



The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Commissioner, Development Services
Date:	April 11, 2022
Report No:	DS-027-22
Subject:	Public Meeting and Initial Report: Official Plan Amendment and Zoning By-law Amendment Applications by 2613708 Ontario Inc., applicable to lands known municipally as 550 Ontario Street South, Milton. (Town Files: LOPA-10/21 and Z-30/21)
Recommendation:	THAT Report DS-027-22, BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The applicant is seeking amendments to the Town of Milton Official Plan and Zoning By-law 016-2014, as amended, to facilitate the construction of two mixed use buildings and one apartment building. The two mixed use buildings are located along street frontages and include a 24-storey tower (with a 6-storey podium) at the intersection and a 19-storey tower (with a 5-storey podium) along Derry Road West. The proposed 4-storey apartment building is located to the rear of the site. In total, there are 649 residential units being proposed. The mixed-use buildings include approximately 2,000 square metres of commercial uses in addition to private amenity space on the ground floors along Derry Road West and Ontario Street South. Parking is being proposed in 3 levels of underground parking and limited surface area, yielding a total of 848 parking spaces intended to serve residents, visitors and customers of the commercial uses.

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 Council consideration. The Technical Report will address issues raised through the consultation and review process.

REPORT

Background

Owner: 2613708 Ontario Inc., 3303 Don Mills Road, Suite 1204, Toronto, ON.

Applicant: Korsiak Urban Planning, 277 Lakeshore Road East, Suite 206, Oakville, ON.

Location/Description:

Background

The subject lands are located to the northwest of the intersection at Ontario Street South and Derry Road West and are municipally known as 550 Ontario Street South. The subject lands comprise an area of approximately 1.68 hectares. The subject lands are currently occupied by a large L-shaped commercial plaza and a second single storey building located closer to the intersection.

Surrounding uses include an existing low density residential area to the north, commercial uses to the east and south and Sixteen Mile Creek to the west. A high-density residential development has been approved by Town of Milton Council across the intersection from the subject lands in the southeast quadrant of Ontario Street South and Derry Road West.

Proposal:

The applicant is seeking an amendment to the Town of Milton Official Plan, as well as an amendment to the Town of Milton Zoning By-law, to facilitate the development of the proposed mixed use and residential development on the subject lands.

Figures 2 and 3 to this Report illustrate the proposed conceptual Site Plan and statistics. Figure 4 to this Report includes an architectural rendering of the mixed-use buildings. The application proposes three buildings that will accommodate a total of 649 units. Building 1 is a 24-storey mixed-use building with a 6-storey podium, includes 337 residential units (210 one-bedroom units and 127 two-bedroom units) and commercial uses at grade. Building 2 is a 19-storey mixed use building with a 5-storey podium that includes 225 residential units (140 one-bedroom units and 85 two-bedroom units) and commercial uses on the first and second storeys. Building 3 is a 4-storey apartment building located in the northwest corner of the subject lands and includes 87 residential units (58 one-bedroom units and 29 two-bedroom units).

Vehicular parking is provided via three levels of underground parking and limited surface parking in the central area of the subject lands. There are 848 parking spaces being proposed for the entire development. With regard to outdoor amenity area, a total of 4,242 square metres is proposed. Private indoor amenity area is proposed within the mixed use buildings, however it is unclear how much floor area is designated for private use. Site access is provided by existing accesses from Ontario Street South and Derry Road West.

The following reports have been submitted in support of this application:

- Site Plan and Site Statistics, prepared by KNYMH, dated 2021-07-09;
- Underground Parking Levels (UG1, UG2), prepared by KNYMH, dated 2021-07-09;
- Floor Plans (2nd to 24th floors), prepared by KNYMH, dated 2021-07-09;
- Survey - Legal, prepared by MacKay, MacKay & Peters Limited (MPP), dated 2018-09-12;
- Survey - Topographic with Top of Bank, prepared by MPP, dated 2020-01-16;
- Property Index Map showing property limits, Service Ontario, dated 2019-12-19;

Background

- Civil Engineering Drawings: Existing Conditions Plan (C001), Site Servicing Plan (C100), Site Grading Plan (C200), Site Sediment and Erosion Control Plan (C300), Site Storm Drainage Area Plan (C400), prepared by Mantecon Partners, dated 2021-07-05;
- Landscape Architecture Drawings: Landscape Concept, Vegetation Management Plan (L-1), Tree Protection Plan (L-2), prepared by Adesso, dated 2021-07-05;
- Draft Official Plan Amendment, prepared by Korsiak, dated 2021-09;
- Draft Zoning Bylaw Amendment, prepared by Korsiak, dated 2021-10;
- 3D Concept Plan (Sketch-up Model), prepared by KNYMH., dated 2021-08-03;
- Perspectives-Elevations, prepared by KNYMH, dated 2021-08-12;
- Public Engagement Strategy, prepared by Korsiak, dated 2021-04-26;
- Planning Justification Report, prepared by Korsiak, dated 2021-10;
- Criteria for Evaluating Archaeological Assessment Checklist and Associated Justification Brief, prepared by Korsiak, dated 2021-04-23;
- Phase One Environmental Site Assessment (ESA), Hallex Environmental Ltd., dated 2019-12-18;
- Phase Two ESA, prepared by Hallex Environmental Ltd., dated 2020-04-17;
- Phase Two ESA Conceptual Site Model, prepared by Hallex Environmental Ltd., dated 2021-April;
- Notice of Receipt of Record of Site Condition (RSC), provided by the Ministry of the Environment, Conservation and Parks, dated 2021-05-26;
- Floodline Mapping, prepared by Wood, dated 2020-06-16;
- Slope Stability Assessment, prepared by Bendigo Consulting Inc., dated 2021-08-10;
- Natural (Opportunities) & Constraints Map, prepared by Bendigo Consulting Inc., dated 2021-09-24;
- Groundwater (Hydrogeological) Comment Letter, prepared by Bendigo, dated 2021-10-21;
- Functional Servicing Report (FSR), prepared by Mantecon Partners, dated 2021-04-23;
- Storm Water Management (SWM) Report, prepared by Mantecon Partners, dated 2021-04-23;
- Traffic Impact Study & Parking Justification Report, prepared by Paradigm Transportation Solutions Ltd, dated 2021-07-29;

Background

- Noise and Vibration Study, prepared by dBA Acoustical Consultants, dated 2021-11;
- Urban Design Brief, prepared by Korsiak & KNYMH, dated 2021-10;
- Shadow Impact Analysis prepared, prepared by KNYMH, dated 2021-08-26;
- Waste Management Plan, prepared by Korsiak, dated 2021-08-26;
- Wind Study, prepared by Gradient Wind, dated 2021-11-01; and,
- Geotechnical and Hydrogeological Observations and Recommendation Report prepared by Bendigo Consulting Inc. dated December 10, 2021.

Discussion

Planning Policy

The subject lands are designated Secondary Mixed Use Node and Natural Heritage System on Schedule B - Urban Area Land Use Plan of the Town of Milton Official Plan.

The Secondary Mixed Use Node designation permits a range of uses including medium and high density residential, commercial uses, office employment uses, civic and recreational uses as well as cultural, entertainment and institutional uses. The Town of Milton Official Plan policies that apply to high density residential uses establish a maximum building height of 8-storays and a density range of 86-150 units per net hectare.

Additionally, Schedule K - Intensification Areas identifies the subject lands as an intensification area and as being located along intensification corridors (Ontario Street South and Derry Road West).

Official Plan policies relevant to the proposal include:

- 2.1.3.2 Urban Area - Secondary Mixed Use Nodes are intended to accommodate increased densities and mixed uses are encouraged.
- 2.1.6 Intensification - Intensification is to be focused in the Urban Growth Centre, Major Transit Station Area, intensification corridors and Secondary Mixed Use nodes.
- 2.1.6.5 - It is the policy of the Town to:
 - b) Provide opportunities for further intensification within Intensification Corridors and Secondary Mixed Use Nodes in accordance with the policies of this Plan;
 - c) Encourage alternative and innovative forms of housing, including those that support Affordable Housing and, in particular, high density housing types that can accommodate a range of household types;
 - d) Direct development with higher densities, including mixed uses and transit supportive land uses to Intensification Areas;

Discussion

- f) Ensure the proper integration of Intensification Areas with surrounding neighbourhoods through pedestrian walkways, cycling paths and transit routes, and the protection of the physical character of these neighbourhoods through urban design;
- h) Promote development densities that will support existing and planned transit services.
- 3.2.2 d) High Density Residential Density - Establishes a density range of 86-150 units per net hectare.
- 3.2.3.3 High Density Residential Uses - Establishes policies that apply to the site, mixed use developments, height (maximum 8 storeys) and requirement of adequate on-site recreation amenities and parking facilities.
- 3.6.3.1 Secondary Mixed Use Node Policies - includes policies that apply to development in a Secondary Mixed Use Node.
- 3.6.3.2 Design Standard Policies - Requires special design standards for development in a Secondary Mixed Use Node to ensure integration with surrounding development.

The applicant has made an application for an Official Plan Amendment to establish a site-specific policy that permits a maximum building height of 24-storeys and a maximum floor space index (FSI) of up to 3.1. Attached as Appendix 1 to this Report is the Draft Official Plan Amendment submitted by the applicant.

Zoning By-law 016-2014, as amended

The subject lands are zoned Secondary Mixed Use Commercial (C2) zone under the Town of Milton Zoning By-law 016-2014, as amended. The C2 zone allows for a range of commercial uses, including office uses. The proposed residential uses are not permitted within the C2 zone. The applicant has made application for a Zoning By-law Amendment to accommodate an increased building height and a reduced parking rate of 1 space per unit for one-bedroom units, 1.15 spaces per unit for two-bedroom units and shared parking for the required residential visitor parking and commercial uses. Other site-specific provisions are also proposed. Attached to this Report as Appendix 2 is the Draft site specific Zoning By-law.

Site Plan Control

Should the 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

Notice for the public meeting was provided pursuant to the requirements of the Planning Act on March 17, 2022.

Discussion

The applicant held a virtual Public Information Centre session (PIC) on March 10, 2022 via Teams. The applicant delivered a presentation that included an overview of the proposed development and a discussion on the applicable Provincial, Regional and Town policies. The purpose of the PIC was to provide the public with an informal opportunity to not only view the drawings and concepts illustrating the proposal, but also to ask questions of the applicant and technical consultants and learn about the application process. Staff were present at the PIC as well. There were 19 attendees at the PIC including the applicant's team members, members of the public, Town Councillors and Town staff. A number comments and concerns were raised with respect to building height, traffic, shadow impact, compatibility with the residential neighbourhood to the north and commercial uses in the mixed use buildings.

With regard to the proposal, staff has identified the following matters to be addressed through the review process:

- Site design, built form, massing, urban design, height and density;
- Noise Impacts;
- Adequate provision of commercial uses;
- Pedestrian level wind mitigation;
- Shadow impact/privacy/views;
- Traffic impacts, parking, pedestrian and vehicle access/circulation;
- Consistency with Provincial Policy Statement and conformity with Growth Plan for the Greater Golden Horseshoe;
- Servicing and stormwater management; and,
- Overall fit of the proposal in the context of existing and planned context of the area.

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,

Jill Hogan, MCIP, RPP
Commissioner, Development Services

For questions, please contact: Jessica Tijanic, MCIP, RPP Phone: Ext. 2221
Senior Planner



Attachments

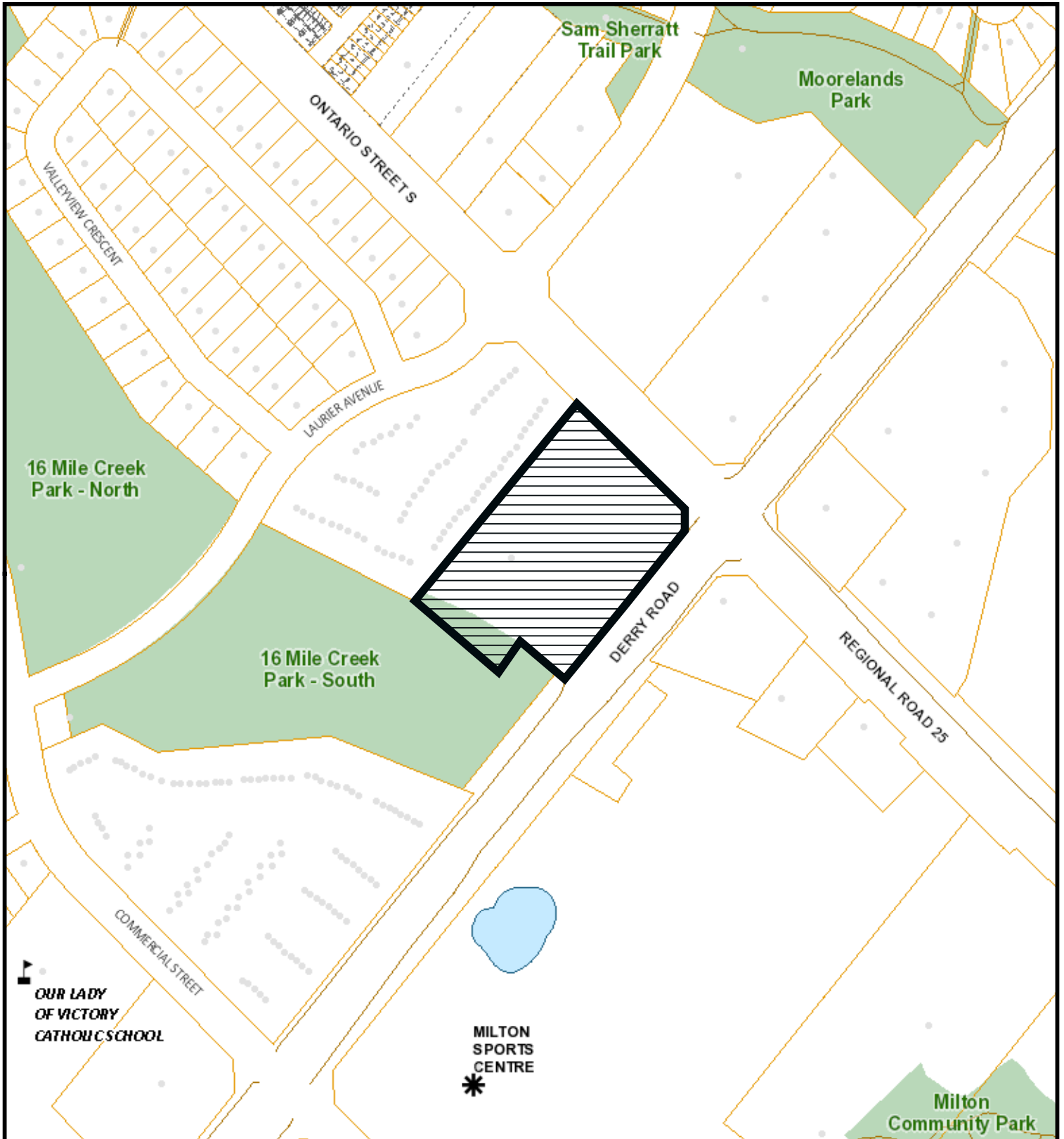
Figure 1- Location Map
Figure 2- Concept Site Plan
Figure 3 - Site Plan Statistics
Figure 4 - Architectural Elevations
Appendix 1 - Draft Official Plan Amendment
Appendix 2 - Draft Zoning By-law Amendment

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:
April 11, 2022

Scale: 1:5,000

File: Z-30/21

Development Services



Subject Property

LEGEND

- RESIDENTIAL PRINCIPAL ENTRANCE
- EXIT DOOR
- COMMERCIAL ENTRY
- VEHICULAR ACCESS
- SIAMESE CONNECTION
- PAVERS
- CONCRETE SIDEWALK
- 1 STOREY BLDG
- 2 STOREY BLDG
- 4 STOREY BLDG
- 5 STOREY BLDG
- 6 STOREY BLDG
- TOWER
- BALCONIES AT FIRST FLOOR ONLY
- PUBLIC BUS STOP
- WATER MAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- EXISTING FIRE HYDRANT
- BICYCLE PARKING
- EXTENT OF OUTDOOR AMENITY

NOTES

SURVEY BY MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SITE SERVICING BASED ON CIVIL
DRAWINGS PREPARED BY MMP LTD.

SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHIC FEATURES
PLAN OF SURVEY OF
PART OF BLOCK A
AND PART OF BLOCK M
REGISTERED PLAN M-107
PART OF LOT 11
CONCESSION 2 NEW SURVEY
(GEOGRAPHIC TOWNSHIP OF TRAFALGER)
MILTON
REGIONAL MUNICIPALITY OF HALTON

ADDRESS: 550 ONTARIO STREET SOUTH
REPORT SUMMARY BEING PART 2
LAND REGISTRY OFFICE TITLE INFORMATION ON SUBJECT PROPERTY INCLUDING
BOUNDARIES, BASINMENTS, AND RIGHT OF WAYS - DECEMBER, 16, 2019
REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY:
NONE
ADDITIONAL REMARKS:
REFER TO PART 1 OF SURVEY REPORT FOR THE LOCATION OF BUILDINGS,
STRUCTURES AND FENCES

MacKAY, MacKAY & PETERS LIMITED grants 2613708 ONTARIO INC.
("The Client(s)"), their solicitor and other related parties permission to
use the "Original Copies" of the Surveyor's Real Property Report in
transactions involving "The Client(s)".

KEY PLAN

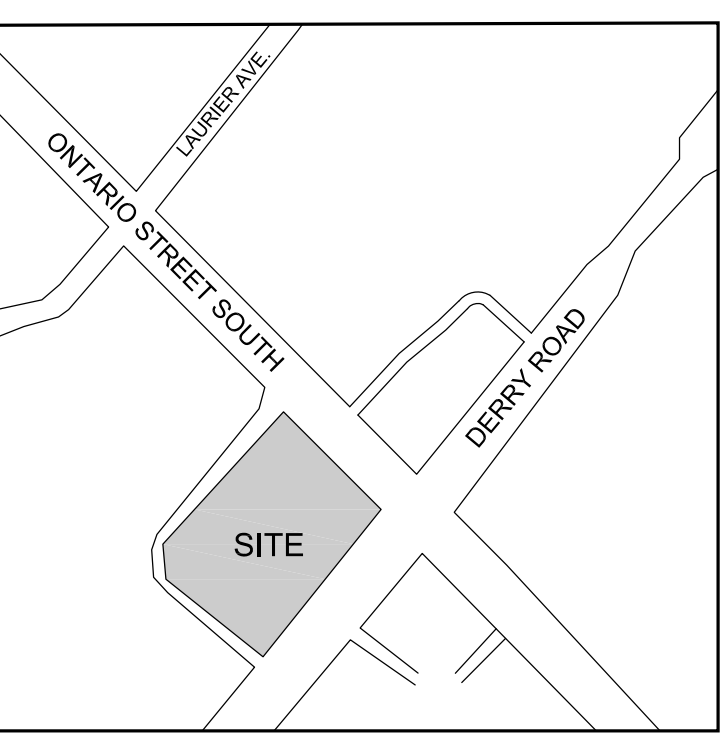
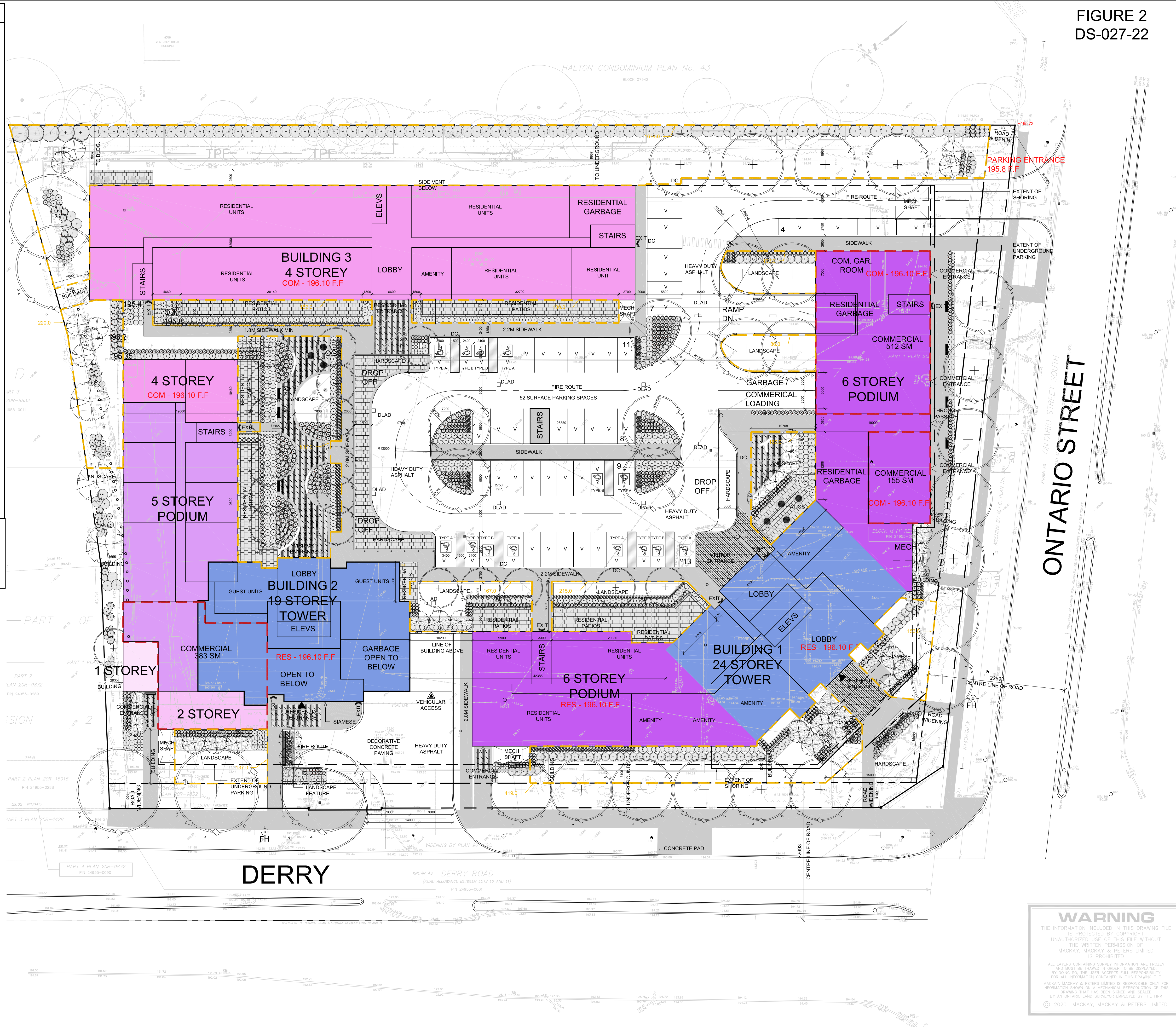


FIGURE 2
DS-027-22



CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.
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ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK.

KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
	DRAWING SHEET NUMBER

DRAWING SETS ISSUED FOR PRE-CONSULTATION FOR ZONING	No.	DATE (DD.MM.YY)	BY
	1.	18.09.2020	GDSP
	2.	09.07.2021	GDSP

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY
FOR CIVIL COORDINATION	1.	04.02.2021	GD
FOR CIVIL COORDINATION	2.	24.02.2021	GD
FOR CIVIL COORDINATION	3.	03.03.2021	GD
FOR COORDINATION	4.	03.26.2021	GD
FOR COORDINATION	5.	06.09.2021	GD

BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH
ARCHITECTURE • SOLUTIONS

KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
T 905.639.6595
F 905.639.0394
www.knymh.com info@knymh.com



SP.1317.004/01

ACIII GROUP
550 ONTARIO STREET SOUTH
MILTON, ONTARIO

DRAWING SHEET TITLE:
SITE PLAN

DRAWING SCALE: **1:300**

PROJECT NUMBER: **18082**

DRAWN BY: CHECKED BY:

DRAWING VERSION:

DRAWING SHEET NUMBER: **SP1**

PLOT DATE:
July 9, 2021

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October 6, 2021
KNYMH Project # 18082
Project statistics



550 ONTARIO STREET SOUTH

	SUITES						PARKING	AREAS		
	B1		B2		B3			B1	B2	B3
	1B	2B	1B	2B	1B	2B				
UGL3							294	12614.0		
UGL2	-	-	-	-	-	-	292	12614.0		
UG L1	-	-	-	-	-	-	210	11905.0		
G	4	4	8	3	16	5	52	2376.0	1732.0	1716.5
2	20	11	12	7	14	8		2433.0	1627.0	1716.5
3	20	11	13	8	14	8		2433.0	1627.0	1716.5
4	20	11	13	8	14	8		2433.0	1627.0	1716.5
5	20	11	12	7				2433.0	1463.0	
6	20	11	6	4				2433.0	571.9	
7	6	4	6	4				571.9	571.9	
8	6	4	6	4				571.9	571.9	
9	6	4	6	4				571.9	571.9	
10	6	4	6	4				571.9	571.9	
11	6	4	6	4				571.9	571.9	
12	6	4	6	4				571.9	571.9	
13	6	4	6	4				571.9	571.9	
14	6	4	6	4				571.9	571.9	
15	6	4	6	4				571.9	571.9	
16	6	4	6	4				571.9	571.9	
17	6	4	6	4				571.9	571.9	
18	6	4	5	2				571.9	571.9	
19	6	4	5	2				571.9	571.9	
20	6	4						571.9		
21	6	4						571.9		
22	6	4						571.9		
23	5	2						571.9		
24	5	2						571.9		
	210	127	140	85	58	29				
SUBTOTAL	337		225		87			24835.7	16083.0	6866.0
TOTAL						649	848			47784.8
TOTAL 1 BED			63%			408				
TOTAL 2 BED			37%			241				

LOT AREA IN SM	15716.7
HECTARES	1.57
UPA	413.4
FSI	3.04
LOT COVERAGE	76%

PARKING PROVIDED	
1 bed at 1.0 ratio	408.0
2 bed at 1.15 ratio	277.15
VISITOR AT .25 RATIO	162.25
COMMERCIAL PARKING AT 1 PER 25 SM.	81.56
TOTAL COMMERCIAL AREA IN SM	2039
RESIDENTIAL ACCESSIBLE PARKING	
2 + 2% OF TOTAL RESIDENTIAL PARKING	16
VISITOR ACCESSIBLE PARKING	
4% OF TOTAL RESIDENTIAL PARKING	7
TOTAL PARKING PROVIDED	847.4

OUTDOOR AMENITY (area in m2)	
Provided At Grade	4242.0
Required (4.0m2 per residential unit)	2596.0

LANDSCAPE AREA (area in m2)	
Area Provided	5469.2
Percentage Provided	35%
Required (30% of lot area)	4715.0

ASPHALT AREA (area in m2)	
Area Provided	2882.0
Percentage Provided	18%
Required Max. (30% of lot area)	4715.0

BICYCLE PARKING	
Provided At Grade	10
Required (3% of commercial parking)	3
Provided within buildings	130
Required (0.2 space per residential unit)	130

LOCKER SPACE PROVISION IS 1 PER UNIT	649
--------------------------------------	-----



EAST ELEVATION

BLDG 2 TOWER (LEFT) BLDG 1 (RIGHT) FROM DERRY ROAD
BLDG 3 BEYOND

SCHEMATIC DESIGN

550 ONTARIO ROAD, MILTON, ON

KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
905.639.6595
www.knymh.com





NORTH ELEVATION

SCHEMATIC DESIGN

550 ONTARIO ROAD, MILTON, ON

BLDG 3 (LEFT) BLDG 2 (RIGHT) FROM THE NHS
BLDG 1 BEYOND

KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
905.639.6595
www.knymh.com





SOUTH ELEVATION

BLDG 1 TOWER & PODIUM FROM ONTARIO STREET
BLDG 3 BEYOND (RIGHT)

SCHEMATIC DESIGN

550 ONTARIO ROAD, MILTON, ON

KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
905.639.6595
www.knymh.com





WEST ELEVATION

SCHEMATIC DESIGN

550 ONTARIO ROAD, MILTON, ON

BLDG 1 PODIUM (LEFT) & BLDG 3 FACING ADJACENT PROPERTY
BLDG 1 & 2 TOWER AND PODIUM BEYOND

KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
905.639.6595
www.knymh.com



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

550 Ontario Street South
Part of Lot 11, Concession 2 (NS Trafalgar)
Town of Milton
(Town File: LOPA-XX/20)

Draft

AMENDMENT NUMBER XX

TO THE OFFICIAL PLAN OF THE TOWN OF MILTON

PART 1 **THE PREAMBLE, does not constitute part of this Amendment**

PART 2 **THE AMENDMENT, consisting of the following text constitutes
Amendment No. XX to the Official Plan of the Town of Milton**

Draft

PART I: THE PREAMBLE

THE TITLE

This amendment, being an amendment to the Official Plan of the Town of Milton shall be known as:

Amendment No. XX
To the Official Plan of the Town of Milton

550 Ontario Street South
Part of Lot 11, Concession 2 (NS Trafalgar)
(Town of Milton)
(LOPA XX/17)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to add a Specific Policy Area to the lands municipally identified as 550 Ontario Street South and legally described as Part of Lot 11, Concession 2 (NS Trafalgar).

LOCATION OF THE AMENDMENT

The subject lands are located on the northwestern quadrant of Derry Road West and Ontario Street South. The lands are municipally identified as 550 Ontario Street South and legally described as Part of Lot 11, Concession 1 (NS Trafalgar), Town of Milton. The location of the property is illustrated in Figure 1.

BASIS OF THE AMENDMENT

The proposed amendment would permit the development of two mixed-use high-rise buildings, and one residential mid-rise apartment buildings totaling 649 residential units. The development proposes a maximum height of 24 storeys with a maximum Floor Space Index (FSI) of 3.1.

- a) The subject application proposes intensification that is consistent with the Provincial Policy Statement and Provincial Growth Plan. The Provincial policies contained in the PPS and the Growth Plan actively promote and encourage compact urban form, intensification, optimization of the use of existing land base and infrastructure, and development which will take better advantage of existing public transit.

- b) The proposal contributes in building a complete community that is compact and creates a mixed-use, transit supportive and pedestrian-friendly area where residents could live, work and shop.
- c) The proposal represents intensification that would make a positive contribution to meeting the Town's growth targets in accordance with Town, Regional and Provincial planning policy.
- d) The proposed development is compatible with surrounding land uses and an appropriate form of residential intensification subject to the satisfaction of all of the conditions pursuant to the holding provision placed on the lands.

Draft

PART II: THE AMENDMENT

All of this part of the document entitled Part II: THE AMENDMENT consisting of the following text constitutes Amendment no. XX to the Town of Milton Official Plan.

DETAILS OF THE AMENDMENT

The Official Plan of the Town of Milton is hereby amended by Official Plan Amendment No. XX pursuant to Section 17 and 21 of the Planning Act, as amended, as follows:

1.0 Map Change

- 1.1 Amending Schedule I1 – “Urban Area Specific Policy Areas” by adding Special Policy Area No. XX to the lands known legally as Part of Lot 11, Concession 2 (NS Trafalgar).

2.0 Text Change

- 2.1 Adding the following text to Section 4.11 “Specific Policy Area”:

4.11.3.XX Notwithstanding Section 3.6 (Secondary Mixed Use Node), the lands identified as Specific Policy Area No. XX on Schedule I1 of this Plan, being the lands – municipally identified as 550 Ontario Street South and legally described as Part of Lot 11, Concession 2 (NS Trafalgar) may be developed to provide residential buildings of up to **24**-storeys in height and with a maximum Floor Space Index (FSI) of **3.1**.

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO.XX.2021

BEING A BY-LAW OF THE TOWN OF MILTON TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTION 17 OF THE PLANNING ACT, AS AMENDED, IN RESPECT OF THE LANDS MUNICIPALLY IDENTIFIED AS 550 ONTARIO STREET SOUTH AND LEGALLY DESCRIBED AS PART OF LOT 11, CONCESSION 2, (NS TRAFALGAR), TOWN OF MILTON IN THE REGIONAL MUNICIPALITY OF HALTON (FILE NO. LOPA XX/19)

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

1. Amendment No. XX to the Official Plan of the Town of Milton, to amend Policy 4.11 and Schedules C.7.A.CBD and I1 of the Town of Milton Official Plan to provide for permission for the development of two high-rise mixed-use residential buildings with heights of 24 and 19 storeys, and a 4-storey multiple dwelling building at lands municipally identified as 550 Ontario Street South and legally described as Part of Lot 11, Concession 2 (NS Trafalgar), Town of Milton, consisting of the attached maps and explanatory text, is hereby adopted.
2. Pursuant to Subsection 17(27) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, this Official Plan Amendment comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to Subsections 17 (24) and (25). Where one or more appeals have been filed under Subsection 17 (24) or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Local Planning Appeal Tribunal.
3. In the event that the Regional Municipality of Halton, being the Approval Authority, has declared this Official Plan Amendment to not be exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the aforementioned Amendment Number XX to the Official Plan of the Town of Milton.

**READ A FIRST, SECOND AND THIRD TIME and FINALLY PASSED this ** day of
*****, 2021**

Gordon A. Krantz Mayor

Troy McHarg Town Clerk






Draft

THIS IS SCHEDULE '12' TO OFFICIAL
PLAN AMENDMENT NO. 31

TOWN OF MILTON OFFICIAL PLAN

Schedule I1

Urban Area Specific Policy Areas (Refer to section 4.11)

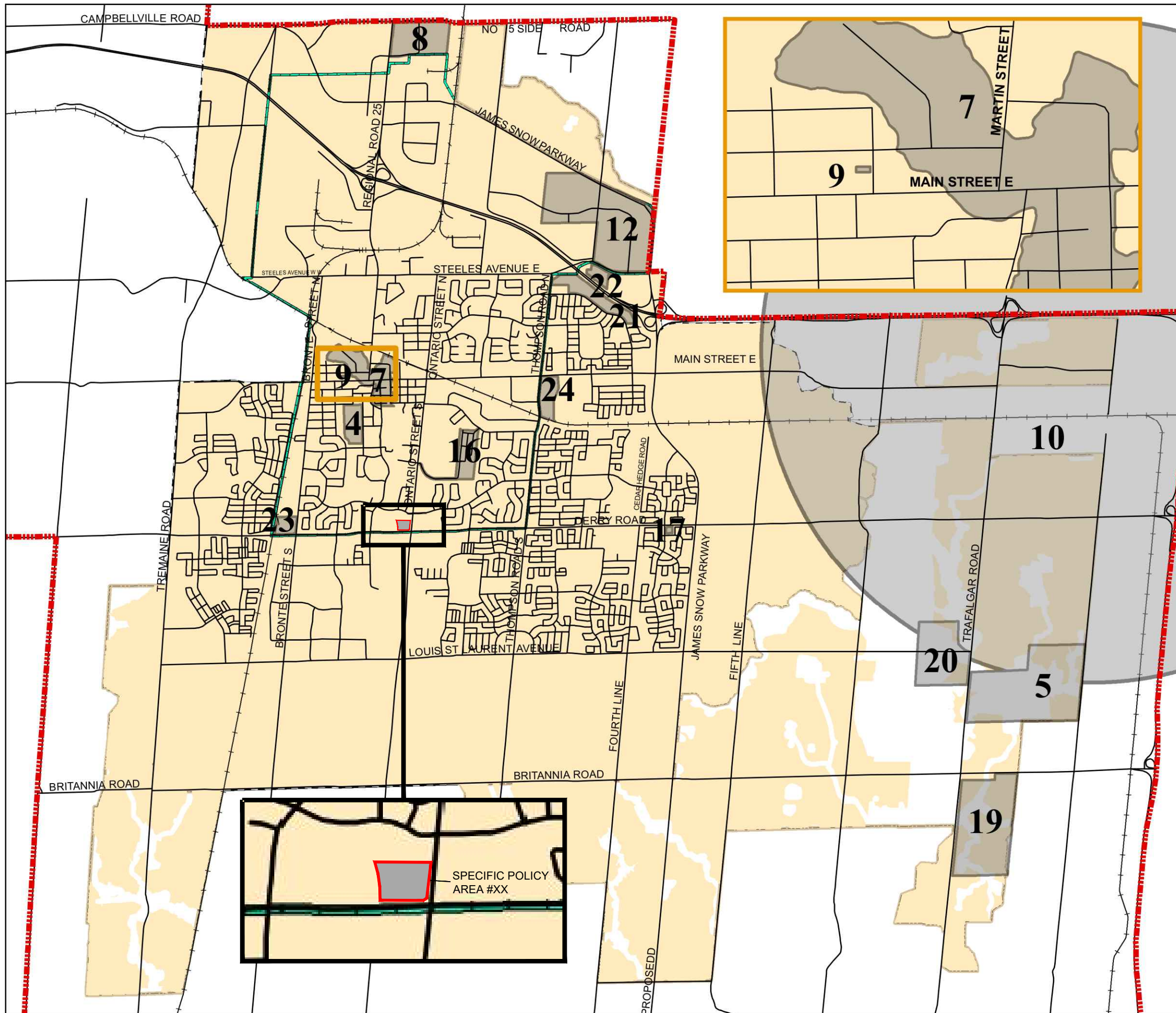
-  TOWN OF MILTON BOUNDARY
-  ESTABLISHED URBAN AREA BOUNDARY
-  HUSP URBAN AREA BOUNDARY
-  URBAN AREA
-  8 SPECIFIC POLICY AREA & NUMBER



This schedule forms part of the Official Plan
and should be read in conjunction with the text.

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June 2010



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 10, CONCESSION 3, NEW SURVEY, FORMER GEOGRAPHIC SURVEY OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (2613708 ONTARIO INC.) – TOWN FILE Z-XX/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. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014 is hereby further amended by changing the existing C2 - Secondary Mixed Use Commercial Zone symbol to a site – specific Mixed Use (MU*XXX) Zone symbol shown on Schedule A attached hereto.
2. **THAT** Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by adding subsection 13.1.1.AAA as follows:

Mixed Use – Special Section (MU*XXX) Zone

i) Definitions:

- a) TOWER FLOOR PLATE AREA means the gross horizontal floor area of a single floor measured from all the exterior walls of a building or structure excluding balconies.

ii) Special Provisions:

Notwithstanding any provisions of the by-law to the contrary, the following provisions shall apply:

- a) For the purpose of administering the zoning by-law, the lands identified as MU*XXX on Schedule A shall be considered to be one lot.
- b) A principal access directly accessible from and oriented towards a public street is not required for each residential unit located at-grade within the first storey of a mixed-use building.
- c) Balconies oriented towards an arterial road are permitted at 0.0 metres from established grade.
- d) Any portion of a building above a height of 7 storeys must not exceed a tower floor plate area of 830 square metres.
- e) Despite any provisions to the contrary, more than one residential building is permitted on the lot.
- f) Any awning, canopy and/or similar weather shielding structure, and any restaurant patio, may project to any lot line.

iii) Zone Standards:

- a) Maximum Floor Space Index is 3.1.
 - b) Maximum height is 24 storeys and 74 metres.
 - c) A mechanical penthouse is exempt from the maximum height requirements regardless of its setback from the exterior walls of the floor beneath it.
 - d) Notwithstanding the provisions of Section 4.19.4, Exceptions to Height Requirements, the calculation of Building Height shall be exclusive of mechanical penthouses, rooftop equipment, elevator tower, stair tower and/or architectural features such as parapets and screen walls.
 - e) Notwithstanding Section 5.8.1, Table 5E, the minimum off-street parking requirements for an apartment building shall be:
 - i. 1.0 spaces per 1 bedroom dwelling unit;
 - ii. 1.15 spaces per dwelling unit for all other bedroom units; and
 - f) The maximum length of a main wall shall not exceed 70 metres.
 - g) Minimum Setbacks to NHS zone at 2.9 m.
 - h) Transformer and telecommunications vaults and pads shall be permitted beyond the main wall of a building towards a public street.
 - i) Notwithstanding Section 5.14.1 to the contrary, the underground parking structure may be located within 1.7 metres of a street line or lot line.
3. **THAT** if no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Local Planning Appeal Tribunal dismisses the appeal, this by-law shall come into force on the day of the passing. If the Local Planning Appeal Tribunal amends the by-law pursuant to Section 34(26) of the *Planning Act*, as amended, the part or parts so amended come into force upon the day the Tribunal's Order is issued directing the amendment or amendments.

READ A FIRST, SECOND AND THIRD TIME and FINALLY PASSED this ** day of ***, 2021**

Gordon A. Krantz Mayor

Troy McHarg Town Clerk

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

2613708 Ontario Inc.
Z-_____
May 13, 2021

PART OF LOT 11, CONCESSION 2, NEW SURVEY (TRAFALGAR)
TOWN OF MILTON



MU-XXX