



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: December 9, 2024

Report No: DS-087-24

Subject: Public Meeting and Initial Report: Proposed Amendment to the Zoning By-law by Mattamy (Brownridge) Limited to permit a mixed use development containing three apartment buildings, ten townhouse blocks and limited ground related retail uses (Town File: Z-2)

Recommendation: THAT Development Services Report DS-087-24, BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The applicant has applied to amend the Town's Comprehensive Zoning By-law 016-2014, as amended, to permit a mixed use development consisting of approximately 520 apartment units (within two 10-storey and one 8-storey condominium apartment buildings), 78 condominium townhouse units (street and back-to-back townhouses within ten blocks) and 450 square metres of ground-floor retail on lands located south of Louis St. Laurent Avenue, west of Ferguson Drive. The proposal includes underground and surface parking, bicycle parking and storage, landscaping and amenity areas. The proposed amendment would change the current Future Development (FD) Zone to a site-specific Mixed Use (MU*AAA) Zone to permit the development as proposed. A Holding (H) Symbol relating to required servicing allocation is also proposed to be applied to the portions of the development block that contain the apartment buildings until all allocation matters are addressed.

Staff recommends that, upon completion of the consultation and review process, a technical report, including recommendations, be prepared and brought forward for consideration by Council. The technical report will address issues raised through the consultation and review process

REPORT

Background

Owner: Mattamy (Brownridge) Limited, 3300 Bloor Street West, West Tower, Suite 1800, Toronto ON



Background

Applicant: Korsiak Urban Planning, 277 Lakeshore Road East, Suite 206, Oakville, ON

Location/Description: The subject lands are generally located on the west side of Ferguson Drive, south of Louis St. Laurent Avenue and is a block within the Mattamy Garito Barbuto Tor Draft Plan of Subdivision 24T-22001/M situated more specifically between the natural heritage system and Sainte-Anne Catholic Elementary School from west to east, and Louis St. Laurent Avenue and Stirling Todd Terrace from north to south. The lands are legally described as Part of Lot 8, Concession 4, New Survey, Former Geographic Township of Trafalgar and municipally known as 9500 Louis St. Laurent Avenue. See Figure 1 - Location map.

The subject lands are approximately 3.03 hectares (7.48 acres) in size and have a frontage of approximately 100 metres on Louis St. Laurent Avenue and 105 metres on Fergus Drive. The lands are currently vacant and surrounded by construction activities associated with the first registered phase of the aforementioned plan of subdivision. The development block is designated as a Minor Sub-Node that allows for higher density development and commercial uses.

Surrounding land uses include a woodlot and natural heritage system to the west, medium density residential development currently under construction to the west and south, an elementary school and secondary school to the east, and existing medium density residential development to the north.

Proposal:

The applicant is seeking an amendment to the Town's Comprehensive Zoning By-law 016-2014, as amended, to permit a mixed use development consisting of approximately 520 apartment units (within two 10-storey and one 8-storey condominium apartment buildings), 78 condominium townhouse units (street and back-to-back townhouses within ten blocks) and 450 square metres of ground-floor retail. The majority of the apartment units are located on the northern portion of the block in an L-shaped configuration with Building A being parallel to Louis St. Laurent Avenue and Building B being parallel to the adjacent woodlot. Apartment Building C is proposed just south of the elementary school, parallel to the west side of Ferguson Drive. The proposed townhouse dwelling units are located within the lower portion of the block and provide a gradual transition from the proposed higher density uses to the existing medium density uses of similar built form. Vehicular access to the development is proposed from Ferguson Drive and Stirling Todd Terrace adjacent to the woodlot. There will be no vehicular access from Louis St. Laurent Avenue. A pedestrian connection at the south end of the block is also provided.

Two levels of underground parking (i.e. two parking lots: one to be shared between Buildings A and B and the second to service Building C), as well as areas of surface parking are proposed for the apartment buildings with a total of 626 parking spaces (521 Tenant; 105 Visitor). For the townhouse dwelling units, two (2) spaces/unit (one in garage + one on driveway) will be provided as well as 18 visitor parking spaces. Short term bicycle parking spaces are provided at grade for visitors, and bicycle lockers for tenants

Background

of the apartment buildings are provided in the underground parking structure. Private and shared amenity areas, as well as landscaping, are also provided as part of the proposed development.

A site plan and building elevations are attached as Figures 2 and 3 to this report.

In addition, the block is intended to be of condominium tenure and the development will be phased (i.e. the townhouse dwelling units being completed within the first phase, followed by the apartment buildings in two subsequent phases). See Figure 4 - Development Phasing Plan.

The following information has been submitted in support of the Zoning By-law Amendment application, and are currently under review:

- Plan of Survey, prepared by R-PE Surveying Ltd., dated Nov 15, 2016;
- Draft Plan of Subdivision (Tor), prepared by Korsiak Urban Planning, dated Oct 30, 2023 (Draft Plan Approved May 19, 2023; Redline Revised Jan 25, 2024);
- Allocation Summary, dated October 21, 2024;
- Planning Justification Report, prepared by Korsiak Urban Planning, dated November 5, 2024;
- Public Engagement Strategy, prepared by Korsiak Urban Planning, dated April 17, 2024;
- Noise Feasibility Study, prepared by HGC Engineering, dated November 4, 2024;
- Traffic Impact Study, prepared by BA Group, dated October 2024;
- Functional Servicing and Stormwater Management Report, prepared by DSEL, dated April 2024 and Revised October 2024;
- General Engineering Notes & Site Servicing Plan (Sheets 1 and 2 of 18), prepared by DSEL, dated October 7, 2024;
- Grading & Drainage Plans (Sheets 3, 4 & 5 of 18), prepared by DSEL, dated October 7, 2024 (Rev 2);
- Stormwater Management Plans & Details (Sheets 7-16 of 18), prepared by DSEL, dated October 7, 2024;
- Erosion & Sediment Control Plans (Sheets 17 & 18 of 18), prepared by DSEL, dated October 7, 2024;
- Draft Phasing Plan, prepared by KNYMH, dated October 17, 2024;
- Concept Landscape Plan (LC1), prepared by NAK Design Strategies, dated February 2024;
- Site Plan & Details (SP1-SP3), prepared by KNYMH, dated October 11, 2024 & October 18, 2024 (SP1);
- Angular Plane Plans (A10-A11), prepared by KNYMH, dated April 5, 2024;

Background

- Elevations - Buildings A, B & C (A401-A403), prepared by KNYMH, dated October 18, 2024;
- Underground Parking Plans (A221 & A222), prepared by KNYMH, undated;
- Floor Plans (A210-A212), prepared by KNYMH, undated;
- Waste Management Plan, prepared by R.J Burnside, dated October 2024;
- Phase One Environmental Site Assessment (1334 Fourth Line), prepared by Pinchin Environmental, dated October 28, 2011;
- Hydrogeological Investigation, prepared by Terraprobe Inc., dated April 10. 2023;
- Stage 1 & 2 Archaeological Assessment, prepared by Archaeologix Inc., dated August 2005;
- Ministry Clearance Letter - Stage 1 & 2 Tor, Ministry of Tourism, Culture and Sport, dated May 27, 2008;
- Urban Design Brief, prepared by NAK Design Strategies, dated October 2024;
- Record of Site Condition, Ministry of the Environment, Certification Date: October 28. 2011;
- Pre-Submission Comment Response Matrix, dated October 21, 2024; and,
- Draft Zoning By-law Amendment, prepared by Korsiak Urban Planning, dated October 16, 2024.

Discussion

Planning Policy

As of July 1, 2024, Halton Region has become an upper-tier municipality without planning responsibilities; however, the Halton Region Official Plan remains in-effect and the local municipalities are responsible for administering the plan until such time that it is revoked or amended by the respective municipality.

The subject lands are designated “Urban Area” and “Regional Natural Heritage System (RNHS)”, on Map 1: Regional Structure of the Halton Region Official Plan (ROP). The subject lands are located outside of the Built Boundary and within the greenfield area. Within the Urban Area and Regional Natural Heritage System designations, the range of permitted uses and the creation of new lots shall be in accordance with local Official Plans and Zoning By-laws. Per the ROP, the RNHS is a systems approach to protecting and enhancing natural features and functions. Areas designated RNHS on the subject lands are also identified as containing ‘Key Features’.

From a local perspective, the subject lands are designated “Urban Area” and “Natural Heritage System” on Schedule 1 - Town Structure Plan, and “Residential Area” and “Natural Heritage System” on Schedule B - Urban Land Use Plan of the Town’s Official Plan. The Residential Area designation permits a full range of residential uses and

Discussion

densities along with complementary non-residential uses that are necessary to create a residential neighbourhood environment. Similar to the ROP, the Natural Heritage System is based on a systems approach to protecting and enhancing natural features and functions, including key features, linkages, buffers, watercourses and wetlands.

Schedule K - Intensification Areas of the Official Plan, also identifies Louis St. Laurent Avenue as an intensification corridor, where along with nodes and intensification areas are the focus of higher density development. Schedule M - Key Features within the Greenbelt and Regional Natural Heritage System, identifies key features on the subject lands.

Additionally, the lands are located within the Boyne Survey Secondary Plan Area and are designated "Minor Sub-Node Area", "Residential Area" and "Natural Heritage System" on Schedule C.10.C -Boyne Survey Secondary Plan Land Use Plan. The Minor Sub-Node Area designation is primarily for concentrations of mixed uses and higher residential densities at key intersection locations. These areas are intended to support the overall neighbourhood structure and, in particular, the use of public transit. The main permitted uses include a variety of high density residential, institutional and office uses and community facilities. Additional uses such as medium density residential, supportive housing and limited retail and service commercial uses that shall not exceed a combined total gross floor area of 450 square metres within the node, may be permitted subject to a comprehensive development plan for the entire node.

The Minor Sub-Node Area designation is conceptual on Schedule C.10.C, except where bounded by existing major roads. The exact configuration of these designations are to be established through the preparation of a tertiary plan. In accordance with the Boyne Survey Tertiary Plan endorsed by Council and the draft approval of the overall Mattamy Garito Barbuto Tor subdivision applications (24T-22001/M & Z-09/22), specific boundaries for the Residential Area, Minor Sub-Node Area and Natural Heritage System designations were formally established. Due to the aforementioned, the subject lands shall be considered designated as Minor Sub-Node Area within the Boyne Survey Secondary Plan for the purposes of reviewing the subject application.

While a full review of the applicable planning policies will be undertaken as part of the review of the application, based on the information provided, staff is satisfied that an Official Plan Amendment is not required.

Zoning By-law 016-2014, as amended

The subject lands are currently zoned Future Development (FD) under Zoning By-law 016-2014, as amended, which only permits uses that legally existed on the date that the By-law came into effect. A Zoning By-law Amendment is required to provide the necessary zones and regulations to facilitate the proposed development of the lands. It should be noted that the subject site was not zoned with the remainder of the Mattamy Garito Barbuto Tor subdivision applications (24T-22001/M and Z-09/22), as details relating to the

Discussion

development of the Minor Sub-Node block were not confirmed at the time of zoning approval.

The application seeks to amend the current Future Development (FD) Zone to a site-specific Mixed Use (MU*AAA) Zone to permit the residential and commercial uses proposed and recognize site-specific provisions related to frontage on a public street, multiple dwelling units on a lot, parking area and parking structure locations, maximum surface parking area, minimum landscaped open space, projections and encroachments, corner lots (i.e. daylight radii and triangles and determination of setbacks), minimum lot frontage, minimum setbacks to buildings, property lines and abutting Zones, maximum driveway widths, HVAC locations, maximum main wall building length, access to at-grade units in apartment buildings, minimum and maximum heights, minimum off-street parking requirements (tenant and visitor), outdoor amenity areas, and car share and electric vehicle parking. Since the development is expected to be of condominium tenure and the construction will be phased, provisions relating to: 1) the definition of a lot for the purposes of administering the Zoning By-law; and, 2) ensuring compliance with the by-law if the condominium is approved in phases, have been included.

A Holding (H) Symbol relating to the acquisition of the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program, has been applied to the proposed apartment buildings. The Holding (H) Symbol will be lifted upon completion of the matters listed in the holding provision description provided.

A draft Zoning By-law Amendment is attached as Appendix 1 to this report.

Site Plan Control

Should the zoning by-law amendment application be approved, the applicant will be required to receive Site Plan Approval prior to the commencement of any development

Public Consultation

The application was deemed complete on November 7, 2024. An informal public information session (PIC) was held by the applicant on September 25, 2024. Questions and concerns raised by the public at the PIC included: building heights; traffic issues already present in the area of the development block as well as the potential impact the additional traffic generated from the proposal will have on the existing road network; and, the need for designated turn lanes and safe crossing locations for students trying to access the various schools established and proposed along Louis St. Laurent Avenue.

Notice for the statutory public meeting has been provided pursuant to the requirements of the Planning Act through written notice to all properties within 200 metres of the subject lands on November 14, 2024, as well as a notice on the Town's website on November 19, 2024.

Agency Consultation



Discussion

The application was circulated to internal departments and external agencies on November 25, 2024. Staff have identified the following items to be reviewed and addressed:

- Urban design
- Building Height
- Transition to surrounding neighbourhood
- Servicing and stormwater management
- Vehicular and pedestrian circulation
- Traffic Impacts
- Parking
- Site-specific zone provisions

A technical report with recommendations will be brought forward for Council consideration upon completion of the evaluation of the application at a future meeting.

Key Milestones

Milestone	Date
Pre-Consultation Meeting	2/13/2024
Pre-Submission Review	4/17/2024
Public Information Centre Meeting	9/25/2024
Application Deemed Complete	11/7/2024
Statutory Public Meeting	12/9/2024

Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services



The Corporation of the Town of Milton

Report #:
DS-087-24
Page 8 of 8

For questions, please contact: Angela Janzen, MCIP RPP Phone: Ext. 2310
Sr. Planner, Dev. Review

Attachments

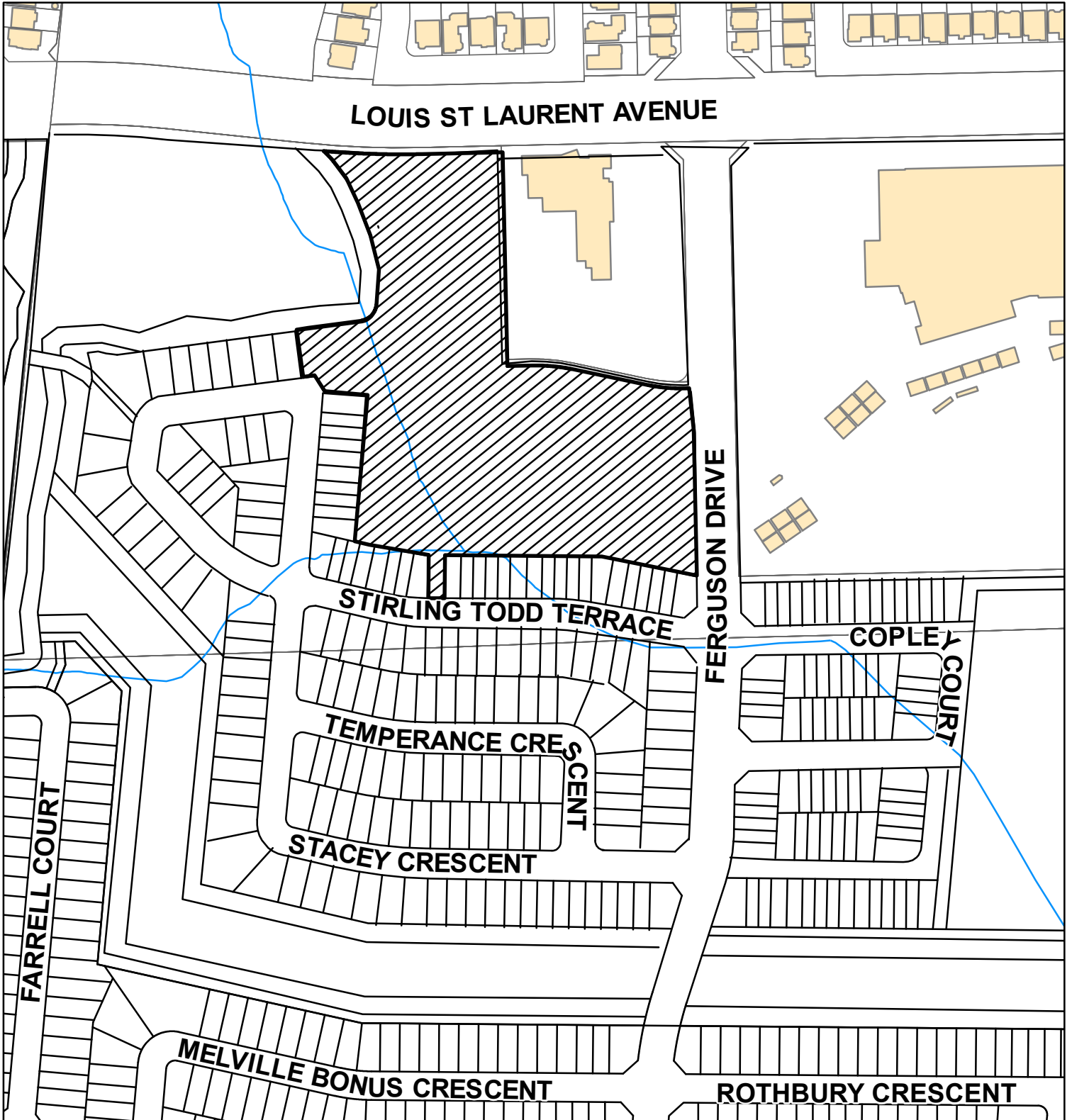
- Figure 1 – Location Map
- Figure 2 – Site Plan
- Figure 3 – Elevations
- Figure 4 – Development Phasing Plan
- Appendix 1 – Draft Zoning By-law Amendment

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

FIGURE 1 LOCATION MAP



Council Meeting Date:
December 9, 2024

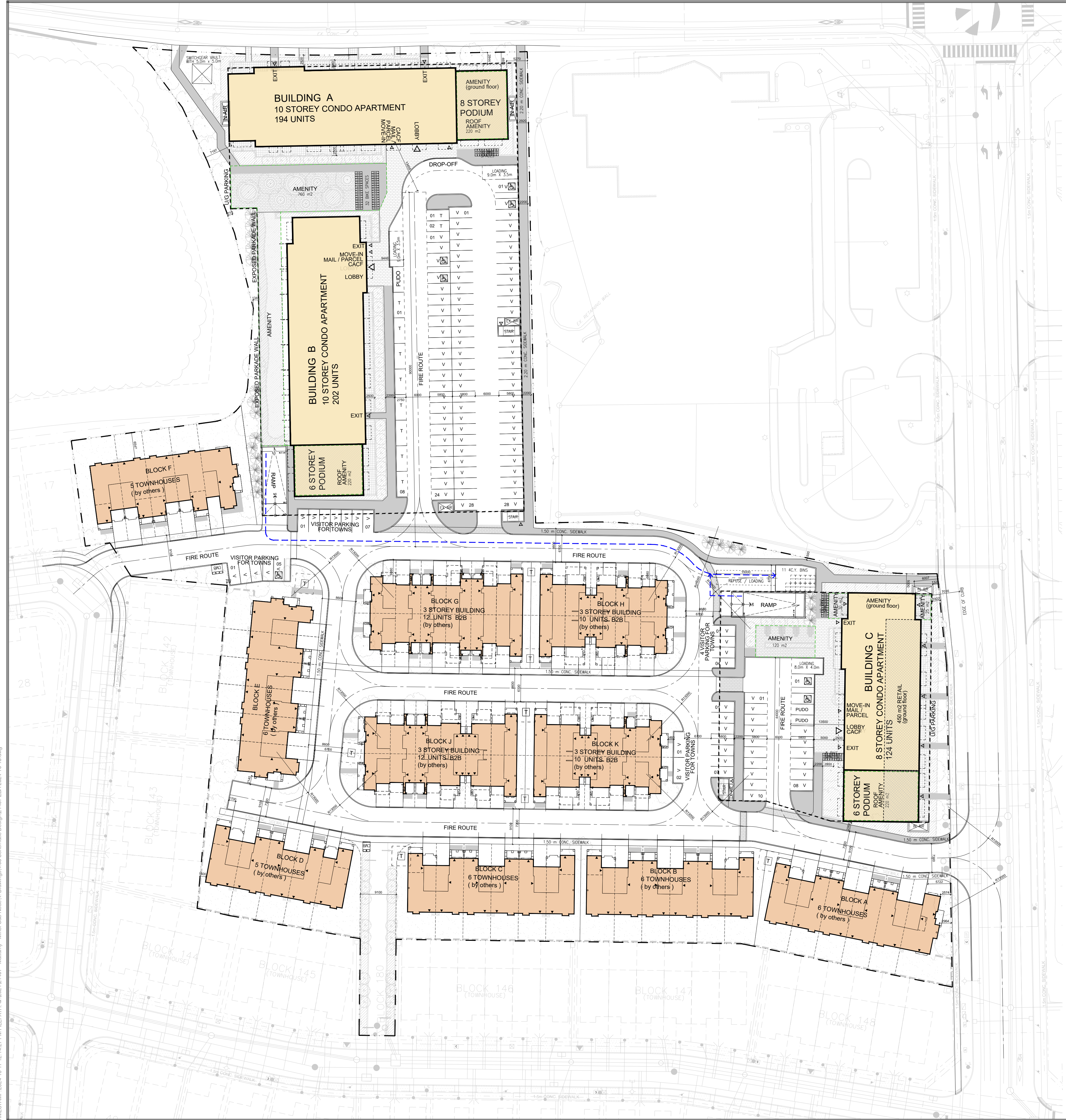
Scale: 1: 2,750

Files: Z-24/24

Development Services Department



Subject to Application



BUILDING A + B
396 UNITS = 194 UNITS + 202 UNITS

FIGURE 2
DS-087-24

PARKING REQUIRED :
 1.0 Tenant PS / unit = 396 PS required
 0.20 Visitor PS / unit = 80 VPS required
TOTAL = 476 PS

PARKING PROVIDED :

	VISITOR	TENANT	TOTAL
U/G LEVEL P1	0	191	191
U/G LEVEL P2	0	195	195
SURFACE PARKING	80	10	90
TOTAL	80	396	476 PS

LONG TERM BIKE STORAGE:
 REQUIRED = 0.5 /UNIT = 198
 PROVIDED = 198 STORAGE (1200x600)

SHORT TERM BIKE STORAGE:
 REQUIRED = 0.05 /UNIT = 20
 PROVIDED = 42 BIKE SPACES ON SITE

OUTDOOR AMENITY:
 REQUIRED = 3m² /UNIT = 1,188m²
 PROVIDED = 760 m² on-ground + 440 m² rooftop
 Total 1,200 m²

BUILDING C
124 UNITS

PARKING REQUIRED :
 1.0 Tenant PS / unit = 124 PS required
 0.20 Visitor PS / unit = 25 VPS required
TOTAL = 149 PS

PARKING PROVIDED :

	VISITOR	TENANT	TOTAL
U/G LEVEL P1	0	59	59
U/G LEVEL P2	0	66	66
SURFACE PARKING	25	0	25
TOTAL	25	125	150 PS

LONG TERM BIKE STORAGE:
 REQUIRED = 0.5 /UNIT = 62
 PROVIDED = 62 STORAGE (1200x600)

SHORT TERM BIKE STORAGE:
 REQUIRED = 0.05 /UNIT = 7
 PROVIDED = 18 BIKE SPACES ON SITE

OUTDOOR AMENITY:
 REQUIRED = 3m² /UNIT = 372 m²
 PROVIDED = 175m² on-ground + 220m² rooftop
 Total 395m²

TOWNHOUSES

STREET TOWNHOUSES = 34 UNITS
 BACK TO BACK TOWNS = 44 UNITS
TOTAL = 78 UNITS

PARKING REQUIRED :
 2.0 Tenant PS / unit = 156 PS required
 0.20 Visitor PS / unit = 16 VPS required
TOTAL = 172 PS

PARKING PROVIDED :
 2.0 Tenant PS / unit = 156 PS
 (one in garage + one on driveway)
 18 Visitor PS - on site
TOTAL = 174 PS

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.
 ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.
 ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
 THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK.

KEY TO DETAIL LOCATION

No.	DETAIL NUMBER	DRAWING SHEET NUMBER

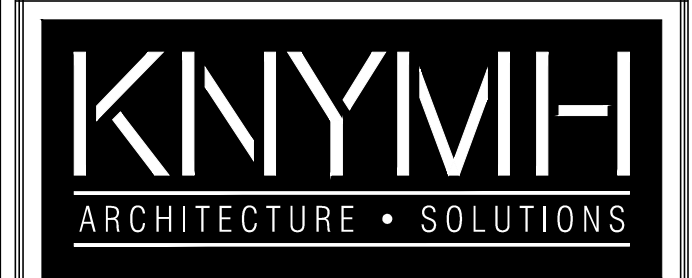
DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
COMMON AMENITY AREA	1.	08.07.2021	WH
TOWNHOUSE LOTTING	2.	12.04.2022	WH
CLIENT REVIEW	3.	16.02.2023	WH
CLIENT REVIEW	4.	15.11.2023	KO
ZBA	5.	05.04.2024	KO
ZBA #2	6.	18.10.2024	KO

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY

NOT FOR CONSTRUCTION

BUILDING PERMIT NUMBER:
 NOT FOR CONSTRUCTION WITHOUT PERMIT



KNYMH INC.
 1006 SKYVIEW DRIVE • SUITE 101
 BURLINGTON, ONTARIO • L7P 0V1
 T 905.639.6595
 F 905.639.0394
 www.knymh.com info@knymh.com

PRELIMINARY

MATTAMY HOMES
 MINOR SUB NODE
 MILTON, ONTARIO

DRAWING SHEET TITLE:
SITE PLAN

DRAWING SCALE:
 1:500

PROJECT NUMBER:
21407

DRAWN BY: CHECKED BY:
 DRAWING VERSION:
 001

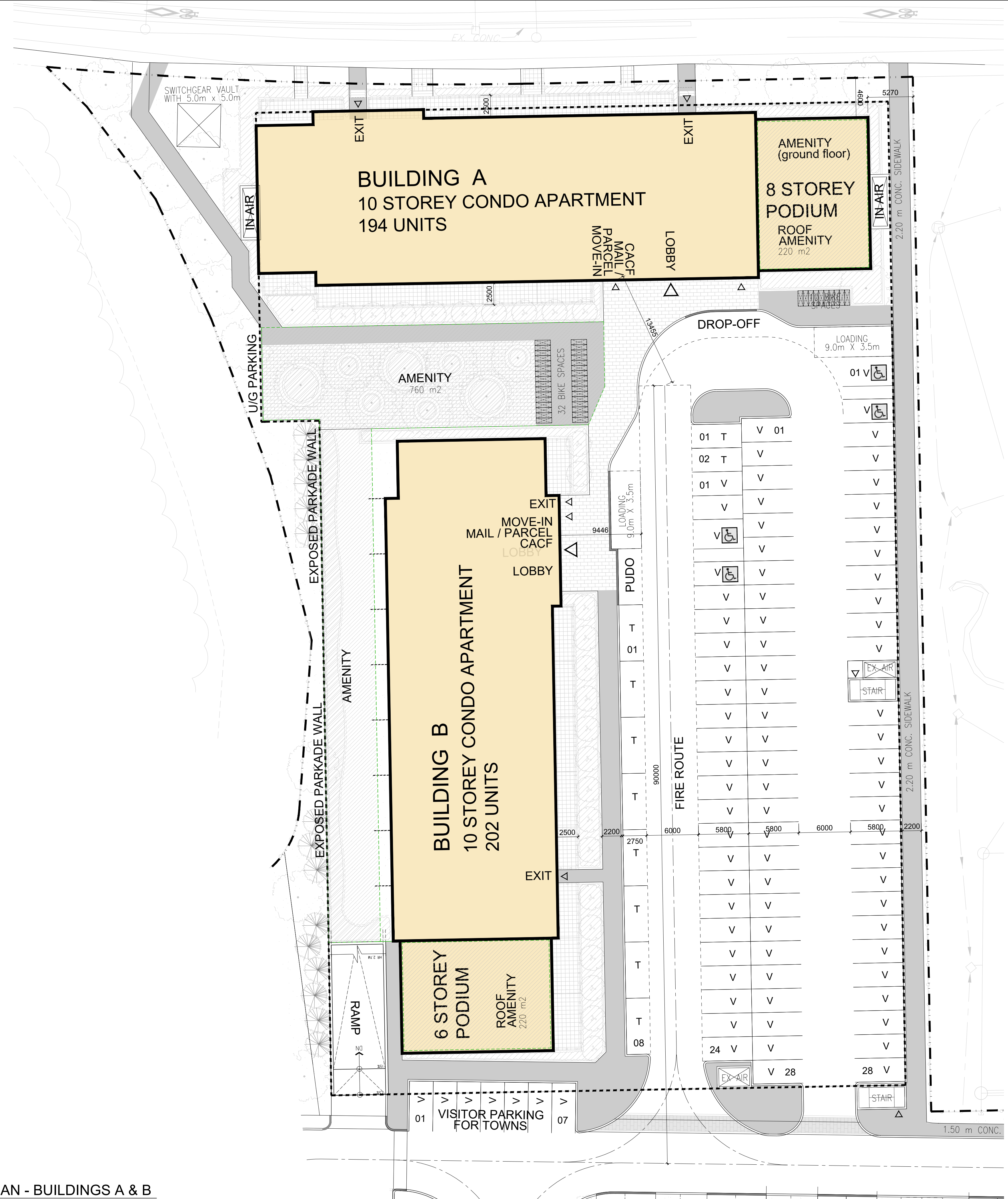
DRAWING SHEET NUMBER:
SP1

PLOT DATE:
 October 17, 2024

TIMESTAMP: 2024-10-17 12:27 PM FILEPATH: C:\2024\10\17 - Mattamy - Minor Sub Node\4. Drawing\03 Schematic Design\02 107 ZBA-2024-10-15.dwg

TIME: 2024-10-11 4:01:57 PM FILE: PATH: C:\2024\12\1407 - Mattamy - Minor Sub Node\4. Drawing\14.03 Schematic Design\02 1407 ZBA 2024-10-02.dwg

1 SITE PLAN - BUILDINGS A & B
SP2 SCALE: 1:250



CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.
ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK.

KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
COMMON AMENITY AREA	1.	08.07.2021	WH
TOWNHOUSE LOTTING	2.	12.04.2022	WH
CLIENT REVIEW	3.	16.02.2023	WH
CLIENT REVIEW	4.	15.11.2023	KO
ZBA	5.	05.04.2024	KO
ZBA #2	6.	11.10.2024	KO

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY
NOT FOR CONSTRUCTION			

BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH
ARCHITECTURE • SOLUTIONS

KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
T 905.639.6595
F 905.639.0394
www.knymh.com info@knymh.com

PRELIMINARY

MATTAMY HOMES
MINOR SUB NODE
MILTON, ONTARIO

DRAWING SHEET TITLE:
ENLARGE
SITE PLAN
BUILDINGS A & B

DRAWING SCALE: 1:250
PROJECT NUMBER: 21407

DRAWN BY: CHECKED BY:
DRAWING VERSION: 001
PLOT DATE: October 11, 2024
DRAWING SHEET NUMBER: SP2

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.
 ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.
 ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
 THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK.

KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
COMMON AMENITY AREA	1.	08.07.2021	WH
TOWNHOUSE LOTTING	2.	12.04.2022	WH
CLIENT REVIEW	3.	16.02.2023	WH
CLIENT REVIEW	4.	15.11.2023	KO
ZBA	5.	05.04.2024	KO
ZBA #2	6.	11.10.2024	KO

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY
NOT FOR CONSTRUCTION			

BUILDING PERMIT NUMBER:
 NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH

ARCHITECTURE • SOLUTIONS

KNYMH INC.
 1006 SKYVIEW DRIVE • SUITE 101
 BURLINGTON, ONTARIO • L7P 0V1
 T 905.639.6595
 F 905.639.0394
 www.knymh.com info@knymh.com

PRELIMINARY

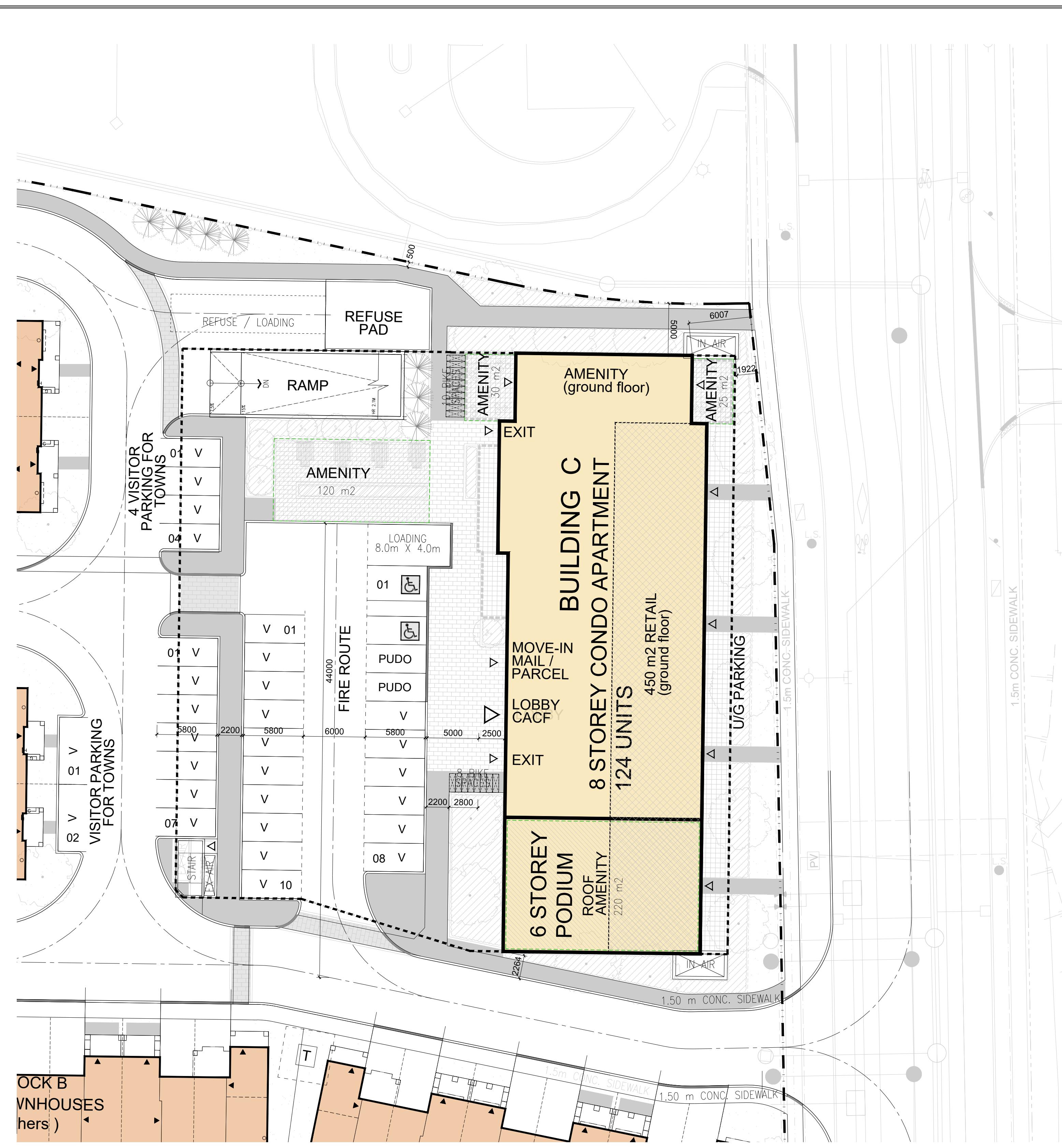
MATTAMY HOMES

MINOR SUB NODE
 MILTON, ONTARIO

DRAWING SHEET TITLE:
**ENLARGE
 SITE PLAN
 BUILDING C**

DRAWING SCALE: 1:250	PROJECT NUMBER: 21407
-------------------------	---------------------------------

DRAWN BY: _____ CHECKED BY: _____	DRAWING SHEET NUMBER: SP3
DRAWING VERSION: 001	
PLOT DATE: October 11, 2024	



1 SITE PLAN - BUILDING C
 SP3 SCALE: 1:250

TIMESTAMP: 2024-10-11 4:02:53 PM FILEPATH: C:\2024\12\107 - Mattamy - Minor Sub Node\4. Drawing\pld.03 Schematic Design\01 107 ZBA 2024-10-02.dwg

FIGURE 3
DS-087-24

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK
ALL DRAWINGS MAY BE TO BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK.

KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
ISSUED FOR ZBA	1	2024-10-18	KNYMH

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY

NOT FOR CONSTRUCTION

BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH
ARCHITECTURE • SOLUTIONS

KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
T 905.639.6595
F 905.639.0394
www.knymh.com info@knymh.com

PROJECT NORTH ↑

THIS DOCUMENT IS INCOMPLETE AND MAY BE USED FOR REGULAR APPROVAL PERMITS. CONSTRUCTION SHALL BE FOR USE BY CONTRACTORS, SUBCONTRACTORS, OWNER AND CONTRACTORS TO PROTECT THEIR INPUT TO THE DETERMINATION OF THIS DOCUMENT.

MATTAMY HOMES
MINOR SUBNODE
MILTON, ONTARIO

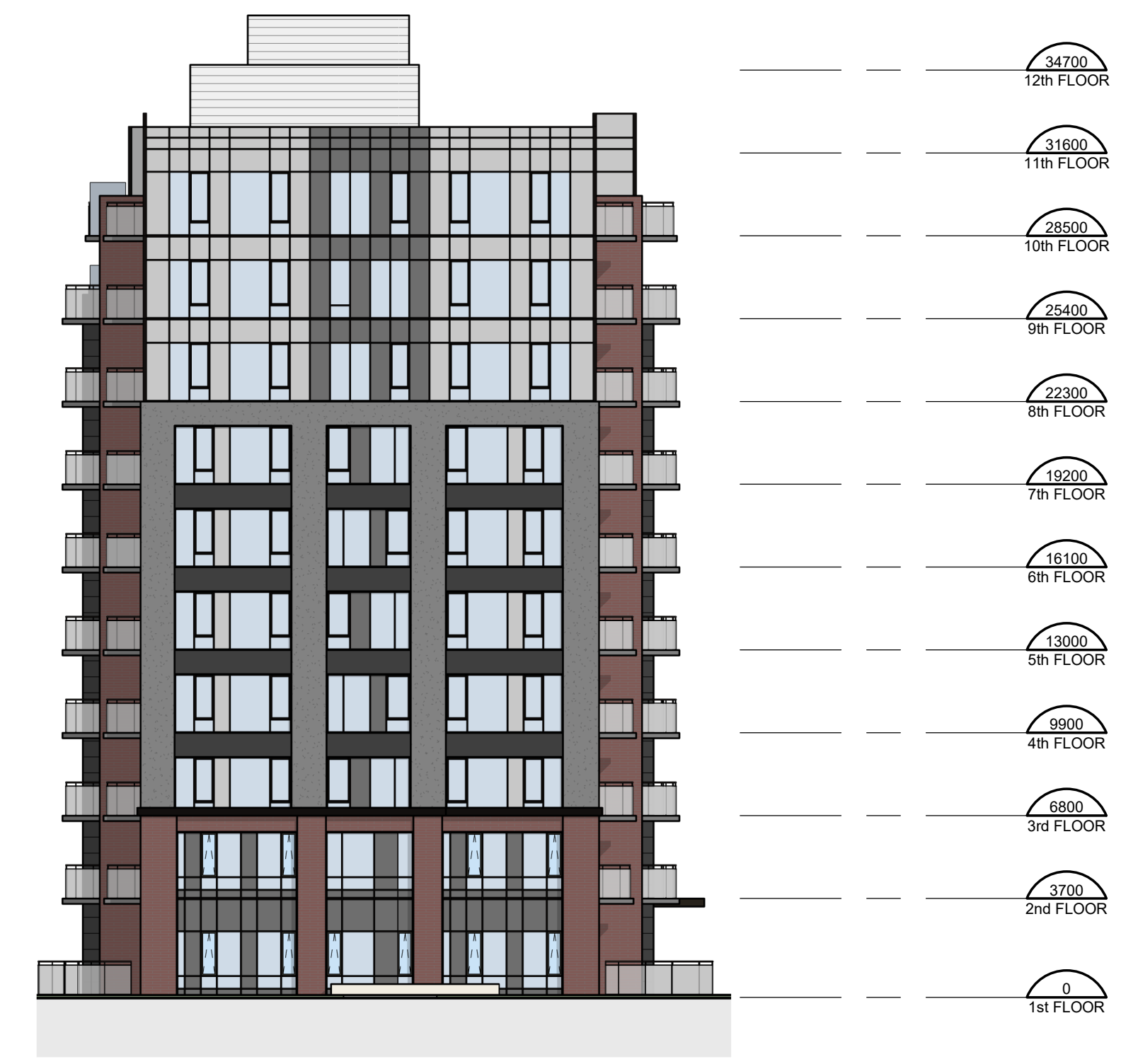
DRAWING SHEET TITLE:
ELEVATIONS BUILDING A

DRAWING SCALE: As indicated
PROJECT NUMBER: 21407

DRAWN BY: KO
CHECKED BY: KO
DRAWING SHEET NUMBER: A401
DRAWING VERSION: 000
PLOT DATE:



1 Elevation A 1
A401 1:200



2 Elevation A 2
A401 1:200



3 Elevation A 3
A401 1:200



4 Elevation A 4
A401 1:200

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK
 ALL DRAWINGS MAY BE TO BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY
 ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK
 THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK

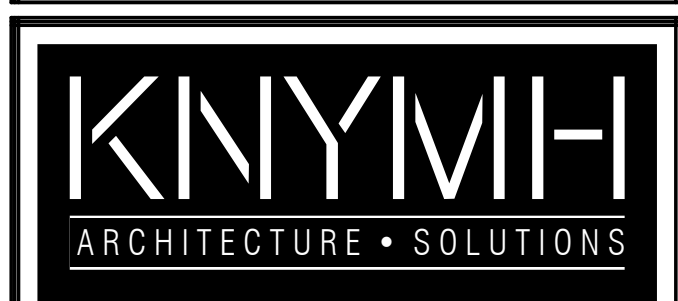
KEY TO DETAIL LOCATION
 No. DETAIL NUMBER
 No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
ISSUED FOR ZBA	1	2024-10-18	KNYMH

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY

BUILDING PERMIT NUMBER:
 NOT FOR CONSTRUCTION WITHOUT PERMIT



KNYMH INC.
 1006 SKYVIEW DRIVE • SUITE 101
 BURLINGTON, ONTARIO • L7P 0V1
 T 905.639.6595
 F 905.639.0394
 www.knymh.com info@knymh.com

THIS DOCUMENT IS INCOMPLETE AND MAY BE USED FOR REGULATORY APPROVAL PERMITS. CONSTRUCTION PERMITS ARE FOR USE BY CONTRACTORS, SUBCONTRACTORS, OWNER AND CONTRACTORS TO PROVIDE INPUT TO THE DETERMINATION OF THIS DOCUMENT.



MATTAMY HOMES
 MINOR SUBNODE
 MILTON, ONTARIO

DRAWING SHEET TITLE:
ELEVATIONS BUILDING B

DRAWING SCALE: As indicated
 PROJECT NUMBER: 21407

DRAWN BY: KO
 CHECKED BY: KO
 DRAWING VERSION: 000
 PLOT DATE:
 DRAWING SHEET NUMBER: A402



1 Elevation B_1
 A402 1:200



2 Elevation B_2
 A402 1:200



3 Elevation B_3
 A402 1:200



4 Elevation B_4
 A402 1:200



1 Elevation C 1
A403 1:200



2 Elevation C 2
A403 1:200



3 Elevation C 3
A403 1:200



4 Elevation C 4
A403 1:200

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK
ALL DRAWINGS MAY BE TO BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK
THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK

KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
ISSUED FOR ZBA	1	2024-10-18	KNYMH

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY

NOT FOR CONSTRUCTION

BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH
ARCHITECTURE • SOLUTIONS

KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
T 905.639.6595
F 905.639.0394
www.knymh.com info@knymh.com

THIS DOCUMENT IS INCOMPLETE AND MAY BE USED FOR REGULATORY APPROVAL PURPOSES. CONSTRUCTION SHALL BE FOR USE BY CONTRACTORS, SUBCONTRACTORS, OWNER AND CONTRACTORS TO PROVIDE THEIR INPUT TO THE DETERMINATION OF THIS DOCUMENT.

PROPOSED

MATTAMY HOMES
MINOR SUBNODE
MILTON, ONTARIO

DRAWING SHEET TITLE:
ELEVATIONS BUILDING_C

DRAWING SCALE: As indicated
PROJECT NUMBER: **21407**

DRAWN BY: KO
CHECKED BY: KO
DRAWING SHEET NUMBER: **A403**

DRAWING VERSION: 000
PLOT DATE:

Approximate Phasing Plan TOR Minor Subnode

Lot Area = 30,284.8 m²
Lot Coverage = 9,248.5 m² = 30.5%

PHASE 2 BLDGS A&B

PHASE 3 BLDG C

PHASE 1 TOWNHOMES

BUILDING A + B
396 UNITS = 194 UNITS + 202 UNITS

PARKING REQUIRED :
1.0 Tenant PS / unit = 396 PS required
0.20 Visitor PS / unit = 80 VPS required
TOTAL = 476 PS

PARKING PROVIDED :

	VISITOR	TENANT	TOTAL
U/G LEVEL P1	0	191	191
U/G LEVEL P2	0	195	195
SURFACE PARKING	80	10	90
TOTAL	80	396	476 PS

LONG TERM BIKE STORAGE:
REQUIRED = 0.5 /UNIT = 198
PROVIDED = 198 STORAGE (1200x600)

SHORT TERM BIKE STORAGE:
REQUIRED = 0.05 /UNIT = 20
PROVIDED = 42 BIKE SPACES ON SITE

OUTDOOR AMENITY:
REQUIRED = 3m² /UNIT = 1,188m²
PROVIDED = 760 m² on-ground + 440 m² rooftop
Total 1,200 m²

BUILDING C
124 UNITS

PARKING REQUIRED :
1.0 Tenant PS / unit = 124 PS required
0.20 Visitor PS / unit = 25 VPS required
TOTAL = 149 PS

PARKING PROVIDED :

	VISITOR	TENANT	TOTAL
U/G LEVEL P1	0	59	59
U/G LEVEL P2	0	66	66
SURFACE PARKING	25	0	25
TOTAL	25	125	150 PS

LONG TERM BIKE STORAGE:
REQUIRED = 0.5 /UNIT = 62
PROVIDED = 62 STORAGE (1200x600)

SHORT TERM BIKE STORAGE:
REQUIRED = 0.05 /UNIT = 7
PROVIDED = 18 BIKE SPACES ON SITE

OUTDOOR AMENITY:
REQUIRED = 3m² /UNIT = 372 m²
PROVIDED = 175m² on-ground + 220m² rooftop
Total 395m²

TOWNHOUSES

STREET TOWNHOUSES = 34 UNITS
BACK TO BACK TOWNS = 44 UNITS
TOTAL = 78 UNITS

PARKING REQUIRED :
2.0 Tenant PS / unit = 156 PS required
0.20 Visitor PS / unit = 16 VPS required
TOTAL = 172 PS

PARKING PROVIDED :
2.0 Tenant PS / unit = 156 PS
(one in garage + one on driveway)
18 Visitor PS - on site
TOTAL = 174 PS

FIGURE 4
DS-087-24

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.
ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK.

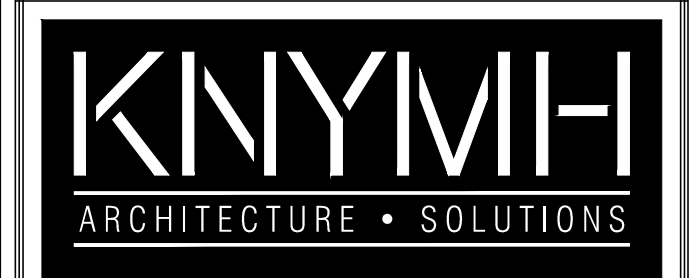
KEY TO DETAIL LOCATION

No.	DETAIL NUMBER	DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD,MM,YY)	BY
COMMON AMENITY AREA	1	08.07.2021	WH
TOWNHOUSE LOTTING	2	12.04.2022	WH
CLIENT REVIEW	3	16.02.2023	WH
CLIENT REVIEW	4	15.11.2023	KO
ZBA	5	05.04.2024	KO
ZBA #2	6	18.10.2024	KO

REVISIONS TO DRAWING	No.	DATE (DD,MM,YY)	BY

BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT



KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
T 905.639.6595
F 905.639.0394
www.knymh.com info@knymh.com

PRELIMINARY

MATTAMY HOMES
MINOR SUB NODE
MILTON, ONTARIO

DRAWING SHEET TITLE:
SITE PLAN

DRAWING SCALE:
1:500

PROJECT NUMBER:
21407

DRAWN BY: CHECKED BY:
DRAWING VERSION:
001
PLOT DATE:
October 17, 2024

DRAWING SHEET NUMBER:
SP1

TIMESTAMP: 2024-10-17 12:27 PM FILEPATH: C:\2024\10\17 - Mattamy - Minor Sub Node\4. Drawing\04.05 Schematic\Drawing\04.07 ZBA_2024-10-15.dwg

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 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 OF LOT 8, CONCESSION 4, (FORMER GEOGRAPHIC SURVEY OF TRAFALGAR) IN THE TOWN OF MILTON - MATTAMY (BROWNRIDGE) LIMITED – GARITO BARBUTO TOR (TOWN FILE: [REDACTED] ##)

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 016-2014, as amended;

AND WHEREAS the Town of Milton Official Plan provides for the lands affected by this by-law to be zoned as set forth in this by-law;

NOW THEREFORE the Council of the Corporation of the Town of Milton hereby enacts as follows:

1.0 THAT Schedule A to Comprehensive Zoning By-law 016-2014 is hereby further amended by changing the existing Future Development (FD) to the Residential Mixed Use – Special Section (MU*AAA) Zone symbol on the land and adding the Holding (H) Symbol H## to Zone symbols as shown on Schedule A attached hereto.

2.0 THAT Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by adding subsection 13.1.1.AAA as follows:

Residential Mixed Use - Special Section AAA (MU*AAA) Zone

- i) Additional Permitted Uses:
 - a. *Dwelling, townhouse*, subject to the RMD2 provisions unless otherwise modified by this by-law.
 - b. *Dwelling, back-to-back townhouse*, subject to the RMD2 provisions unless otherwise modified by this by-law.
- ii) Special Site Provisions:
 - a. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3m or less that has been established by the Town to restrict or control access to an abutting street, the lot is considered to have frontage on a public street.
 - b. For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the Town to restrict or control access to an abutting public street, the reserve shall

be deemed to constitute part of the lot for the purposes of calculating required setbacks only. Reserves used for such purposes must remain clear and unencumbered.

- c. 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.
 - d. More than one (1) residential building is permitted on a lot.
 - e. Notwithstanding Section 5.12, Table 5L, to the contrary, a parking area or below grade parking structure may be located within 0 metres of a private street line.
 - f. Minimum setback of a parking area from a lot line: 0 metres
 - g. Minimum landscaped open space shall not apply.
 - h. Maximum surface parking area shall not apply.
 - i. Above grade parking structures shall not be included in FSI calculations.
 - j. A transformer may project towards a public street beyond the main wall of a building.
 - k. Notwithstanding the provisions of Sections 5.1 and 5.8 to the contrary, any encroachment necessary to accommodate an electric vehicle (EV) charging station is permitted.
 - l. Townhouse and back-to-back visitor parking as part of an initial phase may be provided at a reduced rate of 75% of required, provided that the shortfall is accommodated for in the subsequent phase
- iii) Notwithstanding any provisions to the contrary, for Townhouse Dwelling – Street Access, the following shall apply:
- a. For the purpose of this by-law, a "unit" within a plan of condominium, on which a townhouse dwelling unit is situated, shall be considered a lot for administering the Zoning By-law.
 - b. In addition to Section 4.19.6 i), for the purposes of determining yards for corner lots with corner daylight radii or daylight triangle, the daylight radii or daylight triangle is deemed not to exist.
 - c. For the purposes of this By-law, where the front, exterior side, or rear lot line of a corner lot has a curved radius, for the purposes of determining lot frontage, depth, and setbacks, the radius shall be deemed not to exist and the lot frontage, depth, and setbacks will be measured to a projected extension of the straight segment.
 - d. For a corner unit at the intersection of two private streets or one private and one public street:
 - i. the outside of the garage door shall not be located any closer than 5.4 metres from the corner rounding.
 - ii. no part of any residential driveway shall be located closer than 4.7 metres from the point of intersection of the two street lines
 - e. Bay or boxed windows may encroach into a required yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.

- f. Minimum visitor parking requirement of 0.2 spaces per dwelling unit.
- iv) Notwithstanding any provisions to the contrary, for Back-to-Back Townhouse Dwellings, the following shall apply:
- a. For the purpose of this by-law, a "unit" within a plan of condominium, on which a townhouse dwelling unit is situated, shall be considered a lot for administering the Zoning By-law.
 - b. In addition to Section 4.19.6 i), for the purposes of determining yards for corner lots with corner daylight radii or daylight triangle, the daylight radii or daylight triangle is deemed not to exist.
 - c. For the purposes of this By-law, where the front or exterior side lot line of a corner lot has a curved radius, for the purposes of determining lot frontage, depth, and setbacks, the radius shall be deemed not to exist and the lot frontage, depth, and setbacks will be measured to a projected extension of the straight segment.
 - d. Minimum Lot frontage (corner unit): 8.0 metres
 - e. Minimum Front yard setback (all unit types): 2.0 metres to building
 - f. Minimum Exterior yard setback (corner lot): 2.0 metres to building if the yard abuts a right-of-way of less than 18.0 metres wide.
 - g. The minimum required outdoor amenity area per unit is 4m², to be provided on a balcony.
 - h. Porches/verandas and balconies are permitted to be located no closer than 1.0 metre to a street line.
 - i. For a corner unit at the intersection of two private streets:
 - i. the outside of the garage door shall not be located any closer than 5.4 metres from the corner rounding.
 - ii. no part of any residential driveway shall be located closer than 4.7 metres from the point of intersection of the two street lines.
 - j. Notwithstanding Section 5.6.2 iv) d) A), a maximum driveway width of 3.5 metres shall be permitted for lots with frontage less than or equal to 6.5 metres.
 - k. For units that do not have an interior side yard, air conditioning and heat exchange units may be located in a required front or exterior side yard and are permitted to be located no closer than 0.6 metres to a front or exterior side lot line.
 - l. Bay or boxed windows may encroach into a required yard up to a maximum of 0.6 metres for a width of up to 4.0 metres.
 - m. Minimum visitor parking requirement of 0.2 spaces per dwelling unit.
- v) Notwithstanding any provisions to the contrary, for Apartment Buildings, Mixed Use Buildings, and Stacked Townhouse Dwellings, the following shall apply:
- a. Minimum setback to a public street line: 1.5 metres
 - b. Minimum setback to a private street line: 2.0 metres measured to

- curb face.
- c. Minimum setback to Institutional Zone: 4.9 metres
 - d. Minimum setback to Natural Heritage System Zone: 7.0 metres, except for an above or below ground parking structure which shall be setback 1.0 metres.
 - e. The Setbacks to All Other Zones and Grade Related Dwellings provision is not applicable;
 - f. The maximum main wall length shall be 75 metres.
 - g. The access to at-grade units provision shall not apply to apartment or mixed-use dwelling units located at grade that do not have any exterior walls facing a public street.
 - h. Balconies oriented toward an arterial road are permitted above 3 metres from established grade.
 - i. The first storey height, measured from floor to floor, for residential buildings shall be a minimum of 3.3 metres.
 - j. Maximum building height: 12 storeys and 44 metres
 - k. Ventilation associated with the underground parking shall be set back a minimum of 1.2 metres from a street line.
 - l. Notwithstanding Section 5.8.1, Table 5E, the minimum off-street parking requirement shall be:
 - i. 1.0 per dwelling unit;
 - ii. 0.2 visitor parking spaces per dwelling unit;
 - iii. Shared parking provision for mixed-use buildings: The greater of 0.20 residential visitor parking spaces per dwelling unit or 1 parking space per 25 square metres of non-residential gross floor area shall be required.
 - m. Vehicles associated with a car share program shall be permitted to be parked in required visitor spaces.
 - n. All outdoor open space areas shall be considered outdoor communal amenity space;
 - o. A minimum of 3 square metres of outdoor communal amenity space per apartment or mixed-use dwelling unit shall be provided at grade and/or as a rooftop amenity area and shall be maintained and operated by a common entity (such as a condominium corporation).
 - p. Notwithstanding the provisions of Sections 5.1 and 5.8 to the contrary, a maximum 0.15 metre encroachment is permitted within parking spaces for support columns within the underground parking structure.

3.0 THAT pursuant to Section 34(21) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, this by-law comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to Subsection 34(19) of the

Planning Act, as amended. Where one or more appeals have been filed under Subsection 34(19) of the said Act, as amended, this Zoning By-law Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Local Planning Appeal Tribunal.

4.0 THAT Section 13.2 (Holding Provisions) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding the following conditions for removal of this H## Holding Provision:

- a) "H##" 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:
 - i. The Owner shall secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program;
 - ii. The Owner shall have signed the applicable Allocation Agreement or any required Amending Agreements;
 - iii. The Owner shall have made all required payments associated with the Allocation Program, less the recovery development charge; and,
 - iv. The Owner shall be in receipt of the Region of Halton Public Works Commissioner's Notice (PWCN) letter."
- b) Permitted Uses: For such time as the "H##" symbol is in place, these lands shall only be used for *dwelling, townhouse and dwelling, back-to-back townhouse* uses.

PASSED IN OPEN COUNCIL ON2024.

Gordon A. Krantz Mayor

William Roberts Acting Clerk

SCHEDULE A
TO BY-LAW No. *-2024**
TOWN OF MILTON

PART OF LOT 7 & 8, CONCESSION 4 (TRAFALGAR)
TOWN OF MILTON

