



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: May 30, 2022

Report No: DS-044-22

Subject: Public Meeting and Initial Report - Zoning By-law Amendment Application by Quadsprings Inc., applicable to lands municipally known as 7419 Tremaine Road, Milton (Town File: Z01/22)

Recommendation: THAT Staff Report DS-042-22 be received for information.

EXECUTIVE SUMMARY

The applicant is seeking an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to facilitate the construction of a two-storey daycare facility and a single storey multi-tenant commercial building. The two buildings share an at-grade parking area, which provides frontage on and access to Tremaine Road. The proposed two-storey building is setback from Tremaine Road, as the daycare facility is the more sensitive use, while the single storey commercial building is closer to the road. The daycare facility will have approximately 965 square metres of gross floor area, with an additional outdoor play area to the rear of the building. The commercial building includes approximately 929 square metres of 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: Quadspring Inc., 180 Elgin Mills Road West, Richmond Hill, ON.

Applicant: Glen Schnarr and Associates Inc., 10 Kingsbridge Garden Circle, Unit No. 700, Mississauga, ON.

Location/Description:

Background

The subject lands are located to the north of the traffic circle at Main Street West and Tremaine Road and are municipally known as 7419 Tremaine Road. The subject lands comprise an area of approximately 0.82 hectares (2.05 acres). The subject lands are currently vacant - previously, a heritage dwelling was located on-site but has been relocated to a property on King Street.

Surrounding uses include parkland (Sherwood District Park). To the west of Tremaine Road, the lands are used for agricultural purposes and are within the jurisdiction of the Niagara Escarpment Commission.

The applicant is seeking an amendment to the Town of Milton Zoning By-law, by zoning the lands from the existing Future Development (FD) zone to a site specific Local Commercial (C3*XXX) zone to facilitate the development of a proposed two-storey daycare facility and a single-storey multi-tenant commercial building.

Figure 2 to this Report illustrates architectural renderings of the proposed development. Figure 3 to this Report includes the proposed Site Plan and statistics. The application proposes two buildings. Building 'A' is a two-storey building that will accommodate a daycare facility that includes 20 classrooms. Building 'B' is a single storey commercial building that includes 9 commercial units.

At-grade vehicular parking is provided in the central area of the subject lands, with frontage on and access to Tremaine Road. There are 110 parking spaces being proposed for the entire development. With regard to outdoor amenity area associated with the daycare facility, a total of 6,365 square metres is proposed. Site access would be provided with a new access from Tremaine Road.

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

- Site Plan and Site Statistics, prepared by VGA, dated 2022-01-04;
- Building and Elevation Drawings, prepared by VGA, dated 2022-01-04;
- Site Servicing & Grading Drawings, prepared by C.F. Crozier, dated 2021-12-22;
- Functional Servicing and Stormwater Management Plans, prepared by C.F. Crozier, dated 2021-12-22;
- Geotechnical Investigations, prepared by Terraprobe, dated 2021-11-11;
- Landscape Plan and Details, prepared by C.F. Crozier, dated 2021-12-22;
- Noise Impact Assessment Letter, prepared by Aerocoustics, dated 2021-12-15;
- Parking Justification Letter, prepared by C.F. Crozier, dated 2021-12;
- Phase One Environmental Site Assessment (ESA), prepared by Terraprobe, dated 2021-06-30;
- Phase Two ESA, prepared by Terraprobe, dated 2021-12-16;
- External Lighting Plan, prepared by EPCAT Engineering, dated 2022-02-23;
- Tree Planting and Preservation Report & Plan, prepared by Kuntz Forestry Consulting, dated 2021-12-22;
- Traffic Impact Study, prepared by C.F. Crozier, dated 2021-12;

Background

- Planning Justification Report, prepared by GSAI Inc., 2022-01;
- Draft Zoning Bylaw Amendment, prepared by GSAI Inc., dated 2021-10;
- 3D Concept Plan.

Discussion

Planning Policy

The subject lands are designated Residential on Schedule B - Urban Area Land Use Plan of the Town of Milton Official Plan.

The Residential Area Designation permits day care facilities as well as local commercial uses such as convenience commercial and office uses providing services to the immediate needs of residents in adjacent neighborhoods

The subject lands are designated Neighbourhood Centre Area on Schedule C.8.D Sherwood Survey Secondary Land Use Plan.

The Neighbourhood Centre Area permits uses that serves the adjacent neighbourhood as a whole, including day care facilities, convenience commercial and office uses, and other similar local institutional and commercial uses.

Although a thorough review is ongoing, Staff are of the opinion that the proposal conforms to policies within both the Town of Milton Official Plan and Sherwood Survey Secondary Land Use Plan. As such, this proposal does not require a Local Official Plan Amendment.

Zoning By-law 016-2014, as amended

The subject lands are zoned Future Development (FD) zone under the Town of Milton Zoning By-law 016-2014, as amended. The FD zone allows for uses only legally existing on the date that the Zoning by-law came into effect - the development of new buildings or structures are not permitted. The proposed commercial uses are not permitted within the FD zone. The applicant has made application for a Zoning By-law Amendment to zone the lands site specific Local Commercial (C3*XXX) zone to permit the proposed daycare and commercial uses as proposed, as well as address site specific provisions related to the siting of the buildings on the lands and a reduced parking rate based on the allocated GFA. Attached to this Report as Appendix 1 is the draft site specific Zoning By-law Amendment.

Site Plan Control

Should the application be approved, the applicant will be required to receive Site Plan Approval which will address detailed design items such as landscaping, waste removal, and urban design, prior to Building Permit issuance and the commencement of any development on site.

Public Consultation and Review Process



Discussion

Notice for the public meeting was provided pursuant to the requirements of the Planning Act on April 28, 2022.

The applicant held a virtual Public Information Centre session (PIC) on March 16, 2022 via Cisco Webex Meetings. 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 9 attendees at the PIC including the applicant's team members, members of the public, Town Councillors and Town staff. Comments and concerns were raised with respect to traffic and compatibility with the residential neighbourhood and surrounding parklands.

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, and height
- Traffic impacts, parking, pedestrian and vehicle access/circulation;
- Overall fit of the proposal as it relates to the 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: Rachel Suffern, MPA, M.Sc. Phone: Ext. 2263
Planner, Development Review



Attachments

Figure 1 - Location Map

Figure 2 - Concept Rendering

Figure 3 - Site Plan and Statistics

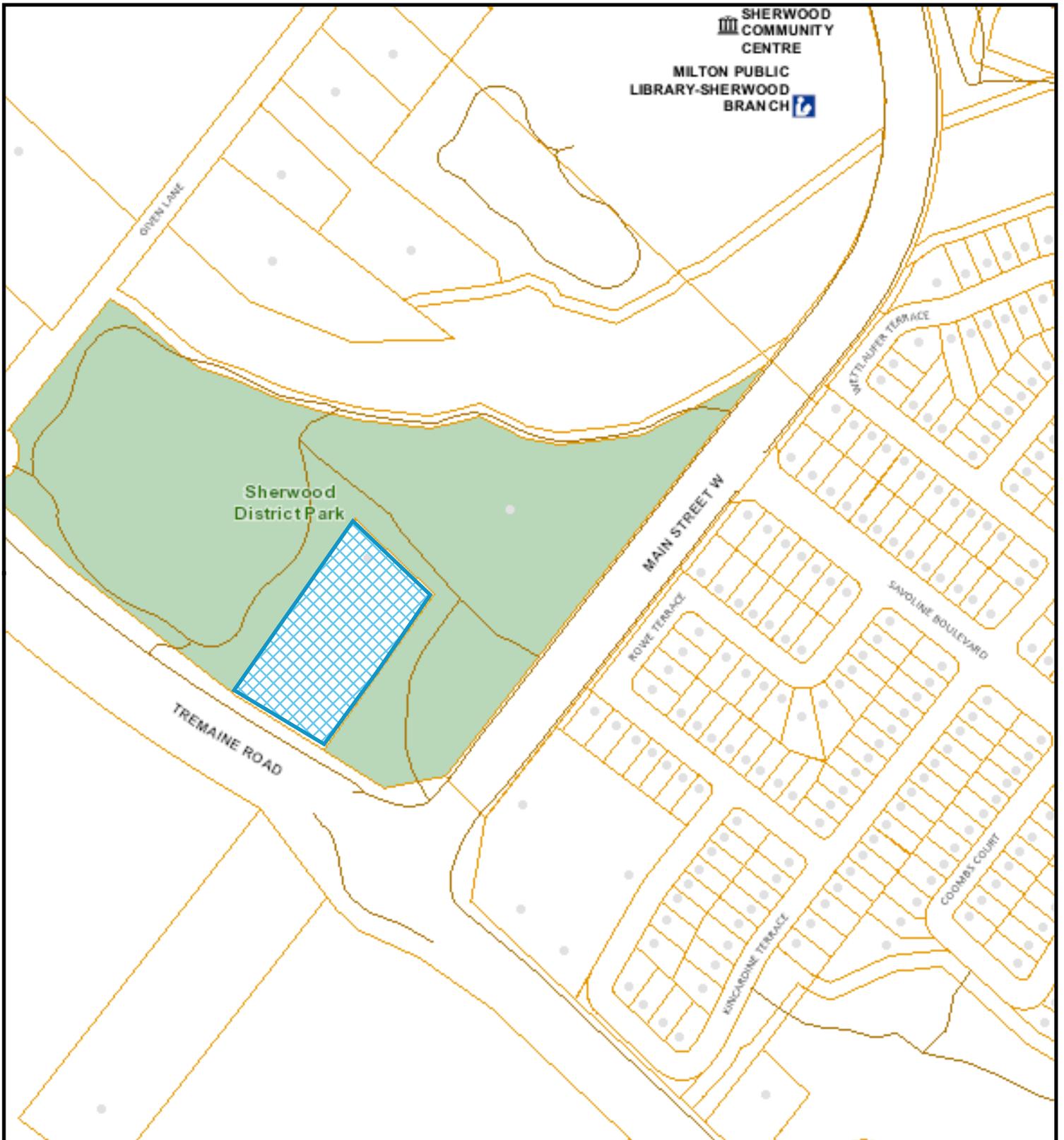
Appendix 1 - Draft Zoning By-law Amendment and Schedule A

Approved by CAO
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



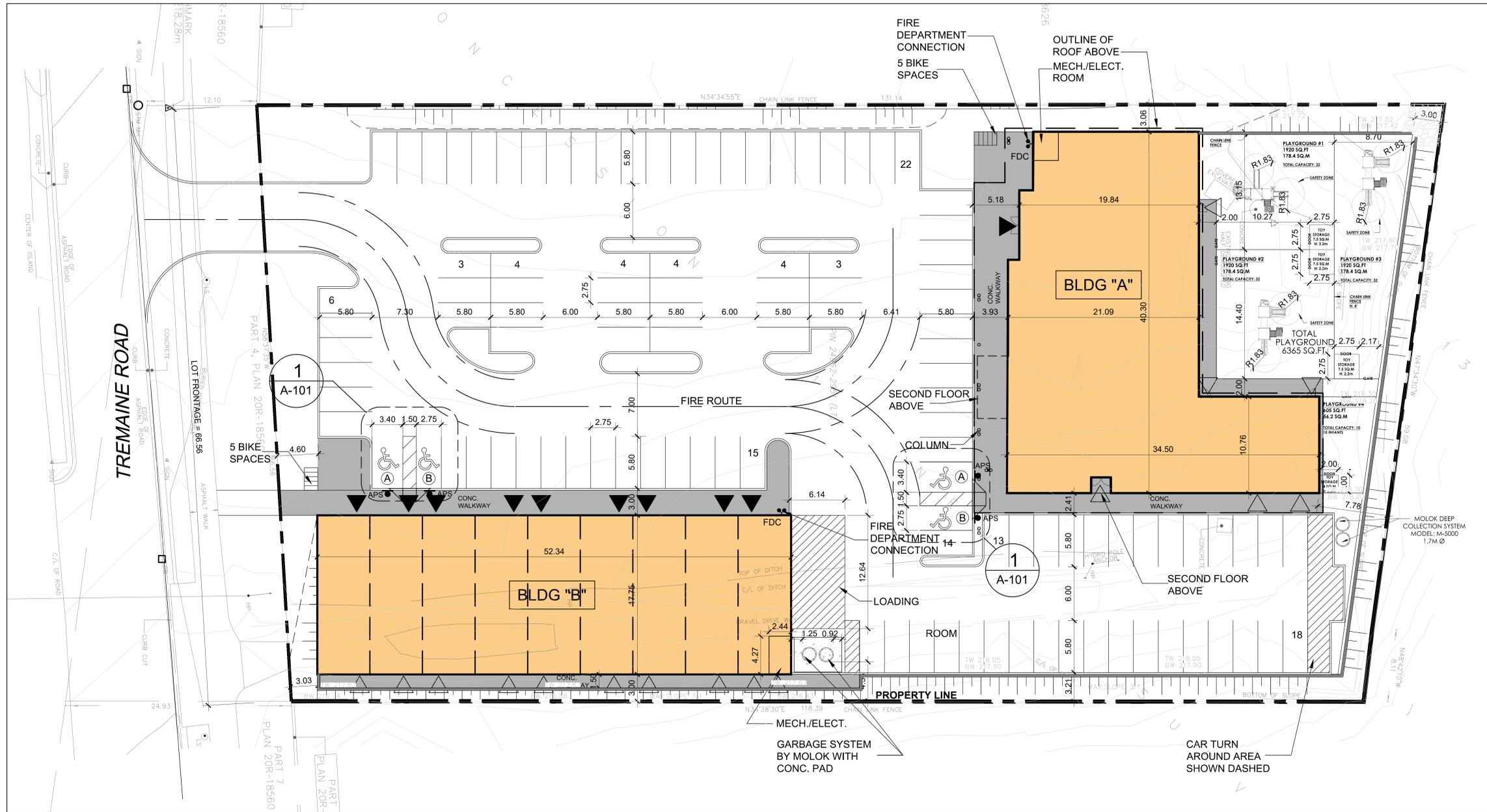
Council Meeting Date: May 30, 2022	Scale: 1:4,513.99	File: Z-01-22	Development Services
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SYMBOL LEGEND	
[Symbol]	MAN DOOR LOCATIONS
[Symbol]	LOADING DOCK LOCATIONS
[Symbol]	DRIVE-IN LOCATIONS
[Symbol]	ENTRANCE & EXIT VESTIBULES
[Symbol]	DIRECTION OF TRAFFIC FLOW
[Symbol]	LANDSCAPE ISLANDS 150 CONC. CURB CONT. AS SHOWN ON LANDSCAPE - SEE LANDSCAPE DWG.
[Symbol]	PAINTED ISLANDS PAINTED TRAFFIC ISLAND COLOUR AS PER PAINT SPEC.
[Symbol]	CURB-CUTS FOR ACCESSIBLE ACCESS
[Symbol]	GAS METER LOCATION (REFER TO MECHANICAL & CIVIL DRAWINGS)
[Symbol]	SNOW STORAGE
[Symbol]	EASEMENT
[Symbol]	PROPERTY LINE
[Symbol]	DESIGNATED FIRE ROUTE (REFER TO CIVIL DRAWINGS FOR PAVING)
[Symbol]	ACCESSIBLE PARKING SIGN
[Symbol]	ACCESSIBLE PARKING STALL
[Symbol]	FIRE HYDRANT AND VALVE (REFER TO TYPICAL SITE PLAN DETAILS)
[Symbol]	FIRE DEPT. CONNECTION
[Symbol]	ALTERNATIVE FUELING STATION
[Symbol]	GARAGE ROOM
[Symbol]	ELECTRICAL ROOM
[Symbol]	MECHANICAL ROOM
[Symbol]	CART CORRAL
[Symbol]	BICYCLE RACK LAYOUT CONFORMS TO "GUIDELINES FOR DESIGN & MANAGEMENT OF BICYCLE PARKING FACILITIES"
[Symbol]	ROOF DRAIN
[Symbol]	FIRE ANNUNCIATOR PANEL
[Symbol]	FIRE ALARM
[Symbol]	CANADA POST FACILITY
[Symbol]	LIGHTING REFERENCE (REFER TO ELECTRICAL DRAWINGS)
[Symbol]	FIRE ROUTE SIGN
[Symbol]	IMPRESSED ASPHALT

SKETCH ILLUSTRATING TOPOGRAPHIC FEATURES OF
PART OF LOT 13, CONCESSION 1
NEW SURVEY
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON
J.D. BARNES LIMITED

SITE ANALYSIS (SCH-2)		
LOT AREA (BLOCK 4):	8,295.63 S.M.	(2.04 ACRES)
BUILDING 'A' (DAYCARE):		
GROUND FLOOR	965.53 S.M.	(10,392.14 S.F.)
SECOND FLOOR	989.0 S.M.	(10,645.85 S.F.)
TOTAL BLDG 'A':	1954.53 S.M.	(21,037.99 S.F.)
BUILDING 'B' (RETAIL):		
GROUND FLOOR	929.00 S.M.	(10,000 S.F.)
COVERAGE:	22.84%	
PARKING REQUIRED:		
DAYCARE:		
24 CLASSES @ 1.5 CARS/CLASS	36 SPACES	
1954.53 S.M. @ 1 CAR / 30 S.M.	66 SPACES	
RETAIL:		
929 S.M. @ 1 CAR/20S.M.	47 SPACES	
TOTAL PARKING REQUIRED:	149 SPACES	
PARKING PROVIDED:	110 SPACES	
LOT FRONTAGE = 66.56M.		
BUILDING HEIGHT: BUILDING A = 8.8M. BUILDING B = 7.9M.		
LANDSCAPE AREA = 2,222S.M. (26.78% OF LOT AREA)		



1 SITE PLAN
A-100 SCALE: 1:200

NO.	DATE	REVISIONS	BY

DRAWING ISSUE

DATE	PARTICULARS	BY
JAN 04 22	Issued for Design Approval	ET
	Issued for Site Plan Approval	
	Issued for Pricing and Budgeting	
	Issued for Building Permit	
	Issued for Tendering	
	Issued for Construction	
	Issued for Record Set of Dwg.	

This drawing, as an instrument of service, is provided by and is the property of Venchiarutti Gagliardi Architect Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Venchiarutti Gagliardi Architect Inc. of any variations from the supplied information.

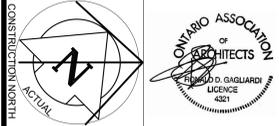
Venchiarutti Gagliardi Architect Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work.

Construction must conform to all applicable codes and requirements of authorities having jurisdiction. This drawing is not to be scaled.

Venchiarutti Gagliardi Architect Inc. is not responsible for any environmental conditions, geotechnical conditions or any pollutants found on site.

All architectural symbols indicated are graphic representations only.

This drawing is not to be used for construction purposes until the architectural seal is signed by the Architect of Record.



VGA Venchiarutti Gagliardi Architect Inc.
2651 John Street, Unit 18, Markham, ON L3R 2W5
T 905-477-1065 F 905-477-1067
www.vgarch.net

PROJECT

PROPOSED DEVELOPMENT

7419 TREMAINE ROAD
MILTON, ONTARIO

DRAWING NAME
SITE PLAN

SCALE	DATE OF DWG.	PROJECT NO.
1:200	JAN 04 2022	21034
DRAWN BY	SHEET NO.	
RA	A-100	
CHKD BY		
ET		

**THE CORPORATION OF THE TOWN OF
MILTON BY-LAW NO. 0XX-2022**

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 PT LT 13, CON 1 TRAF NEW SURVEY, AS IN 745615, S & E PT 4 20R18560.

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, as amended, is

hereby further amended by changing the existing Future Development (FD) zone to a Local Commercial Zone (C3 * XXX) to allow for the construction of a proposed two-storey day care on the land shown on Schedule A attached hereto.

2.0 THAT Section 13.1 is amended by adding Section 13.1.1. ___ to read as follows:

For lands zoned Local Commercial Zone (C3 * XXX) the following provisions also apply:

1. Site Considerations:
 - a) Notwithstanding, for the purposes of this by-law all proposed special zone standards apply to Schedule A, the subject property in it's entirety;
2. Special Zone Standards:
 - a) Notwithstanding Table 7D, the maximum Lot Area for shall be 8, 300m²;
 - b) Notwithstanding Table 7D, the minimum interior side yard shall be 3.0m;
 - c) Notwithstanding Table 7D, the minimum rear yard setback to any use, including an outdoor play area associated with a daycare use, shall be 3.0m;
 - d) Notwithstanding Section 5.8.2 Table 5G, minimum parking required for all uses on site shall be 110 spaces;
 - e) Notwithstanding Section 5.11 i), 0 loading spaces are required for a day care use;
 - f) Notwithstanding Section 4.14.2.v.d, deep collection waste disposal container(s) shall be located no closer than 0.10 meters from a building or parking area;
 - g) Notwithstanding Table 9B, any rooftop equipment and/or structures shall not be included in the maximum height restrictions.

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 Ontario Municipal Board/LPAT dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Municipal Board/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 Board's Order is issued directing the amendment or amendments.

READ A FIRST, SECOND AND THIRD TIME and FINALLY PASSED this
day of _____, 2022.

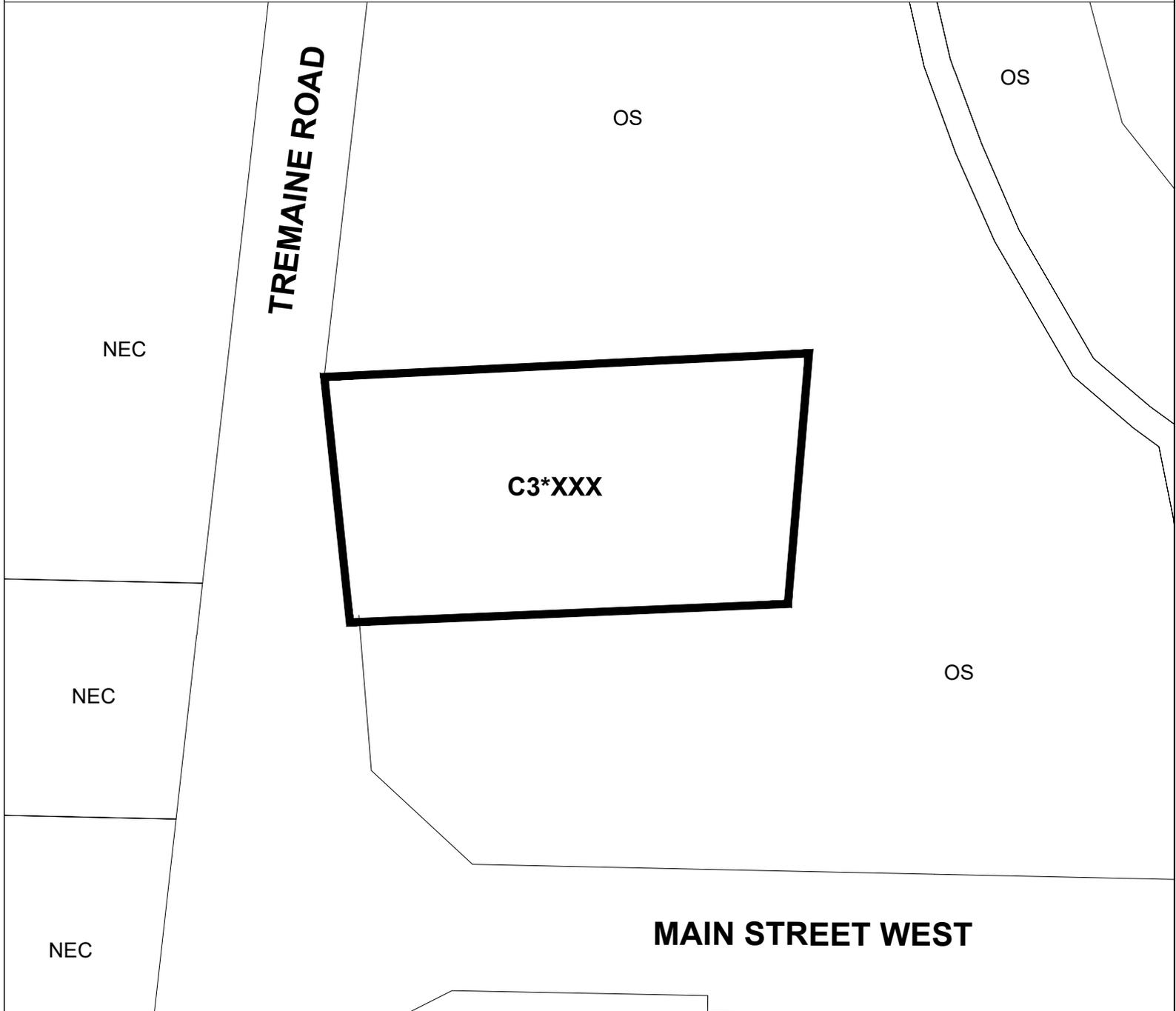
G.A. Krantz

Mayor

T. McHarg

Town Clerk

SCHEDULE A
TO BY-LAW No. 2022
TOWN OF MILTON
Part of Lot 13, Concession 1, New Survey
Town of Milton, Regional Municipality of Halton



THIS IS SCHEDULE A
TO BY-LAW No. _____, 2021.

REZONED FROM FUTURE DEVELOPMENT (FD) TO:

'C3*XXX' - LOCAL COMMERCIAL (SPECIAL SECTION)

MAYOR

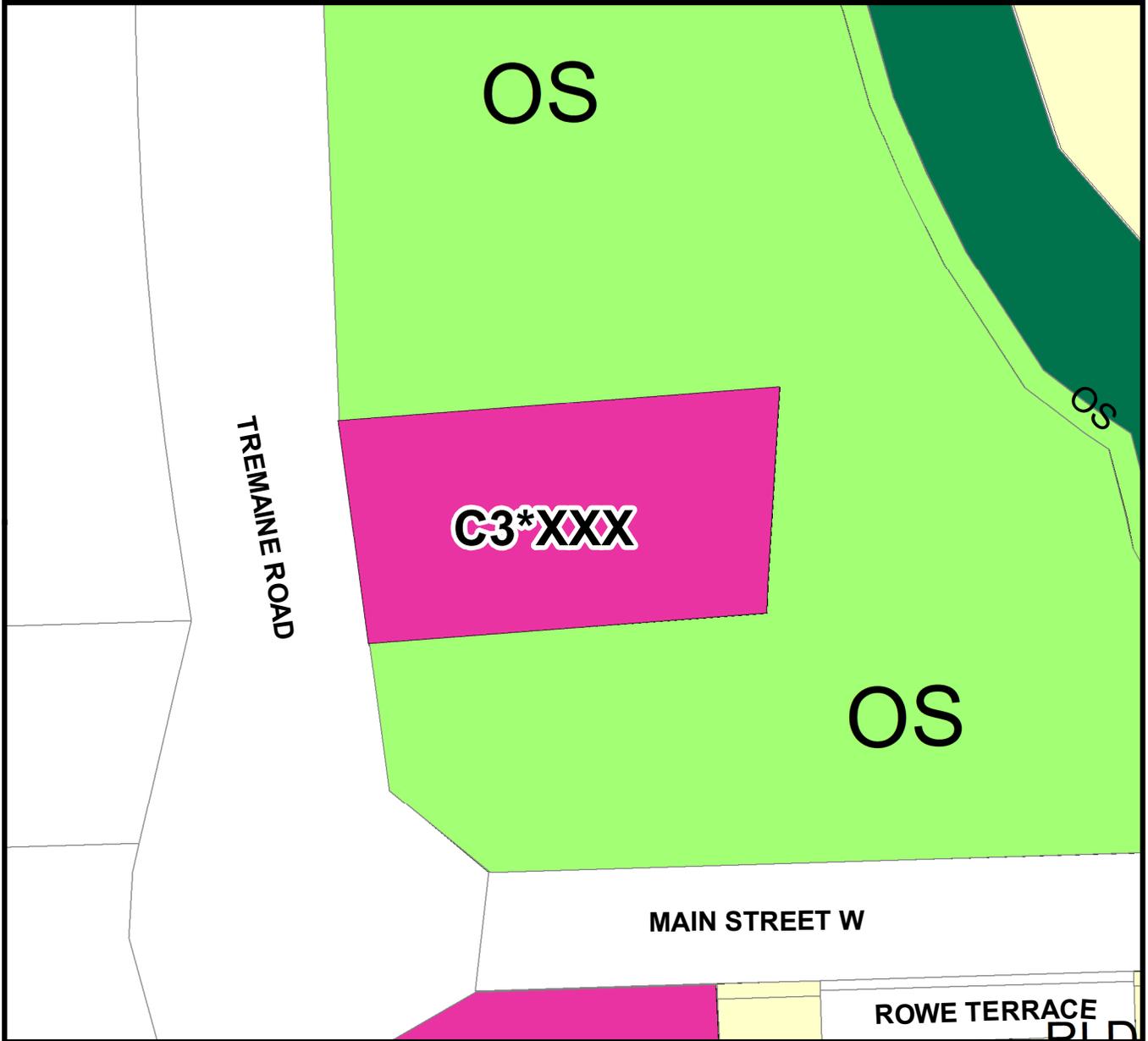
CLERK



SCHEDULE A
TO BY-LAW No. -2022
TOWN OF MILTON

PART LOT 13 CONCESSION 1 TRAFALGAR NEW SURVEY

Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. _____ PASSED
THIS ___ DAY OF _____, 2022.

 C3*XXX - Local Commercial Zone
Special

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

