



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: April 15, 2024

Report No: DS-026-24

Subject: Housing Accelerator Fund Initiative #1

Recommendation: THAT Council DIRECT Staff to assess, through the new Official Plan project, the potential to broaden the range of permitted housing types and generally allowing four storeys within 800 metres walking distance of higher order transit lines.

EXECUTIVE SUMMARY

- This report seeks Council direction for the implementation of initiatives related to permitting four storeys as-of-right within 800 metres walking distance of Milton Transit lines.
- Currently, four storey buildings are permitted as of right in almost all residential and mixed use zones with the exception of Low Density Residential Zones.
- Staff recommend that the potential to generally allow a broad range of housing types and four storey buildings as of right be reviewed through the work on the New Official Plan.

REPORT

Background

At its meeting on November 13, 2023 Council endorsed five additional Housing Accelerator Fund initiatives as outlined in Staff report ES - 011 - 23. These five additional initiatives were as follows:

1. Permitting four units as-of-right town-wide;
2. Permitting four storeys as-of-right within 800 metres walking distance of Milton Transit lines;

Background

3. Designate dedicated staff to implement an affordable housing strategy, which should involve liaising with non-market housing providers and other levels of government, guiding projects through the development and permitting process, and identifying lands for affordable non-market housing;
4. Delegate decision-making power for minor re-zonings, as well as approvals for affordable and modular housing, to Town staff;
5. Create incentives to encourage the development of purpose-build rentals and non-market housing.

This report seeks Council direction for the implementation of initiatives related to permitting four storeys as-of-right within 800 metres walking distance of Milton Transit lines. A separate Staff report, CORS-015-24, has been prepared to address Financial Incentives for Rental and Affordable Housing and the dedicated staff for an Affordable Housing Strategy. Additional council approvals will continue to be sought in relation to the other initiatives as the programs are more fully defined.

Discussion

A four (4) storey building would be typically about 12 metres in height. In Milton, buildings of up to 12.5 metres or more in height are permitted as of right in almost all residential and mixed use zones. Low Density Residential Zones are the only residential zones within which a 4 storey building would not be permitted as of right.

The map attached to this report (Appendix A), shows the full extent of all Low Density Residential Zones within 800m of Milton Transit lines.

It should be noted that large swathes of the residential areas shown on the map are within Milton's mature neighbourhoods. In response to public concern about the character and future of the mature neighbourhoods, the Town undertook an extensive study of the elements that add to neighbourhood character with input from the community. On Oct. 19, 2020 Milton Council enacted Official Plan Amendment No. 60 (By-law No. 080-2020), updating policies to better manage development in mature neighbourhoods and character areas. Staff will continue to ensure that new development is in sympathy with and respects the character and residential amenity of these areas



Discussion

Staff recommend that as part of the Town's New Official Plan project the land use permissions within Milton's residential areas be reviewed. While respecting the sensitivity of the mature neighbourhoods, the review will assess the potential to broaden the range of permitted housing types and generally allowing four storeys within 800m walking distance of higher order transit corridors. In addition, Staff will consider applying this principle throughout the Secondary Plans under preparation for new Community Areas.

Financial Impact

[Click here to enter text.](#)

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: David Twigg

Phone: Ext. 2205

Attachments

Appendix A - Low Density Residential Zones

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.

Low Density Residential Zones within 800m of Milton Transit lines

