



# The Corporation of the Town of Milton

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Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: September 11, 2023

Report No: DS-040-23

Subject: Public Meeting: Zoning By-law Amendment Application by Mattamy (Milton West) Limited, applicable to lands located at northwest corner of Britannia Road and Regional Road 25 (Town File: Z-02/18)

**Recommendation: THAT REPORT DS-040-23, BE RECEIVED FOR INFORMATION.**

## EXECUTIVE SUMMARY

The applicant, Mattamy (Milton West) Limited, is seeking an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to rezone the subject lands to a site-specific Mixed Use (MU\*\_\_\_) Zone to facilitate the development of 8 residential buildings ranging in height from 12 to 15 storeys. The buildings are proposed to contain 1,768 residential units and approximately 929 square metres of ground floor commercial uses.

The subject application is a resubmission of a Zoning By-law Amendment and Official Plan Application originally submitted in 2018. The original application proposed to rezone the lands to permit 5 six-storey apartment buildings with approximately 833 dwelling units and a stand alone commercial building. Due to the increase in building height and residential density, a subsequent statutory public meeting was required. The Official Plan Amendment previously requested for the lands to permit stand alone commercial uses, is no longer required, as commercial uses are now proposed in the ground floor of the buildings.

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:** Mattamy (Milton West) Limited. 3300 Bloor Street W, Unit 1800, Toronto, ON.

**Applicant:** Mattamy Homes., 3300 Bloor Street W, Unit 1800, Toronto, ON

**Location/Description:**

The subject lands are in located in Ward 4, northwest of the Britannia Road and Regional Road No. 25 intersection and are designated Major Node Area in the Boyne Survey Secondary Plan. The lands are bisected by Etheridge Avenue, thereby creating two parcels of land.

The lands are bounded by a creek corridor along the west property line and a creek corridor and stormwater management pond to the north. Britannia Road and Regional Road No. 25 form the southern and eastern boundaries of the site. Future residential lands are located on the east side of Regional Road No. 25.

The lands subject to the application also include the existing residential parcel known municipally as 6110 Regional Road 25. The Owner has submitted authorization to the Town to permit the applicant to include the lands in the Zoning By-law Amendment application.

The legal description is Part of Lot 6, Concession 2, in the former Geographic Survey of Trafalgar, Town of Milton, Regional Municipality of Halton. The location of the parcels are illustrated in Figure 1 attached to this Report. The southern block is vacant and the northern block contains the Mattamy builder compound and an existing residential property.

**Proposal:**

The application for a Zoning By-law amendment seeks to amend the Town's Comprehensive Zoning By-law from the existing Future Development (FD) Zone to a site-specific Mixed Use (MU\* \_\_\_) Zone to permit a development with eight 12 to 15 storey apartment buildings, with ground floor commercial. The buildings are proposed to contain 1,768 residential units and 929 square metres (approximately 10,000 square feet) of ground floor commercial uses.

Figures 2, 3 and 4 to this Report includes the proposed site plan. Figure 5 to this Report includes an architectural rendering of the proposed buildings.

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

## Background

- Topographical Surveys, prepared by Rady-Pentek & Edward Surveying Inc.
- Concept Plans, prepared by Core Architects and dated July 28, 2023
- Phasing Plan, prepared by Core Architects and dated July 25, 2023
- Node Development Plan, prepared by Core Architects and dated July 25, 2023
- Planning Justification Report, prepared by Korsiak Urban Planning and dated July 2023
- Public Engagement Strategy, prepared by Korsiak Urban Planning and dated July 28, 2023
- Draft Zoning By-law Amendment, prepared by Korsiak Urban Planning
- Phase 1 Environmental Site Assessment, prepared by Pinchin and dated February 1, 2023
- Letter of Reliance, prepared by Pinchin and dated February 7, 2023
- Geotechnical Report, prepared by McClymont & Rak Engineers Inc and dated July 2023
- Geohydrology Report, prepared by McClymont & Rak Engineers Inc and dated July 2023
- Functional Servicing Report, prepared by WSP Group and dated July 28, 2023
- Stormwater Management Report, prepared by WSP Group and dated July 28, 2023
- Transportation Impact Study & Parking Justification Report, prepared by BA Group and dated July 2023
- Solid Waste Management Plan, prepared by Burnside and dated July 2023
- Urban Design Brief, prepared by Acronym Urban Design & Planning and dated July 28, 2023

## Discussion

### Planning Policy

The subject lands are located within the Urban Area in the Boyne Survey Planning District. On Schedule C.10.C Land Use Schedule of the Boyne Survey Secondary Plan, the lands are designated Major Node Area.

The Major Node Area designation identifies areas intended for higher densities of residential and mixed-use development. The policies permit buildings up to a maximum height of 15 storeys and a density of 3.0 Floor Space Index (FSI) for high density

## Discussion

residential uses. Retail and service commercial uses are permitted up to a maximum of 2,787 square metres (approximately 30,000 square feet).

Staff will carry out a thorough review of the applicable planning policies prior to a technical report being brought forward to ensure that the proposal maintains the planning principles underlying the Boyne Survey Secondary Plan.

### **Zoning By-law 016-2014, as amended**

The subject lands are currently zoned Future Development (FD) and Natural Heritage System (NHS) Zones, which do not permit development. A zoning by-law amendment is required to permit the development of the Major Node blocks as proposed.

### **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**

The first Statutory Public Meeting was held on August 27, 2018. Notice for the public meeting was provided pursuant to the requirements of the Planning Act on August 3, 2018.

A Public Information Centre for the revised application was held on February 13, 2023. Notice of the Public information Centre was mailed to all residents within 200 metres of the properties on January 31, 2023.

Notice for the second Statutory Public Meeting on September 11, 2023 was provided pursuant to the requirements of the Planning Act on August 17, 2023.

The application has been circulated to internal departments and external agencies for review multiple times over the course of the application review. The changes to the application have resulted in several notifications being sent to the residents regarding this application in accordance with the Planning Act requirements.

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

- Density
- Commercial uses
- Urban design
- Integration with surrounding lands

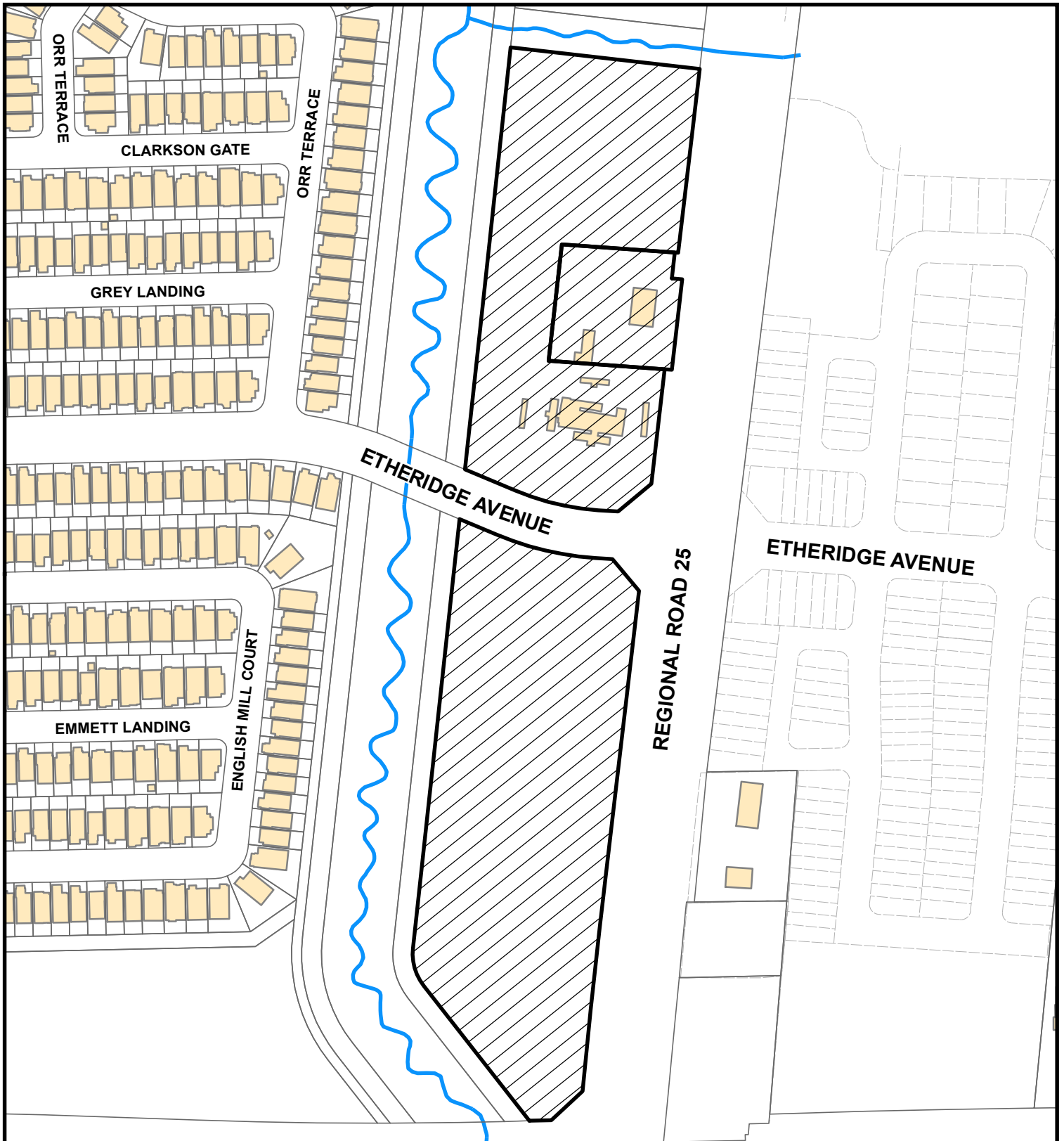




### Recognition of Traditional Lands

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:  
September 11th, 2023

Scale: 1: 2666

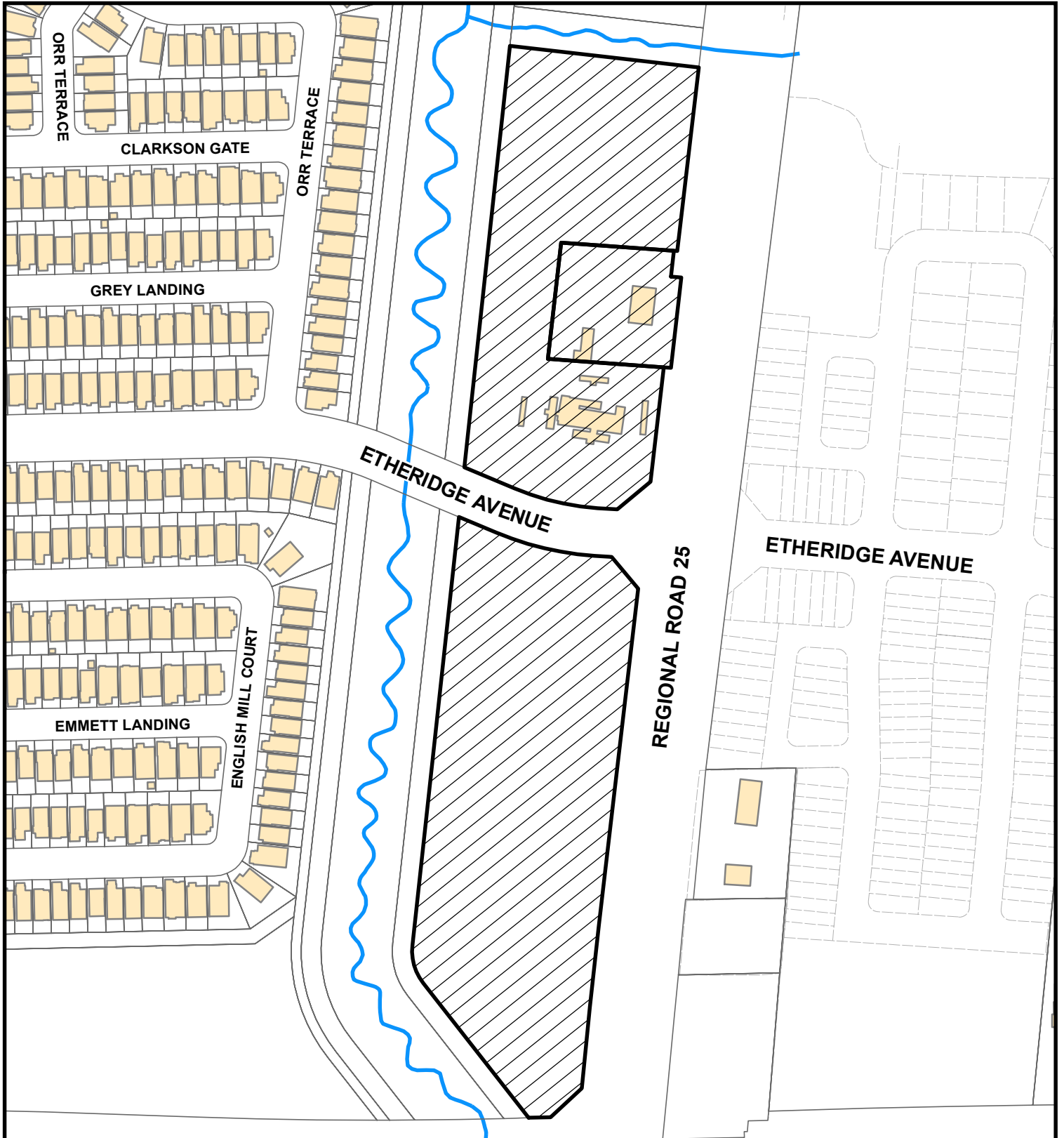
Files: Z-02/18

Development Services Department



Subject Property  
Page 21 of 162

# FIGURE 1 LOCATION MAP

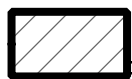


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September 11th, 2023

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Development Services Department



Subject Property  
Page 22 of 162

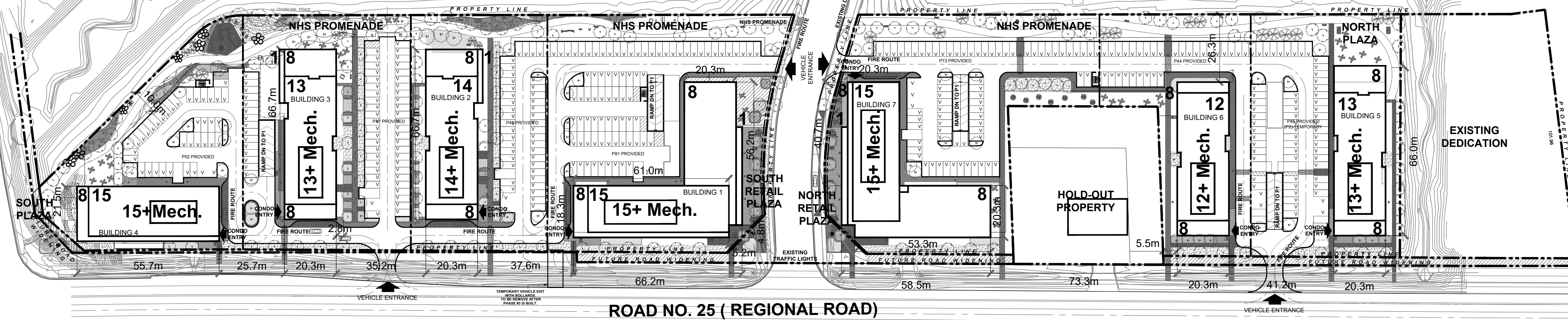


BRITANNIA ROAD

NATURAL HERITAGE SYSTEM (NHS)

NATURAL HERITAGE SYSTEM (NHS)

ETHERIDGE AVENUE



ROAD NO. 25 ( REGIONAL ROAD)

1. ISSUED FOR ZBA 28 JULY 2023

No. Revisions Date

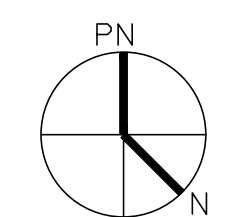
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FRAMGARD MATTAMY

MILTON WEST, ONTARIO



Drawn: JA, MK Scale: 1:1000

Checked: BL Date: 2023-07-28

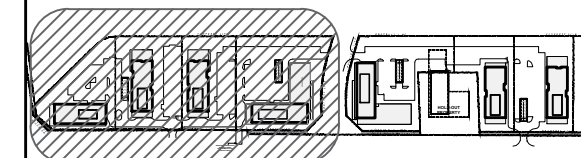
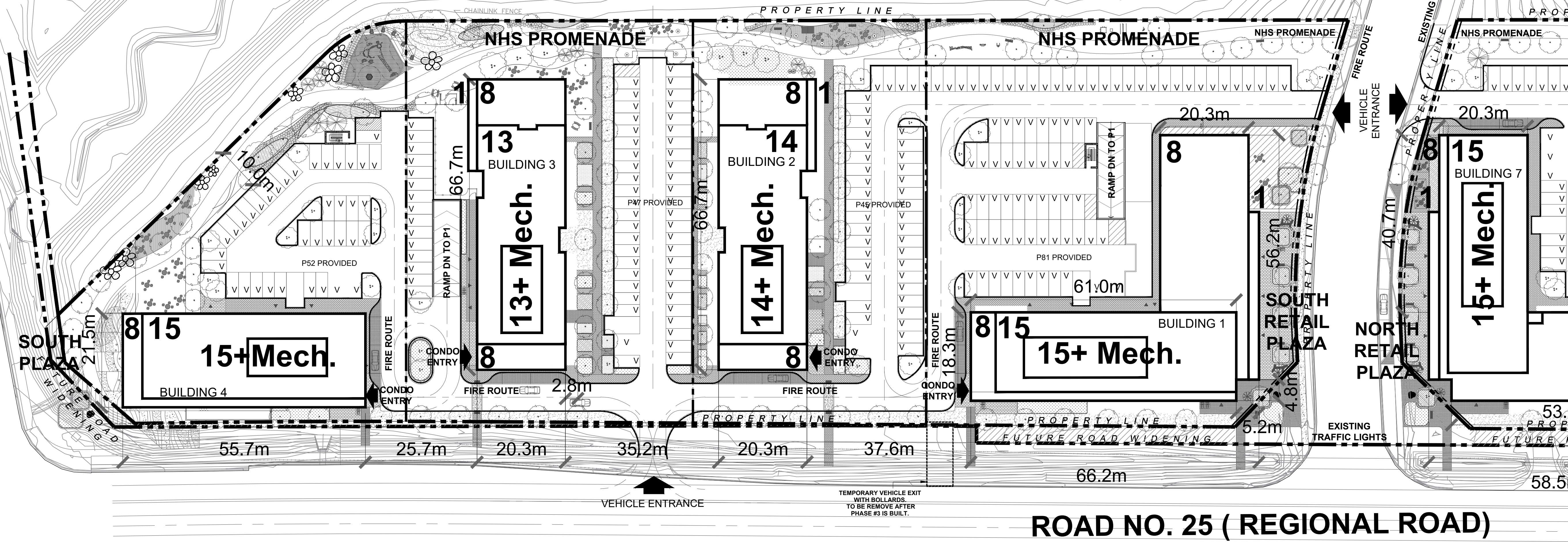
Title: OVERALL SITE PLAN

Project No. 22-210 Drawing No. A100

# NATURAL HERITAGE SYSTEM (NHS)

BRITANNIA ROAD

ETHERIDGE AVENUE



KEYPLAN

1. ISSUED FOR ZBA 28 JULY 2023

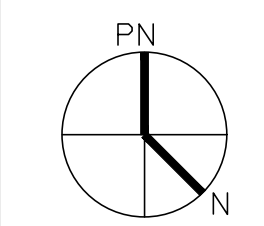
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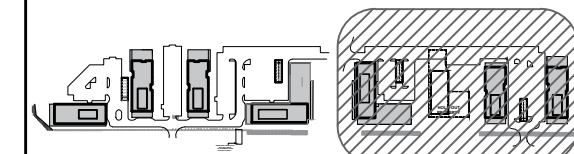
MILTON WEST, ONTARIO



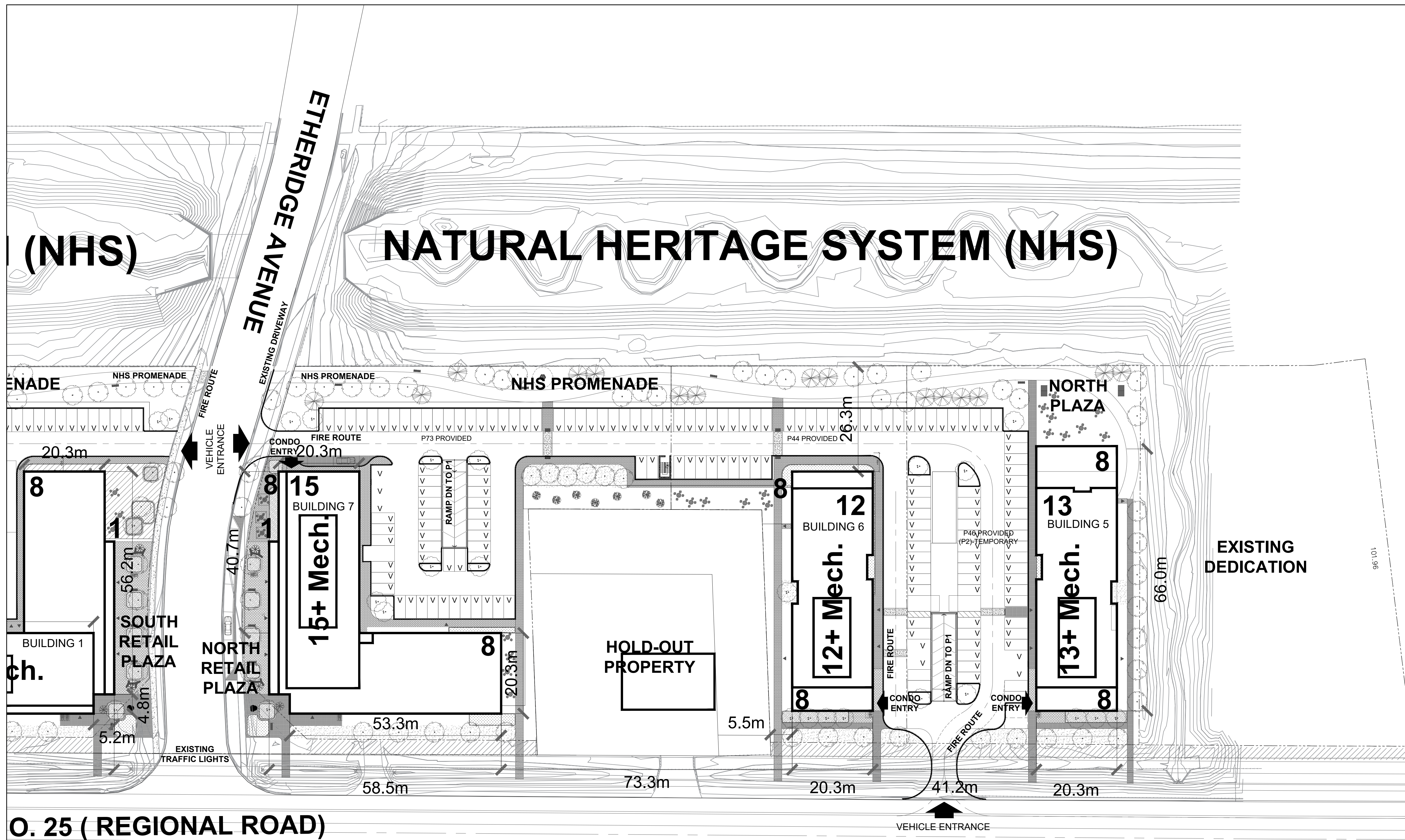
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 Checked: BL Date: 2023-07-28

Title: SOUTH BLOCK SITE PLAN

Project No. 22-210 Drawing No. A251



KEYPLAN



1. ISSUED FOR ZBA 28 JULY 2023

No. Revisions Date

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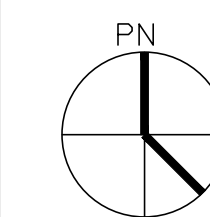
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MILTON WEST, ONTARIO



Drawn

JA, MK

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Checked

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Date

2023-07-28

Title

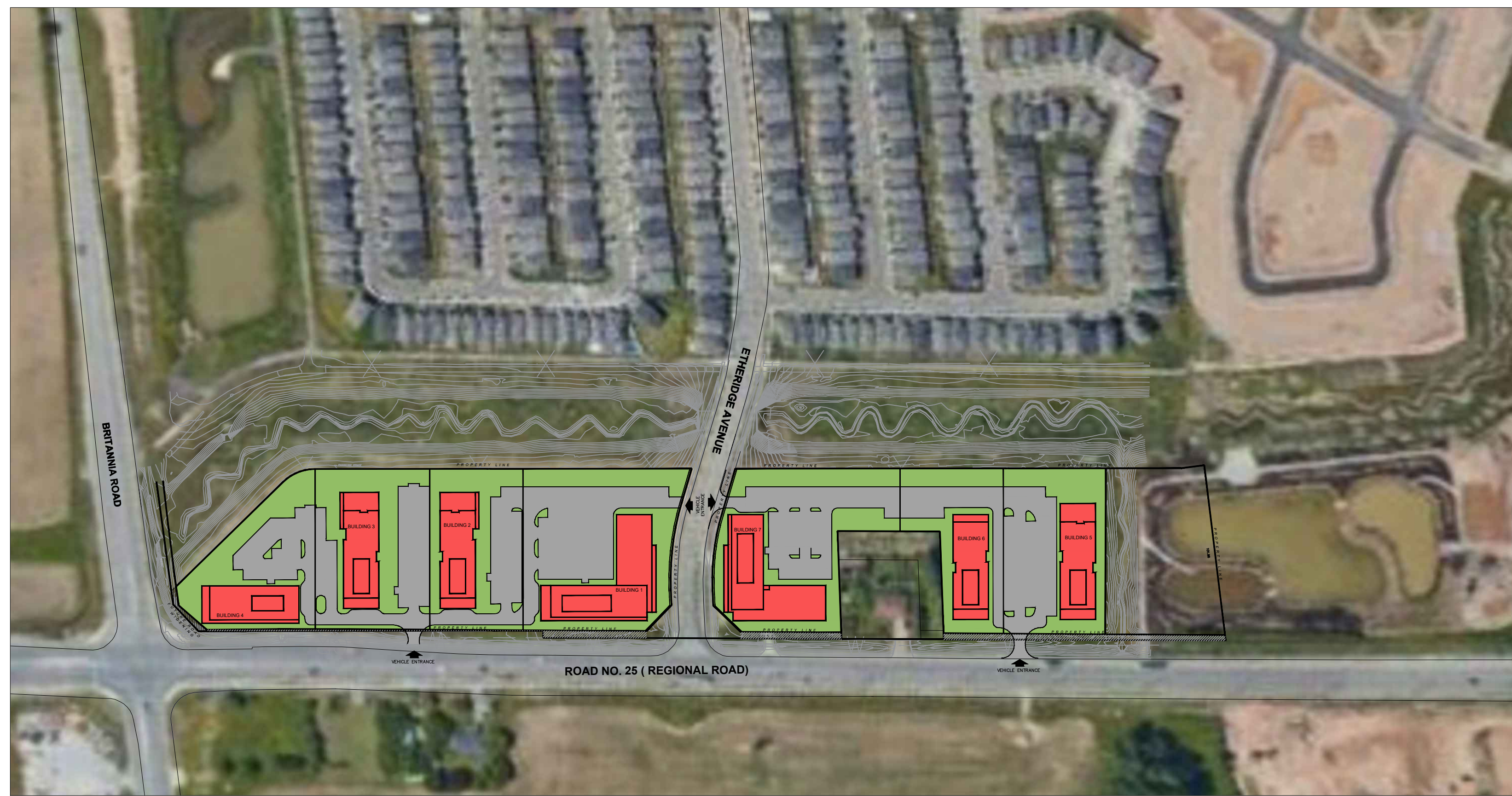
NORTH BLOCK SITE PLAN

Project No.

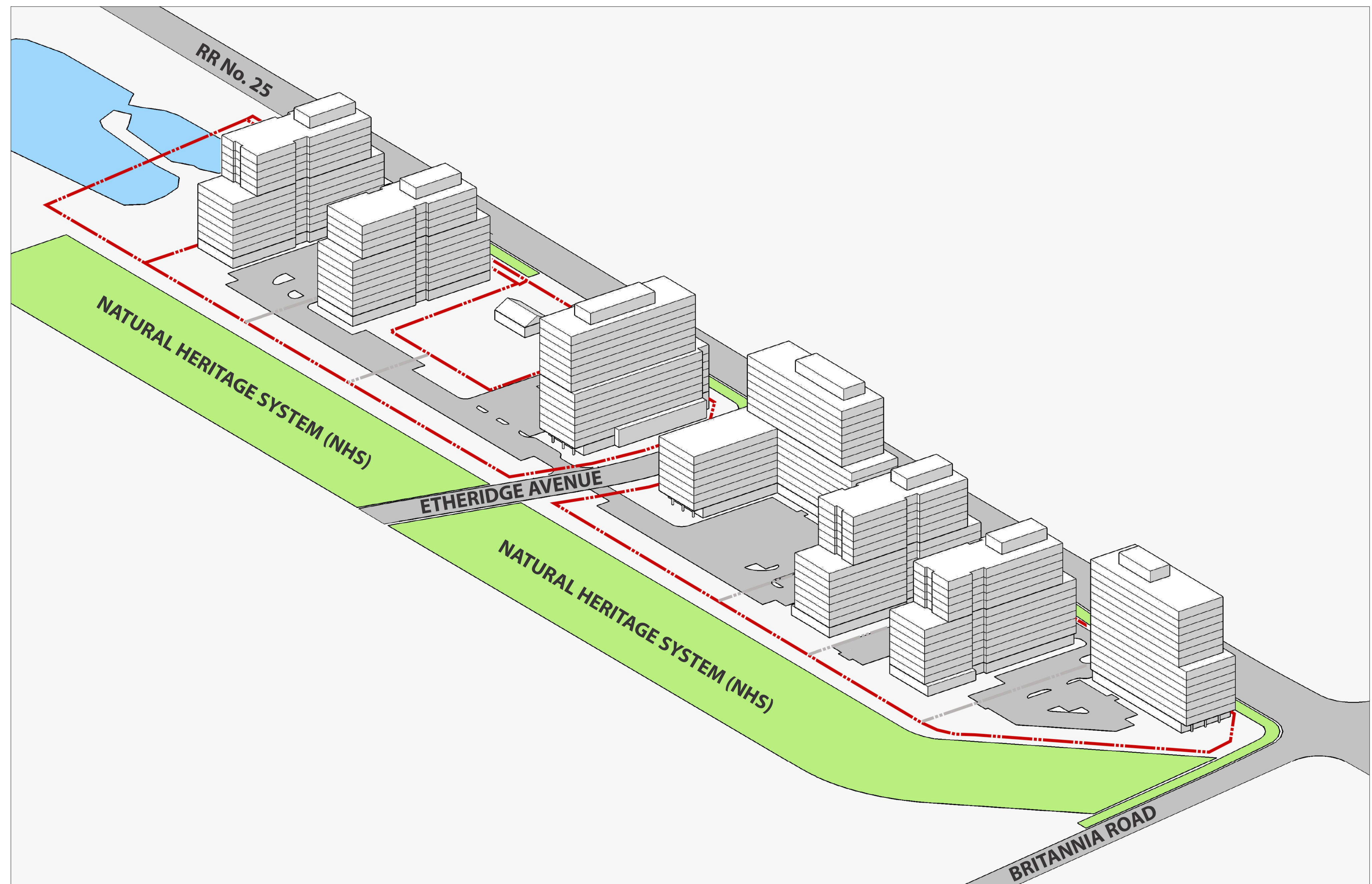
22-210

Drawing No.

A201



1 CONTEXT PLAN  
A002 1:2000

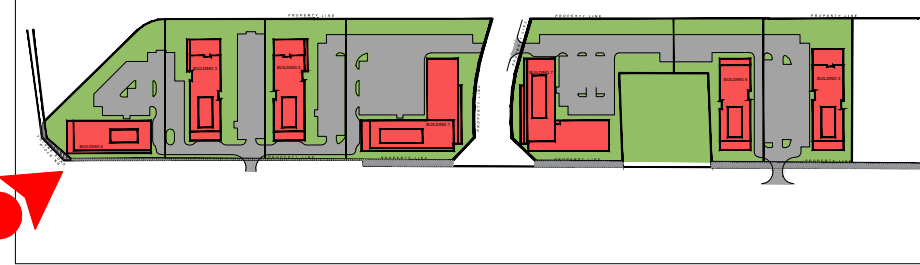


2 3D CONCEPT PLAN  
A002 REF.

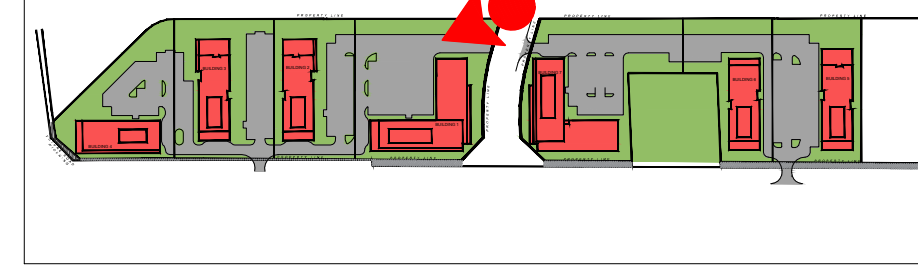
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Title			
CONTEXT PLAN 3D CONCEPT PLAN			
Project No.	22-210	Drawing No.	A002



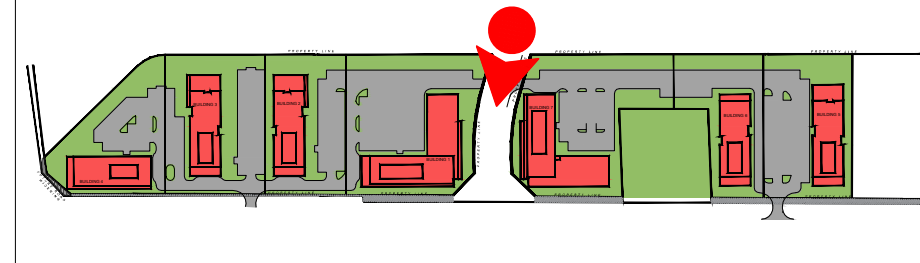
VIEW FROM SOUTH-EAST CORNER



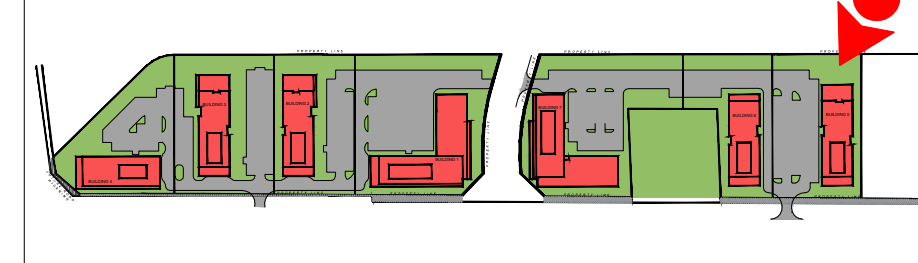
VIEW FROM ETHERIDGE ROAD TO SOUTH BLOCK



VIEW FROM ETHERIDGE ROAD LOOKING EAST



VIEW FROM NORTH-WEST CORNER



1. ISSUED FOR ZBA		28 JULY 2023
No.	Revisions	Date
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Drawn: JA, MK	Scale: N.T.S
Checked: BL	Date: 2023-07-28

Title:  
3D RENDERED IMAGES

Project No. 22-210	Drawing No. A450
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**THE CORPORATION OF THE TOWN OF MILTON**

**BY-LAW NO. -2023**

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 2, 20R-20604; PARTS 2&4 20R-19779; PART 4, 20R-20160; AND PART 19, 20R-20414, PART OF LOT 6, CONCESSION 2, NEW SURVEY, (TRAFALGAR), MATTAMY (MILTON WEST) LIMITED, FILE Z-XX/23

**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 Future Development (FD) Zone symbol to the Mixed Use - Special Section AAA (MU\*AAA) Zone symbol on this property as 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 AAA (MU\*AAA)**

i. Special Site Provisions:

- a) For the purpose of this by-law, where a lot line of a lot abuts a reserve of 0.3 m or less that has been established by the Town to restrict or control access to an abutting street, the lot is considered to have frontage on a public street.
- b) Notwithstanding anything to the contrary, no non-conformity will be created as a result of any severance of the land for the purpose of mortgaging or conveying to a condominium corporation or any public authority.
- c) Notwithstanding Section 4.19.5, Table 4H, balconies and porches/verandas are permitted to be setback 0 m from the lot line.
- d) Notwithstanding Section 4.19.5, Table 4H:
  - a. stairs and air vents associated with an underground parking structure shall be permitted in any yard.

- b. Balconies may encroach 1.8 metres into any yard.
  - e) Notwithstanding Section 5.8 i), Table 5D:
    - (i) 50 perpendicular parking spaces in an underground garage may have a minimum length of 5.3 metres and a minimum width of 2.6 metres to allow for obstructions.
    - (ii) The minimum dimension of a vertical bicycle parking space is:
      - a. Minimum width – 0.6 metres
      - b. Minimum length – 1.5 metres
      - c. Minimum vertical clearance – 1.9 metres
  - f) Notwithstanding Section 5.8.1, Table 5E and Section 5.8.2, Table 5F, the minimum off-street parking requirement for apartment buildings or mixed-use buildings shall be:
    - a. 1 parking space per dwelling unit
    - b. 0.22 parking spaces per residential unit for visitor parking. For mixed use buildings parking spaces for the non-residential component are not required.
    - c. Vehicles associated with a car share program shall be permitted to be parked in required visitor spaces.
  - g) Notwithstanding Section 5.10, Table 5I, 2 short term bicycle parking spaces shall be required per apartment or mixed use building.
  - h) Notwithstanding Section 5.11.1 ii), Table 5K, minimum setback of a loading space to a building shall be 2.0 metres.
  - i) Notwithstanding Section 5.12, Table 5L, minimum setbacks of a parking area shall be:
    - a. Minimum 1.8 metres to a building
    - b. Minimum 2.3 metres to a street line  
Minimum 2.3 metres to a lot line
  - j) Notwithstanding Section 5.14.1, the underground parking structure may be located within 0.0 metres of a street line or lot line.
- ii. Zone Standards:

Notwithstanding the provisions of Section 6.2, Table 6F to the contrary:

- a) Minimum setback to NHS Zone shall be 5 metres. Confirm setback of Building 5 to north property line.
- b) For buildings above 10.5 m in height adjacent to an NHS Zone, 45 degree angular plane requirements shall not apply.
- c) Where residential units are located at-grade within the first storey of a residential building the principal access is not required to be directly accessible from and oriented towards a public street.
- d) The minimum first storey height for a residential apartment building shall be 3 metres;
- e) Maximum height of all buildings is 15 storeys and 55 metres
- f) Surface Area Parking maximum shall be 32%

- g) Balconies oriented toward an arterial road are permitted above 3 metres from established grade.
- h) Maximum length of a main wall shall be 70 metres.
- i) Transformer and telecommunications vaults and pads shall be permitted to project 0.5 metres to a public street beyond the main wall of the building.
- j) Minimum Landscape Open Space shall be 45%
- k) Maximum Floor Space Index for Mixed Use and Residential Buildings shall be 3.0.

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 Ontario Municipal Board dismisses the appeal, this by-law shall come into force on the day of the passing. If the Ontario Municipal Board 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 \*\*\*\*\*, 2023**

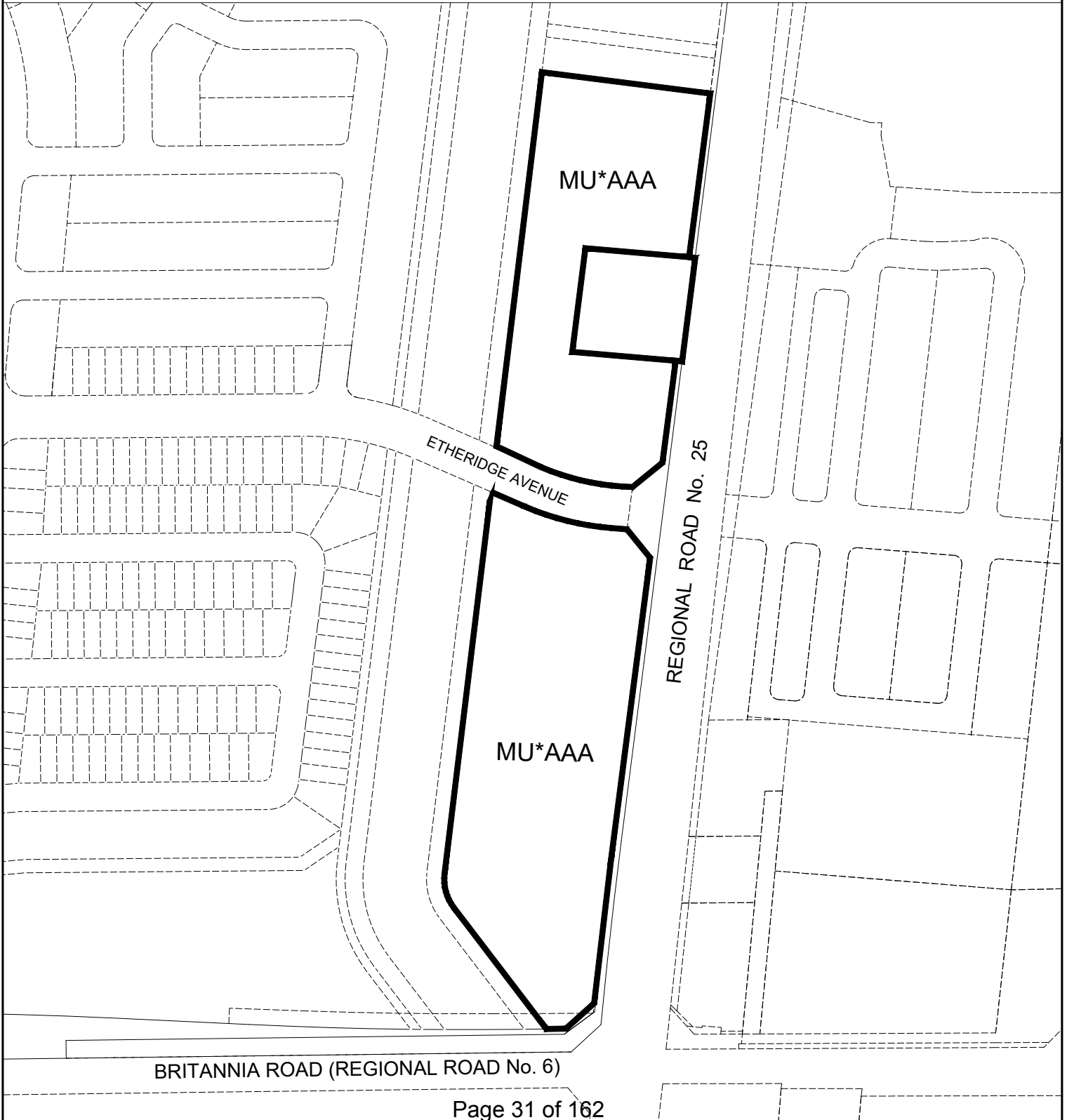
\_\_\_\_\_  
**Gordon A. Krantz** Mayor

\_\_\_\_\_  
**Troy McHarg** Town Clerk



SCHEDULE A  
TO BY-LAW No. \*\*\*-2023  
TOWN OF MILTON

PART OF LOT 6, CONCESSION 2, NEW SURVEY (TRAFALGAR)  
TOWN OF MILTON



BRITANNIA ROAD (REGIONAL ROAD No. 6)