



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: May 13, 2024

Report No: DS-043-24

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

Recommendation: THAT Staff Report DS-043-24 outlining an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to facilitate the development of eight mixed-use and residential apartment buildings **BE APPROVED;**

AND THAT staff be authorized to bring forward an amending Zoning By-law in accordance with the draft By-law attached as Appendix 1 to Report DS-043-24;

AND FURTHER THAT the Provincial Ministers of Health, Education, Transportation and Infrastructure and Metrolinx receive a copy of this report with a request to review and plan for future Milton District Hospital, school and transportation expansions.

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 Zone (MU*351) with Holding Symbols H83, H84, H85. The Zoning By-law Amendment is being sought to facilitate the development of 8 residential buildings ranging in height from 12 to 15 storeys. The buildings are proposed to contain 1,571 residential units and approximately 920 square metres of ground floor commercial uses.

The subject application is a resubmission of a Zoning By-law Amendment and Official Plan Amendment applications originally submitted in 2018. The original application proposed to rezone the lands to permit 5 six-storey apartment buildings with approximately 833 dwelling

EXECUTIVE SUMMARY

units and a stand alone commercial building. The Official Plan amendment previously requested to permit the stand alone commercial building, is no longer required.

Conclusions and Recommendations

Staff is satisfied that the Zoning By-law Amendment is consistent with the land use policies of the Provincial Policy Statement and conforms to the Town of Milton Official Plan and the Regional Official Plan. Therefore, staff recommends that the application for an amendment to the Town of Milton Zoning By-law 016-2014, as amended, **BE APPROVED** for the following reasons:

1. The proposal conforms to Provincial, Regional and Town planning policy.
2. The proposal represents intensification within a Major Node and Intensification Corridor that would make a positive contribution to meeting the Town's growth targets in accordance with Town, Regional and Provincial planning policy.
3. The proposal meets all of the technical requirements of the affected civic departments and all other agencies.
4. The proposed land use is compatible with surrounding land uses.
5. The proposal represents an efficient use of land and infrastructure.

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 at the northwest corner of Britannia Road and Regional Road No. 25. 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. Existing residential lands are located on the west side of the creek corridor.

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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 a Mattamy builder compound and an existing residential property.

Proposal:

The initial Zoning By-law Amendment application submitted in March 2018 proposed to rezone the lands to permit 5 six-storey apartment buildings with approximately 833 dwelling units and a stand alone commercial building. An Official Plan Amendment was previously requested to permit a stand alone commercial building with a floor area of approximately 2,300 square metres.

The application was substantially revised in July 2023. The revised proposal included 8 buildings ranging in height from 10 to 15 storeys, with a total of 1,912 units and 929 square metres of commercial floor area. As the commercial uses were incorporated into the first storey of the buildings, the related Official Plan Amendment was no longer required and closed.

As a result of the revisions to the Zoning By-law Amendment application, staff held additional Statutory Public Meetings on September 11, 2023 and October 23, 2023. Two Statutory Public Meetings were held due to an inadvertent error in the public notice for the first meeting.

As a result of concerns raised by Town staff and the public (see public comments attached as Appendix 2), the applicant revised the proposal and submitted revised drawings and reports on January 2024. The Zoning By-law Amendment application now seeks to permit eight 12 to 15 storey apartment buildings, with 1,571 units and 919 square metres of ground floor commercial. Two floors of underground parking are proposed.

The key changes from the July 2023 application and the January 2024 application include a reduction to the number of dwelling units, a reduction to the total floor space index, a reduction to the surface parking area and increase to the landscaped open space, and an

increased setback between the proposed buildings and the existing natural heritage system along the western property line. A summary of the proposed changes are outlined below:

Item	July 2023 Submission	January 2024 Submission	Change
Unit Count	1912 units	1571 units	341 unit reduction
Building Heights	Bld 1-15 storeys Bld 2-14 storeys Bld 3-13 storeys Bld 4-15 storeys Bld 5-15 storeys Bld 6-12 storeys Bld 7-13 storeys Bld 8-15 storeys	Bld 1-15 storeys Bld 2-12 storeys Bld 3-10 storeys Bld 4-13 storeys Bld 5-15 storeys Bld 6-12 storeys Bld 7-14 storeys Bld 8-11 storeys	No change -2 storeys -3 storeys -2 storeys No Change No Change +1 storey -4 storeys
Density (FSI)	3.00	2.41	0.59 reduction
Surface Parking Stalls	420 spaces	346 spaces	74 space reduction
Surface Parking Area	13,685 sq.m	10,407 sq.m	3,278 sq.m reduction
Residential Parking Rate	1.0 spaces per unit	1.0 spaces per unit	No change
Visitor Parking Ratio	0.22 visitor spaces per unit	0.22 visitor spaces per unit	No change
Retail Floor Area	929 sq.m	919 sq.m.	10sq.m reduction
Setback from buildings to NHS	27 metres	49 metres	22 metre increase
Landscaped Area	7,648 sq.m	11,527 sq.m	3,879 sq.m increase
Landscaped Area per unit	4 sq.m. per unit	7 sq.m. per unit	3 sq.m. per unit increase

Figures 2-6 of this report include the concept site plan and building elevations.

Supporting Studies and Reports

The following information has been submitted by the applicant in support of the applications. It should be noted that there have been a number of updates and revisions to the studies

Background

made either because of changes to the proposal or in response to comments received from Town staff, external agencies, and the public:

- Topographical Surveys, prepared by Rady-Pentek & Edward Surveying Inc.
- Concept Plans, prepared by Core Architects and dated January 19, 2024
- 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 January 2024
- Public Engagement Strategy, prepared by Korsiak Urban Planning and dated July 28, 2023
- Phase 1 Environmental Site Assessment, prepared by Pinchin and dated January 19, 2024
- Letter of Reliance, prepared by Pinchin and dated January 19, 2024
- Geotechnical Report, prepared by MCR Engineerings LTD and dated January 2024
- Geohydrology Report, prepared by MCR Engineerings LTD and dated January 2024
- Functional Servicing Report, prepared by WSP Group and dated January 19, 2024
- Stormwater Management Report, prepared by WSP Group and dated January 19, 2024
- Transportation Impact Study & Parking Justification Report, prepared by BA Group and dated January 2024
- Solid Waste Management Plan, prepared by Burnside and dated July 2023
- Urban Design Brief, prepared by Acronym Urban Design & Planning and dated March 27, 2024
- Shadow Study, prepared by Core Architectes and dated January 19, 2024
- Noise Impact Study, prepared by HGC Engineering and dated January 18, 2024
- Landscape Concept Plan, prepared by Core Architects and March 2024

Discussion

Planning Policy

The Planning Act requires that a decision of Council be consistent with the provincial policy statement and conform to any provincial plans that are in effect. Town staff has reviewed the application in relation to the policies of the Provincial Policy Statement (PPS) (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019).

Discussion

The Provincial Policy Statement (PPS) (2020)

The policy direction in the PPS is to focus growth and development within settlement areas and to permit and facilitate a range of housing options which respond to current and future needs.

The policies encourage efficient development patterns and intensification that optimize the use of land, resources, and public investments in infrastructure. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, by protecting the environment and public health and safety, and by facilitating economic growth.

These provincial policies identify that healthy, liveable and safe communities are sustained by:

- promoting efficient development and land use patterns which support the financial well-being of municipalities over the long term;
- accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs;
- promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- ensuring necessary infrastructure and public service facilities are or will be available to meet both current and projected needs;
- promoting development and land use patterns that consider biodiversity and prepare for the regional and local impacts of a changing climate.

The PPS states that land use patterns within settlement areas are directed to be based on densities and a mix of land uses which efficiently use land and resources, are appropriate for and efficiently use the infrastructure and public service facilities which are planned or available in order to avoid the need for unjustified and/or uneconomical expansion, to minimize negative impacts to air quality and climate change and promote energy efficiency, to support active transportation, and to be transit-supportive, where transit is planned, exists or may be developed.

The Province directs planning authorities to identify appropriate locations and promote opportunities for transit-supportive development that can accommodate a significant supply and range of housing options through intensification and redevelopment. Development

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standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. Municipalities are directed to set minimum targets for intensification and development within built-up areas, with new development taking place in designated growth areas adjacent to the existing built-up areas and with a compact form, mix of uses and densities that allow for the efficient use of land.

Lastly, planning authorities are directed to support energy conservation and efficiency, improved air quality, reducing greenhouse gas emissions, and preparing for the impacts of a changing climate through promoting a compact urban form, promoting active transportation and transit, and encouraging transit supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) is a regional growth plan for the Greater Golden Horseshoe that builds on the Provincial Policy Statement (PPS). It provides a framework for where and how the region will grow and it promotes achieving complete communities that have access to transit networks, that protect employment areas, and that increase the amount and variety of housing.

Some of the guiding principles of the plan include:

- Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime;
- Prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability;
- Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.
- Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions;
- Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities; and
- Integrate climate change considerations into planning and managing growth such as planning for more resilient communities and infrastructure - that are adaptive to the impacts of a changing climate - and moving towards environmentally sustainable communities by incorporating approaches to reduce greenhouse gas emissions.

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The plan also supports the achievement of complete communities by establishing minimum intensification and density targets that are implemented through the Halton Region Official Plan and the Town of Milton Official Plan.

Region of Halton Official Plan (ROP)

In the Regional Official Plan the subject lands are designated as “Urban Area”, “Designated Greenfield Area”, and “Regional Intensification Corridor”. The ROP also sets targets for development within the Built-Up Area and in the Designated Greenfield Areas. For Milton a minimum density of 59 people and jobs per hectare in the designated greenfield area by 2041 is established.

The policies of the Urban Area designation supports residential intensification and the development of vibrant and healthy mixed-use communities. Section 72 of the ROP sets out some of the principal objectives of the Urban Area designation. Some of the objectives include:

- To support a form of growth that is compact and supportive of transit usage and non-motorized modes of travel, reduces the dependence on the automobile, makes efficient use of space and services, promotes live-work relationships and fosters a strong and competitive economy.
- To identify a Regional Urban Structure that directs growth to Strategic Growth Areas and protects Regional Employment Areas.
- To facilitate and promote intensification and increased densities.

The ROP defines a “Regional Intensification Corridor” as a Strategic Growth Area identified along major roads, arterials or higher order transit corridors that are planned to accommodate a significant amount of growth in alignment with the delivery of frequent transit and to support future transit projects. The policies direct development with higher densities and mixed uses to Strategic Growth Areas including the Regional Intensification Corridor.

It is staff’s opinion that the proposal conforms to the Regional Official Plan as it meets all of the relevant policies and objectives as outlined above. Halton Region has reviewed the application and supports its approval provided that a holding provision is included in the Zoning By-law Amendment related to servicing allocation.

Town of Milton Official Plan

In the Town of Milton Official Plan, the lands are designated as:

- Urban Area (Schedule A)

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- Residential Area (Schedule B)
- Boyne Survey (Schedule D1)
- Intensification Corridor (Schedule K)

Additionally, in the Boyne Survey Secondary Plan, the lands are designated as:

- Major Node Area (Schedule C.10.C)
- Gateway (Schedule C.10.C)

The Urban Area policies of the Town Official Plan direct growth to the Town's Urban Area in accordance with Provincial and Regional Policy. The Residential Area policies apply to areas where the predominant use of land is, or is intended to be residential.

Section 2.1.3.2 states while higher density mixed use development is generally directed towards to the Urban Growth Centre, additional mixed use development at higher densities is planned to occur within secondary mixed use nodes located at significant intersections, and along intensification corridors.

The Official Plan includes various policies that support intensification. Section 2.1.6.1 states that the Town shall promote intensification in order to support the development of compact, efficient, vibrant, complete and healthy communities that:

- a) Support a strong and competitive economy;
- b) Protect, conserve, enhance and wisely use land, air and water;
- c) Optimize the use of existing and new infrastructure;
- d) Manage growth in a manner that reflects Milton's vision, goals and strategic objective;
- e) Support achievement of the intensification and density targets of this Plan.

Section 2.1.6.3 states that the intensification and the development of Intensification Areas shall be promoted to achieve the following objectives:

- a) To provide an urban form that is complementary to existing developed areas, uses space more economically, promotes live-work relationships, fosters social interaction, enhances public safety and security, reduces travel by private automobile, promotes active transportation, and is environmentally more sustainable;
- b) To provide opportunities for more cost-efficient and innovative urban design;
- c) To provide a range of employment opportunities, facilities and services in centralized locations that are readily accessible by public transit;

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- d) To provide a diverse and compatible mix of land uses, including residential and employment uses, to support neighbourhoods;
- e) To create a vibrant, diverse and pedestrian-oriented urban environment;
- f) To cumulatively attract a significant portion of population and employment growth;
- g) To provide high quality public open spaces with site design and urban design standards that create attractive and vibrant places;
- h) To support transit and active transportation for everyday activities;
- i) To generally achieve higher densities than the surrounding areas;
- j) To achieve an appropriate transition of built form to adjacent areas;

Furthermore, the Official Plan specifies that intensification in residential areas shall generally be directed to strategic growth areas including intensification corridors areas as identified on Schedule K. The policies specify that development in these intensification areas shall be guided by:

- a) The character of adjacent established residential neighbourhoods shall be respected in terms of height, massing and setbacks;
- b) Buildings shall be stepped back, terraced or setback to maintain an appropriate transition and relationship between the different built forms;
- c) Rear or side yards abutting existing residential development shall be designed to include fencing and landscaping and other design features to mitigate noise, light and visual impacts;
- d) The development shall not cause traffic hazards or an unacceptable level of congestion on surrounding roads;
- e) The site shall be easily accessible by public transit;
- f) Site design shall take advantage of natural topography and vegetation to minimize the impacts of building height on adjacent land uses;
- g) Surface parking shall be discouraged; and,
- h) Impacts on adjacent properties resulting from grading, drainage, service area locations, access and parking shall be minimized.

Boyne Survey Secondary Plan

Discussion

The Boyne Survey Secondary Plan forms part of the Town's Official Plan and was prepared to provide a policy framework to guide development and manage growth within the area. As previously mentioned, the Secondary Plan designates the subject lands as a Major Node Area and a Gateway.

A key component of the Secondary Plan, is to establish the minimum overall development density for the area. The highest density in the secondary plan is directed to the Major Node Areas. The Major Node Area policies permit buildings up to a maximum height of 15 storeys and a density of 3.0 Floor Space Index (FSI) for high density residential uses. Retail and service commercial uses are permitted up to a maximum of 2,787 square metres (approximately 30,000 square feet).

The gateway policies of the secondary plan identify Regional Road 25 and Britannia Road as a Gateway. The policies recognize these areas as key points of entry to the Milton Urban Area and require special design treatment of both the road allowance and any development adjacent to the road allowance.

It is staff's position that the proposed development is consistent with and conforms to the Provincial Policy Statement and A Place to Grow, and further conforms to and meets the intent of both Regional and Town Official Plan policy direction. Staff further clarifies that an Official Plan Amendment is not required for the proposed development.

Zoning By-law 016-2014, as amended

The subject lands are currently zoned Future Development (FD) which does not permit any development on the lands. A zoning by-law amendment is required to permit the development of the Major Node block.

The applicant has proposed to rezone the subject lands to a site-specific Mixed Use Zone to facilitate the development of 8 residential buildings ranging in height from 12 to 15 storeys. The buildings are proposed to contain 1,571 residential units and approximately 920 square metres of ground floor commercial uses.

Attached to this report as Appendix 1 is the site specific Zoning By-law Amendment including the respective holding provisions. The Zoning By-law Amendment proposes to rezone the lands to a site specific Mixed Use Zone (MU*351) with Holding Symbols H83, H84, H85.

The Mixed Use Zone would permit a variety of residential and ancillary commercial uses as established in the parent Zoning By-law. This would include apartment buildings and mixed-

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use buildings. Commercial uses would also be permitted including an art gallery, bank, commercial skill school, day care centre, dry cleaning depot, fitness centre, medical clinic, laundromat, office, personal service shop, restaurant, retail store, and veterinary clinic.

The site specific provisions *351 would:

- Adjust the definition of a lot, to assist in administering the zoning by-law for the multi-phase development;
- Permit more than one residential building on a lot;
- Specify a maximum 15 storey building height for the building towers and maximum 8 storey height for the building podiums;
- Require a minimum 22 metre separation between building towers;
- Permit larger balcony projections;
- Require a minimum parking rate of 1.0 parking spaces per unit and 0.22 visitor parking spaces per unit;
- Permit shared parking between the visitor parking and commercial parking spaces;
- Establish minimum parking area setbacks;
- Establish minimum building setbacks, including an increased building setback to the NHS zone;
- Permit a small encroachment of two buildings into the angular plane;
- Require waste storage areas to be located within the principal building;
- Specify a maximum number of dwelling units, FSI, surface parking area, and landscaped open space area for each site area north and south of Etheridge Ave; and
- Require a minimum of 900 square metres of commercial floor area of the site.

As the detailed building designs will be finalized through the site plan process, it is noted that planning staff rounded up a variety of Zoning By-law provisions, including maximum dwelling units, maximum FSI, and surface parking area, to provide for some flexibility during the site plan review.

The site specific Zoning By-law Amendment also proposes to add Holding symbols H83 and H85 to portions of the lands. These holding provisions would not permit any development on the lands until:

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- The Owner has secured servicing allocation to the satisfaction of the Region of Halton;
- That the Owner provides an updated transportation impact study to the satisfaction of the Town of Milton;
- That the Owner provides a pedestrian level wind study and implements any recommendations to the satisfaction of the Town of Milton; and
- That the Owner has made a site plan application, including detailed design drawings and has entered into a site plan agreement to the satisfaction of the Town of Milton.

An additional Holding Provision H84 is applied to the existing residential property known as 6110 Regional Road 25. This holding provision would require the Owner to provide a development plan detailing how the proposed building could be integrated into the overall development.

Planning staff are satisfied the proposed Zoning By-law Amendment, appropriately implements the Town's Official Plan for the subject lands.

Site Plan Control

Site Plan approval would be required prior to the issuance of a building permit for any new development on the property. Detailed site plan drawings addressing such matters as building elevations, lot grading and drainage, wind, lighting and landscaping will be required to be submitted for review and approval. The Owner will also be required to enter into a site plan agreement with the Town and provide securities to guarantee the completion of works in accordance with the approved drawings.

Staff has also included the holding provision (H85) that requires the Owner to provide an updated transportation impact study, window study, and site plan drawings which will help to ensure that an enhanced level of urban design is achieved on the site.

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 second Statutory Public meeting was held on September 11, 2023 however, it came to the Town's attention that due to an inadvertent technical error, not all of the properties were captured in the required circulation area of 200 metres. Accordingly, the Town hosted an

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additional public meeting to ensure that the required notice was provided to all of the residents within 200 metres of the subject property.

Notice for the third Statutory Public Meeting on October 23, 2023 was provided pursuant to the requirements of the Planning Act on September 22, 2023, to all residents within 200 metres of the subject properties.

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.

All materials, technical studies and reports prepared in support of the applications were made available to the public via the Town's website and through ShareFile. Staff received public comments at the previous Statutory Public meetings and numerous written public comments from Milton residents.

All written submissions have been attached as Appendix 2 to this report. All of the issues raised are addressed in the "Issues of Concern" section of this report. It should be noted that these concerns have been responded to through the various technical reports and supporting studies provided in support of the application.

Agency Consultation:

The Zoning By-law application and all supporting documents were circulated to both internal and external commenting agencies. Halton Region, Town Departments, School Boards and other agencies offered no objection to the application. Agency comments can be found in Appendix 3 of this report. Agencies will continue to work with the applicant through the detailed site plan approval process.

Halton Region had no objection to the Zoning By-law Amendment provided that a Holding Provision was included for the portion of the lands that do not yet have Regional servicing allocation. Town staff have incorporate the Holding Provision into the proposed Zoning By-law Amendment.

Transportation Planning staff also confirmed that they had no concerns with the approval of the development, but noted that a Holding Provision should be included to ensure that minor revisions to the Transportation Impact Study are made prior to site plan approval.

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Lastly, Urban Design staff noted that while they were generally satisfied that the conceptual buildings and that the building designs were consistent with the Town's design guidelines, that the detailed building design should be further reviewed through the site plan process. As a result, staff have incorporated a holding provision to require a detailed site plan application.

Summary of Issues:

Revisions to Application

When the application was originally submitted in 2018, the applicant proposed to develop 5 six-storey apartment buildings with 833 dwelling units and a stand alone commercial building. The application was substantially revised in 2023 to include 8 residential buildings with building heights of up to 15 storeys, with the latest version proposing a total of 1,571 units. Many members of the public expressed concerns with the change to the development application.

While the original application was reviewed by Council and the public starting in 2018, no decisions were made on the application. The applicant is permitted to make changes to the application throughout the course of the application review. Due to the proposed increase to the building heights and density, planning staff required an additional statutory public meeting to notify Council and the public of the proposed changes, and to obtain comments on the revision. Meetings were held at Council on September 11, 2023 and again on October 23, 2023.

Building Heights, Shadow and Privacy

Concerns were raised regarding the height of the development adjacent to existing residential subdivision. In particular, the public had concerns about potential shadow and privacy impacts.

To demonstrate that the height of the proposed building will not cause any negative impacts on surrounding residential uses or the public realm, the applicant provided a Shadow Impact Study prepared by Core Architects, dated January 19, 2024 which is further discussed in the accompany Urban Design Brief. The study was prepared and reviewed in accordance with Milton's Shadow Study Guidelines.

The study adequately demonstrates that the shadow impacts do not negatively impact opposing sidewalks, patio spaces, community parks, and the NHS in accordance with he

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Town's Guidelines. The study also noted that the existing residential properties to the west of the Natural Heritage System (NHS) will not experience shadows from the proposed buildings between 10:00AM and 5:00PM at any time during the year.

It should be noted that the subject lands are separated from the existing residential subdivision to the west by a 57 metre wide Natural Heritage System. The NHS is owned by the Town of Milton and no changes to the size and configuration of the NHS system are proposed. In addition to the NHS system, the applicant has revised the proposed development concept to locate the building closer to Regional Road 25 and farther from the NHS system to the rear. To ensure that the increased building setback is provided, planning staff have included an increase minimum setback from the building podium to the rear lot line into the proposed Zoning By-law Amendment. A minimum podium setback of 32 metres would be required for buildings in the south block and a podium setback of 35 metres would be required for buildings in the north block. The combination of the existing NHS system and the increased building setback will provide a suitable privacy buffer from the proposed development.

The Town of Milton Tall Buildings Guidelines and the Mid-Rise Buildings companion document are intended to assist with policy interpretation and provide a clear design direction for mid and high rise developments. The application has been reviewed by the Town's Urban Design section, which has confirmed that the design demonstrates consistency with the Town's design directions. Urban design staff however, have recommended that a holding provision be included through the Zoning By-law Amendment to ensure that the detailed building design is further reviewed through the site plan application. As a result, planning staff have incorporated a holding provision on the lands requiring detailed designs through a site plan application.

Should the application be approved, the development will be subject to Site Plan Approval which will consider a more detailed review of the built form, urban design, site treatment, lighting and landscaping.

Property Values

The value of a property is dependent on a number of factors including the size and type of property, market trends, location, etc., and is not limited to the impact of surrounding land uses. As a result, case law has demonstrated that property value is not considered to be a planning issue.

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Traffic and Site Access

Concern was expressed regarding the impact of the proposed development on Regional Road 25, Etheridge Avenue and the local road network. The applicant submitted a Traffic Impact Study and Parking Justification Study prepared by BA Group dated July 2023 with a subsequent revision in January 2024. The executive summary of the report states the following:

- Vehicle access and site circulation for each block is proposed via a driveway across each block that provides a connection between a new 4-legged intersection on Etheridge Avenue and a new right-in/ right-out only access (one on each block) at Regional Road 25.
- The development proposes a provision of a minimum resident parking rate of 1.0 space per unit, with non-resident shared parking proposed to be provided at a minimum rate of 0.22 spaces per unit. The proposed parking supply is appropriate for the site based upon the evolving transportation context, observed parking demands at the proxy sites and proposed TDM measures.
- A total supply of 902 bicycle parking spaces is proposed for the site, inclusive of 463 and 439 spaces for the south and north blocks, respectively. The proposed bicycle parking supply exceeds the minimum requirements and will encourage a shift to sustainable travel.
- All of the proposed loading spaces are located at-grade, without any overhead obstructions, and meet the minimum heights required by the Zoning By-law. The proposed loading supply is appropriate.
- The proposed Transportation Demand Management (TDM) Plan aims to reduce automobile use through an on-going strategy that supports and promotes the use of non-auto transportation modes. Proposed TDM measures for the site include pedestrian facilities with a focus on connectivity, bicycle parking/ bicycle repair stations, an appropriate vehicle parking supply, resident traveller information and unbundled parking.
- At full buildout, the proposed development is anticipated to generate in the order of 345 and 410 two-way vehicle trips, during the morning and afternoon peak hours, respectively. If an additional 144 residential units are constructed on the north block

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as a result of the acquisition of the residential property, at full buildout, the proposed development is anticipated to generate in the order of 375 and 450 two-way vehicle trips during the morning and afternoon peak hours, respectively.

- The traffic analysis was completed for a typical weekday for both the morning and afternoon peak periods and indicated that in 2037, all study area intersections will operate acceptably, with the recommended optimization of traffic signal timings at the intersections of Regional Road 25 / Louis St. Laurent Avenue and at Regional Road 25 / Britannia Road. The queuing review indicates no concerns at any of the signalized and unsignalized intersections in the study area. The impact of the site on queuing is only modest and can be accommodated on the existing and future road network.

The study concludes that based on the comprehensive traffic analysis, the proposed development can be accommodated on the future transportation network. It is noted that the study takes into consideration the continued road improvements in the area including the current widening of Britannia Road and the future widening of Regional Road 25.

Residents also expressed concerns with the minimum parking rates proposed. The applicant is proposing a minimum parking rate of 1.0 parking space per residential unit and 0.22 visitor parking spaces per unit. The TIS and Parking study noted:

- A total parking supply of 1,917 parking spaces is proposed, inclusive of 966 and 951 parking spaces for the south and north blocks, respectively.
- In order to assess the resident parking demand at other similar buildings in the area, BA Group conducted evening and overnight resident parking surveys at several residential buildings within Halton Region.
- The highest resident parking demand of 0.96 spaces per resident unit was observed at the 1105 Leger property in Milton. When considering the proxy site in Milton with the sites in Oakville, the average resident parking demand was 0.83 spaces per unit. The proposed resident parking supply ratio of 1.0 spaces per unit is higher than the peak resident parking demand observed at 1105 Leger Way in Milton and is considered to be appropriate.
- The highest resident visitor parking demand of 0.16 spaces per resident unit was observed at 1360 Main Street East, Milton and at 1297 Marlborough Court & 1360 White Oaks Boulevard in Oakville. When considering the proxy site in Milton with the

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sites in Oakville, the average peak resident parking demand was 0.14 spaces per unit. The proposed resident visitor parking supply ratio of 0.22 spaces per unit (to be shared with retail) is higher than the peak resident visitor parking demand observed in the proxy studies and is considered to be appropriate.

The study concludes that the proposed parking supply is appropriate for the site based upon the evolving transportation context, observed parking demands at the proxy sites and proposed TDM measures.

The Town of Milton transportation planning staff reviewed the TIS and Parking Study provided. In addition, the Town retained CIMA+ to peer review the study (at the applicant's expense). Transportation staff noted that while the peer reviewer provided comments on the TIS, that the revisions required were minor in nature and would not have an impact on the overall recommendation of the report. As a result, Town transportation staff did not object to the Zoning By-law Amendment but recommended that a holding provision be included to ensure that a revised TIS is submitted to the Town's satisfaction.

Lastly, Transportation Planning staff have confirmed that the TIS and Parking Study was completed in accordance with the Town Terms of Reference. Prior to a traffic consultant carrying out the necessary tasks to prepare the TIS, a Terms of Reference is required to be circulated to Town Staff in order to determine an appropriate scope of work. The applicant/consultant fulfilled these requirements to the Town's satisfaction. As Planning staff rely on the expertise of the Town's Transportation staff in assessing the provision of parking, planning staff support the requested parking rate.

Configuration of Surface Parking Spaces

Some residents expressed concerns regarding the configuration of the surface parking spaces and the potential for lights to shine into backyards. Planning staff note that due to a grade change from Etheridge Avenue to Britannia Road, some of the surface parking spaces in the southern block will be elevated.

The subject lands are separated from the existing residential subdivision to the west by a 57 metre wide Natural Heritage System. In addition, the applicant has proposed a landscaped promenade adjacent to the NHS.

To ensure that the parking spaces are adequately separated from the existing residential uses, the proposed Zoning By-law Amendment includes a minimum 9 metre setback from all parking areas to the lot line that abuts the Natural Heritage System. In addition, planning staff

Discussion

will review the detailed design of the parking and landscaping areas, including fencing and lighting, through a future site plan application.

Outdoor Amenity Space & Surface Parking

Council and the community were concerned with amount of surface parking and landscaped open space as presented in the 2023 development concept. As noted above, the development concept was revised in 2024 to decrease the amount of surface parking (3,278 sq.metre reduction) and increase the amount of landscaped open space (3,879 sq.metre increase) on the site. In particular, the applicant has increased the amount of landscape open space abutting the Natural Heritage System to provide a large outdoor amenity area for the community. The development also includes 2 levels of underground parking with the visitor and commercial parking spaces located at grade.

Commercial Uses

Concerns were expressed with the lack of commercial space in this location of Milton. The subject site is located within a Major Node in the Town of Milton Official Plan. The policies permit retail and service commercial uses up to a maximum of 2,787 square metres.

The proposed Zoning By-law Amendment would permit a variety of commercial uses in the ground floor of the buildings. Permitted commercial uses would include an art gallery, bank, commercial skill school, day care centre, dry cleaning depot, fitness centre, medical clinic, laundromat, office, personal service shop, restaurant, retail store, and veterinary clinic. In addition, the Zoning By-law Amendment would require that a minimum of 900 square metres of commercial floor area would be required.

Site Servicing

The portion of the subject lands located outside of the “Built Boundary” is subject to the Regional Allocation Program. Halton Region has confirmed that the Owner has secured sufficient allocation to support the development of the three buildings in Phases 1, 2, and 3 (with a total of 575 proposed units).

As servicing allocation has not been secured for the remaining phases 4-8 (with a total of 996 proposed units), the Region has requested that a Holding Provision be added to the lands to ensure that sufficient servicing allocation is secured prior to any development. Town

Discussion

Planning staff have incorporated the Holding Provision into the proposed Zoning By-law Amendment.

Noise from Regional Road 25

A Noise Impact Study was prepared by HGC Engineering in support of the application. The study was completed to assess the noise impact potential of noise sources affecting the proposed development. The study identified that the primary noise sources impacting the site were road traffic on Britannia Road and Regional Road 25. A secondary noise source is road traffic on Etheredge Avenue. The study also considered the future traffic sounds of due to the expansion of these roadways.

The study identified that mitigation measures are required including:

- Air conditioning systems for all proposed buildings;
- Upgraded building glazing; and
- Warning clauses to inform future residents of road traffic noise impacts.

Through a future site plan application, a detailed assessment will be required to ensure appropriate noise control measures have been incorporated into the final design.

Future Development on the East Side of Regional Road 25

The lands east of Regional Road 25, at the corner of Regional Road 25 and Britannia Road are vacant with the exception of a few single detached dwellings. These lands have the same land use designations as the subject property.

While development applications for these lands were submitted in 2016, the applications have not been active for many years. Planning staff note that in order for any development to proceed on these lands, the owner would be required to obtain the necessary Zoning By-law Amendment application. Similar to the subject application, any development applications on these lands would be reviewed in accordance with planning policies and would require the submission of all necessary supporting studies.

School Capacity

Concerns were expressed regarding the number of school children the proposed development would accommodate and the impact to the local school system. Both the Halton



Discussion

Catholic District School Board and the Halton District School Board offered no objections to the proposed application subject to standard conditions and warning clauses be applied at the time of a future site plan/plan of condominium application. Staff are aware of the constraints Schools within the Town are facing with the increasing student population and will continue to work with the School Boards to accommodate future schools within the municipality.

Estimated Population of the Development

The development proposes a total unit count of 1,571 residential units. Utilizing Milton's 2021 Development Charge Background Study which notes 1.59 Persons Per Unit (P.P.U) for high density developments, the proposed development will accommodate an estimated population of approximately 2,502 people.

Conclusion:

It is the opinion of Planning staff that the proposed amendment to the Town's Zoning By-law conforms to Provincial, Regional, and Local planning policy, and achieves acceptable engineering and urban design standards. The proposed use, height and density are compatible with adjacent land uses, resulting in appropriate development of the subject lands. It is the opinion of staff that the proposed development will not only achieve appropriate intensification in a planned location but will also contribute to providing a complete community by offering additional housing options and commercial uses.

Staff recommends that the Zoning By-law amendment, attached as Appendix 1, be brought forward for Council adoption subject to the required holding provision.

Financial Impact

None arising from this Report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Natalie Stopar, Planner

Phone: Ext. 2297



Attachments

Appendix 1 - Zoning By-law Amendment and Schedule

Appendix 2 - Public Comments

Appendix 3 - Agency Comments

Figure 1 - Location Map

Figure 2 - Concept Site Plan

Figure 3 - Concept Site Plan -South Block

Figure 4 - Concept Site Plan -North Block

Figure 5 - Concept Building Elevation -South Block

Figure 6 - Conceptual Renderings

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.

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-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 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), TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MATTAMY MILTON WEST LIMITED) - FILE: Z-02/18

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, as amended, is hereby further amended by changing the existing Future Development (FD) zone symbol to a site specific Mixed Use (MU* 351) zone symbol with Holding Symbols (H83), (H84) and (H85) on the lands shown on Schedule A attached hereto.
2. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.351 to read as follows:
 - a. Notwithstanding any provisions of the By-law to the contrary, for lands zoned site specific Mixed Use *351(MU*351) the following standards and provisions shall apply to the entirety of the lands zoned MU*351:
 - i. Notwithstanding the definition of Lot in Section 2, for the purposes of administering the zoning by-law, a Lot shall constitute as:
 - a. the entirety of the lands located south of Etheridge Avenue zoned MU*351; or
 - b. the entirety of the lands located north of Etheridge Avenue zoned MU*351.
 - ii. 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.
 - iii. More than one (1) residential *building* is permitted on a *lot*.

- iv. Regional Road 25 shall be deemed the *front lot line*.
- v. The maximum *building height* shall be 15 storeys and 55 metres:
- vi. The minimum height of the first *storey* 3.5 metres.
- vii. The building *podium* shall have a maximum *height* of 8 *storeys*.
- viii. Any portion of a *building* between a *height* of 8 *storeys* and 15 *storeys* shall not exceed a *tower floor plate area* of 1,000 square metres.
- ix. Where there is more than one *apartment building* on a *lot*, the minimum separation between *towers* shall be 22 metres measured from the main face of the *building*, excluding *balconies*.
- x. A balcony may project up to a maximum of 1.8 metres into a required yard.
- xi. Balconies oriented toward an arterial road are permitted above 3.5 metres from grade.
- xii. Where residential, retail, commercial and office units are located at-grade within the first story of a residential or mixed-use building, a minimum of one building entrance to each unit shall be directly accessible from, and oriented towards, a public street.
- xiii. The following minimum off-street *parking spaces* shall be required:
 - Residential Building Parking
 - 1.0 *parking spaces* per *dwelling unit*
 - 0.22 visitor *parking spaces* per dwelling unit
 - Shared Parking Provision for a Mixed-Use Building
 - Notwithstanding anything to the contrary, the greater of 0.22 residential visitor parking spaces per dwelling unit or 1 parking space per 25 square metres of non-residential gross floor area shall be required.
- xiv. The *parking area* setbacks shall be:
 - Minimum 2.2 metres from a *building*
 - Minimum 2.5 metres from a *street line*

- Minimum 9.0 metres from a lot line that abuts a Natural Heritage System Zone.
- xv. The Parking Area setback to the two (2) buildings located at the corners of Etheridge Avenue and Regional Road 25 shall be 1.8 metres. For clarity, Section 5.9v) regarding accessible parking spaces shall still apply.
 - xvi. A below grade parking structure may be located within a minimum of 0.5 metres from the Etheredge Avenue *street line*.
 - xvii. Above grade parking may be permitted within the first 9.0 metres of building depth and 4.0 metres of building height.
 - xviii. Above grade parking structures shall not be included in the Floor Space Index calculations.
 - xix. All waste storage areas shall be located within the principal building.
 - xx. For the lands zoned site specific Mixed Use *351(MU*351) south of Etheridge Avenue, the following additional site specific provisions shall apply:
 - a. A maximum of 800 *Dwelling Units* shall be permitted;
 - b. A minimum of 450 square metres of non-residential *Gross Floor Area* shall be provided;
 - c. The building *podium* shall be setback a minimum of 32 metres from the *Rear Lot Line*;
 - d. The building *podium* for the southernmost building at the corner of Regional Road 25 and Britannia Road (known as Building 4) shall be setback a minimum of 17 metres from the *Rear Lot Line*;
 - e. The maximum *Floor Space Index* (FSI) shall be 2.5;
 - f. The maximum *Surface Parking Area* shall be 22%;
 - g. The minimum *Landscaped Open Space* shall be 30%.
 - h. The top storey of the second building south of Etheridge Ave, may encroach into the minimum angular plane by a maximum of 2.5 metres.

xxi. For the lands zoned site specific Mixed Use *351(MU*351) north of Etheridge Avenue, the following additional site specific provisions apply:

- a. A maximum of 790 *Dwelling Units* shall be permitted;
- b. A minimum of 450 square metres of non-residential *Gross Floor Area* shall be provided;
- c. The maximum *Floor Space Index* (FSI) shall be 2.7;
- d. The building *podium* shall be setback a minimum of 35 metres from the *Rear Lot Line*;
- e. The maximum surface *Parking Area* shall be 22%;
- f. The minimum Landscaped Open Space shall be 28%
- g. The minimum *interior side yard* building setback for the northernmost building abutting the NHS Zone shall be 5.0 metres.
- h. The top storey of the northernmost building may encroach into the minimum angular plane by a maximum of 4.5 metres.

xxii. For the lands known as 6110 Regional Road 25, the following additional site specific provisions shall apply:

- a. That a maximum building height of 11 storeys shall be permitted.
- b. That no driveway access shall be permitted onto Regional Road 25.

3. **THAT** Section 13.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.2.1.130 and the following conditions for removal of the “H83” Holding Provision:

“H83” shall not be removed until:

The Owner has addressed the following requirements for all the units proposed for development to the satisfaction of the Region of Halton. The Region of Halton shall provide written confirmation that these matters have been addressed:

- a) The Owner shall secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program;

- b) The Owner shall have signed the applicable Allocation Agreement or any required Amending Agreements;
- c) The Owner shall have made all required payments associated with the Allocation Program; and,
- d) The Owner shall be in receipt of the Region of Halton Public Works Commissioner’s Notice (PWCN) letter.”)

4. **THAT** Section 13.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.2.1.131 and the following conditions for removal of the “H84” Holding Provision:

“H84” shall not be removed until:

- a) The Owner has provided a development plan detailing how the proposed building can be integrated in the development of the adjacent lands to the satisfaction of the Town of Milton.

5. **THAT** Section 13.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.2.1.132 and the following conditions for removal of the “H85” Holding Provision:

“H85” shall not be removed until:

- a) The owner provides an updated transportation impact study to the satisfaction of the Town of Milton;
- b) The owner provides a pedestrian level wind study and implements any recommendation to the satisfaction of Town of Milton; and that
- c) The Owner has made site plan application, including detailed design drawings and has entered into a site plan agreement to the satisfaction of the Town of Milton.

6. 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 Land Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Land 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.

PASSED IN OPEN COUNCIL ON May 13, 2024

Gordon A. Krantz Mayor

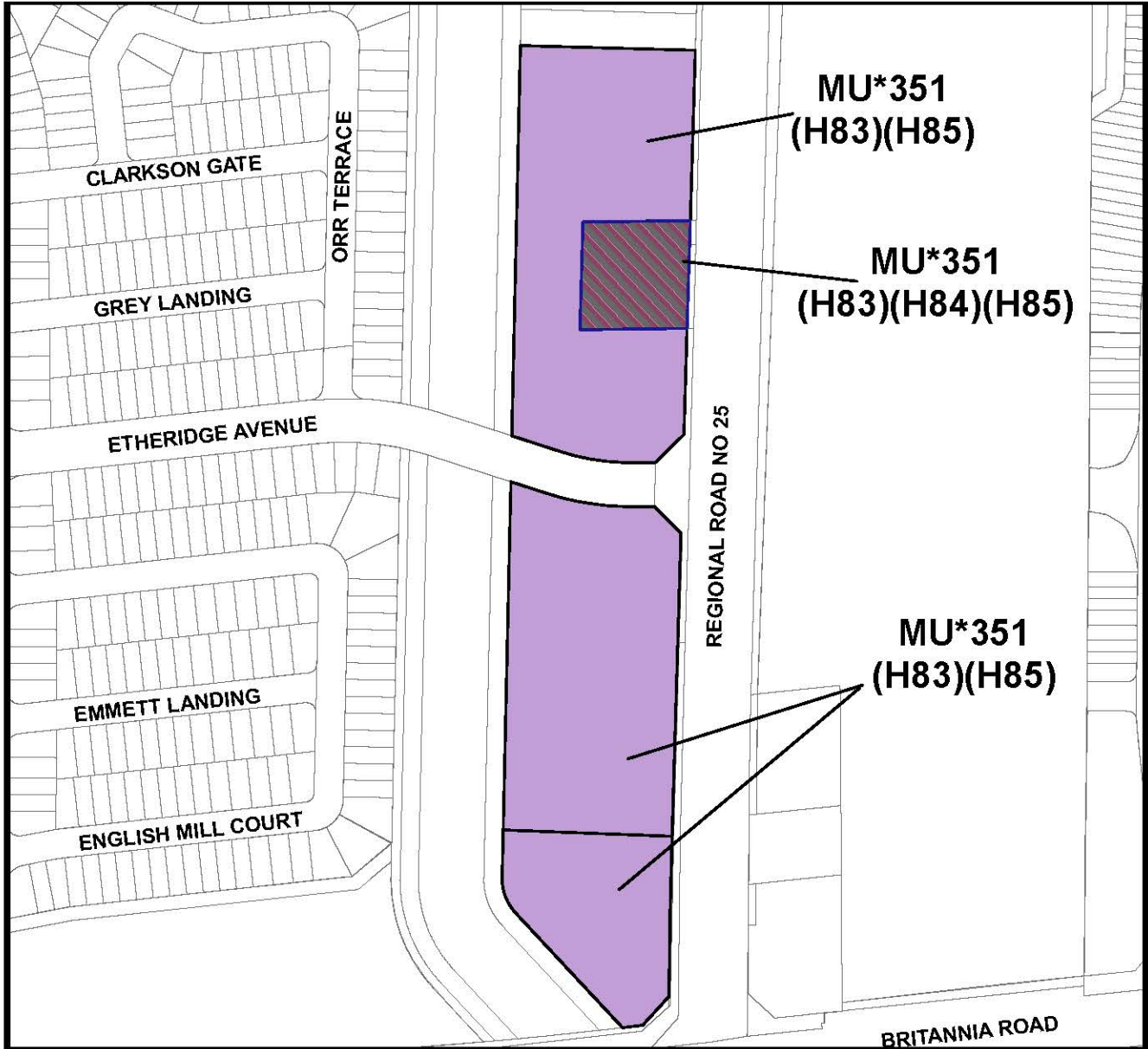
Meaghen Reid Town Clerk

**SCHEDULE A
TO BY-LAW No. -2024**

TOWN OF MILTON



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)
6096 AND 6110 REGIONAL ROAD 25

Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. -2024 PASSED
THIS 13TH DAY OF MAY, 2024.

Rezoned from FD:

-  MU*351(H83)(H84)(H85) - Mixed Use Zone Special With Holding Provisions 83/84/85
-  MU*351(H83)(H85) - Mixed Use Zone Special With Holding Provisions 83/85

MAYOR - Gordon A. Krantz

CLERK - Meaghen Reid

Debbie Johnson

From: Janet Openshaw on behalf of MB-Planning@milton.ca
Sent: Thursday, April 26, 2018 1:56 PM
To: Debbie Johnson
Subject: FW: Concerns Regarding Z-02/18 (Regional Road 25 and Britannia)

Hello Debbie,

This one has come from councilor Best.
Not too sure if you wish to reply to him in any upcoming decisions.

Thanks
Janet



Janet Openshaw

Planning Services Representative
150 Mary Street, Milton Ontario, L9T 6Z5
905-878-7252 x2398
www.milton.ca

From: Colin Best
Sent: Thursday, April 26, 2018 1:01 PM
To: [REDACTED] MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>
Cc: Maria Smith <maria.smith@milton.ca>; MB-ExecutiveServices@milton.ca <ExecutiveServices@milton.ca>; Rick DiLorenzo <Rick.DiLorenzo@milton.ca>
Subject: Re: Concerns Regarding Z-02/18 (Regional Road 25 and Britannia)

Thank you Derek for your email and concern which Town staff will review as part of the planning process.

Please note that the initial public meeting will be held in the next few months where anyone can speak at the council meeting to the proposal with their ideas, comments and concerns which planning staff will review with comments from other departments and agencies involved in the process and bring back a technical report in about 6-12 months depending on the concerns to council with recommendations for a vote.

By registering at the initial public meeting you and everyone concerned who registered will be informed about the staff report and future meeting dates.

If you have any other concerns or questions please contact any of the above noted email addresses.



Colin Best

Local & Regional Councillor - Wards 2,3,4,5
150 Mary Street, Milton Ontario, L9T 6Z5

From: [REDACTED]
Sent: Wednesday, April 25, 2018 7:42 PM
To: MB-Planning@milton.ca
Cc: Maria Smith; Colin Best; MB-ExecutiveServices@milton.ca; Rick DiLorenzo
Subject: Concerns Regarding Z-02/18 (Regional Road 25 and Britannia)

To whom it may concern:

I am writing to you today as a concerned resident regarding the new development at Regional Road 25 and Britannia Road.
(Town file Z-02/18)

I am extremally concerned about the impact it will have on our home, traffic/congestion, and noise.

I do not agree with a SIX storey towers if anything I would like to see it as a 4-storey MAXIMUM.

I demand a 10 ft high privacy fence and proper sound barrier so that the parking lot lights are not shining into our homes.

Please provide me with detailed information to whom else in the town I should address my concerns and objections. Also if there is anyone in the Ontario Municipal Board or any other Institution that needs to be made aware of this.

I would like to be kept informed regarding any updates and meetings.

Thank you,

Derek Di Iulio
[REDACTED]

Debbie Johnson

From: Janet Openshaw on behalf of MB-Planning@milton.ca
Sent: Wednesday, May 02, 2018 3:11 PM
To: Debbie Johnson
Subject: FW: Town file Z-02/18

Hello Deb,

Here is another email regarding a demand for a 10ft fence.

Thanks |
Janet

Janet Openshaw
Planning Services Representative
150 Mary Street, Ontario, L9T 6Z5
905-878-7252 x2398
www.milton.ca

-----Original Message-----

From: [REDACTED]
Sent: Wednesday, May 02, 2018 2:44 PM
To: MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>; Maria Smith <maria.smith@milton.ca>; Colin Best <Colin.Best@milton.ca>; executiveservice@milton.ca
Subject: Town file Z-02/18

To whom it may concern:

I am writing to you today as a concerned resident regarding the new development at Regional Road 25 and Britannia Road. (Town file Z-02/18)

I am extremally concerned about the impact it will have on our home, traffic/congestion, and noise.

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Please provide me with detailed information to whom else in the town I should address my concerns and objections. Also if there is anyone in the Ontario Municipal Board or any other Institution that needs to be made aware of this.

I would like to be kept informed regarding any updates and meetings.

Thank you,

Noor fatima
[REDACTED]

Debbie Johnson

From: [REDACTED]
Sent: Thursday, April 19, 2018 9:22 PM
To: MB-Planning@milton.ca; Maria Smith; Colin Best; MB-ExecutiveServices@milton.ca
Subject: Town file Z-02/18

To whom it may concern:

I am writing to you today as a concerned resident regarding the new development at Regional Road 25 and Britannia Road. (Town file Z-02/18)

I am extremely concerned about the impact it will have on our home, traffic/congestion, and noise.

I do not agree with a SIX storey towers if anything I would like to see it as a 4-storey MAXIMUM.

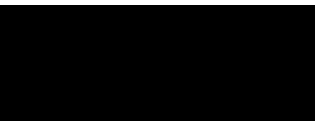
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Please provide me with detailed information to whom else in the town I should address my concerns and objections. Also if there is anyone in the Ontario Municipal Board or any other Institution that needs to be made aware of this.

I would like to be kept informed regarding any updates and meetings.

Thank you,

Dusica Milosevic



Dusica.M

Debbie Johnson

From: Shashi Kottoor on behalf of MB-Planning@milton.ca
Sent: Friday, April 20, 2018 9:09 AM
To: Debbie Johnson
Subject: FW: Town file Z-02/18

Good morning Debbie,
Please see below.
Sk



Shashi Kottoor
Planning Services Representative
150 Mary Street, Milton Ontario, L9T 6Z5
905-878-7252 x2398
www.milton.ca

From: [REDACTED]
Sent: Thursday, April 19, 2018 9:22 PM
To: MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>; Maria Smith <maria.smith@milton.ca>; Colin Best <Colin.Best@milton.ca>; MB-ExecutiveServices@milton.ca <ExecutiveServices@milton.ca>
Subject: Town file Z-02/18

To whom it may concern:

I am writing to you today as a concerned resident regarding the new development at Regional Road 25 and Britannia Road. (Town file Z-02/18)

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Please provide me with detailed information to whom else in the town I should address my concerns and objections. Also if there is anyone in the Ontario Municipal Board or any other Institution that needs to be made aware of this.

I would like to be kept informed regarding any updates and meetings.

Thank you,

Dusica Milosevic
[REDACTED]



Dusica.M

Debbie Johnson

From: Shashi Kottoor on behalf of MB-Planning@milton.ca
Sent: Friday, April 20, 2018 9:08 AM
To: Debbie Johnson
Subject: FW: Concerns Regarding Z-02/18 (Regional Road 25 and Britannia)

Good morning Debbie,
Please see below e-mail.
Sk



Shashi Kottoor
Planning Services Representative
150 Mary Street, Milton Ontario, L9T 6Z5
905-878-7252 x2398
www.milton.ca

From: [REDACTED]
Sent: Thursday, April 19, 2018 6:30 PM
To: MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>
Cc: Maria Smith <maria.smith@milton.ca>; Colin Best <Colin.Best@milton.ca>; MB-ExecutiveServices@milton.ca <ExecutiveServices@milton.ca>
Subject: Concerns Regarding Z-02/18 (Regional Road 25 and Britannia)

To whom it may concern:

I am writing to you today as a concerned resident regarding the new development at Regional Road 25 and Britannia Road. (Town file Z-02/18)

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I do not agree with a SIX storey towers if anything I would like to see it as a 4-storey MAXIMUM.

I demand a 10 ft high privacy fence and proper sound barrier.

Please provide me with detailed information to whom else in the town I should address my concerns and objections. Also if there is anyone in the Ontario Municipal Board or any other Institution that needs to be made aware of this.

I would like to be kept informed regarding any updates and meetings.

Thank you,

Kathy Di Iulio
[REDACTED]

Debbie Johnson

From: Shashi Kottoor on behalf of MB-Planning@milton.ca
Sent: Monday, April 23, 2018 9:14 AM
To: Debbie Johnson
Subject: FW: Regional Road 25 & Britannia Road Town File: Z-02/18

Good morning Debbie,
Can you please see below.
SK



Shashi Kottoor

Planning Services Representative
150 Mary Street, Milton Ontario, L9T 6Z5
905-878-7252 x2398
www.milton.ca

From: [REDACTED]
Sent: Sunday, April 22, 2018 11:52 PM
To: MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>
Cc: [REDACTED]
Subject: RE: Regional Road 25 & Britannia Road Town File: Z-02/18

Hello,

I am the owner of property located at 415 English Mill Court Milton ON L9E 0A6. I have received a notice in mail on April 20 regarding a zoning proposal to permit three 6-storey residential condominium apartment buildings at the intersection of Regional Road 25 & Britannia Road.

I would like to express following concern regarding this proposal:

- The proposed site plan will negatively impact privacy to the houses backing to Regional Road 25.
- It will increase traffic and will make living congested in the area.
- The proposal will block views, sunlight and air ways to the existing housing backing to and at English Mill Court.
- It will negatively impact the value of our houses backing to Regional Road 25 as they were constructed on Ravine lot which owners/buyers paid premium. When these three buildings will build the houses at English Mill Court backing to Regional Road 25 will no longer be on ravine.

Was there any consideration made to above privacy and value of real estate in the area? Will there be any compensation to the existing owners at English Mill Court backing to Regional Road 25?

Also, I wish to be notified of any upcoming meetings and requesting if an attendance to those potential meeting could be granted.

Thanks,

Noman Ehtisham and Hina Jabeen



Debbie Johnson

From: Janet Openshaw on behalf of MB-Planning@milton.ca
Sent: Thursday, April 26, 2018 1:53 PM
To: Debbie Johnson
Subject: FW: new development at Regional Road 25 and Britannia Road. (Town file Z-02/18)

Hi Debbie,

Here is another email regard the same address.

Thanks Janet



Janet Openshaw
Planning Services Representative
150 Mary Street, Milton Ontario, L9T 6Z5
905-878-7252 x2398
www.milton.ca

From: [REDACTED]
Sent: Thursday, April 26, 2018 1:41 PM
To: MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>; Maria Smith <maria.smith@milton.ca>; Colin Best <Colin.Best@milton.ca>; MB-ExecutiveServices@milton.ca <ExecutiveServices@milton.ca>
Subject: new development at Regional Road 25 and Britannia Road. (Town file Z-02/18)

To whom it may concern,

I am writing to you today as a concerned resident regarding the new development at Regional Road 25 and Britannia Road. (Town file Z-02/18)

I am extremally concerned about the impact it will have on our home, traffic/congestion, and noise. I do not agree with a SIX storey towers if anything I would like to see it as a 4-storey MAXIMUM. I demand a high privacy fence and proper sound barrier.

Please provide me with detailed information to whom else in the town I should address my concerns and objections. Also if there is anyone in the Ontario Municipal Board or any other Institution that needs to be made aware of this.

I would like to be kept informed regarding any updates and meetings.

Thank you,
Tahreen Sadiq



During this review the Applicant will be hosting a public information session to provide details of their proposed development. A separate notice will be mailed to you confirming the date, time and location.

Notice of the Statutory Public Meeting will be given in accordance with the *Planning Act* requirements. The Statutory Public Meeting will be scheduled after the public information session where members of the public will be invited to obtain information, make a verbal presentation and/or written submission, to identify issues of concern and/or express views in support of, or in opposition to, the proposed application at the Statutory Public Meeting only. Again, a separate notice will be mailed to you confirming the date, time and location.

Once the technical review is complete, a recommendation report will be presented to Council.

Please contact the Planning and Development Department in writing at 150 Mary Street, Milton, ON L9T 6Z5 or by email at planning@milton.ca if:

- You would like to forward your views on the proposed development; and/or
- You wish to be notified of any upcoming meetings.

Date April 24, 2018

Please note any written submissions will become part of the public record.

If you have received this notice as an owner of a property and the property contains seven (7) or more residential units, the Town of Milton requires that you post this notice in a location that is visible to all the residents.

More Information: The public may view a copy of the related information and background material at the Planning and Development Department between 8:30 a.m. and 4:30 p.m., Monday through Friday or on the Town's website at <http://www.milton.ca/en/build/DevelopmentinMilton.asp>.

Questions or written submissions relating to this application may be directed to Maria Smith, Senior Planner, at 905-878-7252, ext. 2398 or via email at maria.smith@milton.ca.

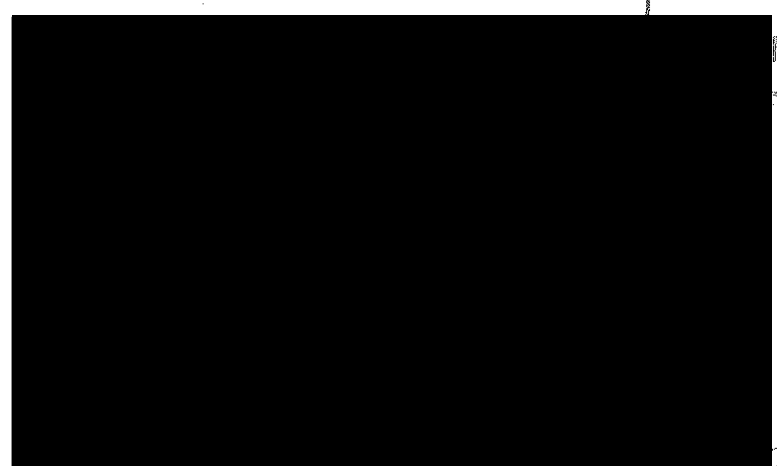
Date of Notice: April 11, 2018

Barbara Koopmans, Commissioner
Planning and Development Department

re: 3240 Burnham Rd. Milton

Yes - let me know re any meetings in the area to:

FILE #	DIST.
RECEIVED	
The Town of Milton	
APR 30 2018	
PLANNING DEPARTMENT	



*Thanks
Nash Samuels*

Debbie Johnson

From: Janet Openshaw on behalf of MB-Planning@milton.ca
Sent: Friday, May 11, 2018 12:02 PM
To: Debbie Johnson
Subject: FW: Town file Z-02/18

Hello Debbie,

Here is another email from a concerned resident, regarding file Z-02/18.
Would you mind responding, when you have a moment.

Thanks
Janet



Janet Openshaw
Planning Services Representative
150 Mary Street, Milton Ontario, L9T 6Z5
905-878-7252 x2398
www.milton.ca

From: [REDACTED]
Sent: Friday, May 11, 2018 11:32 AM
To: mb-planning@milton.ca; MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>; Maria Smith <maria.smith@milton.ca>; Colin Best <Colin.Best@milton.ca>; executiveservice@milton.ca
Subject: Town file Z-02/18

To whom it may concern:

I am writing to you today as a concerned resident regarding the new development at Regional Road 25 and Britannia Road. (Town file Z-02/18)

I am extremely concerned about the impact it will have on our home, traffic/congestion, and noise.

I do not agree with a SIX storey towers if anything I would like to see it as a 3-storey MAXIMUM.

I demand a 10 ft high privacy fence and proper sound barrier.

Please provide me with detailed information to whom else in the town I should address my concerns and objections. Also if there is anyone in the Ontario Municipal Board or any other Institution that needs to be made aware of this.

I would like to be kept informed regarding any updates and meetings.

Thank you,

Syed Kazim
[REDACTED]

Debbie Johnson

From: [REDACTED]
Sent: Tuesday, May 15, 2018 4:01 PM
To: Debbie Johnson
Subject: Re: Town File: Z-02/18

Hi Debbie,

Thanks for clarifying and providing the additional links and info. I'm really not sure how the process works, but you've provided some helpful information. I live at [REDACTED] It's definitely not within 120 metres of the proposed site, but I do live in the subdivision, so please add me to the public notification list.

Thanks again,
Andrew

On Tue, May 15, 2018 at 3:04 PM, Deborah.Johnson@milton.ca <Deborah.Johnson@milton.ca> wrote:

Andrew,

Attached is a copy of the consolidated version of the Boyne Survey Secondary Plan with mapping showing where schools and parks are located in your area. At around Page 45, you'll see a map of the Boyne area and will note that major nodes are shown in the vicinity of this application:

https://www.milton.ca/en/build/resources/ConsolidatedVersion_BoyneSurveySecondaryPlan_OPA45.pdf

I can't answer you as to why the developer's sales team told you what they did. You should also refer to your purchase and sale agreement, high density development should have been noted there as well.

With respect to challenging the development, you are more than welcome to provide your comments and appeal any decision Council makes on this application as long as you either provide written comments and/or appear at the statutory public meeting. An appeal can only happen once Council makes a final decision. This application is in the early stages of the planning process.

An informal public information centre has been scheduled for May 29, 2018 at the Milton Leisure Centre. The statutory public meeting will be scheduled later this year (probably late summer).

Once I receive your mailing address I will add you to the public notification list if you are not already within the 120 metres statutorily required to be notified.

I await your reply and thank you for your interest in the Town of Milton.

Debbie Johnson

Planning Administrator



Debbie Johnson

Planning Administrator, Planning

150 Mary Street, Milton Ontario, L9T 6Z5

905-878-7252 x2215

www.milton.ca

Confidentiality notice: This message and any attachments are intended only for the recipient named above. This message may contain confidential or personal information that may be subject to the Municipal Freedom of Information Act and must not be distributed or disclosed to unauthorized persons. If you received this message in error, please notify the sender immediately. Thank you for your assistance.

From: [REDACTED]
Sent: Tuesday, May 15, 2018 2:51 PM
To: Debbie Johnson <Deborah.Johnson@milton.ca>
Subject: Re: Town File: Z-02/18

Hi Debbie,

Thanks for the reply. My main concern is that prior to purchasing this property, we were informed by Mattamy representatives that there would be both a school and park nearby. To date, I do not see any plans in this subdivision for either a school or a park. This residential area has a large percentage of young children, including my daughter, and there are no options other than the street or sidewalks to play.

Is it possible to challenge the proposed development on these grounds?

Any help would be appreciated.

Thank-you,

Andrew

On Fri, May 11, 2018 at 9:28 AM, Deborah.Johnson@milton.ca <Deborah.Johnson@milton.ca> wrote:

Dear Andrew Zacharia

I have received your email from planning@milton.ca.

You can forward your comments directly to me and I will ensure they become part of the public record and provided to the appropriate staff. When you send, please include your complete mailing address so I can add you to our interested parties list.

Thank you for your interest in the Town of Milton.

Debbie Johnson

Planning Administrator

Tammy Howe

From: [REDACTED]
Sent: Monday, October 16, 2023 12:56 PM
To: MB-townclerk@milton.ca; Natalie Stopar
Subject: Response to Community Notice for Town File: Z-02/18

Dear Mayor Krantz and Councillors of Town of Milton,

Hope you had a beautiful summer and now cherishing colours of fall. I am reaching out about Town File: Z-02/18 for which I have received a community notice from Town of Milton.

It is very disturbing to see that developer is proposing to change original plan for this development at Britannia/Regional Road 25 which will impact neighborhood and community for worse.

For residents and house owners, it is a matter of trust in management (Mayor and Councillors) of Town of Milton. We were sold a house only several years back by showing a plan of this neighborhood, approved by Town of Milton, and just in a matter of years those plans are proposed to be modified resulting in deterioration of quality of life for people in this neighborhood.

I believe it is responsibility of management of Town of Milton (Mayor and Councillors) to be just and fair in protecting interest of residents and counter any efforts by developers to modify plans from its original version that were propagated at time of sale of houses to us.

As I understand, the following key changes are proposed in new application by the developer:

- From 6 floor mid-rise buildings to up to 15 floor high-rise buildings
- From 5 residential buildings to 8 mix-use buildings having significant commercial area (earlier there was a separate 2 floor commercial low-rise only)
- From 833 residential units to 1,768 units, the increase in commercial units is in addition to it, meaning an increase of almost 1,000 units over original plan

As you may notice that plot size has not changed while construction size has more than doubled. This will mean very serious implications for the neighborhood/community and specially for houses close to these high-rise building. I am sharing some, not all, of the foreseen implications of this revised development proposal as below:

- The people in houses next to construction site will be in painful air and noise pollution for 2-3 years during construction of these high-rise buildings (likely double than construction duration of original plan)
- There will be no privacy for families in houses that are behind these tall high-rises. In fact, even for original mid-rise plan, developer should have courtesy planting tall trees to provide privacy to houses next to buildings
- The nearby schools will be highly crowded as there will be at least 1500 families (assume 2,500 - 3,000 children) living in 1,768 units
- It will be a traffic nightmare at Ethridge and Britannia from at least 2,500 more cars in this neighborhood. Additionally, many more buses will have to be run to elementary school for children living in development further adding to traffic woes

- Street parking on Ethridge and Britannia will always be congested and crowded by visitors of this big mix-use development
- There is already no nearby park in walking distance of neighborhood, and surprising enough, the revised proposal has even removed the park proposed in original plan
- This means no healthy activities/facilities for children and families living in this proposed big development of 4,000 – 5,000 individuals (family size of 3 persons*1500 families)

These are not only my worries but I have come across many neighbors who are very agitated that how can Town of Milton (Mayor and Councillors) can even consider such a proposal that will significantly degrade quality of life for residents in this neighborhood and is detrimental for overall community.

Based on above, I request to Mayor and Councillors, who are elected to represent public, to please have an objective and just review of this revised proposal by developer and please reject it with full majority. However, in case of an unfair and unfortunate decision for our neighborhood, I reserve the right to appeal decision in Ontario Land Tribunal as per allowed procedure.

Your sincere effort to keep developer accountable for their original plans, that were approved by Town of Milton, and shown to us by developer at time of selling homes, will help build a trust-based relationship between residents of this neighborhood and management of Town of Milton (Mayor and Councillors).

Looking forward to your consideration and support.

Faiz Ansari



Tammy Howe

From: Janet Openshaw on behalf of MB-Planning@milton.ca
Sent: Monday, October 16, 2023 12:16 PM
To: Natalie Stopar
Subject: FW: Town File: Z-02/18

Hello Natalie,

Just for your information.



Janet Openshaw

Planning Services Representative
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 ext. 2398
www.milton.ca

From: Sameera Ali <Sameera.Ali@milton.ca>
Sent: Monday, October 16, 2023 11:22 AM
To: [REDACTED]; MB-townclerk@milton.ca <Townclerk@milton.ca>; MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>
Cc: [REDACTED]
Subject: Re: Town File: Z-02/18

Thank you for your email!



Sameera Ali

Regional Councillor Ward 4 (South-West)
150 Mary Street, Milton ON, L9T 6Z5
365-822-3454
www.milton.ca

From: [REDACTED]
Date: October 15, 2023 at 5:54:36 PM EDT
To: MB-townclerk@milton.ca <Townclerk@milton.ca>, MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>
Cc: Sarah Marshall <Sarah.Marshall@milton.ca>, Sameera Ali <Sameera.Ali@milton.ca>, [REDACTED]
Subject: Town File: Z-02/18

Hello,

My name is Gokhan Haskan and I reside at [REDACTED]. The purpose of this communication is to advise the Town of Milton that I will be delivering remarks at the upcoming statutory public meeting regarding the Zoning By-Law Amendment Application for lands located at northwest corner of Britannia Road and Regional Road 25 and legally described as Part Lot 6, Concession 2, Former Geographic Survey of Trafalgar, Town of Milton, Regional Municipality of Halton (Town File: Z-02/18), scheduled for 7pm, Monday, October 23, 2023.

I oppose this proposed amendment. Should Milton Council take the unfortunate decision to approve this proposed amendment, I will most definitely file an appeal with the Ontario Land Tribunal of said decision by Milton Council .

Regards,

Gokhan Haskan
[REDACTED]

Tammy Howe

From: Janet Openshaw on behalf of MB-Planning@milton.ca
Sent: Thursday, October 19, 2023 3:32 PM
To: Natalie Stopar
Cc: MB-Planning@milton.ca
Subject: FW: decision notification

Hello Natalie,

Please see below for your information.

Thanks, Janet



Janet Openshaw

Planning Services Representative
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 ext. 2398
www.milton.ca

From: Brett Stein <Brett.Stein@milton.ca>
Sent: Thursday, October 19, 2023 3:16 PM
To: [REDACTED]
Cc: MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>
Subject: FW: decision notification

Hisham

Thank you for your email. I will forward this email our Planning staff to ensure that your contact information is included for circulation of any decisions on this application.

Thanks

bs



Brett Stein

Legislative Coordinator
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 ext. 2109
www.milton.ca

From: [REDACTED]
Sent: Thursday, October 19, 2023 11:52 AM

To: MB-townclerk@milton.ca <Townclerk@milton.ca>

Subject: decision notification

Please notify me about the decision of Milton Council on the proposed zoning by-law amendment

Britania Road and Regional Road 25
Town file Z -02/18

Meeting is on Monday 23.2023 @ 7 pm

Regards
Hisham

Tammy Howe

From: Tammy Howe
Sent: Friday, October 20, 2023 1:09 PM
To: 'rrhussein@yahoo.com'
Cc: Natalie Stopar
Subject: Town File: Z-02/18

Dear Resident,

Thank you for your interested in the above-noted application. In order to provide you with notice of any reports pertaining to this application, we will require your complete mailing address including postal code. Your comments have been added to the public record and will be provided to Council when making their decision.

For further information on this project, all documents are now available for reviewing on our website at <https://www.milton.ca/en/business-and-development/ward-4-development-applications.aspx>

Thank you,



Tammy Howe, Dipl. M.A.

Coordinator, Development Administration
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 ext. 2215
www.milton.ca

From: [REDACTED]
Sent: Friday, October 20, 2023 11:34 AM
To: MB-townclerk@milton.ca <Townclerk@milton.ca>; Sarah Marshall <Sarah.Marshall@milton.ca>; Sameera Ali <Sameera.Ali@milton.ca>
Cc: MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>
Subject: Town File: Z-02/18

Hi All,

I would like to raise my concerns about town file Z-02/18

The amendment includes an increase in the number of floors from 6 to 15 floors, increase of around 900 units and mix of residential and commercial buildings, this change would add more traffic to the area and street parking, crowd the schools in already limited parks and would affect the privacy of houses behind these tall buildings.

CC planning@milton.ca to please send me all the related documents

Regards,

Raafat Hussein

[REDACTED]

[REDACTED]

Tammy Howe

From: Jill Hogan
Sent: Monday, October 23, 2023 10:43 AM
To: Christian Lupis; Natalie Stopar
Subject: FW: Serious Reservations on Town File Z-02/18

Fyi



Jill Hogan

Commissioner, Development Services
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 ext. 2304
www.milton.ca

From: MB-townclerk@milton.ca <Townclerk@milton.ca>
Date: October 23, 2023 at 10:30:41 AM EDT
To: Jill Hogan <Jill.Hogan@milton.ca>
Cc: Meaghen Reid <Meaghen.Reid@milton.ca>, Nina Lecic <Nina.Lecic@milton.ca>, Greta Susa <Greta.Susa@milton.ca>, Brett Stein <Brett.Stein@milton.ca>
Subject: FW: Serious Reservations on Town File Z-02/18

Good morning:

Please see the following comment below with respect to Town file Z-02/18.

Thanks,



Carmen Bower

Corporate Customer Service Representative
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 ext. 2300
www.milton.ca

From: [REDACTED]
Sent: Saturday, October 21, 2023 6:12 PM
To: MB-townclerk@milton.ca <Townclerk@milton.ca>
Subject: Serious Reservations on Town File Z-02/18

Dear Management of Town of Milton,

I am writing to you about the Community Notice received about Town File: Z-02/18. I have serious reservations about application from developer to change original plan for our neighbourhood based on which homes were sold to us a few years back.

The proposed new development, within the same allocated plot size as in original plan, will have 4,000-5,000 people living in it. This will have massive implications on infrastructure i.e. schools, parks, roads, traffic and street parking. In fact, there are no parks in walking distance of our neighbourhood and the developer is proposing to remove the park in original proposal which is unbelievable.

For families living next to these high rises will have massive violation of privacy for their daily living along with deteriorated quality of life, with air and noise pollution, during 2-3 years construction of this massive project with high rises.

As our representatives, please help ensure that our neighbourhood/community is not changed for worse and plan shown to us by developer at time of selling homes, which was duly approved by Town of Milton as well, is honoured as in original plan.

As key decision makers, I am requesting you to please reject this new proposal and bylaw amendment request from the developer so we can continue count on you.

Best regards,

Zara Faiz



Tammy Howe

From: [REDACTED]
Sent: Sunday, March 3, 2024 4:23 PM
To: Natalie Stopar; Sameera Ali; Sarah Marshall
Cc: [REDACTED]
[REDACTED] Britannia Road and Regional Road 25 Town File: Z-02/18

Dear Ms Natalie, Reg. Councillor Ali and Councillor Marshall,

It was a pleasure meeting you during meeting for above subject on Feb 20, 2024. I had a discussion with several residents who attended the meeting and were very disappointed by the cosmetic changes that Mattamy has proposed in updated proposal (and trying to project them as big % change when those are not). The proposal did not show meaningful change to address majority of points raised by hundreds of residents in last public consultation meeting in Oct 2023.

Also, the residents feel that issues of infrastructure capacity, insufficient schooling, traffic crowdedness, privacy of houses next to development and environmental impact (pollution due to construction, noise, air etc) during construction over a long period of 5-6 years is responsibility of town to keenly evaluate as Mattamy will always be biased about it.

As you know, having classification as a high density node does not resolve an issue if other measures of integrated infrastructure planning, highlighted above, are not addressed in parallel to it, it will only worsen the situation in that area.

Can you please let us know when is the technical review due date and council meeting for decision on the subject. This will allow us to at least highlight our point of view on revised submission by Mattamy and timely bring it to your attention.

Thanking you,
Dr. Faiz Ansari

[REDACTED]

Tammy Howe

From: [REDACTED]
Sent: Friday, March 8, 2024 9:03 AM
To: Natalie Stopar
Cc: [REDACTED] Sarah Marshall; Sameera Ali; insidehalton@metroland.com; contact@miltonreporter.ca
Subject: RE: Britannia Road and Regional Road 25 Town File: Z-02/18
Attachments: Exhibit 1.JPG; Exhibit 2.JPG; Exhibit 3.JPG; Exhibit 4.JPG; Exhibit 5.JPG; Exhibit 6.JPG; Exhibit 7.JPG; Exhibit 8.JPG; Exhibit 11.JPG; Exhibit 13.jpg; Exhibit 14.jpg

Natalie and all in copy,

Please see attachments to this message.

1. During the October 23, 2023 Milton Town Council meeting, it was I who stood before Council and provided statistics published by Statistics Canada which refuted the Traffic Impact Study provided to Council by the BA Group as commissioned by Mattamy (Milton West) Limited. The statistics provided by Mattamy submit to Council that the development resultant from this proposed zoning amendment would add 435 to 515 (Exhibit: <https://www.milton.ca/en/business-and-development/resources/Development-Application-Documents/25.-Transportation-Impact-Study--Parking-Justification-Report.pdf>) single vehicle trips during "Peak Hours" (rush hour). The updated Traffic Impact Study submitted to Council in January 2024 unbelievably **LOWERED** these projections to 375 to 450 (Exhibit: <https://www.milton.ca/en/business-and-development/resources/Development-Application-Documents/Mattamy-Milton-West/12.-Transportation-Impact-Study.pdf>)! This is a slap in the face to the residents of Milton. The statistics published by the Government of Canada, Statistics Canada Census 2021 absolutely refute this claim by Mattamy (Exhibit: <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/details/page.cfm?Lang=E&SearchText=I9e%200b4&DGUIDlist=2021A00053524009&GENDERlist=1,2,3&STATISTIClist=1,4&HEADERlist=0>), and I will remind Council exactly how so by showing you the math. So here is the math:
 - Percentage of households in Milton with 2 or more adults = 96%
 - 60% of adults in Milton are employed
 - 62% of our workforce commute to work
 - only 9% of this workforce use public transportation to commute to work
 - average number of people per household in Milton is 3.3
 - this proposed development will add ~1,900 new households (according to the Traffic Impact Study provided by BA Group)
 - 1,900 new homes x 3.3 people = ~6,250 more Milton residents at the intersection of Etheridge and RR25
 - 96% of households have 2+ adults = 1,900 x 0.96 x 2 = ~3,650 more adults at the intersection of Etheridge and RR25
 - 60% of 3,650 are employed = 2,190
 - 62% commuting workers of 2,190 adults less 9% that commute with Public Transportation = 1,235 more vehicles twice per day = 2,470 more private vehicle trips at the intersection of Etheridge and RR25
 - 65% of all vehicular traffic occurs during "Peak Hours"
 - 2,470 total trips divided by 2 "Peak Hours" periods = 1,235 more vehicles during each of the 2

“Peak Hours” x 65% for rush hour = ~800 additional vehicles added at the intersection of Etheridge and RR25 during each rush hour

- Mattamy predicts 375 to 450 more vehicles during rush hour, while Statistics Canada predicts 800 more vehicles during rush hour at the intersection of Etheridge and RR25

Once again I will ask my Ward 4 Councilors, **who’s wrong?** Statistics Canada, or Mattamy? During the Council Meeting noted above, I provided council with these same statistics. Not a single Councilor asked me about the statistics that I presented, despite being provided the opportunity. The same goes for Mattamy homes. So I ask my two Councilors, who would benefit from being wrong about these statistics, Mattamy Homes or Statistics Canada?

2. In the previously submitted to Council Zoning Amendment Proposal by Mattamy Homes published April 20, 2018 (Exhibit: <https://docplayer.net/134493179-Framgard-north-block.html>) there was significant emphasis placed on a pleasing aesthetic of the development for the residents within the surrounding nearby area (Exhibit 1, Exhibit 2, Exhibit 3, Exhibit 4) and how important “human-scaled” development and “a maximum height of 30m” were to the Town of Milton (Exhibit 3) in keeping with the low-rise historical character of Milton. There were several mentions of the “Mid-Rise Guidelines” for the Town of Milton (Exhibit 1, Exhibit 2, Exhibit 3, Exhibit 4). This previous proposal was never adopted by Council, even though all of the residents of the surrounding neighbourhood, as well as several Town Councilors, including Colin Best had no idea that this was the case (Exhibit: <https://www.youtube.com/watch?v=zM4Y2RgeKYU&pp=ygUTbWlscG9uHRvd24gY291bmNp bA%3D%3D>) .

Why is this? Is it because Mattamy furnished misinformation to potential purchasers of the homes within the adjacent subdivisions that this plan had already been in place and that the aesthetic of the future development would be very pleasing to the would-be residents of the area (Exhibit 6)? Certainly, there was no need for a “Shadow Study” (Exhibit: <https://www.milton.ca/en/business-and-development/resources/Development-Application-Documents/Mattamy-Milton-West/16.-Shadow-Study.pdf>) with the previously submitted proposal

The new proposal, submitted to Council in July of 2023 (Exhibit: <https://www.milton.ca/en/business-and-development/resources/Development-Application-Documents/31.-Urban-Design-Brief.pdf>) has completely discarded the importance to their proposed development the idea of appealing sightlines. In fact, in this newest proposal, it seems the impact of this monstrosity of a site plan to existing residents is of little to no consequence to Mattamy’s intentions for the area (Exhibit 5), but only to be compliant with some minimum requirements of green spaces, parking spots, right-turns, etc etc etc. The new proposal makes not a single mention of the term “human-scaled”. There is not a single mention of the “Mid-rise Guidelines”. Not even once! Why is that? Why has the human impact of this development lost all importance for Town Council (see Exhibit 7)?

3. I would like the following two questions answered:
 - a) Why has construction commenced at the site while it is still presently Zoned “Future Development”? (Exhibit 11, Exhibit 13, Exhibit 14)
 - b) Who is the Town of Milton employee responsible for authorizing construction to commence at the site BEFORE Town Council has had the opportunity to complete the Technical Review Process, much less vote on the proposed By-Law Zoning Amendment? Future Development does not equal current construction.

Thank you and I look forward to your responses.

Gokhan Haskan

[REDACTED]

[REDACTED]

Tammy Howe

From: Jill Hogan
Sent: Monday, September 18, 2023 2:41 PM
To: Sameera Ali
Cc: Christian Lupis; Natalie Stopar
Subject: RE: Website inquiry from Angela Guzzo - Reference number: 2023-09-13-095

Thank you for passing this on Councillor Ali - copying Chris and Natalie so they can address in the technical report.

- Jill



Jill Hogan

Commissioner, Development Services
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 ext. 2304
www.milton.ca

From: Sameera Ali <Sameera.Ali@milton.ca>
Sent: September 18, 2023 1:19 PM
To: Jill Hogan <Jill.Hogan@milton.ca>
Subject: Fwd: Website inquiry from Angela Guzzo - Reference number: 2023-09-13-095

Good afternoon Jill

Can this email please be included in the resident concerns appendix of the upcoming technical report on the project?

Kindest Regards,
S.A



Sameera Ali

Regional Councillor Ward 4 (South-West)
150 Mary Street, Milton ON, L9T 6Z5
365-822-3454
www.milton.ca

From: noreply@esolutionsgroup.ca <noreply@esolutionsgroup.ca>
Date: September 13, 2023 at 7:13:04 PM EDT

To: Sameera Ali <Sameera.Ali@milton.ca>

Subject: Website inquiry from Angela Guzzo - Reference number: 2023-09-13-095

Hello Councillor Sameera Ali,

An inquiry has been submitted to you by Angela Guzzo at Wednesday September 13th 2023 7:09 PM with reference number 2023-09-13-095.

- **Councillor**

Sameera Ali

- **First Name:**

Angela

- **Last Name**

Guzzo

- **Email Address:**

[REDACTED]

- **Phone number:**

[REDACTED]

- **Street Address:**

[REDACTED]

- **Town**

[REDACTED]

- [REDACTED]

- **Comments**

Hi Sameera,

I am writing in regards to the proposed condo units for the Boyne area (Britannia and Hwy 25/Ethridge area). I reside in one of the houses directly behind one of the proposed buildings and I am absolutely shocked that this is even a consideration for that area. These units will tower above everything else in the neighbourhood and take away from the beautiful, natural esthetic that so many in the community have grown to love. Where will people park? Above ground parking only?!?! For close to 1,800 units?!?!? This is a recipe for so much frustration!! What is the infrastructure plan to support this massive new development?? Cars, people, children on the move getting to and from work and school? The limited parks we have will become overcrowded. This is a shame to think that such a wonderful place like Milton is considering such a ludicrous proposal. I am confident there is a use for the space that will accommodate housing but on a smaller scale and a better thought out and considerate plan. Please pass this communication

along to others like you that will help share the voices and concerns of the community and it's constituents. Thank you for your time and consideration.

[This is an automated email notification -- please do not respond]



esolutionsNoReply -External Contact

, ON,

www.milton.ca

Petition For 6096 and 6110 Regional Road 25 to remain the same as it was approved as per the application file # LOPA-04/18 & Z-02/18.

This petition is in support of:

- 1) The Size and Use to remain the same, which is 4.49 ha lot and +/- 833 Residential Units and +/- 2,787 sqm Retail/Commercial and a total of five buildings.
- 2) Not changing the current plans in the future for the site use including the amount of residential units and commercial ground floor uses that have already been approved.
- 3) To have 1.5 parking spaces per unit and 1 visitor parking space per unit for a total of 2.5 parking spaces per unit.
- 4) Parking to be underground and not built above ground into the buildings themselves.
- 5) Mattamy (Milton West) Limited erect large coniferous trees for privacy along the west side of the property lines that back onto the creek side to help prevent noise and light pollution.
- 6) Mattamy (Milton West) Limited to provide a park for residents/community members to use that is suitable for the density surrounding it.

Name	Address	Phone	Signature	Date
D. S. SANDHU	[REDACTED]	[REDACTED]	[Signature]	14-10-2023
MUSTAAMAD ASLAM	[REDACTED]	[REDACTED]	[Signature]	14-10-2023
Mario Fajardo	[REDACTED]	[REDACTED]	[Signature]	14-10-23
Wajeeh Hilsaca	[REDACTED]	[REDACTED]	[Signature]	14/10/23
Kul Gora	[REDACTED]	[REDACTED]	[Signature]	14/10/23
SAMUEL SINGH	[REDACTED]	[REDACTED]	[Signature]	14/10/23
SADAF SHAKEL	[REDACTED]	[REDACTED]	[Signature]	19/10/23
MUHAMMAD KHAN	[REDACTED]	[REDACTED]	[Signature]	21/10/23
MEHREEN KHAN	[REDACTED]	[REDACTED]	[Signature]	21/10/23
FAROOZ UR REHMAN	[REDACTED]	[REDACTED]	[Signature]	21/10/23

Petition For 6096 and 6110 Regional Road 25 to remain the same as it was approved as per the application file # LOPA-04/18 & Z-02/18.

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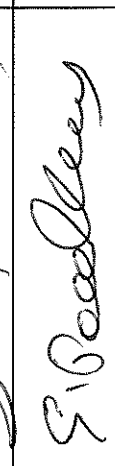
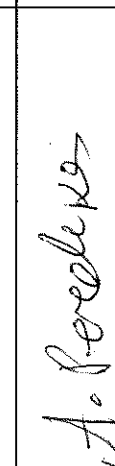





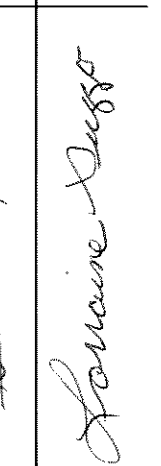
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Name	Address	Phone	Signature	Date
JOHN COELHO				10/14/23
JASMINA KAR				10/14/23
Matteo Alberice				10/14/23
Ethan Fenton				10/14/23
Jaydon Burger				10/14/23
Rosemary Bellissimo				10/14/23
Serge Alberice				10/14/23
Franco Bellissimo				10/14/23
Stephanie Coelho				10/14/23
Cherry Domingo				10/14/23

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Jim McDermid				10/14/23
SANDY McDermid				10/14/23
Steve Ferdikis				10/14/23
Athanasia Ferdikis				10/14/23
JOANNA FERDIKIS				10/14/23
Shannon Dunevein				10/14/23
Maxine Marksonobis				10/14/23
George Marksonobis				10/14/23
AHMAD ULLAH				14/10/23
LORRAINE GORZO				14/10/23

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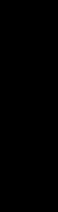
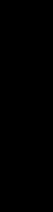
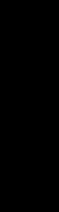
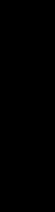
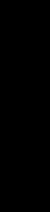
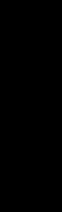
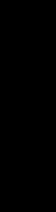
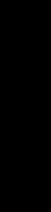
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Name	Address	Phone	Signature	Date
Andrew Lot				Oct. 16, 23
Stefanie Lot				
SAJEEB ASHRAF				Oct 14/23
Chris Fulbo				Oct 14/23
Hamza Tee				Oct 14, 2023
Mathew Melo				Oct 14, 2023
Deidre Scholtz				OCT 14/23
MUNHAMMAD IQBAL				OCT 14, 2023
(JALF.ROO@1714@GMAIL.COM) FOOSITH				OCT 14, 2023
Javad Rahimi				OCT 14, 2023

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Name	Address	Phone	Signature	Date
Angela Gozco				Oct 14/23
Kyle Robertson				Oct 14/23
MIRIA BAIN				Oct 14/2023
Stefanie Lof			Stefanie Lof	Oct 14, 2023
Edyta Bratarczyk				Oct 14, 2023
ANDRZEJ BRATARCZYK				Oct. 14/ 2023
Shobael Ahmed				Oct 14/ 2023
Abu and Ngo				Oct 14/23
James Reddy				Oct. 14/23
W. Gntes				Oct 14/23

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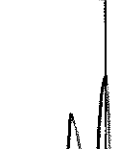
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Name	Address	Phone	Signature	Date
Cathy Agozzino	[REDACTED]	[REDACTED]	Cathy Agozzino	Oct 23/23
Glenn Clarke			[Signature]	Oct 23/23
Oliver Clarke			[Signature]	Oct 23/23
Jennifer Scott			[Signature]	Oct 23/23
Dusica Grabenica			[Signature]	Oct 31.23
Rosson Bonifacio			[Signature]	Oct 31.23

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Name	Address	Phone	Signature	Date	
Gilhan D'Oliveira	[Redacted]				23/10/23
Shawn D'Oliveira				SD	23/10/23
Marcela D'Oliveira				MD	23/10/23
Suphey Davies				Sy	23/10/23
Charlize Davies				CD	23/10/23
Roy D'Oliveira				RD	23/10/23
Luayha Kania				LK	23/10/23
FIZA WARSI				FW	23/6/23
Hiba Zaza				H.Zaza	23/10/23
Wahed Ghafouri					23/10/2023

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Name	Address	Phone	Signature	Date	
Hisham Ghali					19/10/2023
Reham Paltas					19/10/2023
Jonathan Hanna					19/10/2023
Harun Aloungiv					22/10/2023
Raafat Husein					23/10/2023
JAYDRAJIT PATEL					23/23/2023
MADHU PATEL					23/23/2023

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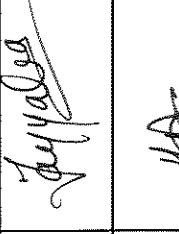

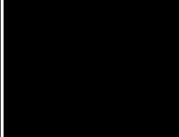

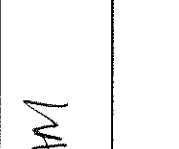
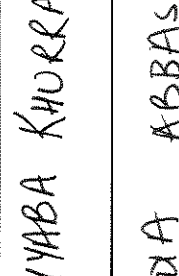
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Name	Address	Phone	Signature	Date
HUSSAIN BAIG			H.B.	17/10/23
Dayalan Thevathasan			D.M	17/10/23
Tania Pellissino			Bellus	17/10/23
William Tell			William	17/10/23
Wanda Kumar			Wanda	17/10/23
Hania Abbas			Hania	10/17/23
Klaudia Szurki.			Klaudia	10/17/23
Cristine Pua			Cristine	10/17/23
Goutham Vijaykumar			Goutham	10/17/23
Fahmida Usmani			Fahmida	17/10/23

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Name	Address	Phone	Signature	Date
TAYYABA KHURRAM				18 Oct 2023
HADIA ABBAS				18 Oct 2023
AYESHA KHALID			Ayesha Baig	21 OCT 2023
BERNARD SCHMIDT			D.S	21 OCT 2023
URBAN BAIG			U.B	21 OCT 2023
SADIYNA IBRAHIM				21 OCT 2023
SIDRA KHAN				23 OCT 2023
FAUQ WARSY			Fauq	22-10-23
Celeste Mendes				23/10/23
Maria Mendes				23/10/23

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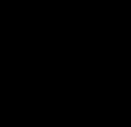
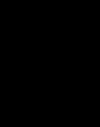
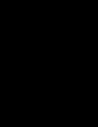
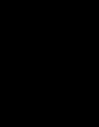
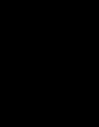
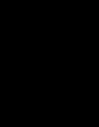
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SURESH NAIR				Oct 15, 2023
Bushra W				Oct 4, 2023
Faiz Ansari				Oct 14, 2023
Usha Patel				Oct 14 2023
Melissa Stratis				Oct 14 2023
RYAN TAVARES				Oct 14 2023
Jennifer Kaur				Oct 14 2023
Patee 813				OCT 14
Jyoti Patil				OCT 14
Madhusudan Patel				Oct 14 2023

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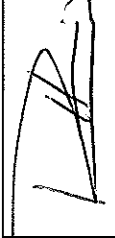





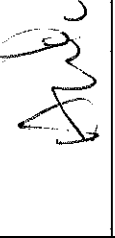
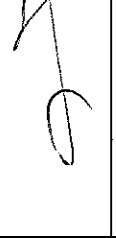
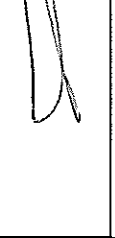
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Philip Garbacz	[REDACTED]			10/14
GOKHAN HASKAN				14/10/23
KIMBELLY J. HASKAN				14/10/23
ANARA G. HASKAN				14/10/23
ANUP SINGH GU				14/10/23
Margarita Vachenkova				19/10/23

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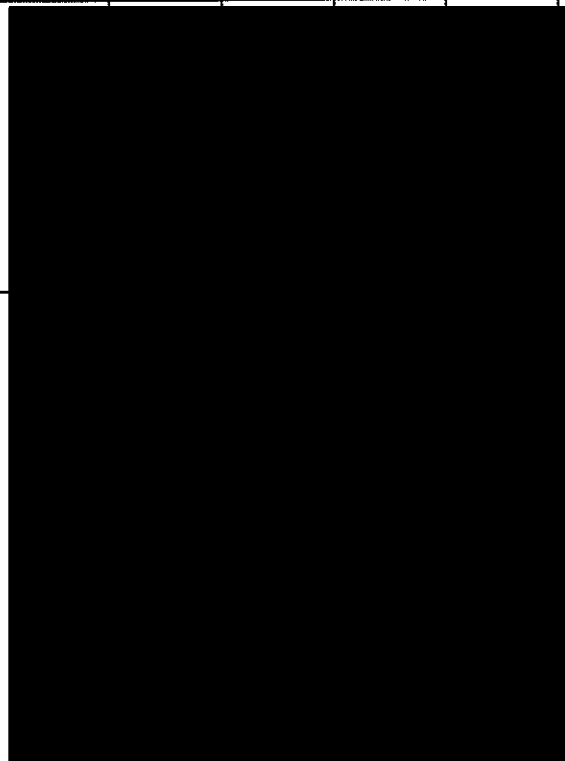
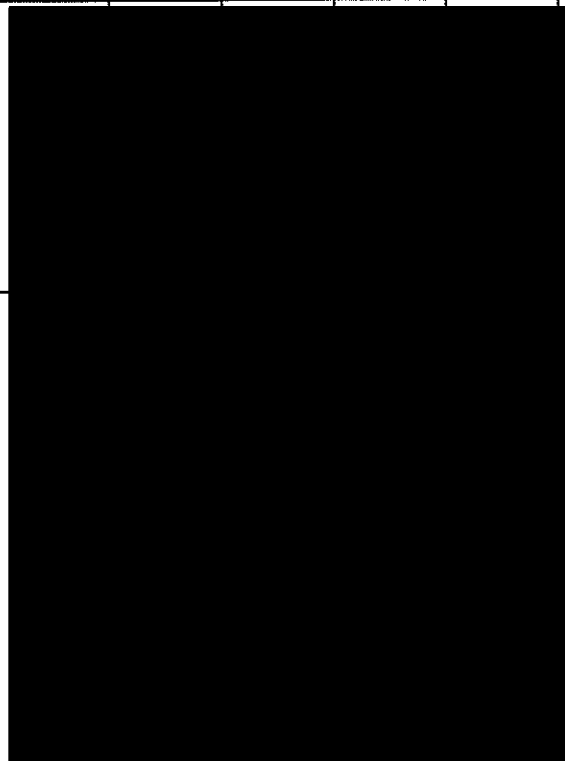
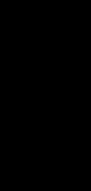
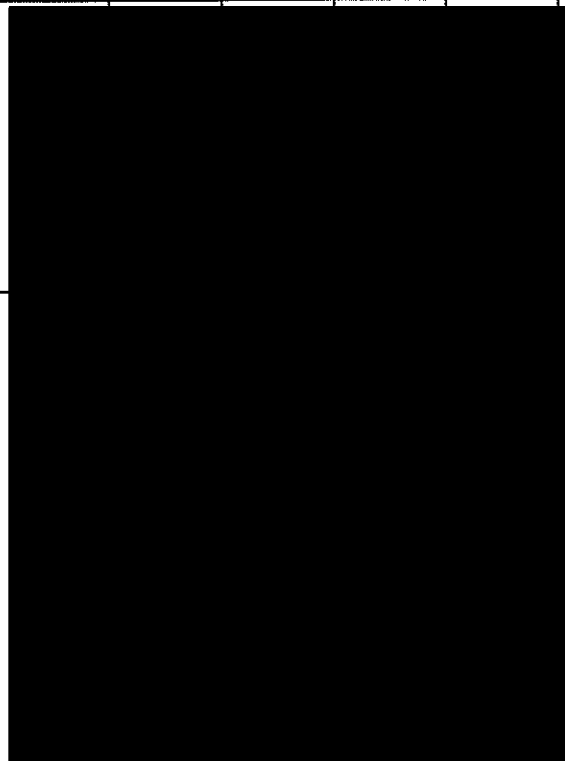
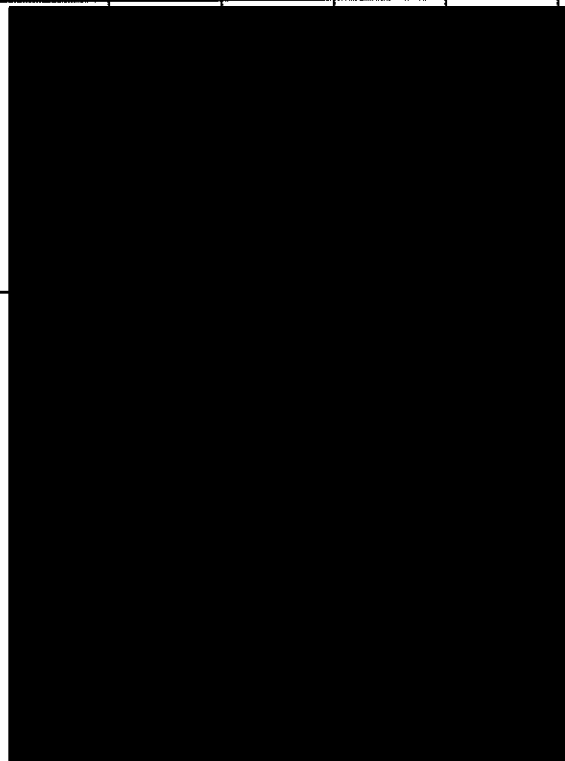
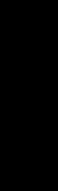
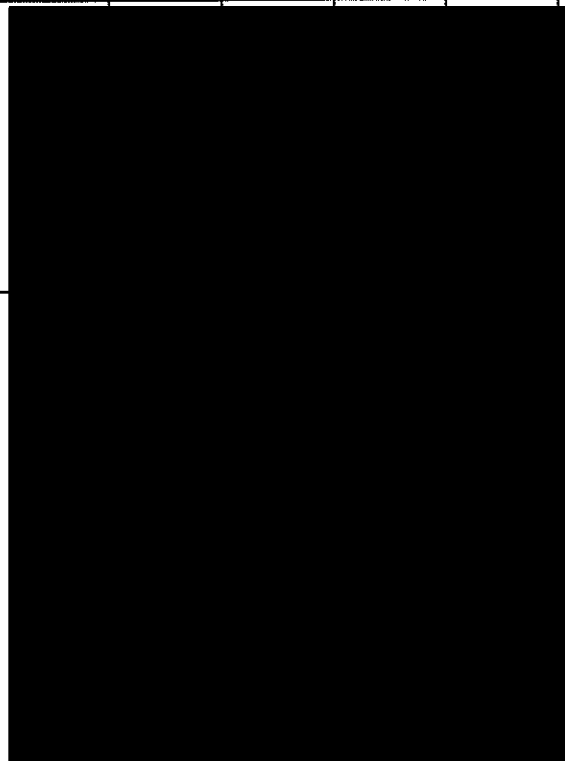
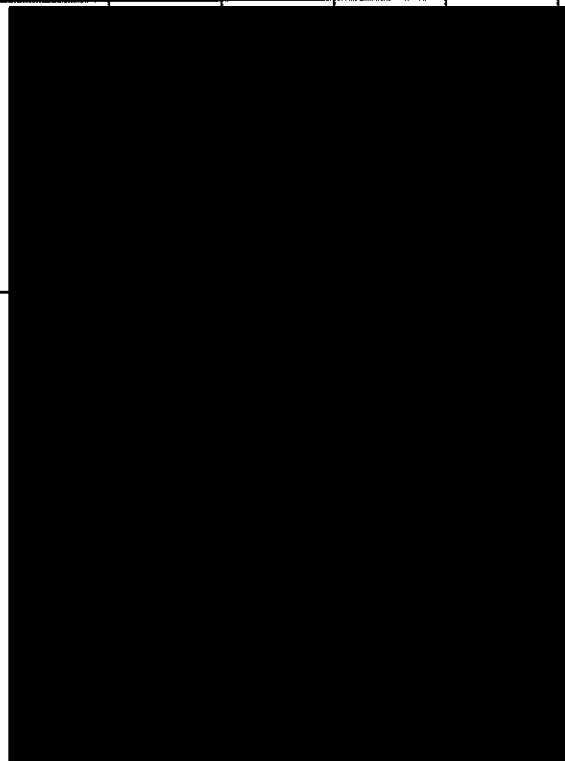
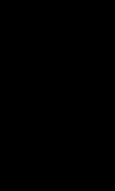
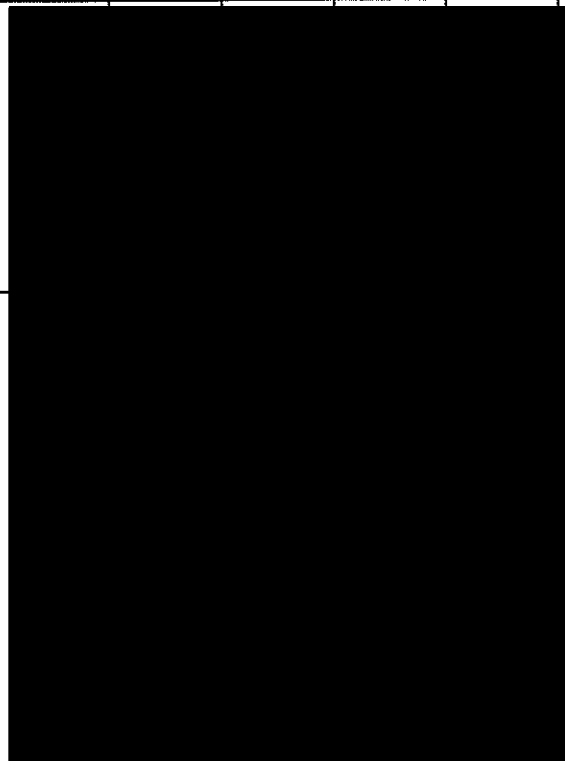
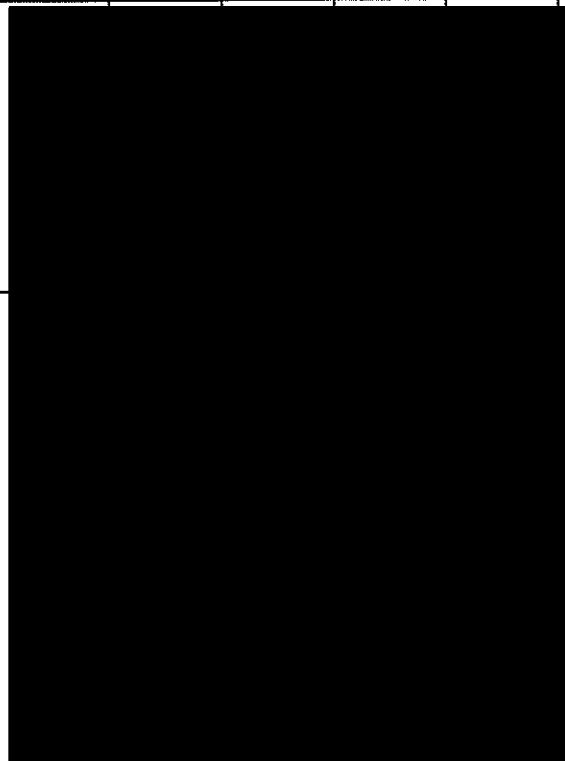
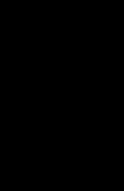
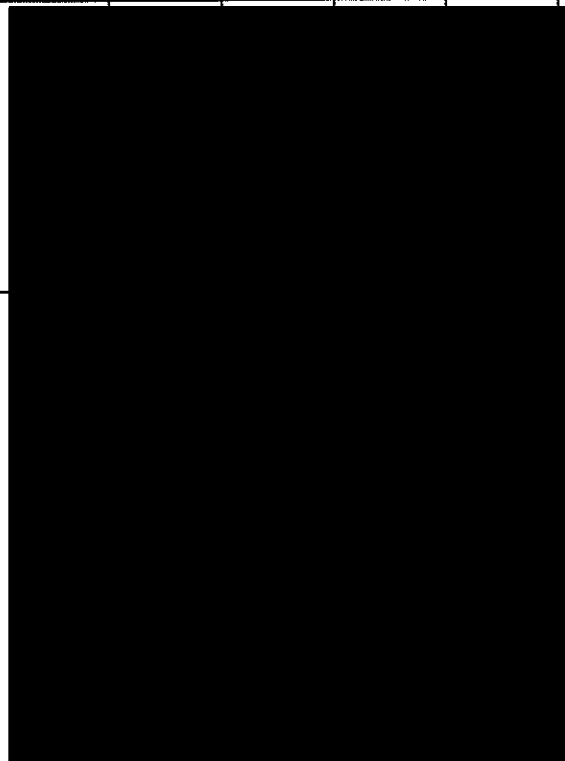
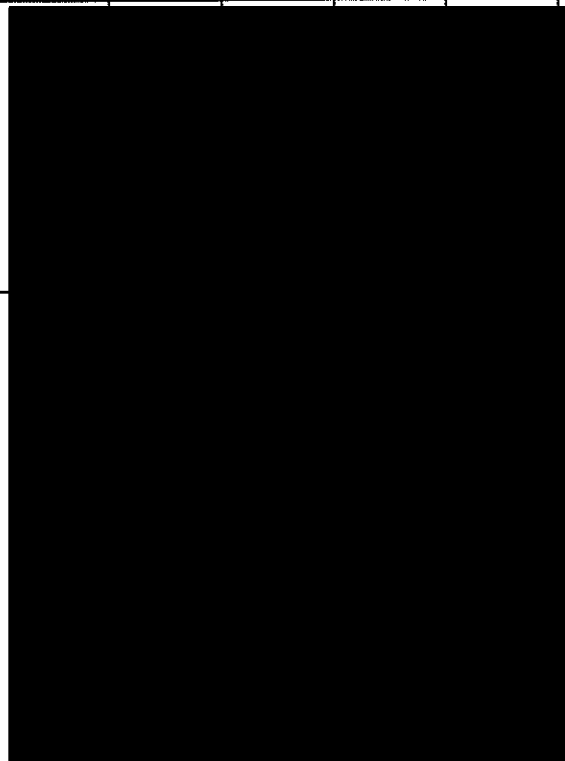

- 1) The Size and Use to remain the same, which is 4.49 ha lot and +/- 833 Residential Units and +/- 2,787 sqm Retail/Commercial and a total of five buildings.
- 2) Not changing the current plans in the future for the site use including the amount of residential units and commercial ground floor uses that have already been approved.
- 3) To have 1.5 parking spaces per unit and 1 visitor parking space per unit for a total of 2.5 parking spaces per unit.
- 4) Parking to be underground and not built above ground into the buildings themselves.
- 5) Mattamy (Milton West) Limited erect large coniferous trees for privacy along the west side of the property lines that back onto the creek side to help prevent noise and light pollution.
- 6) Mattamy (Milton West) Limited to provide a park for residents/community members to use that is suitable for the density surrounding it.

Name	Address	Phone	Signature	Date
Rawan Hussein				Oct 17 / 2023
RooFaa Hussein				Oct 14 / 23
Aliad Elsoufi				Oct 14 / 23
Salma Hussein				Oct 14 / 23
Maeen Hussein				Oct 14, 23
Alstair Wm				10/19/23
Andrew We.				10/19/23
AHMED ABDELJALZ				19/10/23
Yehia AL Halwani				19/10/23

Petition For 6096 and 6110 Regional Road 25 to remain the same as it was approved as per the application file # LOPA-04/18 & Z-02/18.



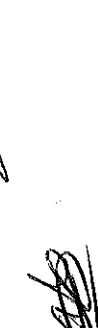





This petition is in support of:

- 1) The Size and Use to remain the same, which is 4.49 ha lot and +/- 833 Residential Units and +/- 2,787 sqm Retail/Commercial and a total of five buildings.
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Name	Address	Phone	Signature	Date
Lily Sousa-Bernardo				Oct 19/23
Legan Bernardo				Oct 19/23
Hunter Bernardo				Oct 19/23
JASON SCHIAVETTO				OCT 19 2023
ZARA FAIZ				OCT 19, 2023





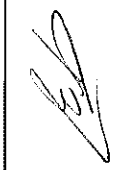
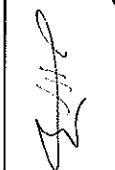


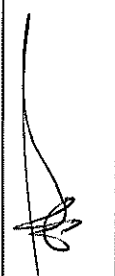
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Name	Address	Phone	Signature	Date
Waqeel Ghafoor	[REDACTED]	[REDACTED]		Oct, 14
Mariam Ghafoor				Oct, 14
Shahar Ghafoor				Oct, 14
IMRAN BILAL				OCT-19
ANISA Noman				OCT-19
Annie Yang				Oct, 19 th
David Robles				Oct, 19 th
Sara Parvish				Oct, 19 th

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Name	Address	Phone	Signature	Date
Stephane Disouza				Oct. 17, 23
Irfan				Oct. 17, 23
Hamid M.				Oct. 17, 23
Rabia K.				Oct. 17, 23
Samveen			Samveen.	Oct. 17, 23
Ahmed AL				Oct. 17, 23
Lana T.				Oct. 17, 23
Jayda Hashkan				Oct. 17, 23
Ahsan Ishaq				Oct. 17, 23
Munazza absan				Oct. 17, 23

Petition For 6096 and 6110 Regional Road 25 to remain the same as it was approved as per the application file # LOPA-04/18 & Z-02/18.

This petition is in support of:




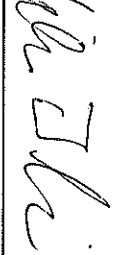




- 1) The Size and Use to remain the same, which is 4.49 ha lot and +/- 833 Residential Units and +/- 2,787 sqm Retail/Commercial and a total of five buildings.
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Name	Address	Phone	Signature	Date
Mariam Ansan	[REDACTED]	[REDACTED]	[Signature]	Oct 17, 2018

Petition For 6096 and 6110 Regional Road 25 to remain the same as it was approved as per the application file # LOPA-04/18 & Z-02/18.

This petition is in support of:

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Name	Address	Phone	Signature	Date
Bindya Akseerani				Oct 17, 23
Kiran Thomas				Oct 17, 23
Farsia Khan				Oct 17, 23
Milan Ilic				Oct 17, 23
Gorana Ilic				Oct 17, 23
Ali				Oct 17, 23
Bah Alsana				Oct 17, 23
Muhammed Hashmi				Oct 17, 23
Alina Herold				Oct 17, 23
Sara Lall				Oct 17, 23



PLANNING & DEVELOPMENT DEPARTMENT
TOWN OF MILTON
150 MAIN STREET
MILTON, ONTARIO L9T 5H2
TEL: (905) 878-7211 OR 878-7252
FAX: (905) 878-5639

1

Application for Amendment to Official Plan and Zoning By-law

Mattamy Homes

6096 & 6110 Regional Road 25

Proposed 8 buildings with a maximum height of 15 storeys, 1768 residential units and 929 m2 ground floor commercial floor area.

Z- 02/18 (Cir # 2)

Relative to the above noted proposal to construct 8 buildings with a maximum height of 15 storeys, 1768 residential units and 929 m2 ground floor commercial floor area, we have the following comments:

- 1) From the information submitted for this circulation, there are no further comments from an Ontario Building Code (OBC) perspective. Additional comments may arise from new information or at the Site Plan stage, and compliance to the OBC will be reviewed under the building permit application process.

Jan. 31 2024
Ereny Yousef
Plans Examiner III



Planning & Regulations
905.336.1158
2596 Britannia Road West
Burlington, Ontario L7P 0G3
conservationhalton.ca

February 27, 2024

Natalie Stopar
Town of Milton
150 Mary Street
Milton, ON L9T 6Z5

BY E-MAIL ONLY (Natalie.Stopar@milton.ca)

To Natalie Stopar:

Re: Zoning By-Law Amendment
File Number(s): Z-02/18 2nd Submission (PZBA-411)
6096 and 6110 Regional Road 25
Applicant: Mattamy Homes Owner: Mattamy (Milton West Limited)

Conservation Halton (CH) staff has reviewed the above-noted application as per our regulatory responsibilities under Ontario Regulation 162/06 and our provincially delegated responsibilities under Ontario Regulation 686/21 (e.g., represent provincial interests for Sections 3.1.1-3.1.7 of the Provincial Policy Statement (PPS) and to ensure that the applications align with CH's regulatory requirements (e.g. natural hazard or wetland related policies and requirements).

Documents reviewed as part of this submission, received on January 26, 2024, are listed in **Appendix A**. Detailed comments can be found in **Appendix B**. All previous comments have been addressed.

Recommendation

CH has no objections to the Town of Milton approving ZBA Z-02/18 for Framgrad Property at 6096 and 6110 Regional Road 25. Please circulate CH on the upcoming Site Plan Application and please note that a CH Permit will be required for the proposed stormwater management outlets to the existing channel.

Please note that CH has not circulated these comments to the applicant, and we trust that you will provide them as part of your report.

We trust the above is of assistance. Please contact the undersigned with any questions.

Sincerely,

Heather Dearlove, B.Sc.
Environmental Planner
905-336-1158 ext. 2231
hdearlove@hrca.on.ca

Cc: Robert Clackett, Regin of Halton

Encl: **Appendix A: Materials/Technical Reports Reviewed, Appendix B: Detailed Comments**

Appendix A: Materials/Technical Reports Reviewed

CH received the following first submission materials on January 26, 2024:

- Cover Letter Mattamy Homes; January 22, 2024
- Comment Response Matrix Mattamy Homes; January 2024
- Architectural Drawings; Core Architects; January 2024
- SketchUp Model Core Architects; January 2024
- Planning Justification Report; Korsiak Urban Planning; January 2024
- Draft Zoning By-law; Korsiak Urban Planning; January 2024
- Phase 1-Environmental Site Assessment; Pinchin; January 19, 2024
- Soils and Geotechnical Report; McClymont & Rak Engineers Inc.; January 2024
- Hydrogeological Report; McClymont & Rak Engineers Inc.; January 2024
- Functional Servicing Report –including grading and drainage plan and servicing plan; WSP; January 19, 2024
- Stormwater Management Report; WSP; January 2024

Appendix B: Detailed Comments

CH provides the following detailed comments regarding the 2nd Submission of ZBA that are recommended to be addressed at the stage noted in the table.

#	Topic/Section	CH – First Submission Comments – September 7, 2023	Applicant Response – January 2024	CH – Second Submission Comments – February 27, 2024
Key Comments				
1		The SWM strategy is proposed to be privately-owned underground tanks. However, as the development is required to provide Regional storm control, CH staff request a meeting with the Town of Milton to discuss further. Update to Section 3.5 Water Quantity Control of the “Framgard North and South Blocks, Stormwater Management Report (WSP July 2023) maybe required based on the discussion with the Town of Milton.	As discussed on the meeting with the Town and CH on Dec 15th, 2023. The Town and CH were okay with the SWM strategy as long as: - The allowable release rates to the SWS-2-A channel is satisfied for Erosion Control, 25- year, 100-year and Regional storm event - There are only two outlets to the SWS-2-A channel for the entire development - The proposed SWM facilities are accessible at grade for maintainance and inspections if Required	Addressed.
Detailed Comments				
1.	Dewatering	As per the meeting on August 17, an analysis report is required for the SWS-2-A channel should the dewatering flows (either interim or	Noted. The dewatering flows will be directed to the SWM facilities on site or to the existing.	Addressed.

#	Topic/Section	CH – First Submission Comments – September 7, 2023	Applicant Response – January 2024	CH – Second Submission Comments – February 27, 2024
		permanent or both) be directed to the channel and any proposed mitigation measures identified. At a minimum, this report will be required during detail design (if not earlier). The SWS-2-A channel is currently inundated just upstream of Britannia Road due to a grading situation on the adjacent CN property.	SWM Pond I to the north and ultimately discharge to the SWS-2-A channel. Based on the HydroG report prepared by MCR, the groundwater quality is safe to send to the proposed storm sewer system. The SWM facilities has been sized to ensure that the post-development flows with the dewatering flows is below the allowable release rates.	
2.	Discharge points	In accordance with our SWM guidelines, the number of discharge points to the SWS-2-A channel should be minimized and include both the SWM and dewatering systems. Additionally, discharge to channel SWS-2-A-1 is discouraged and any discharge points should ensure that the design of the location maintain the form and function of the realigned channel.	Noted. As per the meeting on Dec 15th, 2023, it was agreed upon that the SWM strategy has been revised to a total of two outlets to the SWS-2-A channel.	Addressed.
<i>“Framgard North and South Blocks, Stormwater Management Report,” WSP (July 2023)</i>				
3.	Section 1.4 Design Criteria	The Block 2 SIS document outlines both erosion/extended detention control targets as well as Regional storm control targets (flow and	Noted. SWM Strategy has been revised to account for the allowable release rates during	Addressed.

#	Topic/Section	CH – First Submission Comments – September 7, 2023	Applicant Response – January 2024	CH – Second Submission Comments – February 27, 2024
		volume). The proposed SWM strategy should be updated to address these targets.	the erosion control/extended detention and regional storm events	
4.	Section 2.5 Groundwater and Dewatering System	Depending on the results of the analysis for the SWS-2-A channel, this section may need updating.	Noted. WSP welcomes any additional feedback from CH	Addressed.
<i>"Framgard North and South Blocks, Functional Servicing Report," WSP (July 2023)</i>				
5.	Section 4 Stormwater Management	Update this report to reflect the revisions within the "Stormwater Management Report."	Noted. WSP welcomes any additional feedback from CH	Addressed.

Natalie Stopar

From: Heather Dearlove <hdearlove@hrca.on.ca>
Sent: Monday, April 22, 2024 9:04 AM
To: Natalie Stopar
Subject: RE: [EXTERNAL]Framgard Comments (Z-02/18)

Good Morning Natalie,

CH has no additional comments for the Framgard Zoning (Z-02/18) based on O.Reg. 41/24.

I am going to send an email to Mattamy to notify them of the change and that the CH's Regulatory Allowance will extend onto the lots.

Sincerely,



Heather Dearlove
Environmental Planner

2596 Britannia Road West, Burlington, ON L7P 0G3
[905.336.1158 ext.2231](tel:905.336.1158) | hdearlove@hrca.on.ca
conservationhalton.ca



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EMPLOYERS

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From: Natalie.Stopar@milton.ca <Natalie.Stopar@milton.ca>
Sent: Friday, April 19, 2024 9:20 AM
To: Heather Dearlove <hdearlove@hrca.on.ca>
Subject: [EXTERNAL]Framgard Comments (Z-02/18)

Hi Heather,

I'm planning on finalizing my Framgard recommendation report and ZBA next week. Can you confirm if CH's comments have changed as a result of the Provincial policy changes?

Thanks,

Natalie



Natalie Stopar, MCIP, RPP
Acting Senior Planner, Development Review
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 ext. 2297
www.milton.ca

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Natalie Stopar

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: Friday, February 16, 2024 2:04 PM
To: Tammy Howe; Natalie Stopar
Subject: RE: [External] Tammy Howe has shared the folder 'Z-02-18 6096 and 6110 Regional Road 25 - Re-Circulation' with you.

Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details: <https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Jasleen Kaur
Municipal Planning Coordinator
Engineering

—

ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.

From: mail@sf-notifications.com <mail@sf-notifications.com>
Sent: Friday, January 26, 2024 11:37 AM
To: Municipal Planning <MunicipalPlanning@enbridge.com>
Subject: [External] Tammy Howe has shared the folder 'Z-02-18 6096 and 6110 Regional Road 25 - Re-Circulation' with you.

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DO NOT click links or open attachments unless you are 100% sure that the email is safe.



Municipal,

Tammy Howe has shared the folder **Z-02-18 6096 and 6110 Regional Road 25 - Re-Circulation** with you.

Message from Tammy

I've added you to a folder

[Go to Folder](#)

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Town of Milton Memo

To: Natalie Stopar, Acting Senior Planner
Development Review | Development Services

From: Jennifer Simpson, Development Engineering Technologist
Development Engineering | Development Services

Date: March 1, 2024

Subject: Zoning By-Law Amendment
Mattamy (Milton West) Ltd.
6096 and 6110 Regional Road 25 - Milton ON
Z - 02/18

The comments and conditions provided in this memorandum are made respect to the **Application for Zoning By-Law Amendment** received January 26, 2024, submitted by Mattamy (Milton West) Ltd.

Documentation/Drawing Title	Prepared By	Date	Status (Accepted or Under Review)
Agency Circulation Sheet	Development Review	Jan. 26, 2024	N/A
Cover Letter	Mattamy Homes	Jan. 22, 2024	N/A
Comment Response Matrix	Mattamy Homes	Jan. 22, 2024	N/A
Ph. 1 Environmental Site Assessment	Pinchin Ltd.	Jan. 19, 2024	Accepted
Letter of Reliance for Ph. 1 ESA	Pinchin Ltd.	Jan. 19, 2024	Accepted
Functional Servicing Report	WSP	Jan. 19, 2024	Accepted
Preliminary Geohydrology Assessment	McClymont & Rak Engineers Inc.	Jan. 19, 2024	Under Review
Geotechnical Report	McClymont & Rak Engineers Inc.	Jan. 19, 2024	Under Review
Noise Feasibility Study	HGC Engineering	Jan. 18, 2024	Under Review
Outflow Mitigation Strategy	GEO Morphix	Feb. 2, 2024	N/A
Stormwater Management Report	WSP	Jan. 19, 2024	Under Review
Architectural Drawing Set	Core Architects	Jan. 19, 2024	Under Review

Please be advised, based upon the technical review of the documentation and drawings, Development Engineering has **no objection** to the approval of the Zoning By-Law Amendment Application.

The Owner and/or Consultant (Applicant) is advised that at the time of the Site Plan Application (SPA), Development Engineering will require additional detailed engineering drawings and supporting documentation which adheres to the Town of Milton Engineering and Parks Standards Manual and the Town's Guidelines for Site Plan Approval.

Enclosed are the red-lined documentation and drawings with preliminary comments to be addressed prior to the submission of the SPA.

In addition to the above, the following are some of the general requirements for the SPA submission. Additional requirements will be provided at the time of the Site Plan Pre-Consultation.

1. Please provide the following documentation and drawings, signed and stamped by a Professional Engineer, in support of the site plan application.
 - a. Construction Management Plan (CMP) describing, in sufficient detail, the project activities that will or are likely to occur during construction, to ensure that construction activities do not adversely affect public health and safety, the public road allowance and adjacent properties.
 - b. Updated Noise Impact Assessment (if applicable)
 - c. Updated Functional Servicing Report
 - d. Updated Stormwater Management Report
 - e. Updated Geotechnical Report (if applicable)
 - f. Final Geohydrology Assessment
 - g. Detailed Grading Plans
 - h. Detailed Site Servicing Plans
 - i. Erosion and Sedimentation Control Plans
 - j. Stormwater Management Plans
 - k. Construction Detail Plans
 - l. Phasing Plans
2. The Applicant is to ensure all references and details within the documentation are current and consistent between the documentation and the drawings.
3. As per recent correspondence, the Town will accept an updated Master Stormwater Management Report for each SPA submission. The Applicant will need to ensure the stormwater management (SWM) strategy for each phase of the development (i.e. Buildings 1 and 2) is clearly defined. Should the SWM strategy require revisions to support the

Zoning By-Law Amendment
Mattamy (Milton West) Ltd.
6096 and 6110 Regional Road 25 - Milton ON
Z - 02/18

development of one of the phases, the Applicant is to ensure the revisions are clearly identified within the SWM Report and the appropriate drawings updated to reflect the revisions. Please note upon completion of the technical review of the SPA submission for Buildings 1 and 2, the SWM strategies are unclear and/or require clarification, Development Engineering may request separate SWM Reports for each phase of the development.
NOTE: This plan of action can be applied to other documents, if applicable.

Thank you for your attention to this matter. If you have any questions, please do not hesitate to contact the undersigned at the number provided below.

Sincerely,

T. (905) 878-7252, ext. 2515 | F. (905) 876-5029 | E. jennifer.simpson@milton.ca

Encl.

Natalie Stopar

From: Dee Dee Fitzpatrick
Sent: Wednesday, February 7, 2024 8:18 AM
To: Natalie Stopar
Subject: RE: Z-02-18 6096 and 6110 Regional Road 25 - Re-Circulation

Hi Natalie,

Perfect! I had the requirement for an Assumption Agreement previously noted for that parcel.

Please accept the following comments in relation to the third submission for zoning file Z-02/18 - Mattamy (Milton West) Limited (remnant parcels in Framgard).

1. Regional development charges and educational development charges are applicable in accordance with the appropriate agency's policies and by-laws. Town development charges and other charges are applicable on any future development in accordance with Town policies and by-laws and other applicable legislation. All development charge inquiries should be directed to DevelopmentFinance@milton.ca or by calling 905-878-7252, extension 2402.
2. Municipal property taxes must be current prior to approval. Inquiries with respect to property taxation should be directed to 905-864-4142 or taxes@milton.ca
3. Re: 6110 Regional Road 25 - Prior to site plan approval, the landowner must sign an Assumption Agreement with the Town to assume all the terms and conditions as outlined in the Boyne Phase 3 Financial Agreement. Please contact Dee Dee Fitzpatrick, Supervisor, Development Finance at deedee.fitzpatrick@milton.ca for further details.
4. A letter from the Trustee (contact information noted below) is required prior to site plan approval confirming that the landowner is in good standing with the applicable Landowners Group.

Helen Mihailidi
MP3 Cost Sharing Trustee Inc.
c/o Bratty and Partners, LLP
7501 Keele Street, Suite 200
Vaughan, ON L4K 1Y2
905-760-2700
hmihailidi@bratty.com

AND

Myron Pestaluky
Milton Phase 3 Landowners Group Inc.
c/o Delta Urban Inc.
8800 Dufferin Street, Suite 104
Vaughan, ON L4K 0C5
905-660-7667, ext. 223
myronp@deltaurban.com

Please update the folder description in AMANDA and any appropriate info fields to reflect the current proposal for Z-02/18. AMANDA currently references three 6-storey condo buildings.

Thanks again,
Dee Dee



Dee Dee Fitzpatrick

Supervisor, Development Finance
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 ext. 2175
www.milton.ca

From: Natalie Stopar <Natalie.Stopar@milton.ca>
Sent: Wednesday, February 7, 2024 8:14 AM
To: Dee Dee Fitzpatrick <deedee.fitzpatrick@milton.ca>
Subject: RE: Z-02-18 6096 and 6110 Regional Road 25 - Re-Circulation

Good morning Dee Dee,

That's correct.

Natalie



Natalie Stopar, MCIP, RPP

Acting Senior Planner, Development Review
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 ext. 2297
www.milton.ca

From: Dee Dee Fitzpatrick <deedee.fitzpatrick@milton.ca>
Sent: Wednesday, February 7, 2024 7:57 AM
To: Natalie Stopar <Natalie.Stopar@milton.ca>
Subject: FW: Z-02-18 6096 and 6110 Regional Road 25 - Re-Circulation

Hi Natalie,

Sorry, just one more point of clarification ... when you reference the existing residential parcel, do you mean 6110 RR 25?

From: Dee Dee Fitzpatrick <deedee.fitzpatrick@milton.ca>
Sent: Tuesday, February 6, 2024 4:17 PM

To: Natalie Stopar <Natalie.Stopar@milton.ca>
Subject: RE: Z-02-18 6096 and 6110 Regional Road 25 - Re-Circulation

Hi Natalie,

Thanks for clarifying! Does this mean that Mattamy is acquiring additional lands and an Assumption Agreement is required?

Dee Dee

From: Natalie Stopar <Natalie.Stopar@milton.ca>
Sent: Tuesday, February 6, 2024 2:25 PM
To: Dee Dee Fitzpatrick <deedee.fitzpatrick@milton.ca>
Subject: RE: Z-02-18 6096 and 6110 Regional Road 25 - Re-Circulation

Hi Dee Dee,

Sorry for the delay.

The application includes the lands currently owned by Mattamy as well as the lands existing residential parcel. Unfortunately Mattamy hasn't been consistent in including these lands in their overall calculations.

I've confirmed with them that with the residential parcel (holdout lands), the total unit count would be 1571. If the residential parcel is not included, the total would be 1427.

Hope this helps!

Natalie

From: Dee Dee Fitzpatrick <deedee.fitzpatrick@milton.ca> **On Behalf Of** MB-DevelopmentFinance
Sent: Tuesday, February 6, 2024 11:51 AM
To: Natalie Stopar <Natalie.Stopar@milton.ca>
Subject: Z-02-18 6096 and 6110 Regional Road 25 - Re-Circulation

Hi Natalie,

I need your help with this one. Can you please confirm what is being proposed here? Letter from Mattamy notes 7 apt buildings with 1,427 units; Town circulation memo references 8 apt. buildings with max. 1,571 units & ground floor commercial and AMANDA says 3 six-storey condo buildings?

Thanks!

Dee Dee

From: mail@sf-notifications.com <mail@sf-notifications.com>

Sent: Friday, January 26, 2024 11:37 AM

To: MB-DevelopmentFinance <DevelopmentFinance@milton.ca>

Subject: Tammy Howe has shared the folder 'Z-02-18 6096 and 6110 Regional Road 25 - Re-Circulation' with you.



Tammy Howe has shared the folder **Z-02-18 6096 and 6110 Regional Road 25 - Re-Circulation** with you.

Message from Tammy

I've added you to a folder

[Go to Folder](#)

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February 15, 2024

Natalie Stopar
Planner
Town of Milton
150 Mary Street
Milton, ON L9T 6Z5

Dear Natalie:

**RE: Application for Zoning By-law Amendment
Mattamy (Milton West) Limited
6096 and 6110 Regional Road 25
Your File No.: Z-02/18**

In response to the above noted application to permit the development of eight buildings containing a total of 1571 residential apartment units, the Halton Catholic District School Board ("HCDSB") has no objection.

In terms of school accommodation, if the residential development were to proceed today, elementary students generated from the development would be accommodated at St. Scholastica CES located at 170 Whitlock Avenue. Secondary school students would be directed to St. Francis Xavier CSS located at 1145 Bronte Street South.

Should you proceed with the approval of the Zoning By-law amendments, we require that the following conditions be placed in any subsequent agreements (e.g. Condominium, Site Plan). The conditions are to be fulfilled prior to final approval:

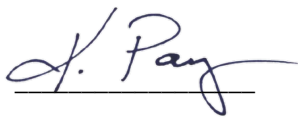
1. The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subsequent agreements, to be registered on title:
 - a. Prospective purchasers are advised that Catholic school accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bused to existing facilities outside the area.
 - b. Prospective purchasers are advised that the HCDSB will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board, and that you are notified that school busses will not enter cul-de-sacs and private roads.
2. In cases where offers of purchase and sale have already been executed, the owner is to send a letter to all purchasers which include the above statements.
3. That the owner agrees to the satisfaction of the HCDSB, to erect and maintain signs at all major entrances into the new development advising prospective purchasers that if a permanent school is not available alternative accommodation and/or busing will be provided. The owner will make these signs to the specifications of the HCDSB and erect them prior to final approval.

4. That the developer agrees that should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the HCDSB. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.
5. That a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Milton be submitted to the HCDSB.
6. The owner shall provide HCDSB a geo-referenced AutoCAD file of the Draft M-plan once all Lot and Block numbering has been finalized. Should any changes occur after the initial submission to Lot and Block configuration or numbering on the draft M-plan the Owner shall provide a new AutoCAD file and a memo outlining the changes.

It should be noted that Education Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits that are additional to the maximum approved unit count will be subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.

If you have any questions regarding the aforementioned, please contact the undersigned.

Yours truly,



Kathie Panzer
Planning Officer

cc: A. Lofts, Chief Financial Officer and Treasurer of the Board
B. Vidovic, Senior Manager of Planning Services, Planning Services
D. Gunasekara, Manager of Planning Services, Planning Services



January 29, 2024

Planning and Development Services
Town of Milton, Town Hall
150 Mary Street, Milton, ON L9T 6Z5

Dear Ms. Stopar:

Subject: **6096-6110 Regional Rd 25 (Mattamy)**
Application for amend the Official Plan & Zoning By-law
HDSB File No.: Z-02/18/M
Milton File No.: Z-02/18

Thank you for the opportunity to review the proposed Application to Amend the **Zoning By-Law**. Students from this area are currently within the **Viola Desmond PS** catchments and **Elsie MacGill SS, Craig Kielburger SS** catchment.

According to the Board's projections, Elsie MacGill SS is projected to be over building capacity. As a result, students generated from this development are expected to be accommodated in the respective schools with the addition of portables.

Viola Desmond PS and Craig Kielburger SS are projected to be over building and portable capacity. As a result, option for student accommodations will be reviewed for this school. Attendance at these schools is not guaranteed for the existing and new students.

Please be advised that the Halton District School Board has no objection to the proposed application as submitted. Please notify us of the adoption of the proposed amendment and include us in the circulation of any future applications, *including site plans*, related to this development. The Halton District School Board will provide comments and conditions on each proposed development application received.

For your convenience, below are our standard conditions of development that may be applied to the development proposal:

1. The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subdivision agreement, to be registered on title:
 - a. Prospective purchasers are advised that schools on sites designated for the Halton District School Board in the community are not guaranteed. Attendance at schools in the area is not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to

Street Address: J.W. Singleton Education Centre • 2050 Guelph Line, Burlington, Ontario L7P 5A8
Mailing Address: J.W. Singleton Education Centre • P.O. Box 5005, Stn. LCD 1, Burlington, Ontario L7R 3Z2

Phone: 905-335-3663 | 1-877-618-3456 Fax: 905-335-9802

www.hdsb.ca

schools outside of the area. School attendance areas are subject to change and/or redirections can be put into place to address school accommodation pressures.

- b. Prospective purchasers are advised that school busses will not enter cul- de- sacs and pick up points will be generally located on through streets convenient to the Halton Student Transportation Services. Additional pick up points will not be located within the subdivision until major construction activity has been completed.
2. That in cases where offers of purchase and sale have already been executed, the owner sends a letter to all purchasers which include the above statement.
3. That the developer agrees that, should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the Halton District School Board. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.
4. That the Owner shall supply, erect and maintain signs at all major entrances into the new development advising prospective purchasers that pupils may be directed to schools outside of the area. The Owner will make these signs to the specifications of the Halton District School Board and erect them prior to the issuance of building permits.
6. That a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Milton be submitted to the Halton District School Board.
7. The Owner shall provide Halton District School Board a pdf copy and a geo-referenced AutoCAD file of the Draft M-plan once all Lot and Block numbering has been finalized. Should any changes occur after the initial submission to Lot and Block configuration or numbering on the draft M-plan the Owner shall provide a new AutoCAD file and a memo outlining the changes.

In addition, the following note should be included in the conditions:

Educational Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits which are additional to the maximum unit yield which is specified by the Subdivision Agreement are subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.

Should you have any questions regarding our comments, please contact the undersigned.

Sincerely,

Michelle D'Aguiar

Michelle D'Aguiar
Senior Planner
905-335-3663 ext 3395
daguiarm@hdsb.ca

Natalie Stopar

From: Renata Tracey
Sent: Tuesday, February 13, 2024 5:47 PM
To: Natalie Stopar
Subject: P&FP comments: Z-02/18, Mattamy Framgard Node (6096 & 6110 RR25)

Hi Natalie,

Below please find Parks and Facility Planning, Community Services comments on the current circulation of the above referenced ZBLA application, for the 8 apartment buildings with commercial at-grade (along either side of Etheridge Ave) proposed by Mattamy (Milton West) Ltd. at 6096 and 6110 Regional Rd 25 (the 2 node blocks north/south of Etheridge). Note any points previously issued, on August 29, 2023, as part of our review of the prior circulation, that remain applicable have been itemized in *italics*.

GENERAL

Parkland

To be provided in accordance with the Boyne Secondary and Tertiary Plans, as well as the Phase 3 Financial Agreement. Conveyance of land to the Town for park or other public recreational purposes is identified on other lands outside the limits of this development; payment in lieu thereof is not required.

SUBMITTALS

Draft Zoning By-law

No concerns or specific comments from Parks and Facility Planning.

The detailed review of the remaining documents, drawings and reports circulated by Development Services on January 26, 2024 are deferred to other Town departments/external agencies at this time. *Note additional comments may follow upon receipt/review of any new/revised information, including that provided through subsequent development applications such as the forthcoming SP(s).*

FUTURE SUBMITTALS & REQUIREMENTS

Warning Clauses – applicable to future condominium/SP

As information, Parks and Facility Planning will be requesting inclusion of the following warning clauses in the forthcoming condominium/SP agreements:

Park Blocks (external to Plan)

- 1. "Owners and/or occupants of units are advised that parkland within the Boyne Secondary Plan may not be fully developed at the time of occupancy. The timing of parkland development, and the programming of these lands, are at the discretion of the Town."*
- 2. "Owners and/or occupants of units are advised that existing Benjamin Chee Chee Park (Block 139 on Plan 20M-1207) and Raspberry Park (Block 166 on Plan 20M-1202) are used for general active and passive public recreation and leisure uses, including but not limited to, walkways (lit and unlit, as required), bikeways and playgrounds."*

Any questions pertaining to the contents of this email may be directed to the undersigned.



Renata Tracey, MCIP, RPP

Parks Planner

150 Mary Street, Milton ON, L9T 6Z5

905-878-7252 ext. 2538

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Development Review Services
 Public Works
 1151 Bronte Road
 Oakville ON L6M 3L1
 Fax: 905-825-8822

March 1, 2024

Rachel Stopar, Planner
 Planning and Development Department
 Town of Milton
 150 Mary Street
 Milton, Ontario
 L9T 6Z5

Dear Ms. Stopar,

**Re: Proposed Zoning By-law Amendment Application – Regional Comments
 6096 and 6110 Regional Road 25, Town of Milton, Halton Region
 Files: Z-02/28 (2nd submission)
 Mattamy (Milton West) Limited**

Regional staff have reviewed the second submission regarding the rezoning application, which proposes amendments to the Town’s Zoning By-law 016-2014, as amended. These amendments aim to rezone the land to allow for the construction of three 15-storey, one 14-storey, two 13-storey, and one 12-storey apartment buildings. The proposed development has been revised to reduce the total number of units from 1768 to a total of 1427 residential units (which includes Phases 1 to 7).

Staff highlight that the area identified as Phase 8 is regarded as "holdout lands" as they have not yet been acquired by Mattamy. Should Mattamy acquire the lands, the total unit count would equal 1571.

Regional staff offer the following comments.

Matters of Provincial and Regional Interest:

Provincial Policy Statement, 2020, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, and Halton Region Official Plan, 2009:

The Provincial Policy Statement (PPS), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (PTG) and Halton Region Official Plan (ROP) provide policy direction that focuses growth and development towards settlement areas, containing a mix of development densities and land uses that are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available and avoid the need for their unjustified and/or uneconomical expansion where this can be accommodated.

Regional Staff have considered the development proposal and available supporting studies and materials as it relates to this policy direction and are generally satisfied that the PPS and PTG

policy direction in this respect is addressed, subject to the applicant satisfying the comments and required updates and/or revisions addressed below.

Land Use:

The proposed development is within the Urban Area designation, as well as the Regional Natural Heritage System (RNHS), identified within the Halton Region Official Plan (ROP). The Urban Area policies of the ROP provide that the range of permitted uses within the Urban Area will be in accordance with Local Official Plans and Zoning By-laws. All development, however, shall be subject to all other relevant policies of the ROP.

The Employment Area overlay also applies to the subject lands. Per Section 77.1 of the ROP, one of the objectives of the Employment Areas is to provide, in conjunction with those employment uses within the residential and mixed use areas of the communities, opportunities for a fully-diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

Since the proposed development is partly within lands that form part of the Regional Natural Heritage System (RNHS), in accordance with Sections 118 (3) & (3.1) of the ROP, the proposed development would trigger the Environmental Impact Assessment (EIA) requirements of the Plan. Staff note that the 2nd submission of the EIA and related comments dated November 1, 2020 have been addressed. Therefore, the Region has no further comments related to the EIA.

The existing and adjacent RNHS features (Framguard Channel – Sixteen Mile Creek) have undergone assessment through the Boyne FSEMS, Boyne Block 2 SIS, and subsequent planning process. They are protected from impact by their required buffers and refinements to the RNHS were supported through higher level studies.

The existing property has already gone through site alteration and the retained features are protected by inadvertent intrusion by enhanced erosion and sediment control measures.

Proposed development is separated from the retained wetland located south of the recently widened Britannia Road by approximately 40m.

Through a review of the site, mapping (Map 1G) in this area does not accurately reflect the features that are present. Sixteen Mile Creek immediately west of the site was realigned as part of the subdivision.

Potential Contamination:

Regional Staff have reviewed the Phase One ESA (Pinchin Ltd., File 321145.001, January 19, 2024) and are satisfied with the findings.

Staff are also in receipt of a reliance letter for the above referenced report. As such, there are no further requirements.

Archaeological Resources:

The subject lands are located within an area of archaeological potential. Prior to development

occurring in or near areas of archaeological potential, Section 167(6) of the ROP requires assessment and mitigation activities in accordance with Provincial requirements and the Regional Archaeological Management Plan.

It is acknowledged that the subject lands have been previously disturbed with development and as such, the Region did not require an Archaeological Assessment to be filed in support of this application.

However, the proponent is cautioned that during development activities, should archaeological materials be found on the property, the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries should be notified immediately. In the event that human remains are encountered during construction, the proponent should immediately contact the appropriate authorities (police or coroner) and all soil disturbance must stop to allow the authorities to investigate and the Registrar of Cemeteries to be consulted.

Allocation:

Regional Staff note, that the ROP requires the development industry to absorb their share of the cost of the provision for infrastructure and that any financial impact of new development or redevelopment be based on a financing plan communicated to the taxpayers and subsequently approved by Council. This policy direction is supported by both the Provincial Policy Statement and the Growth Plan. To this end, the implementation of Halton Region's 2020 Allocation Program launched in July 2020. The program requires proponents of residential development applications to secure servicing allocation from Halton Region through an Allocation Agreement.

From an Allocation perspective, Mattamy currently possesses adequate allocation in Law File 2020-069 (268 HD SDE) to accommodate the three buildings in Phase 1, 2, and 3 (575 units require 259 SDEs). Consequently, Mattamy would have 9 SDEs remaining in Law File 2020-069.

Mattamy will require further allocation for upcoming phases of the site plan in the next allocation program. Staff highlight that the areas designated as Phase 8 are regarded as "holdout lands" as they have not been acquired by Mattamy yet. It is noted that these holdout lands will be taken into account when Mattamy enters into an Allocation Agreement with the Region.

Accordingly, we request that the Owner confirm their approach (by way of an Allocation Assignment Plan) and that the implementing zoning by-law include a Holding provision as follows for the residential portions of the lands that have no allocation:

"That prior to the lifting of the H, the Owner shall have addressed the following requirements for all the units proposed for development to the satisfaction of the Region of Halton. The Region of Halton shall provide written confirmation that these matters have been addressed:

- a) *The Owner shall secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program;*
- b) *The Owner shall have signed the applicable Allocation Agreement or any required Amending Agreements;*
- c) *The Owner shall have made all required payments associated with the Allocation Program; and,*
- d) *The Owner shall be in receipt of the Region of Halton Public Works Commissioner's Notice (PWCN) letter."*

Other Regional Comments:

Regional Servicing:

Section 89(3) of the ROP stipulates that all new developments within the Urban Area must connect to the Region's water and sanitary sewer systems. With regard to the revised Framgard North and South Blocks Functional Servicing Report by WSP dated January 19, 2024, the Region has provided the following instructions for clarification and compliance.

Water Servicing Plan:

Overall, the Region is in agreement with the water servicing strategy. However, we have some comments regarding the use of 3-valve chambers on RR25 and suggest utilizing existing water infrastructure on Etheridge Ave. More in-depth comments will be provided through detailed design at the site plan control stage.

Additionally, it is important to note that the water services will need to cross a critical 900mm watermain. This will necessitate field investigations and coordination with key Regional stakeholders throughout the Public Works Department.

Sanitary Servicing Plan:

The Region does not agree with the proposed sanitary servicing strategy to connect directly with trunk sewers. As per our Linear Design Manuals (LDM) (3.8.12.), we do not allow direct lateral connections to sewers $\geq 450\text{mm}$. A local sanitary network will be required to service the site. The local network can be connected to the trunk system via maintenance hole.

Please utilize existing sanitary infrastructure on Etheridge Ave. We will provide more in depth comments through detailed design at the site plan control.

Please note, that infiltration rate should be 0.28 L/ha/s as per MECP Design Criteria.

Transportation:

Transportation Impact Study (TIS) Requirement:

Regional staff have reviewed the "Regional Road 25 & Britannia Road Proposed Mixed-Use Development, UPDATED Urban Transportation Considerations, Town of Milton" prepared by BA Consulting Group Ltd. (dated January 2024). The Transportation Impact Study (TIS) addresses many of the comments provided at 1st submission, justifies the proposed right-in/right-out (RI/RO) accesses to Regional Road 25 in principle, and clearly evaluates future traffic operations impacts to the Regional road network.

Therefore, the TIS is generally satisfactory for the purposes of the zoning by-law amendment. An update to the TIS will be required at the site plan control stage of development, to address the following outstanding comments:

1. Regional Road 25 Site Access

The justification for the proposed RI/RO accesses to Regional Road 25 notes that these accesses would provide alternate access for emergency vehicles to and from the site in case of a collision or road closure on Etheridge Avenue. However, the comment responses state that larger vehicles (e.g. garbage truck, single unit vehicle, firetruck, etc.) would access the site from Etheridge Avenue and that the largest vehicle expected to use the proposed RI/RO accesses would be a cube van. For consistency with the justification of alternate emergency access, the geometric design and swept path analysis for the RI/RO accesses must consider a firetruck entering and exiting the site in case of a collision or road closure on Etheridge Avenue.

The following analysis related to the proposed RI/RO accesses to Regional Road 25 has been provided in the comment responses but must be documented in the body of the TIS for report clarity and completeness:

- Sightlines along Regional Road 25,
- Auxiliary right-turn lane requirements on Regional Road 25 at the site accesses;
- the proposed clear throat length at the accesses; and
- the proposed corner clearance along Etheridge Avenue between Regional Road 25 and the proposed site accesses.

Further, the TIS must acknowledge that the proposed RI/RO accesses would have to be restricted by a raised centre median on Regional Road 25.

2. Planned Road Network Improvements

Section 3.1.2 of the TIS (Planned Road Network Improvements) should be updated to note that the lane configurations shown in Figure 5 are not finalized as the Municipal Class Environmental Assessment (MCEA) study for the Regional Road 25 improvements is in the early phases.

3. Trip Generation Forecasts

The fitted curve equation from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition should be applied to each Phase separately (e.g. north block and south block) for the trip generation forecasts as opposed to being applied to the entire development proposal and then proportioned by Phase unit count.

It is acknowledged that this methodology would only minimally impact the trip generation forecasts in this TIS based on the current unit count threshold, but may have a more significant impact on trip generation forecasts depending on the final unit count threshold for the north and south blocks.

4. Modelling Assumptions

Primary justification for modelling assumptions such as lost-time adjustments and Peak Hour Factor (PHF) adjustments has been provided in the comment responses but must be documented in the body of the TIS for report clarity and completeness. The current wording in the body of the TIS appears to source other jurisdictions' modelling guidelines as the sole rationale for specific modelling assumptions whereas these guidelines from other jurisdictions should be a "secondary" or supplementary source of justification for these assumptions.

5. Rounding of Volume Calculations

Per Halton Region's previous comments, the exact volumes calculated for "adjusted" existing traffic volumes, future background and total traffic volumes, and trip generation and assignment forecasts should be applied as opposed to rounding to the nearest five. The TIS Update applied the exact volumes calculated for the "adjusted" existing traffic volumes but maintained the rounding for the other volume calculations, rationalizing that rounding to the nearest five is a typical industry standard to capture day-to-day fluctuation in the future "realized" traffic volumes.

Despite Regional staff's preference for the exact volumes calculated to be applied, it is acknowledged that this would only minimally impact the volume calculations and resultant traffic analysis results in this TIS. Therefore, this update is not required at this time for the purposes of Zoning approval. The exact volumes calculated must be applied for any future traffic analysis updates for which new baseline traffic data (i.e. post-Britannia Road widening) and updated unit count thresholds may be available and would require an update to the volume calculations anyways.

Right-of-way Dedication – Regional Road 25 (applicable to both blocks):

Any lands within 23.5 metres of the centreline of the original right-of-way of Regional Road 25 that are part of the subject property shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements.

Right-of-way Requirements – Britannia Road (applicable to south block only):

Any lands within 23.5m of the centreline of the existing right-of-way of Britannia Road (Regional Road 6) that are part of the subject property shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements.

Setbacks (applicable to both blocks) – Reminder:

Setbacks from the ultimate Regional Road 25 property line and ultimate Britannia Road property line must conform to the Town of Milton's minimum setback requirements.

Noise Feasibility Study (NFS) Requirement:

Regional staff have reviewed the "Noise Feasibility Study Proposed Residential Development North of Britannia Road and West of Regional Road 25, Town of Milton, Ontario" prepared by HGC Engineering Ltd. (dated January 2024). The Noise Feasibility Study (NFS) addresses all comments provided at 1st submission, demonstrates that no physical noise mitigation measures will be required to support the proposed development, and recommends "soft" noise mitigation measures including central air conditioning and warning clauses to be registered on title.

Therefore, the NFS Requirement has been satisfied and nothing further is required at this time. A future noise analysis can be prepared and submitted at the Site Plan Application stage if necessary to address any future changes to the development proposal.

Waste:

Regional Waste has no comments regarding this rezoning application.

Finance:

NOTE: This development requires Regional Allocation for the single detached equivalents units (SDEs) proposed. The payments and contributions are payable in accordance with the terms and conditions set out in the applicable allocation program agreement in which the SDEs are being reserved for the Owner.

The Owner is also required to pay all other applicable Regional Development Charges (DCs) and Front-ending Recovery Payments prior to the issuance of any building permits, unless a subdivision (or other form of development) agreement is required in which case a portion of the DC's and Front-ending Recovery Payment may be payable upon execution of the agreement. Please visit our website at <https://www.halton.ca/The-Region/Finance-and-Transparency/Financing-Growth/Development-Charges-Front-ending-Recovery-Payment> to obtain the most current Development Charge and Front-ending Recovery Payment information, which is subject to change.

It is the Owner's responsibility to ensure that all applicable payments and development charges for the single detached equivalents units (SDEs) being requested are paid for as required by the terms and conditions of the applicable allocation program agreement.

Additionally, it does not appear that the Owner currently owns sufficient Allocation SDE for this proposed development.

CONCLUSION:

The Region is not in a position to provide support for this application until such time that the above-noted technical comments relating to site servicing are addressed. In addition, we request the inclusion of a Holding provision to address the above noted Allocation requirements.

Should you require any additional information or have any questions in this regard, please do not hesitate to contact me at (905) 825-6000, Ext. 2747 or Velimir.Lazarevic@halton.ca. Please send notice of the Town's decision on this application.

Sincerely,



Velimir Lazarevic
Intermediate Planner
Velimir.Lazarevic@halton.ca

Cc: Robert Clackett, Senior Planner, Halton Region (via email)

Natalie Stopar

From: Clackett, Robert <Robert.Clackett@halton.ca>
Sent: Wednesday, April 24, 2024 4:29 PM
To: Natalie Stopar; Lazarevic, Velimir
Subject: RE: Z-02/18 Framgard

Sorry Natalie, I think I responded to the wrong email.

All of our comments for the ZBA have been addressed, as long as the H is included for Allocation.

Thanks – have a great night.

Rob

Robert Clackett (he/him/his), MCIP, RPP

Senior Planner - Milton

Development Services

Public Works

Halton Region

905-825-6000, ext. 7554 - Mobile (905) 464-1670 | 1-866-442-5866



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From: Natalie.Stopar@milton.ca <Natalie.Stopar@milton.ca>
Sent: Wednesday, April 24, 2024 2:04 PM
To: Clackett, Robert <Robert.Clackett@halton.ca>; Lazarevic, Velimir <Velimir.Lazarevic@halton.ca>
Subject: Z-02/18 Framgard
Importance: High

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Good afternoon Robert and Velimir,

Please give me a call this afternoon when you get a chance. I just want to confirm that all of the Region's comments have been addressed for this ZBA.

Thanks,

Natalie



Natalie Stopar, MCIP, RPP

Acting Senior Planner, Development Review

150 Mary Street, Milton ON, L9T 6Z5

905-878-7252 ext. 2297

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Town of Milton

Memo

To: Natalie Stopar, Site Planner
From: Chris Toews, Transportation Planning Technologist
Date: April 8, 2024
Subject: 6096 & 6110 RR25 - Mattamy Framgard (Z-02/18 2nd Resubmission - Response to Peer Review & Town Transportation Comments)

The Town has reviewed the Response to Peer Review (CIMA+), and Town Transportation Staff comments dated March 2024, prepared by BA Group and associated site plans. Transportation Staff can offer the following comments:

General

- Transportation Staff note that a revised TIS addressing all Town and Peer Review comments, as per the comment letter provided on March 13, 2024, must be provided prior to site plan approval. Transportation Staff are confident the comments to be addressed through the updated TIS will not have an impact on the outcome of the findings within the report. It is recommended that a holding provision be included in the Zoning By-Law Amendment to ensure that the TIS is provided to the Town's satisfaction.
- Transportation Staff note the following concerns as they relate to functionality of the site design:
 - It is unclear if the 15-meter x 15-meter visibility triangle drawings provided take into account the future road widening for RR25. Please confirm the road widening will not affect location of the daylighting triangles, and that they will not require to be pushed further west (into the building footprints). If these drawings do not take into account the ultimate configuration of RR25, Plan and Profile drawings for ultimate conditions at the RIRO accesses would be required in order for the Town to understand how the site access will integrate into elements of the future road design.
 - Second Resubmission comments from Town Transportation Staff regarding functionality of the sloped drive aisle and intersecting underground parking ramp, as follows:

- How will the slope of the drive aisle be integrated into the design of the ramp leading to the underground parking area?
- As this will technically operate as a node, would drivers exiting the garage be stop-controlled? What is expected for regular traffic operations?
- Where the parking ramp intersects with the drive aisle, vehicles would be required to merge with traffic. The 15% ramp slope would significantly reduce driver sightline. How will this be addressed?

Transportation Staff note the above comments so that the applicant is aware of these concerns prior to SPA, as they may trigger changes to the overall design in order to be satisfactory to the Town.

Should you have any further questions or comments, please feel free to contact me at 905-878-7252 ext. 2502.

Chris Toews
Transportation Planning Technologist

Natalie Stopar

From: Hugo Rincon
Sent: Tuesday, April 23, 2024 9:43 AM
To: Natalie Stopar
Subject: Z-02-18 (FRAMGARD Condo Block) UD follow up review of East Elevations

Hi Natalie,

Christine Chea on behalf of Mattamy Corp. has submitted revised east elevations (April 18, 2024) addressing Urban Design staff's feedback for the consideration of Staff. I have reviewed the submittal and provide the following comments:

- Urban Design staff is generally satisfied with the revisions to the conceptual RR 25 elevations of buildings within the south block. The revisions sought to integrate floors one (grade) and two in buildings 1 and 4 (tall buildings) to better proportion the tower base in relation to the other components of the massing while retaining the balconies in the second floor, the active entrances at grade and the enhanced treatment of materials.
- Staff is supportive of the conceptual design as it demonstrates consistency with the Town's design directions for this form of development, however, recommend that a holding provision be included through the Zoning Amendment to ensure that detailed building design is further reviewed through the site plan application.
- Further attention to the review of the south and north elevations on buildings 1 and 4 is warranted, mainly with respect to the location, composition, and design of balconies as they relate to the overall massing, and the integration of the commercial block with the tower in building 4.
- Staff is also interested in ensuring balconies in the podium portion of buildings 2 and 3 (floors 2 to 8) wrap around the corners of the buildings. There appears to be inconsistency between the elevations and the plans.
- Additional comments may be provided on a later date as new information is submitted.

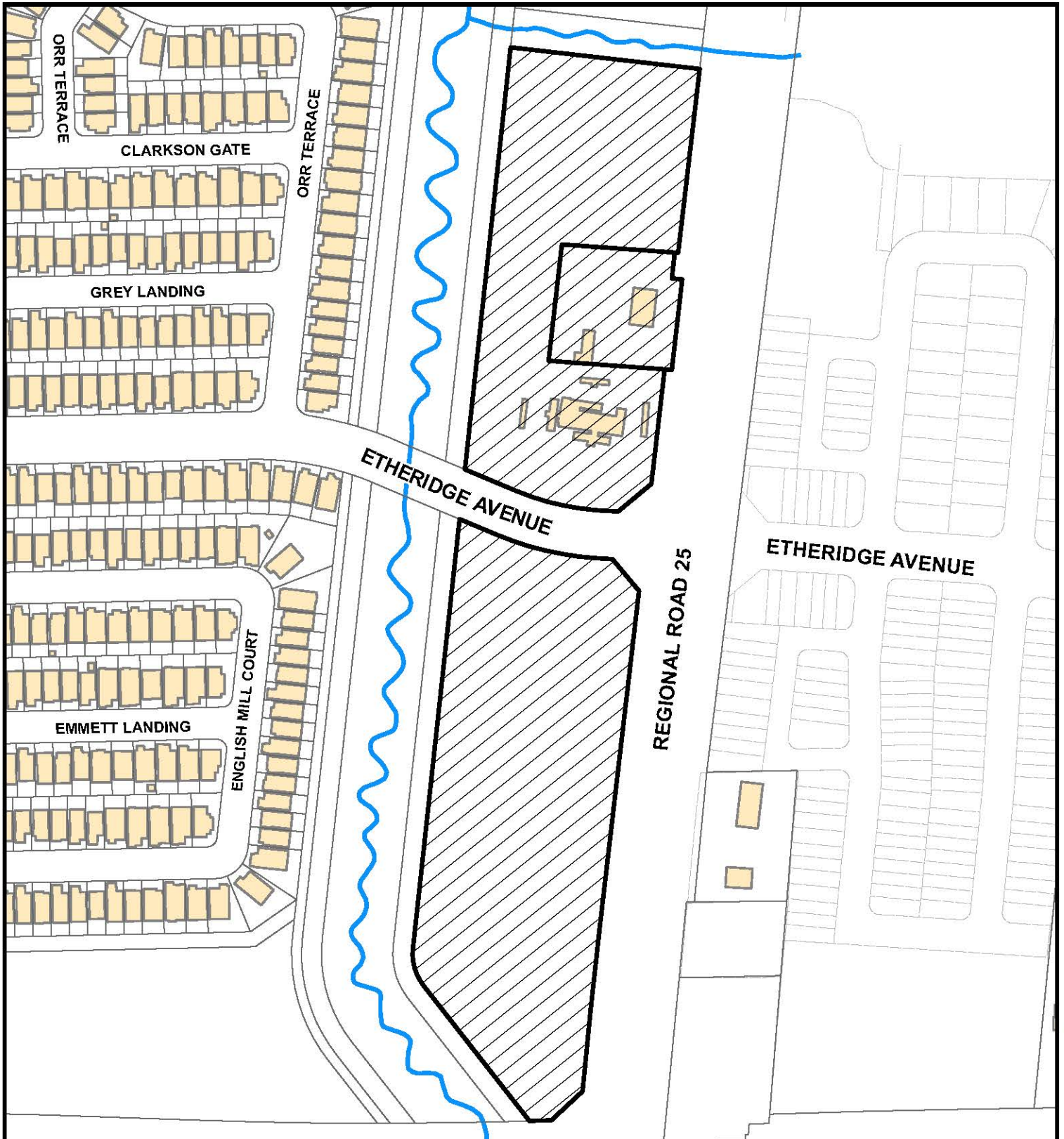
Thank you,



Hugo Rincon

Senior Planner, Policy
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 ext. 2307
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FIGURE 1 LOCATION MAP



Council Meeting Date:
May 13, 2024

Scale: 1: 2666

Files: Z-02/18

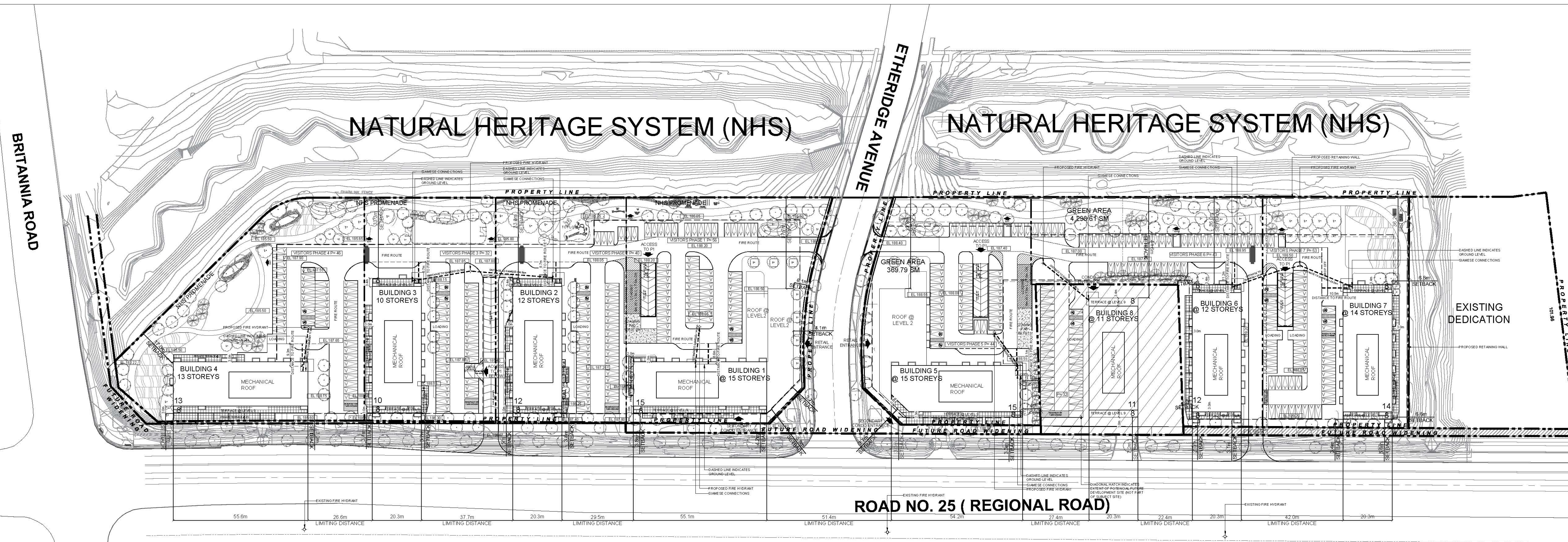
Development Services Department



Subject Property
Page 246 of 428

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Figure 2-Concept Site Plan



02. ISSUED FOR IBA	19 JANUARY 2024
01. ISSUED FOR IBA	28 JULY 2023
No. Revisions	Date

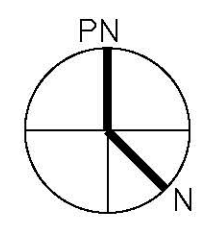
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FRAMGARD MATTAMY

MILTON WEST, ONTARIO



Drawn JA	Scale 1:1000
Checked BL	Date 2024-01-19

Title
OVERALL SITE PLAN

Project No. 22-210	Drawing No. A100
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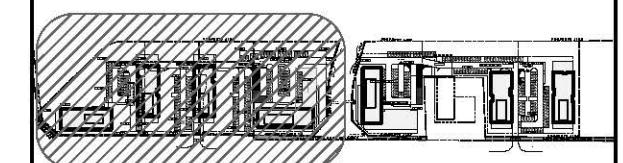
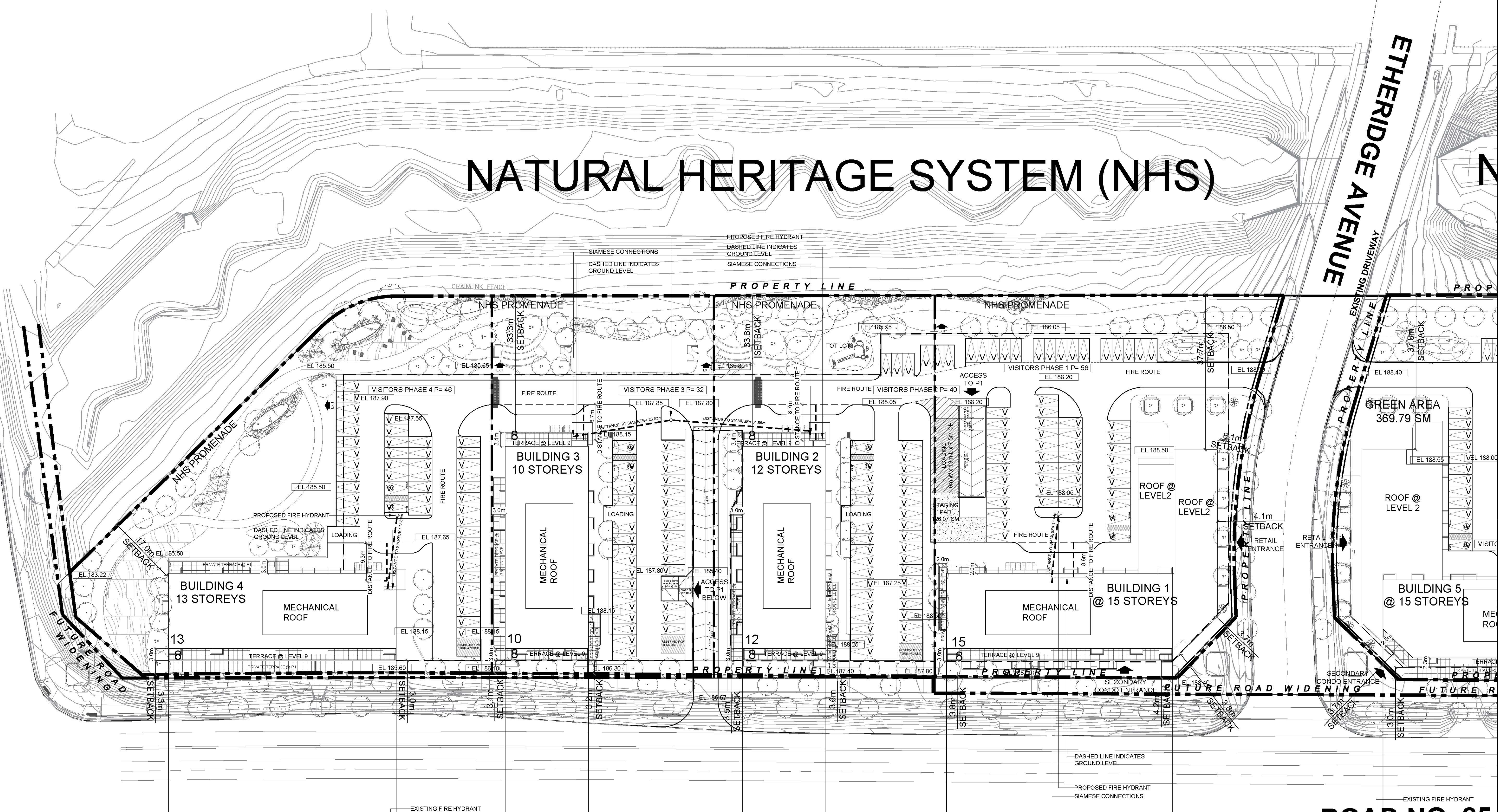
Figure 3 - Concept Site Plan -South Block

NATURAL HERITAGE SYSTEM (NHS)

BRITANNIA ROAD

ETHERIDGE AVENUE

ROAD NO. 25



KEYPLAN

No.	Revisions	Date
01	ISSUED FOR ZBA	19 JANUARY 2024
02	ISSUED FOR ZBA	28 JULY 2023

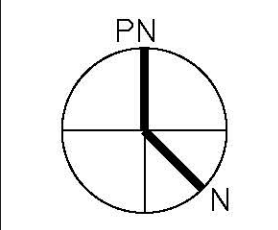
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FRAMGARD MATTAMY

MILTON WEST, ONTARIO

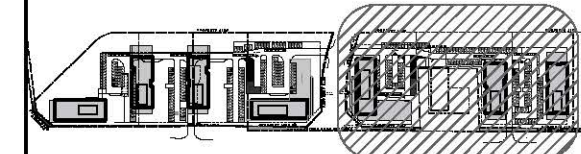
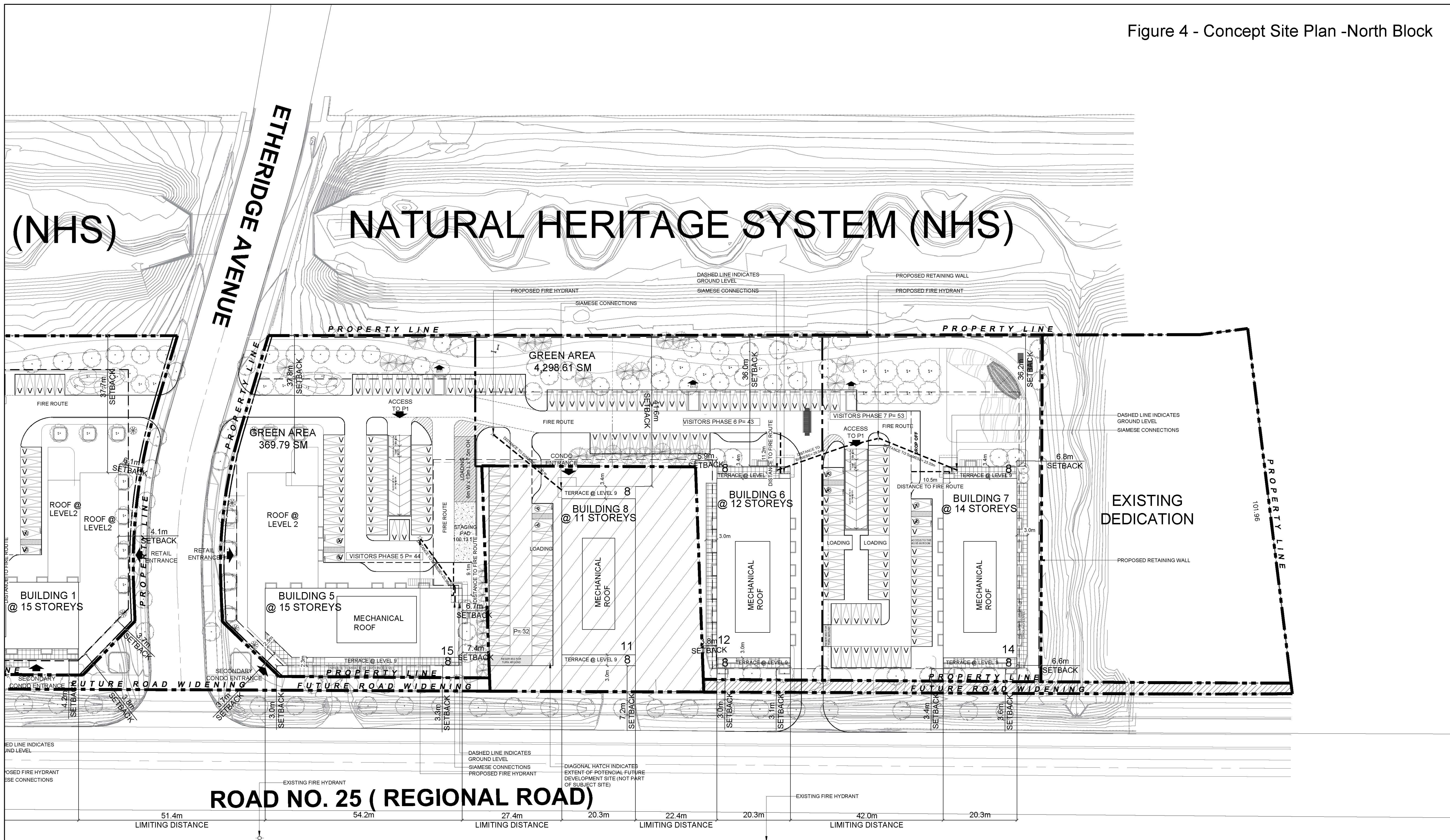


Drawn JA	Scale 1:500
Checked BL	Date 2024-01-19

Title
**SOUTH BLOCK
SITE PLAN**

Project No. 22-210	Drawing No. A251
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Figure 4 - Concept Site Plan -North Block



KEYPLAN

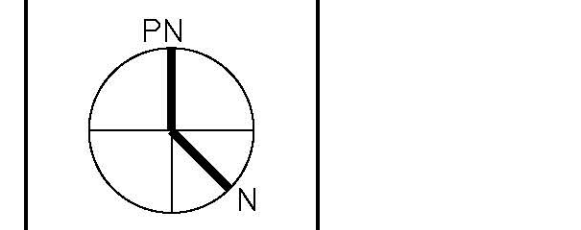
02. ISSUED FOR ZBA	19 JANUARY 2024
01. ISSUED FOR ZBA	28 JULY 2023
No.	Revisions
	Date

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FRAMGARD MATTAMY
 MILTON WEST, ONTARIO



Drawn JA	Scale 1:500
Checked BL	Date 2024-01-19

Title
NORTH BLOCK SITE PLAN

Project No. 22-210	Drawing No. A201
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Figure 5-Concept Building Elevation
-South Block



Figure 6-Concept Renderings



Figure 6-Concept Renderings





Figure 6 - Concept Renderings

