSUE		
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NO. DATE DESCRIPTION

REVISION

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PROJECT NAME / LOCATION:
**MILTON AMJ
COMMUNITY CENTRE**

1458 BRONTE STREET
SOUTH MILTON

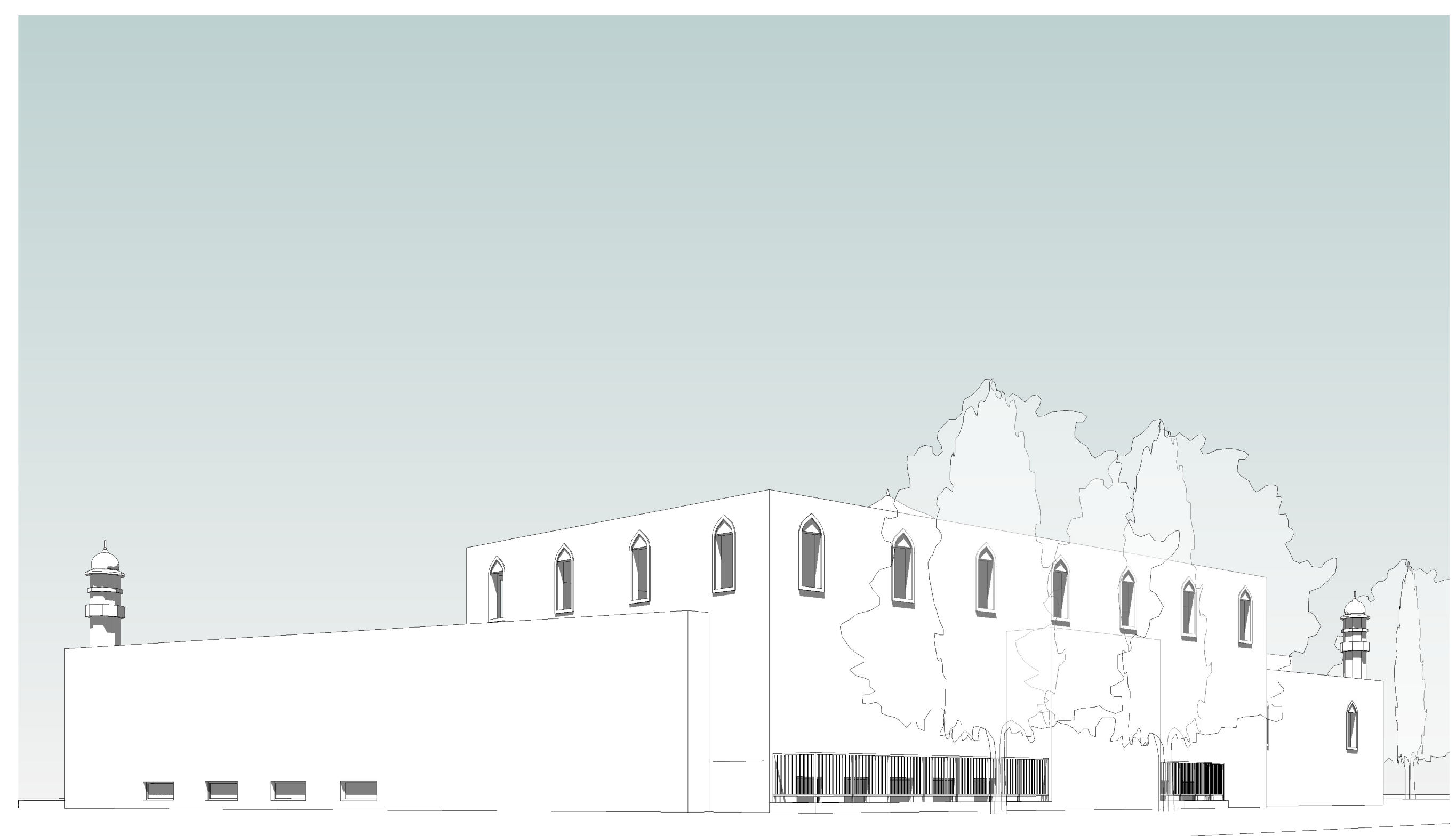
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ELEVATION

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	DATE: 04/22/2021
	DRAWING NO: A200

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3D FRONT VIEW



VIEW FROM BRONTE ST



3D REAR VIEW

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3D VIEWS

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	04/22/2021
	DRAWING NO.:

A401

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THE CORPORATION OF THE TOWN OF MILTON
BY-LAW NO. XXX-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 1 (TRAFALGAR), TOWN OF MILTON IN THE REGIONAL MUNICIPALITY OF HALTON – AHMADIYYA MUSLIM JAMA'AT CANADA INC. (TOWN FILE: XX)

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 Site-Specific Minor Institutional XX (IA*XX) Zone symbol on the lands shown on Schedule A attached hereto.
- 2.0** THAT Section 13.1 of Comprehensive Zoning By-law 016-2014 is hereby further amended by adding Subsection 13.1.1.XX as follows:

For lands zoned Minor Institutional*XX (IA*XX) the following provisions also apply:

i) Special Zone Provisions:

- a) Notwithstanding Table 9B, minimum lot frontage shall be 40 metres.
 - b) Notwithstanding Table 9B, minimum lot area shall be 0.38 hectares.
 - c) Notwithstanding Table 9B, maximum lot coverage shall be 40%.
 - d) Notwithstanding Table 9B, minimum front yard setback shall be 2.5 metres.
 - e) Notwithstanding Table 9B, minimum interior side yard setback shall be 1.5 metres.
 - f) Notwithstanding Table 9B, minimum landscaped open space shall be 15% of the lot area.
 - g) Notwithstanding Table 9B, minimum landscaped buffer abutting a street line shall be 2.5 metres.
 - h) Notwithstanding Table 9B, minimum landscaped buffer abutting a Residential zone shall be 1.5 metres.
 - i) Notwithstanding Table 5D, a maximum of 5 perpendicular parking spaces shall have a minimum length of 5.3 metres.
 - j) Notwithstanding Section 4.19.5, no encroachment, with the exception of eaves, gutters and window wells, shall be permitted within any side yard equal to or less than 1.5 metres.
- 3.0** 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 LPAT dismisses the appeal, this by-law shall come into force on the day of its passing. If the LPAT amends the by-law

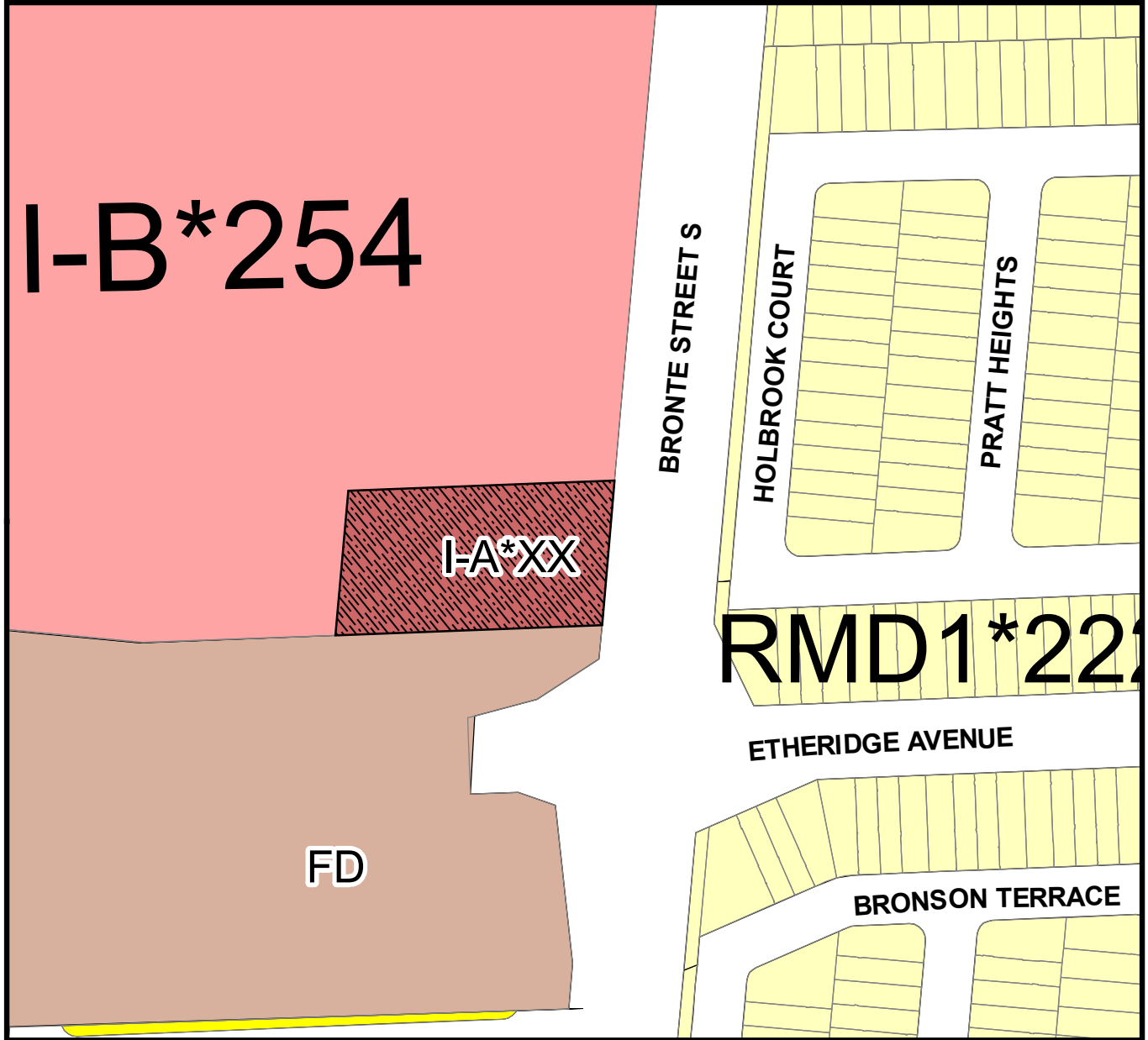
pursuant to Section 34 (26) of the Planning Act, as amended, the part or parts so amended come into force upon the day the LPAT's Order is issued directing the amendment or amendments.

PASSED IN OPEN COUNCIL ON2021

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

PART OF LOT 6 CONCESSION 1 TRAFALGAR NEW SURVEY, PART OF PART 1 20R3875

Town of Milton



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



I-A*XX - Minor Institutional Zone Special Provision

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

