



The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Acting Commissioner, Development Services
Date:	January 17, 2022
Report No:	DS-003-22
Subject:	Public Meeting and Initial Report: Proposed Plan of Subdivision and Amendment to the Zoning By-law by Sundial Homes (4 th Line) Limited to permit the development of a residential plan of subdivision (Town Files: 24T-21006/M and Z-20/21)
Recommendation:	THAT Report DS-003-22, BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The applicant is seeking an amendment to the Town's Zoning By-law to rezone the subject lands from the current Future Development (FD) Zone and Natural Heritage System (NHS) Zone to a site-specific Residential Medium Density 1 (RMD1*XXX) Zone, site-specific Residential Medium Density 2 (RMD2*XXX) Zone, Residential High Density (RHD) Zone, Open Space (OS) Zone, Open Space - Stormwater Management (OS-2) Zone, Minor Institutional (I-A) Zone, and Natural Heritage System (NHS) Zone. The changes in zoning are being requested to facilitate the development of the lands for a residential plan of subdivision.

The applicant proposes a plan of subdivision consisting of 1,059 residential dwelling lots (271 detached units, 146 street townhouse units, 50 rear lane access townhouse units and 336 back to back townhouse units, along with a 256± unit residential apartment block that is part of a major node designation), a watercourse channel with a trail system, a stormwater management pond, a village square, a public elementary school and an internal road system.

The application is complete pursuant to the requirements of the Planning Act and is being processed accordingly. Upon completion of the consultation and review process, a technical report, including recommendations, will be brought forward for consideration by Council. The technical report will address issues raised through the consultation and review process.

REPORT

Background

Owner: Sundial Homes (4th Line) Limited, 4576 Yonge Street, Suite 500, Toronto, ON



Background

Applicant/Agent: Matson Planning & Development Inc., 20 Shore Breeze Drive, Suite 1609, Toronto, ON

Location/Description

The subject lands are generally located at the northwest corner of James Snow Parkway and Britannia Road and between Fourth Line and James Snow Parkway, and are legally described as Part of Lot 6, Concession 5, New Survey, Former Geographic Township of Trafalgar, in the Town of Milton, in the Regional Municipality of Halton. See Figure 1- Location Map.

The subject lands are approximately 36.67 hectares (90.61 acres) in size, with frontages along Fourth Line, Britannia Road and James Snow Parkway. The subject lands are currently vacant, but once contained a dwelling that was on the Town's heritage list. The western portion of the parcel is traversed by a stream corridor which is a part of the Regional Natural Heritage System (RNHS). Surrounding land uses are primarily agricultural operations and former rural residential dwellings that are now located within the Urban Area boundary. Adjacent to the southwest corner of the subject lands, is Omagh, a small rural village at the intersection of Britannia Road and Fourth Line.

The subject lands are located within the Boyne Survey Secondary Plan Area, which is an area designated for urban residential and mixed-use development. As a result, there are several development applications proposing a variety of commercial, institutional and residential uses located adjacent to or within proximity of the subject lands.

Proposal:

The application seeks to rezone the subject lands from the current Future Development (FD) Zone and Natural Heritage System (NHS) Zone to a site-specific Residential Medium Density 1 (RMD1*XXX) Zone, site-specific Residential Medium Density 2 (RMD1*XXX) Zone, Residential High Density (RHD) Zone, Open Space (OS) Zone, Open Space - Stormwater Management (OS-2) Zone, Minor Institutional (I-A) Zone, and Natural Heritage System (NHS) Zone, to permit the development of a residential plan of subdivision.

As illustrated in Figure 2, the applicant has submitted a Draft Plan of Subdivision that proposes to create 1,059 residential dwelling lots (271 detached units, 146 street townhouse units, 50 rear lane access townhouse units and 336 back to back townhouse units, along with a 256± unit residential apartment block that is part of a major node designation). In addition, blocks of land are being created to accommodate a watercourse channel with a trail system, a stormwater management pond, a village square and a public elementary school.



Background

The proposed subdivision will be bisected by two collector roads (Street "1" and Street "2" on the plan) that will provide main accesses to/from Fourth Line, Britannia Road and James Snow Parkway, and contain numerous local roads throughout.

The following reports and information has been submitted in support of this application:

- Legal Survey, prepared by Schaeffer Dzaldov Bennett Ltd., dated December 22, 2020;
- Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated March 18, 2021;
- Phasing Plan, prepared by KLM Planning Partners Inc., dated September 7, 2021;
- Aerial Orthophotograph, prepared by KLM Planning Partners Inc., dated July 27, 2021;
- Planning Justification Report, prepared by KLM Planning Partners Inc., dated September 2021;
- Allocation Transfer Request, prepared by Sundial Homes, dated February 1, 2021.
- Stage 1, 2 & 3 Archaeological Assessment (Part of Lot 6, Concession 5), prepared by Archaeological Assessments Ltd., dated July 4, 2011;
- Preliminary Report on the Stage 4 Excavation of the Omagh Site (AiGw-509), Part of Lot 6, Concession 5), prepared by Archaeological Assessments Ltd., dated December 12, 2011;
- Draft Zoning By-law Amendment, prepared by KLM Planning Partners Inc., dated July 27, 2021;
- Heritage Impact Assessment, 1501 Fourth Line, Part of Lot 6, Concession 5, prepared by Parslow Heritage Consultancy Inc., dated March 12, 2021;
- Phase 1 Environmental Site Assessment - 1501 Fourth Line, prepared by Soil-Eng Limited, dated April 2004;
- Soil Investigation Report for 1501 Fourth Line, prepared by Soil-Eng Limited, dated May 2004;
- Transportation Impact Study, prepared by CGH Transportation, dated May 2021;
- Noise Control Feasibility Study, prepared by SS Wilson Associates Consulting Engineers, dated July 14, 2021;
- Functional Servicing and Stormwater Management Report, prepared by SCS Consulting Group Ltd., September 2021;
- Woody Vegetation Assessment/Tree Preservation Report, prepared by Cosburn Giberson Landscape Architects, dated June 2, 2021;
- Facility Fit Site Plan for Elementary School Block, prepared by Strategy 4, dated February 2021;
- Context Concept Plan - Park, Streetscape and Community Facilities, prepared by Cosburn Giberson Landscape Architects, dated May 2021;



Background

- 4th Line Milton Subdivision - Village Green Concepts, prepared by Cosburn Giberson Landscape Architects, dated April 2021; and,
- Urban Design/ Architectural Control Guidelines, prepared by John G. Williams Limited, dated July 13, 2021.

Discussion

Planning Policy

The subject lands are located within the Urban Area in the Boyne Survey Planning District and are designated “Residential Area”, “Natural Heritage System” and “Parkway Belt West Plan Area” on Schedule B - Urban Area Land Use Plan of the Town’s Official Plan. The Residential Area designation permits a full range of residential uses and densities along with complementary non-residential uses that are necessary to create a residential neighbourhood environment. The Natural Heritage System Area is based on a systems approach to protecting and enhancing natural features and functions, including key features, linkages, buffers, watercourses and wetlands. The purpose of the Parkway Belt West Plan Area designation, which is applied as an overlay, is in general, to recognize lands that have been identified by the Parkway Belt Plan to accommodate future linear facilities for transportation (i.e. James Snow Parkway), community and utility purposes. Schedule K - Intensification Areas of the Official Plan, also identifies James Snow Parkway and Britannia Road as intensification corridors, where along with nodes and intensification areas are the focus of higher density development. Schedule M - Key Features within the Greenbelt and Regional Natural Heritage System, identifies key features on the subject lands.

Additionally, the lands are located within the Boyne Survey Secondary Plan Area and are designated “Residential Area”, “Residential/Office Area”, “Major Node Area”, and “Natural Heritage System”, “Gateway”, and “Omagh Study Area” as shown on Schedule C.10.C - Boyne Survey Secondary Plan Land Use Plan. Schedules C.10.A - Boyne Community Structure Plan and Schedule C.10.B - Boyne Active Transportation and Natural Heritage System Plan also identify the requirements for a village square, a stormwater management pond, on-street bike paths, trails, and an enhanced streetscape design along Britannia Road and the collector road that bisects the plan and runs east to west. Appendix C.10.D - the Boyne Survey Tertiary Plan also identifies a heritage feature on the subject lands and identifies the conceptual location of the Omagh By-pass that is to be designed and constructed in accordance with the Britannia Road Environmental Assessment.

Similar to the general Official Plan policies, a mix of residential dwelling units and densities along with complementary non-residential uses that are necessary to create a residential neighbourhood environment (including local institutional uses such as elementary schools) are permitted within the Residential Area Designation of the secondary plan. The main permitted uses of the Residential/Office Area designation are office and high density

Discussion

residential uses. However, where a Subwatershed Impact Study (SIS) results in the realignment of a watercourse corridor where the designation no longer has frontage on and direct access to an arterial road, the adjacent land use designation will be deemed to apply to such lands without an amendment to the Plan. The latest SIS submission indicates that a channel be realigned along Fourth Line, which will replace the residential/office designation on these lands.

The Major Node designation identifies integrated concentrations of mixed uses (including institutional, office and commercial uses) and higher residential densities at key intersection locations. These areas are to be the focus of urban activity for surrounding residential neighbourhoods, be pedestrian-oriented and maximize the use of public transit. The Natural Heritage System designation as previously mentioned is a systems approach taken to ensure the protection, preservation and enhancement of the key features, buffers and linkages of which it is composed. The boundaries of the NHS will be delineated through the various environmental studies required as part of the applications. The Gateway designation located at Britannia Road and James Snow Parkway is a key point of entry to the Milton Urban Area and will require special design treatment of both the road allowance and any development adjacent to the road allowance.

The Omagh Study Area designation on Schedules "C.10.A" and "C.10.C" is an overlay designation. No development shall be permitted in this general area, until a detailed study relating to a potential Heritage Conservation District designation is carried out by the Town, in consultation with the Region, the Conservation Authority and Heritage Milton. The study will be designed to develop a detailed plan which ensures that any development reflects the unique character of this area and addresses transportation, cultural heritage and natural heritage issues.

Schedule C.10.D - Boyne Survey Secondary Plan Phasing Plan, shows the subject lands within Phase 3B (the second phase of development in the Boyne Survey area). Section C.10.6.1.1 states that prior to the approval of any applications for development in Phase 3B, building permits must have been issued for a minimum of 4,000 dwelling units in Phase 3A. The required number of permits have been issued and as a result, the applications may proceed.

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) and Natural Heritage System (NHS) under By-law 016-2014, as amended. Both of the existing Zones, only permit uses that legally existed on the date the Zoning By-law came into effect. A zoning



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by-law amendment is required to permit the development of the plan of subdivision as proposed.

Site Plan Control

Should the applications be approved, site plan approval will be required for the Major Node Block, the elementary school block, prior to the commencement of any development.

Public Consultation and Review Process:

Notices for the public meeting were provided pursuant to the requirements of the Planning Act and the Town's Official Plan on December 23, 2021. The application was circulated to internal department and external agencies on October 17, 2021.

Staff have identified the following issues to be reviewed:

- Site design, built form, density and urban design;
- Natural heritage system delineation;
- Heritage feature assessment;
- Traffic impacts, pedestrian and vehicle access/ circulation;
- Noise;
- Trail connections and active transportation;
- Servicing and Stormwater management;
- Enhanced streetscape and gateway design;
- Impacts of Character Area Study;
- Facility fits for village square and elementary school blocks;
- Major node concept and conformity with applicable policies; and,
- Site-specific zone provisions.

A technical report with recommendations will be brought forward for Council consideration upon completion of the evaluation of the application

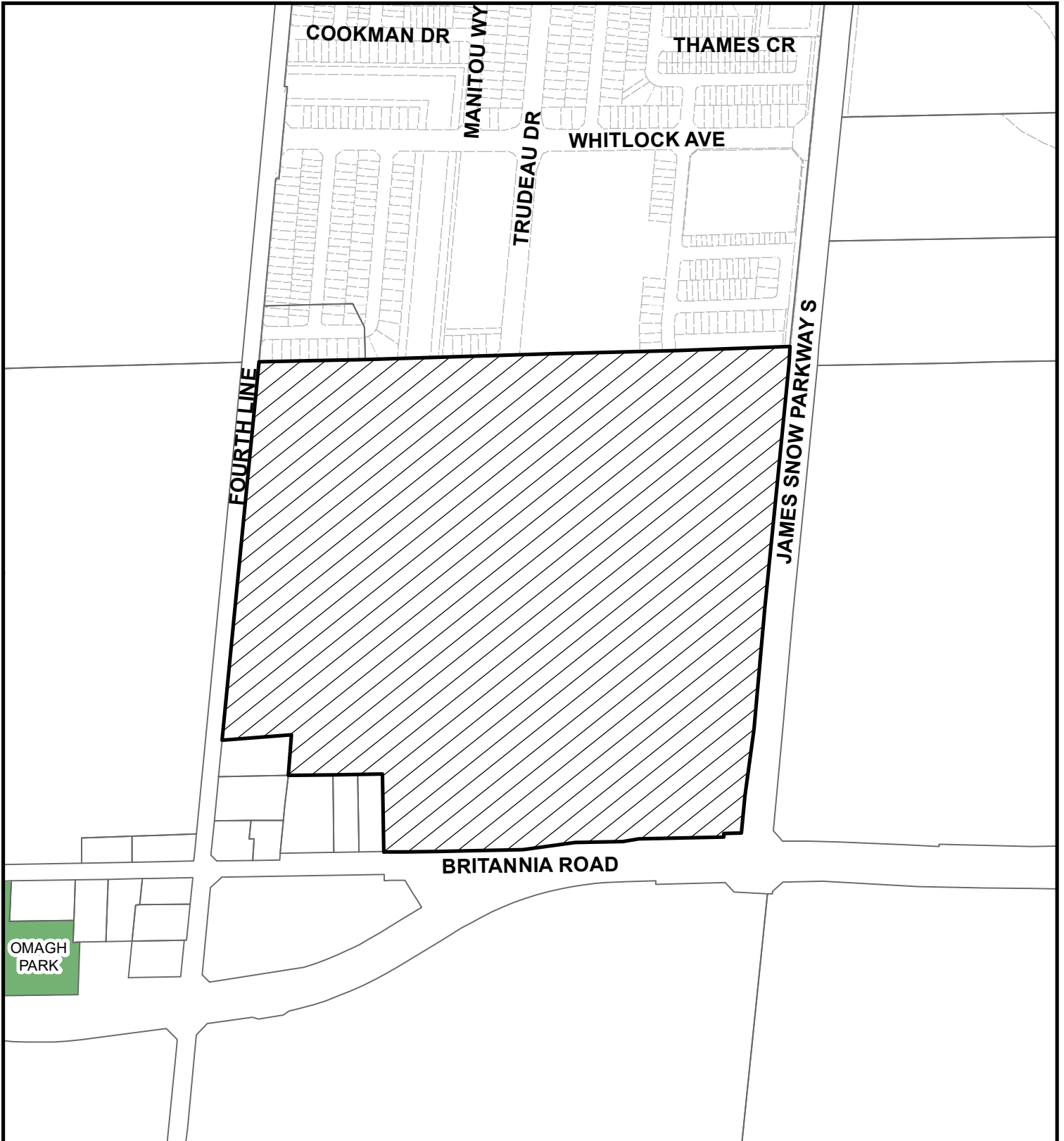
Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan
Acting Commissioner, Development Services

FIGURE 1 LOCATION MAP



Council Meeting Date:
January 17, 2022

Scale: 1: 6,500

Files: Z-20/21 &
24T-21006/M

Development Services Department



Subject Property

DRAFT PLAN OF SUBDIVISION
 PART OF LOT 6, CONCESSION 5, NEW SURVEY
 (GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
 TOWN OF MILTON
 REGIONAL MUNICIPALITY OF HALTON
 SCALE 1:1250

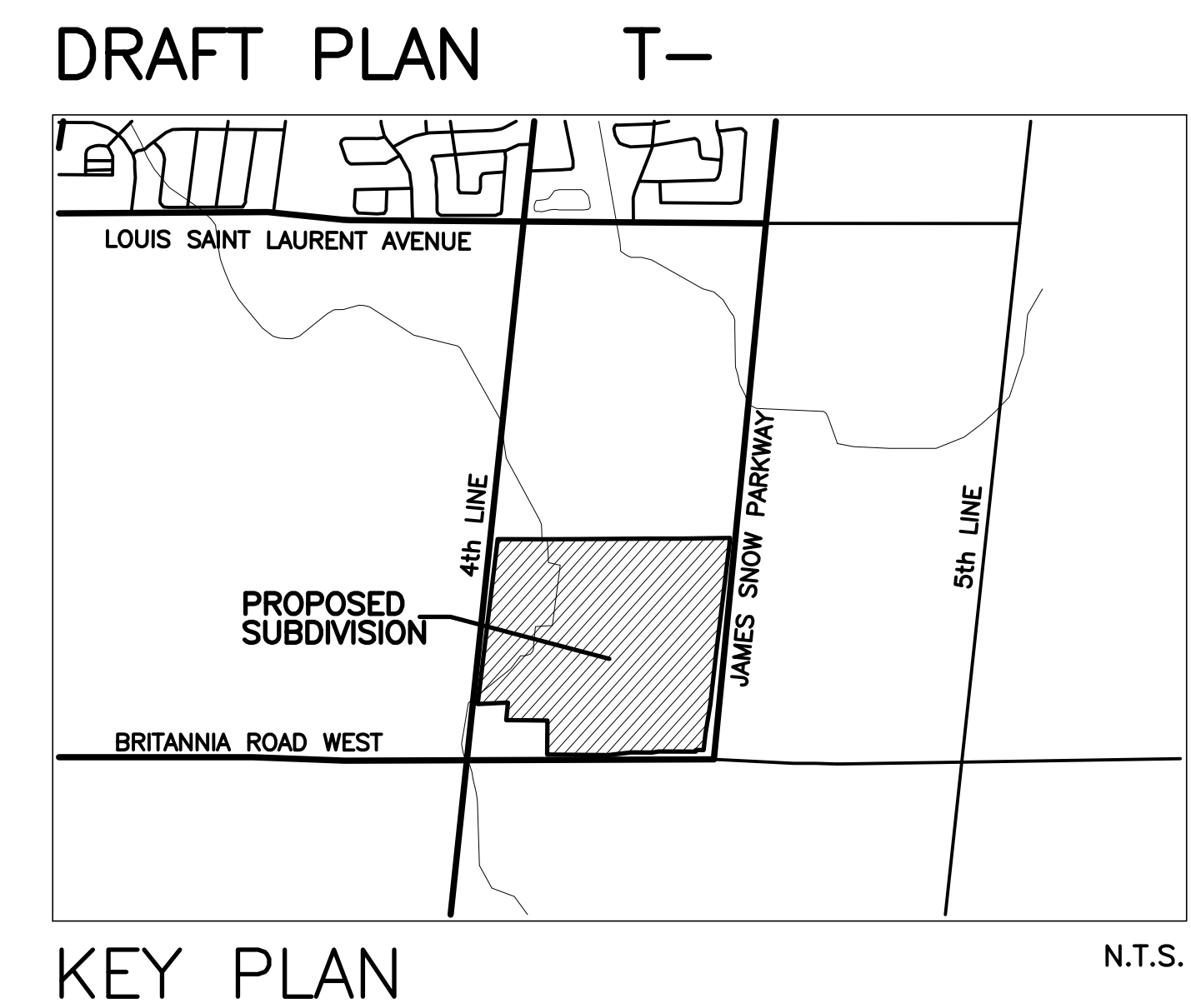


FIGURE 2
 SECTION 51, PLANNING ACT,
 ADDITIONAL INFORMATION DS-003-22

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

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

DATE -----, 2021
 THOMAS J. SALB
 ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

OWNER
SUNDIAL HOMES (4th LINE) LIMITED

4576 YONGE STREET
 SUITE 500
 TORONTO, ONTARIO
 M2N 6N4
 ROBERT YANOWSKI
 PRESIDENT

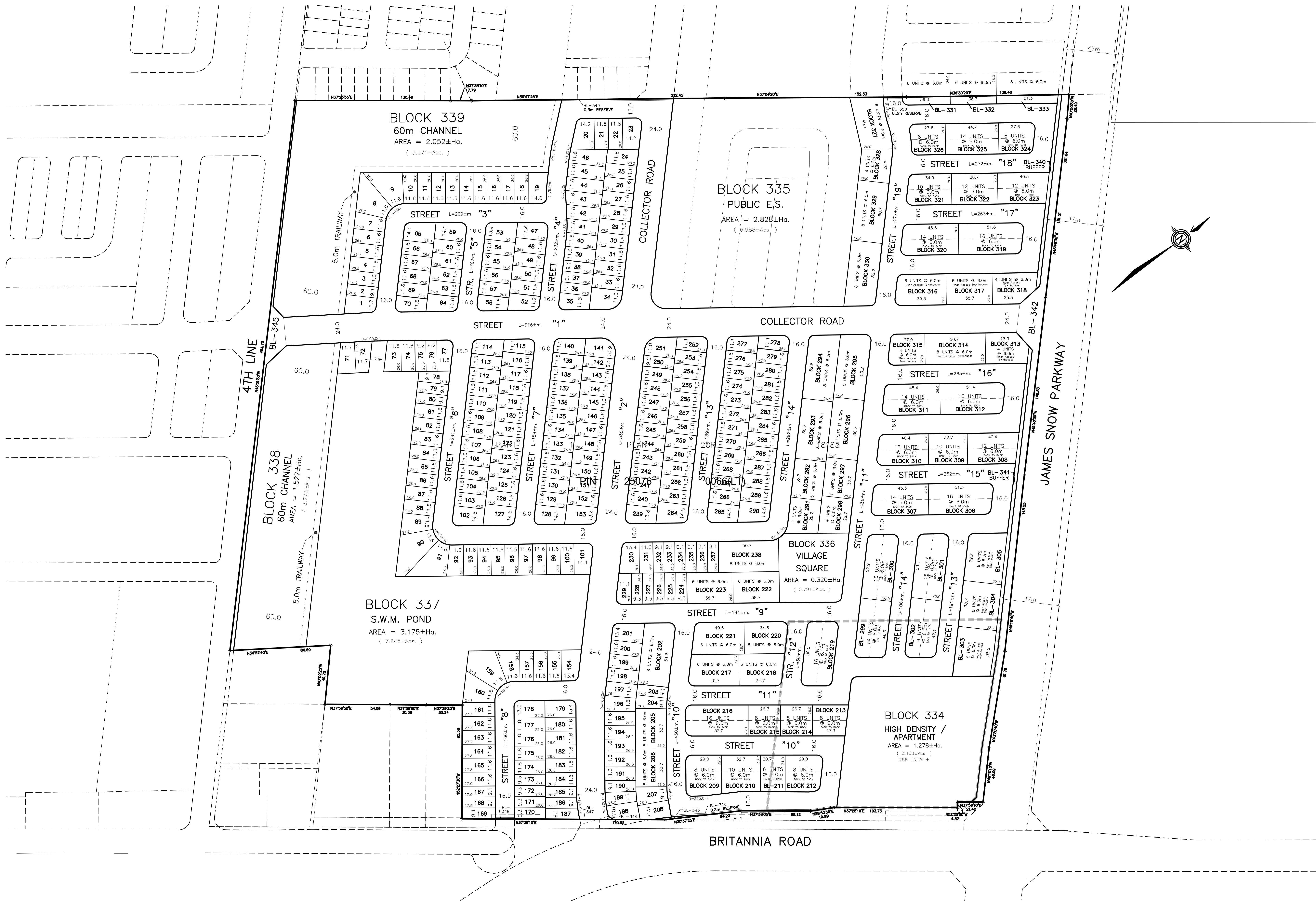
SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 36.670±Ha. (90.614±Ac.)

DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Ac.
LOTS 3-33, 39-51, 53-57, 59-63, 65-69, 71-74, 81-113, 116-139, 143-166, 174-184, 191-201, 207-208, 230-231, 239-249, 253-276 and 279-290 MIN. LOT FRONTAGE=11.6m. MIN. LOT AREA=301.60sq.m.		217	217	7.101	17.547
LOTS 1-2, 34-38, 52, 58, 64, 70, 75-80, 114-115, 140-142, 167-173, 185-190, 203-204, 224-229, 232-237, 250-252, and 277-278 MIN. LOT FRONTAGE=9.15m. MIN. LOT AREA=237.90sq.m.		54	54	1.492	3.687
STREET TOWNHOUSES BLOCKS 202, 205-206, 217-218, 220-223, 238, 291-298 and 327-333 MIN. UNIT FRONTAGE=6.0m.	25		146	2.480	6.128
REAR ACCESS TOWNHOUSESE BLOCKS 303-305 and 313-318 MIN. UNIT FRONTAGE=6.0m.	9		50	0.983	2.429
BACK TO BACK TOWNHOUSESE BLOCKS 209-216, 219, 299-302, 306-312 and 319-326 MIN. UNIT FRONTAGE=6.0m.	28		336	3.035	7.500
HIGH DENSITY / APARTMENT RESIDENTIAL BLOCK 334 - ESTIMATED DENSITY 200 UNITS/HECTARE	1		256 *	1.278	3.158
SUBTOTAL	63	271	1,059 *	16.369	40.449
BLOCK 335 - PUBLIC ELEMENTARY SCHOOL	1			2.828	6.988
BLOCK 336 - VILLAGE SQUARE	1			0.320	0.791
BLOCK 337 - STORMWATER MANAGEMENT POND	1			3.175	7.845
BLOCKS 338-339 - 60m CHANNEL	2			3.579	8.844
BLOCKS 340-341 - BUFFER	2			0.133	0.329
BLOCKS 342-345 - ROAD WIDENING	4			0.567	1.401
BLOCKS 346-350 - 0.3m RESERVE	5			0.008	0.020
STREETS 24.0m WIDE TOTAL LENGTH=1,204±m. AREA= 2.889±Ha. 16.0m WIDE TOTAL LENGTH=4,251±m. AREA= 6.802±Ha. TOTAL LENGTH=5,455±m. AREA= 9.691±Ha.				9.691	23.947
TOTAL	79	271	1,059 *	36.670	90.614

NOTE - CANADIAN GEODETIC DATUM ELEVATIONS RELATED TO
 NOTE - * SUBJECT TO FINAL CALCULATION
 MAJOR NODE AREA

KLM PROJECT No. P-2181
 SCALE 1:1250 MAR 18, 2021
 (2181DES23 - 4TH LINE) - (2181MAS2 & 2181TOPO)
DWG. No. - 21:3
 PLANNING PARTNERS INC. 64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3
 TEL: (905)669-4055 FAX: (905)669-0097 design@klmplanning.com
 Planning • Design • Development



THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. XX – XXXX

BEING A BY-LAW OF THE TOWN OF MILTON TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE PLANNING ACT, AS AMENDED, IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 6, CONCESSION 5, NEW SURVEY, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON – TOWN FILE Z-20/21

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 will provide 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 Future Development (FD), Natural Heritage System (NHS) Zone symbols to Residential Medium Density 1 - XXX (RMD1*XXX), Residential Medium Density 2 -YYY (RMD2*YYY), Residential High Density (RHD), Natural Heritage System (NHS), Open Space (OS), Open Space – Stormwater Management (OS-2) and Minor Institutional (I-A) Zone symbol shown on Schedule A attached hereto.
2. **THAT** Section 13.1 of Comprehensive Zoning By-law 016-2014 is hereby further amended by adding subsection 13.1.1.XXX as follows:

Residential Medium Density 1 – Special Section ___(RMD1*XXX) Zone

- i. Zone Standards
 - a. Lot Frontage (minimum): 9.15 metres

3. **THAT** Section 13.1 of Comprehensive Zoning By-law 016-2014 is hereby further amended by adding subsection 13.1.1.YYY as follows:

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

- ii. Zone Standards
 - a. Lot Frontage (minimum) for a Townhouse Dwelling Interior Unit: 6.0 metres
 - b. Lot Frontage (minimum) for a Townhouse Dwelling End Unit: 7.2 metres
 - c. Lot Frontage (minimum) for a Back-To-Back Townhouse Dwelling Interior Unit: 6.0 metres
 - d. Lot Frontage (minimum) for a Back-To-Back Townhouse Dwelling End Unit: 7.2 metres

- e. Lot Depth (minimum) for a Back-To-Back Townhouse Dwelling:
13.0 metres

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.

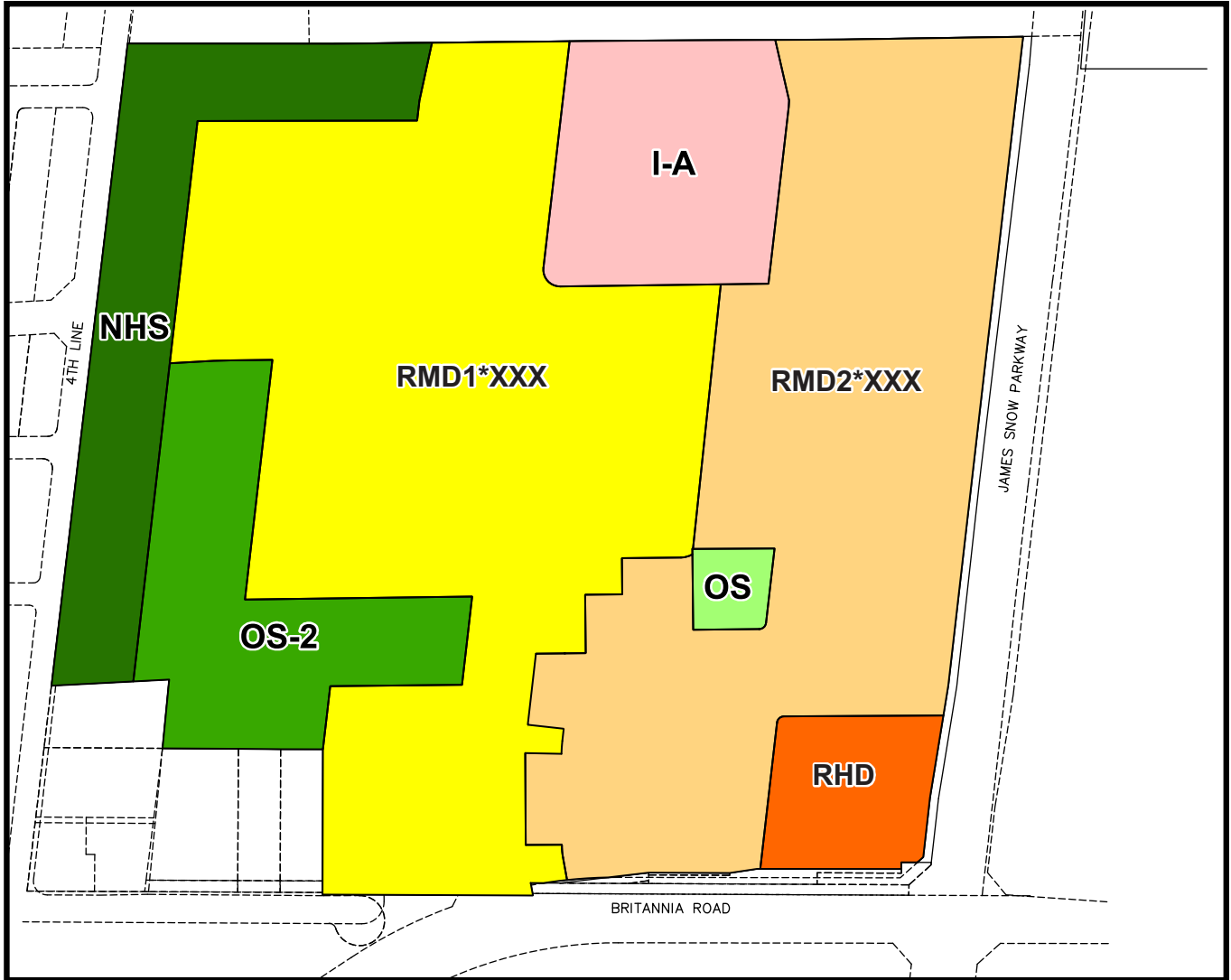
PASSED IN OPEN COUNCIL ON _____, 2021.

Gordon Krantz, Mayor

Meaghen Reid, Town Clerk

SCHEDULE A
 TO BY-LAW No. -2021
 TOWN OF MILTON
 PART LOT 6 CONCESSION 5 NEW SURVEY

Town of Milton



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

 MAYOR - Gordon A. Krantz

 CLERK- Meaghen Reid

- Residential Medium Density 1 XXX (RMD1*XXX)
- Residential Medium Density 2 XXX (RMD2*XXX)
- Residential High Density (RHD)
- OS - Open Space
- OS-2 Open Space- Stormwater Management
- I-A - Minor Institutional
- NHS - Natural Heritage System

