



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: January 29, 2024

Report No: DS-005-24

Subject: Public Meeting and Initial Report: Zoning By-law Amendment by 2376439 Ontario Inc. to the lands known municipally as 6360 and 6382 Regional Road 25 (Town File: Z-11/23)

Recommendation: THAT Report DS-005-24, 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 rezone the subject property located at 6360 and 6382 Regional Road 25 to a site specific Mixed Use (MU*___) Zone. The application is being made to facilitate the development of an eight (8) storey long term care facility with 192 beds and approximately 850 square metres of ground floor 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 future Technical Report will address any issues raised through the consultation and review process.

REPORT

Background

Owner: 2376439 Ontario Inc.

Applicant: Bousfields Inc.

Location/Description:

The subject lands are located in Ward 4, on the west side of Regional Road 25 and south of Louis Saint Laurent Avenue. The lot is municipally known as 6360 and 6382 Regional Road 25 and currently contains a single detached dwelling. The legal description is Concession 2 NS Part Lot 8, and Parts 1 and 2 on 20R-9286.

The lands are located within a Major Node in the Boyne Survey Secondary Plan. The remaining lands located within the node are vacant, including the lands immediately north

Background

and south of the subject property. An existing residential subdivision is located to west of Restivo Lane. The location of the parcel is illustrated in Figure 1 to this report.

Proposal:

The applicant has applied for a Zoning By-law amendment to rezone the lands from the existing Future Development (FD) Zone to a site-specific Mixed Use (MU* ____) zone, to permit the development of an 8 storey long term care home with retail and offices uses at grade. The building is proposed to contain 192 long term care beds and approximately 850 square metres (9,150 square feet) of ground floor commercial/office uses. Figures 2 and 3 of this report include the concept site plan and building elevations.

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

- Draft Zoning By-law Amendment, prepared by Bousfields Inc.
- Urban Design Brief, prepared by G Architects and dated Nov 28, 2023
- Concept Architectural Plans & Elevations, prepared by G Architects and dated Nov 28, 2023
- Existing Conditions and Removals Plan, prepared by MTE on April 13, 2023
- Site Grading Plan, prepared by MTE on April 13, 2023
- Site Servicing Plan, prepared by MTE on April 4, 2023
- Noise report, prepared by Jade Architects on April 24, 2023
- Phase 1 Environmental Site Assessment, prepared by Terraprobe on Dec 8, 2022
- Phase 2 Environmental Site Assessment, prepared by Terraprobe on March 8, 2023
- Traffic Impact Study, prepared by GHD on Nov 28, 2023
- Geotechnical Report, prepared by Terraprobe on Jan 25, 2023
- Hydrogeological Assessment, prepared by Terraprobe on March 7, 2023
- Planning Justification Report, prepared by GSAI on April 24, 2023
- Functional Servicing and Stormwater Management Report, prepared by MTE on Oct 27, 2023
- Structure Basement Foundation Plan, prepared by G Architects on Nov 10, 2023
- Site Survey, prepared by Cunningham McConnell Ltd on June 15, 2022

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 lands are additionally designated as an Intensification Corridor on Schedule K of the Official Plan.

Discussion

The Major Node Area designation permits a variety of high density residential, institutional and office uses. The Secondary Plan policies require a minimum building height of 3 storeys and 1.0 floor space index (FSI) and a maximum building height of 15 storeys and 3.0 FSI for the node. Retail and commercial uses are permitted provided that they are located within the main floor of a multi-storey building and do not exceed 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), which does not permit any new buildings on the lot. A zoning by-law amendment is required to permit the development of the lands as proposed.

The applicant has proposed to rezone the lands to the Mixed Use (MU) zone with site specific provisions. The site specific provisions proposed are related to building setbacks, balconies, and parking areas.

Site Plan Control

Should the application be approved, the applicant will be required to obtain Site Plan Approval prior to the commencement of any development.

Public Consultation and Review Process

Notice of the complete application and statutory public meeting was provided pursuant to the requirements of the Planning Act on January 4, 2024.

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

- Traffic, site access and parking
- Site servicing and stormwater management
- Commercial Uses
- Urban Design

Upon completion of the elevation of the application, a Technical Report with recommendations will be brought forward for Council consideration.



The Corporation of the Town of Milton

Key Milestones

Milestone	Date
Pre-Consultation Meeting	1/11/2022
Pre-Submission Review	6/9/2023
Application Deemed Complete	1/4/2024
Statutory Public Meeting	1/29/2024
Date Eligible for Appeal for Non-Decision	3/20/2024

Financial Impact

None arising from this Report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Natalie Stopar, MCIP, RPP Phone: Ext. 2297
 Acting Senior Planner

Attachments

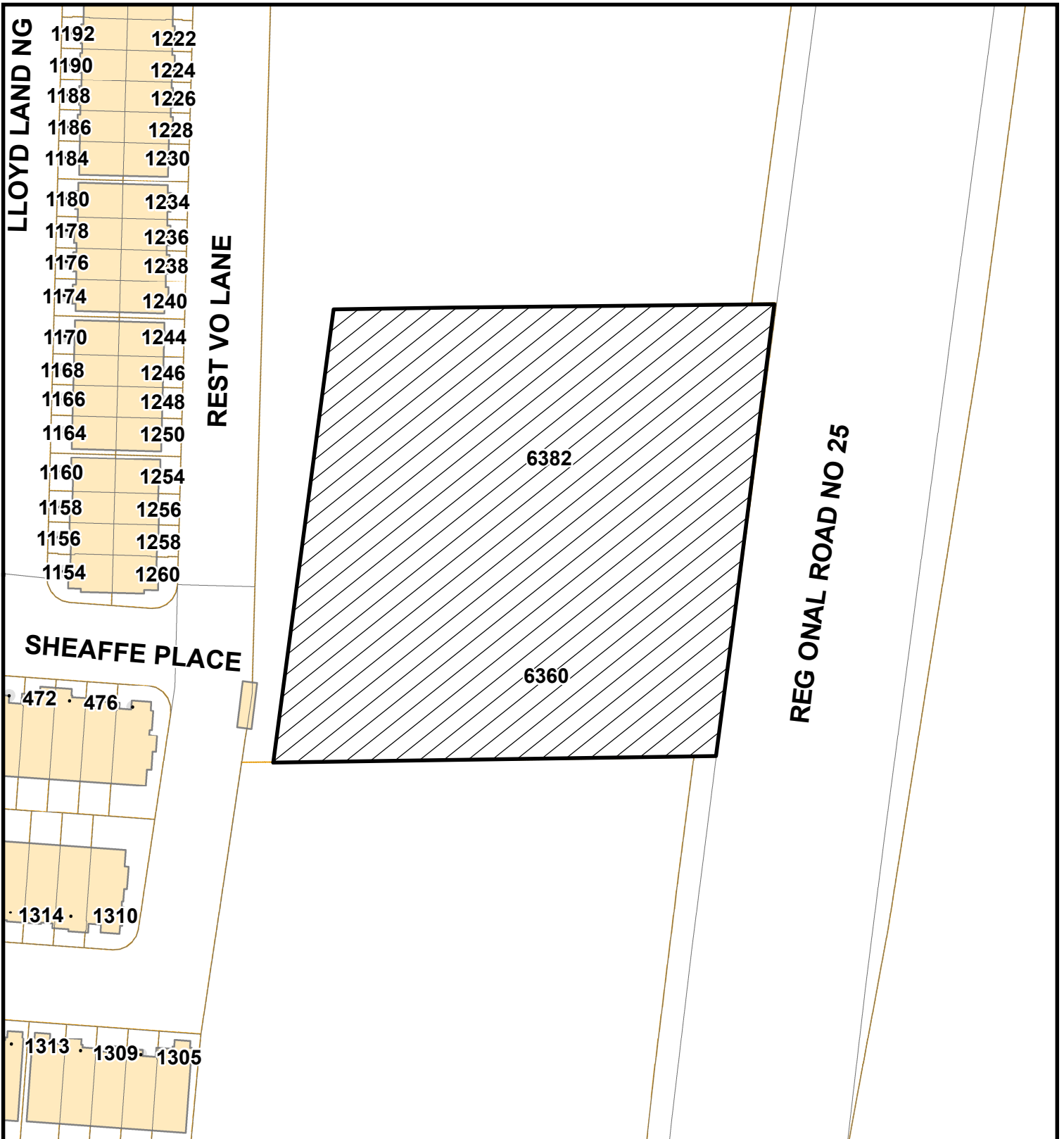
- Figure 1 – Location Map
- Figure 2 – Concept Site Plan
- Figure 3 – Concept Building Elevation
- Appendix 1 – Draft Zoning By-law Amendment

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:
January 29, 2024

Scale: 1: 1,100

Files: Z-11/23

Development Services Department



Subject Property
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LEGAL DESCRIPTION:
PART OF LOT 1 CONVESSION 3, NEW SURVEY GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON
ALL PROPERTY BOUNDARY INFORMATION AS PER SURVEY PREPARED BY ROBERT C. MCNEIL, DATED JUNE 16, 2022

SITE STATISTICS:

PROPERTY ADDRESS:	6360 Regional Rd. 25, Milton, ON, L2T 2A5
PROPERTY LINE:	LONG TERM CARE
PROPOSED SITE USE:	LONG TERM CARE
TOTAL LOT AREA:	8,146.97 m ² (97,835.95 sq ft)
TOTAL BUILDING AREA:	3,371.95 m ² (36,288.89 sq ft) 41%
TOTAL LANDSCAPED AREA:	4,877.71 m ² (52,558.92 sq ft) 59%
TOTAL BUILDING COVERAGE:	41.1%
FUTURE COMMERCIAL RETAIL OFFICES AREA (GFA):	1,110.00 m ² (11,944.48 sq ft)
EXISTING GFA:	NA
TOTAL PROPOSED GFA:	18,613.87 m ² (201,184.48 sq ft)
FLOOR SPACE INDEX:	2.28
TOTAL NUMBER PARKS:	4
BASIC SECS:	12 BASIC
PRIVATE SECS:	139 PRIVATE
SEMIPRIVATE SECS:	72 SEMIPRIVATE
TOTAL NUMBER OF SECS:	163 TOTAL SECS
PROPOSED BUILDING HEIGHT (EXCLUDING MPP):	91.15 m
PROPOSED BUILDING HEIGHT (STOREYS):	8 STOREYS
LOADING SPACE DIMENSIONS:	5.9m x 14m x 11m
REGULATED PARKING SPACE DIMENSIONS (1.2m x 1.2m):	05 (arbitrary) x 8 (B.F. based)
PROPOSED PARKING SPACES:	133 SPACES
TOTAL NUMBER OF PARKING SPACES:	133 SPACES
AMBI-LIGHT PARKING SPACE DIMENSIONS:	2.70m x 5.9m
BARREL-FREE PARKING SPACE DIMENSIONS:	2.70m x 5.9m
TREES REMOVED:	XX TREES (XX Selected for every X tree removed)
TREES PLANTED:	XX TREES (XX Selected for every X tree removed)

SITE LEGEND:

- EXISTING
- SOIL
- SEEDS - FEATURE PLANTING
- BORISIAE TRAIN GARDEN
- ASPHALT PAVING - HEAVY DUTY
- ASPHALT PAVING - LIGHT DUTY
- CONCRETE PAVING 1
- CONCRETE PAVING 2
- HEAVY DUTY CONCRETE PAVING
- PERMEABLE LINT PAVING 1
- PERMEABLE LINT PAVING 2
- PAINTED LINES
- PROPERTY LINE
- SETBACK LINE
- FIRE ROUTE
- FENCE
- RETAINING WALL LOW GUARD RAIL
- FIRE HYDRANT
- FIRE ROUTE SIGN
- ACCESSIBLE PARKING SIGN
- BY CHARGING PARKING SIGN
- BIAMBE CONNECTION
- PRINCIPAL BUILDING ENTRANCE
- BUILDING ENTRANCE - EXIT
- EXTERIOR BUILDING LIGHTING
- EXTERIOR SITE LIGHTING
- BOLLARD WITH LIGHT
- BOLLARD
- CURB RAMP WITH TACTILE MARKING STRIP INDICATOR
- BY CHARGING PARKING SPACE ONLY
- BY CHARGING STATION
- PARKING CURB

PARKING LEGEND:

- BARREL-FREE PARKING SPACE DIMENSIONS: 2700 x 5900
- STANDARD PARKING SPACE DIMENSIONS: 2700 x 5900



1 SITE PLAN
1:200

10	2023-11-27	Issued for Reasoning Pre-Submission	G
9	2023-11-10	Issued for 100% CD	G
7	2023-10-17	Issued for Comprehensive Design Review	G
6	2023-10-05	Issued for MLTC Preliminary Plan Resubmission	G
5	2023-09-02	Issued for CTR Expression of Interest	G
4	2023-07-05	Issued for 50% CD	G
3	2023-05-01	Issued for MLTC Preliminary Plan Submission	G
2	2023-04-06	Issued for 100% SD	G
1	2023-04-06	Issued for Reasoning	G
#	date	revision	by

NOT FOR CONSTRUCTION

All drawing and specifications are the property of the Architect. The contractor shall verify all dimensions and information on site and report any discrepancies to the Architect before proceeding.

Excelligent Milton LTC
6360 Regional Rd. 25, Milton, Ontario

SITE PLAN - PROPOSED



date:	As noted
drawn by:	
reviewed by:	
job number:	20212
sheet date:	2023-11-28 1:21:40 PM
drawing number:	

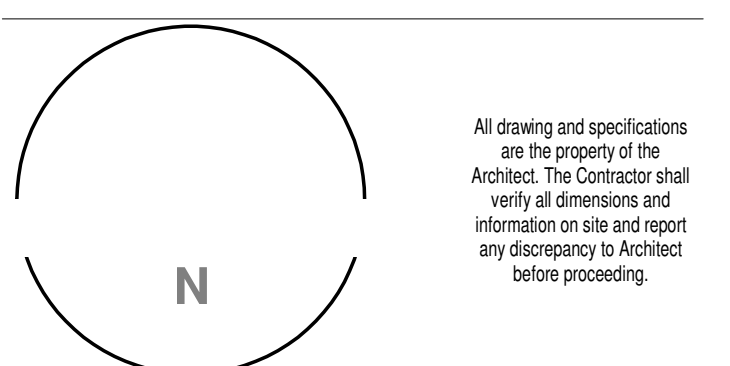
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Figure 3 - Concept Site Plan



STREET PERSPECTIVE

10	2023-11-07	Issued for Rezoning Pre-Submission	G
9	2023-11-03	Issued for 100% DD	G
7	2023-10-17	Issued for Comprehensive Design Review	G
5	2023-09-22	Issued for CMR Expression of Interest	G
#	date	revision	by



Excelligent Milton LTC
6360 Reginald Rd 25, Milton, Ontario

BUILDING RENDERING



author:	
checked by:	
job number:	2002
plot date:	2023-11-28 1:22:48 PM
drawing number:	

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THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 0XX-2024

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 7, CONCESSION 2 NS (TRAFALGAR), BLOCK 41, REGISTERED PLAN 20M-1206, WEST COUNTRY MILTON PROPERTIES LTD., , FILE Z-XX-20

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 zoning from Future Development (FD) to the Mixed Use – AAA (MU*AAA) zone symbol on the lands 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 Mixed Use – AAA (MU*AAA) the following provisions also apply:

1. Special Zone Provisions:

- a) Notwithstanding Table 6F, minimum Interior Side Yard shall be 1.5m;
- b) Notwithstanding Table 6F, retail, commercial and office units located at-grade within the first storey of a residential building, can provide direct access from a private walkway, connected to the public right of way;
- c) Notwithstanding Table 6F, Balconies oriented towards an arterial road are permitted above 5.5m from grade;
- d) Notwithstanding Table 6F, Surface Area Parking (maximum) shall be 42%;
- e) Notwithstanding Table 6F, the maximum height Building height (exclusive of mechanical penthouses, rooftop equipment, elevator tower, stair tower and/or architectural features) shall be 8 storeys or 33.25m;
- f) Section 5.11.1 iv) and v) shall not apply;

- g) Loading Space Requirements: Notwithstanding the provisions of Section 5.11, only 1 loading space is required for all uses;
- h) Notwithstanding Table 5L, the parking/loading area at the rear of the building (facing Restivo Lane) can be set back 0.0m from the building;
- i) Notwithstanding Table 5L, the minimum setback from a parking area to a front lot line, including a street line, shall be 1.5m;
- j) Notwithstanding Table 5E, the minimum required parking for an all uses that are not Long Term Care Facilities shall be 1 parking space per 32m²;
- k) Notwithstanding Table 4H, Ornamental Projections may project into any required yard up to 0.5m.

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.

READ A FIRST, SECOND AND THIRD TIME and FINALLY PASSED this

day of _____, 2024.

G.A. Krantz Mayor

M. Reid Town Clerk

SCHEDULE A
TO BY-LAW No. 2024
TOWN OF MILTON
6360 Regional Road 25,
Town of Milton, Regional Municipality of Halton

LOUIS ST. LAURENT AVENUE

FD

MU*AAA

REGIONAL ROAD 25

SHEAFFE PLACE

RESTIVO LANE

FD

IZUMI GATE



SCALE 1:2000
APRIL 10, 2022

THIS IS SCHEDULE A
TO BY-LAW No. _____, 2024.

REZONED FROM FUTURE DEVELOPMENT (FD) TO:

'MU*AAA - SITE SPECIFIC (MU*AAA)

MAYOR

CLERK