



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: May 11, 2026

Report No: DS-030-26

Subject: Public Meeting and Initial Report: Official Plan Amendment by Shearling Heights Estates Ltd. applicable to lands known municipally as 1572 Chretien Street (Town File: LOPA-02-26)

Recommendation: THAT Development Services Report DS-030-2026 be received for information.

EXECUTIVE SUMMARY

An application has been made for an amendment to the Town of Milton Official Plan for the lands located at 1572 Christien Street to implement a Special Policy Area to allow for an increase in the percentage of grade-related units to be developed on the subject lands. Due to economic conditions and market changes, the applicant has revised their original development proposal for the subject lands to include one (1) mid-rise seven (7) storey building with a total of 152 units and with 808 square metres of commercial retail space within the ground floor as well as 71 townhouse units. The revised development proposal includes a higher number of grade-related units which has triggered an Amendment to seek permissions from Section C.10.5.5.1 e) iii) and C.10.5.6 the Boyne Survey Secondary Plan.

The application is complete pursuant to the requirements of the *Planning Act* and is being processed accordingly. Upon completion of the consultation and review process, a Technical Report, including recommendations, will be brought forward for Council consideration. The Technical Report will address issues raised through the consultation and review process.

REPORT

Background

Owner: Shearling Heights Estates Ltd. (c/o Julian Baldassara), 1681 Langstaff Road, Vaughan ON

Applicant: Trinity Point (c/o Carmina Tupe) 1681 Langstaff Road, Vaughan ON

Background

Location/Description:

The subject lands are located in Ward 4 on the northeast corner of Bronte Street South and Britannia Road. The subject lands are municipally known as 1572 Chretien Street. The subject lands also have frontage on Chretien Street and Bronson Terrace.

The subject lands are identified as a “Major Node Block” and the surrounding lands were approved through a plan of subdivision application (File: 24T-14006/M) that has since been registered as Plan 20M-1184. Through the registration of Plan 20M-1184, Block 360 (subject lands) was legally created.

The subject lands comprise an area of 5.2 acres (2.11 hectares) and is currently vacant. Surrounding land uses are primarily residential as the surrounding development consists of single-detached dwellings, semi-detached dwellings, and street townhouse units. The area to the south is currently used for agricultural purposes and lands to the west are vacant but are also identified as a Major Node in the Town’s Official Plan and residential developments.

A Location Map is included as Figure 1 to this Report.

Proposal:

Through a previous Zoning By-law Amendment application (File: Z-15/21) that was approved in 2022, the applicant proposed three (3) mid-rise buildings with a total of 313 units as well as 60 townhouse units on the subject lands.

Due to market changes and economic conditions, an Official Plan Amendment has been filed to allow for permissions to increase the total allowance for grade-related units on the subject property to facilitate the revised proposal. The purpose of the Official Plan Amendment is to create a Special Policy Area to provide these permissions and allow for the revised development proposal to proceed.

Section C.10.5.6.2b) of the Boyne Survey Secondary Plan states that the Major Node designation allows for limited-grade related multiple attached housing forms subject to Section C.10.5.5.1 e).

Section C.10.5.5.1 e) iii) states that the total number of grade-related dwelling units does not exceed 20 percent of the total number of dwelling units within the specific quadrant of the node in which it is proposed.

The revised proposal will exceed the 20 percent maximum for total number of grade-related units and the proposed Official Plan Amendment will provide permission for a maximum of 34 percent of the subject lands to be developed with grade-related units

The revised development proposal for the subject lands includes:

- One mid-rise seven storey building with a total of 152 units; and,

Background

- Thirteen townhouse blocks featuring: a total of 71 townhouse units with double-car garages accessed by a rear-lane.

The proposed mid-rise building includes a range of unit types, and a breakdown is provided in the table below.

Mid-Rise Building Unit Count:

| Unit Type: | Number of Units: |
|-----------------|------------------|
| 1-Bedroom | 56 |
| 1-Bedroom & Den | 54 |
| 2-Bedroom | 29 |
| 2-Bedroom & Den | 13 |
| Total | 152 |

The mid-rise building will include 808 square metres for commercial at grade space (8,697 square feet). It should also be noted that the minimum parking requirement for residential and visitor spaces will be met which will be a total of 196 spaces provided. Visitor parking for the townhouse blocks and commercial retail space will be provided at-grade. The revised proposal also features over 1362 square metres (14,660 square feet) of outdoor amenity space and 204 square metres (2,195 square feet).

The construction of the site will occur in three phases. The first phase will include the construction of the Block 12 (townhouse units) which will serve as model homes during the marketing period. Following this, the second phase will include the construction of the underground parking garage for the mid-rise building will proceed followed by the remaining townhouse blocks, roads, and greenspace. The final phase of construction will include the mid-rise building.

A Concept Plan is included as Figure 2 to this Report. A Rendering is included as Figure 3 to this Report.

The following information has been submitted in support of this application:

- Application Form, prepared by Trinity Point;
- Cover Letter, prepared by Trinity Point, dated March 6, 2026;
- Planning Justification Report, prepared by Trinity Point, dated March 6, 2026;
- Aerial Context Plan, prepared by GSAI Inc. and dated June 24, 2021;
- Draft Local Official Plan Amendment, prepared by Trinity Point;
- Architectural Drawing Set, prepared by Graziani & Corazza Architects, dated March 6, 2026;
- Urban Design Brief & Architectural Guidelines Study, prepared by John G. Williams Ltd. and dated March 4, 2026;

Background

- Shadow Impact Study, prepared by R. Bouwmeester & Associates and dated September 17, 2025;
- Shadow Impact Addendum, prepared by R. Bouwmeester & Associates and dated January 23, 2026;
- Pedestrian Level Wind Assessment, prepared by Theakston Environmental and dated October 1, 2025;
- Pedestrian Level Wind Assessment Addendum, prepared by Theakston Environmental and dated January 29, 2026;
- Site Screening Questionnaire, prepared by Trinity Point and dated March 18, 2024;
- Floor Plans, prepared by Graziani & Corazza, dated March 4, 2026;
- Survey, prepared by R-PE Surveying Ltd. and dated February 2023;
- Preliminary Construction Management Plan, prepared by Grounded Engineering, dated January 21, 2026;
- Archaeological Clearance, issued by Ministry of Tourism & Culture, dated August 28, 2011;
- Phase 1 ESA & Reliance Letter, prepared by Grounded Engineering, dated November 19, 2021;
- Geotechnical Report, prepared by Grounded Engineering, dated February 24, 2026;
- Hydrogeological Report, prepared by Grounded Engineering, dated February 24, 2026;
- Functional Servicing & Stormwater Management Report, prepared by Shaeffers Consulting Engineers, dated February 2026;
- Civil Engineering Drawing Set, prepared by Shaeffers Consulting Engineers, dated February 27, 2026;
- Transportation Impact Study, prepared by GHD, dated February 25, 2026;
- Landscape Plan, prepared by Strybos Barron King Landscape Architecture, dated March 5, 2026;
- Environmental Noise Report, prepared by Jade Acoustics, dated February 5, 2026;
- Waste Management Plan, prepared by GHD, dated February 23, 2025;
- Collection Vehicle & Fire Truck Loading Structural Letter, prepared by Jablonsky, Ast & Partners Consulting Engineers, dated January 29, 2026;
- Excavation Shoring Plan, prepared by Grounded Engineering, dated January 21, 2026 and;
- Lighting Plan & Exterior Lighting Plan, prepared by RTG Systems Inc., dated December 1, 2025.

Discussion

Planning Policy:

On December 19, 2025, the Ministry of Municipal Affairs and Housing approved Town of Milton Official Plan Amendment 92 (We Make Milton Part I), with modifications. As the applications were deemed complete on March 12, 2026, they will be reviewed under the new Official Plan.

The subject lands are within the Urban Area of the Town of Milton and are also located within the Boyne Secondary Plan Area. The subject lands are identified as a Community Node on Schedule 4 (Urban Structure) and located at the corner of Britannia Road (Major Arterial Road) and Bronte Street South (Minor Arterial Road) as shown on Schedule C.10.B of the Secondary Plan. Further, the subject lands are designated as Major Node Area on Schedule C.10.C (Land Use Plan).

Section 2.3.1.2 of the Town's Official Plan states that it is the policy of the Town to encourage intensification and redevelopment to support the achievement of complete communities. Further, Section 2.3.4.8 states that the Town will ensure the property integration of Community Nodes with surrounding neighbourhoods, protecting the physical character of these neighbourhoods.

Section C.10.3.2.1 of the Boyne Secondary Plan states that the goal is to create safe, liveable, attractive, and complete and healthy communities in Boyne Survey which are designed to integrate with the rest of the Milton Urban Area. Further, Section C.10.3.2.8 further states that it is our goal to develop neighbourhoods that each have a "sense of place" created by the design of the development, including the pedestrian orientation of the streetscape.

Section C.10.4.4. of the Boyne Secondary Plan provides a diverse range of housing options and transit-supportive development. Section C.10.5.6 of the Boyne Secondary Plan states that the main uses permitted include a variety of high density residential uses as well as medium density residential II uses, including limited grade-related multiple attached housing forms, subject to the policies of Section C.10.5.1.1 b) and C.5.5.1 e).

However, Section C.10.5.5.1e) iii) of the Boyne Secondary Plan states that the total number of grade-related dwelling units shall not exceed 20 percent of the total number of dwelling units within the specific quadrant of the node in which it is proposed.

The revised proposal exceeds the above-noted restriction for grade-related units and the proposed Official Plan Amendment seeks to allow for an increase to a maximum of 34

Discussion

percent of grade-related dwelling units of the total number of dwelling units within the major node quadrant.

Official Plan policies relevant to this proposal include:

- Section 2.3.1 - Urban Area: Policies that establish the Urban Structure for the Town and how it will accommodate growth and development;
- Section 2.3.4 - Community Hubs: Policies that establish the Town's mixed-use destinations including Community Nodes;
- Section 3.2 - Urban design & Placemaking: Policies that focus on the importance of good urban design and creating people-friendly places and neighbourhoods;
- Section 8.6 - Secondary Mixed Use Node: Policies that identify higher order commercial nodes which will form focal points for surrounding neighbourhoods;
- Section C.10.5.5 - Secondary Mixed Use Node in the Boyne Secondary Plan: Policies and permitted uses that are allowed within the Town's Secondary Mixed Use Nodes located within the Boyne Secondary Plan area; and,
- Section C.10.5.6 - Major Node Area: Permitted uses and policies applicable to the Town's Major Node Area.

Zoning By-law 016-2014, as amended

The subject lands are currently within a site-specific Mixed-Use (MU*323) Zone in the Town's Urban Zoning By-law 016-2014, as amended. This zoning was established through a site-specific By-law 074-2022 and included site-specific permissions for the original proposal which featured three (3) mid-rise buildings and 60 townhouse units.

Due to the revised proposal, the applicant will be required to obtain permissions through a future minor variance application to allow for rear-lane townhouse blocks to be constructed as an alternative to the original townhouse dwellings. The site-specific permissions required here are minor and can be obtained through a minor variance application prior to Site Plan approval.

Site Plan Control

A Site Plan Application (SP-02/24) is under review and site plan approval will be required prior to the commencement of any development. Through the related Site Plan Application, the following matters will be clarified and addressed to the satisfaction of the Town through additional design works and further studies/ reports:

- Physical and design integration with adjacent developments;
- Site servicing and stormwater management;
- Pedestrian and vehicle access and circulation;

Discussion

- Private amenity space composition and location;
- Regional waste collection services;
- Landscaping treatments throughout the site; and,
- Provision of parking both underground and on the surface and resident and visitor.

Public Consultation and Review Process

Notice of the statutory Public Meeting was provided pursuant to the requirements of the *Planning Act* on April 21, 2026. Signage providing information on the proposed application was posted on the subject lands in accordance with the *Planning Act* in addition to notice being sent by mail to all properties within 200 metres of the subject lands.

With respect to the proposal, Planning Staff has identified the following matters to be addressed through the review process:

- Consistency with the Provincial Planning Statement, Regional Official Plan and Town Official Plan (including the Boyne Survey Secondary Plan);
- Land use compatibility; and
- Urban design and design integration with adjacent developments and area.

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

Financial Impact

There are no financial impacts associated with this report.

Respectfully submitted,

Jill Hogan, MCIP, RPP
Commissioner, Development Services

For questions, please contact: Taylor Wellings, Planner, MSc Phone: Ext. 2311
(PI), MCIP, RPP



Attachments

Figure 1 - Location Map

Figure 2 - Concept Site Plan

Figure 3 - Proposal Rendering

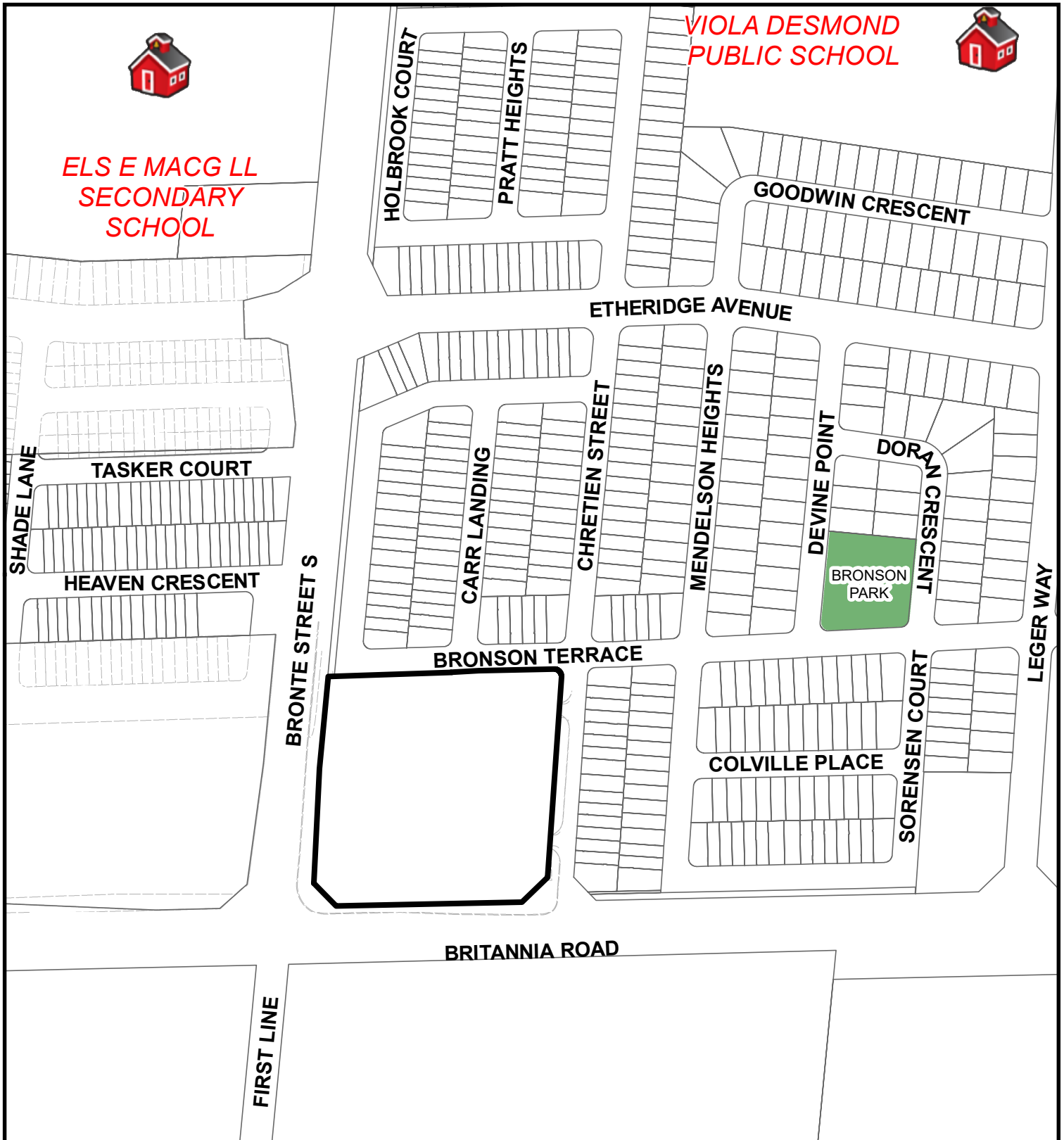
Appendix 1 - Draft Official Plan Amendment

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:
May 11, 2026

Scale: 1: 3,333

Files: LOPA-02-26, Z-20/21 &
24T-21006/M

Development Services Department



Subject Property



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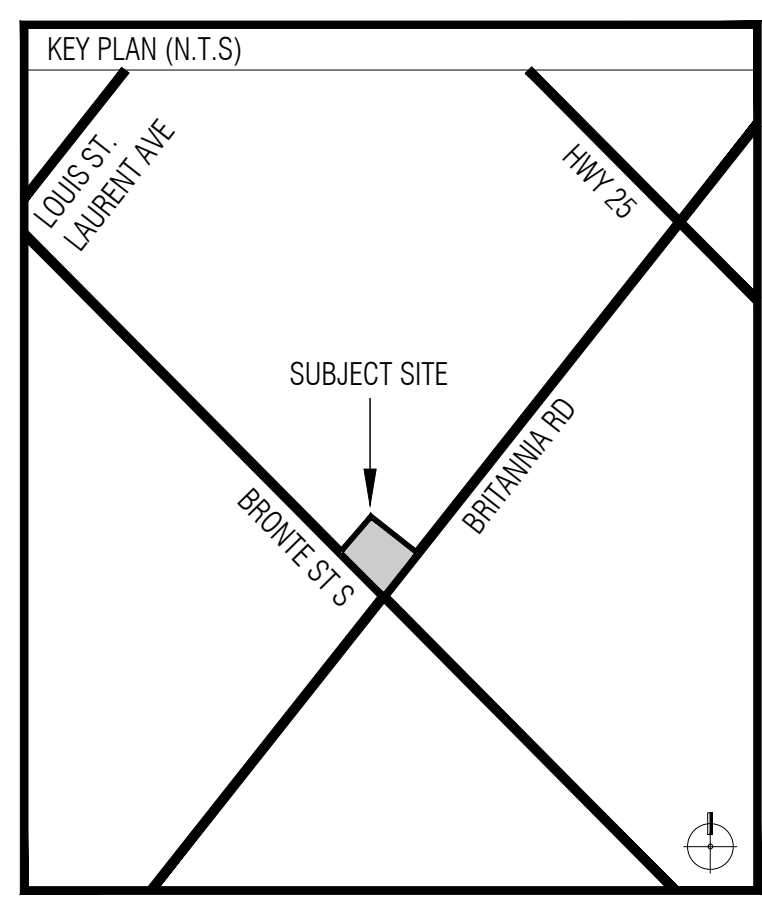
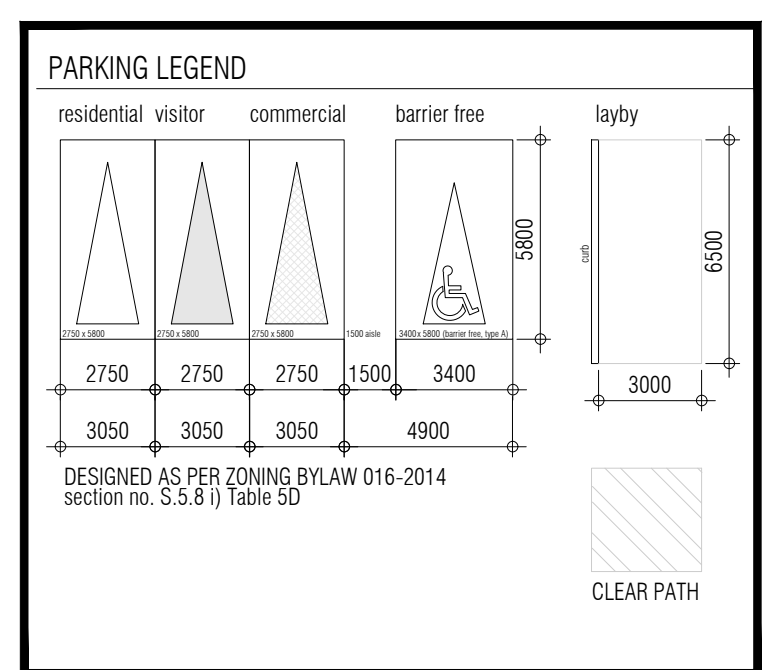
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01. MAR.06.2026 Issued for SPA EC



ISSUED FOR REVISIONS

GRAZIANI CORAZZA ARCHITECTS

ONTARIO ASSOCIATION OF ARCHITECTS

ENZO M. CORAZZA LICENCE 4702

8400 JANE STREET, BUILDING-D, SUITE 300 CONCORD, ONTARIO L4K 4L8
T.905.736.2601 F.905.736.2844 WWW.GC-ARCHITECTS.COM

Proposed Mixed-Use Development

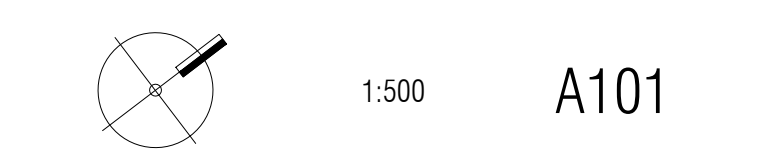
Shearling Heights

Trinity Point Developments

Milton Ontario

PROJECT ARCHITECT: E. CORAZZA
ASSISTANT DESIGNER: K. KORB
DRAWN BY: K.K + A.P.
CHECKED BY: D. BIASE
PLOT DATE: MAR.06.2026
JOB #: 2268.24

Site Plan



TITLEBLOCK SIZE: 610 x 900



THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2026

BEING A BY-LAW TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTIONS 17 AND 21 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS KNOWN MUNICIPALLY AS 1572 CHRETIEN STREET, LEGALLY DESCRIBED AS PART OF LOT 6 CONCESSION 2 NS, BLOCK 360, REGISTERED PLAN 20M-1184, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (SHEARLING HEIGHTS ESTATES LTD.) - FILE: LOPA-02/26

The Council of the Corporation of the Town of Milton, in accordance with the provisions of Sections 17 and 21 of the *Planning Act* R. S. O. 1990, c. P.13, as amended, hereby enacts as follows:

1. Amendment No. XX to the Official Plan of the Town of Milton, to amend Schedule C.10.A and Schedule C.10.C of the Town of Milton Official Plan to permit the modification of the limits of the existing Major Node in order to facilitate the proposed development consisting of a medium density block made up of one (1) one seven (7) storey building and thirteen (13) townhouse row blocks for the lands legally describe as Part of Lot 6, Concession 2 NS, Block 360, Registered Plan 20M-1184, Former Geographic Township of Trafalgar, Town of Milton. Consisting of attached map(s) and explanatory text, is hereby adopted.
2. Pursuant to Subsection 17(27) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, this Official Plan Amendment comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to Subsections 17 (24) and (25). Where one or more appeals have been filed under Subsection 17 (24) or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.

PASSED IN OPEN COUNCIL ON [DATE]

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

AMENDMENT NUMBER XX

TO THE OFFICIAL PLAN OF THE TOWN OF MILTON

PART 1 THE PREAMBLE, does not constitute part of this Amendment

**PART 2 THE AMENDMENT, consisting of the following text constitutes
Amendment No. XX to the Official Plan of the Town of Milton**

DRAFT

PART 1: THE PREAMBLE

THE TITLE

This amendment, being an amendment to the Official Plan of the Town of Milton shall be known as:

Amendment No. XX
To the Official Plan of the Town of Milton
PART OF LOT 6, CONCESSION 2 NS
(File: LOPA 02/26)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to establish a Special Policy Area under Section 1.11.3 of the Town of Milton Official Plan and modify the limits of ground-related units within the Major Node designation on the subject lands within the Boyne Survey Secondary Plan.

LOCATION OF THE AMENDMENT

The subject property is located on northeast corner of Bronte Street South and Britannia Road and is approximately 2.12 hectares in size. The lands are legally directed as Part of Lot 6, Concession 2 NS, Block 360, Registered Plan 20M-1184, Town of Milton. The subject property is located within the Boyne Survey Secondary Plan, and municipally known as 1572 Chretien Street.

BASIS OF THE AMENDMENT

Provincial Policy establishes the foundation for regulating the development and use of land to sustain healthy, liveable and safe communities, including accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long term needs. The focus of growth and development, including residential and employment intensification shall be directed to settlement areas where infrastructure and public amenities are available. The subject lands are located within the Urban Area and the Boyne Secondary Plan Area.

The proposed amendment is to modify the limits of ground-related units within the 'Major Node' on the subject property in order to facilitate the proposed development which consists of one (1) seven (7) storey mid-rise apartment building and seventy-one (71) townhouses located at the south-west portion of the Subject Property abutting Britannia Road and Bronte Street South and to permit the grade-related residential component consisting of townhouse developments above the 20% limit of grade-related housing for Major Nodes.

PART 2: THE AMENDMENT

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. XX to the Town of Milton Official Plan.

DETAILS OF THE AMENDMENT

The Town of Milton Official Plan is hereby amended by Official Plan Amendment No. XX, pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

1.0 Mapping Change

- 1.1 Amending Schedule I1 - "Urban Area Specific Policy Areas" by adding Special Policy Area No. XX to the lands at 1572 Chretien Street.

2.0 Text Change

- 2.1 Adding the following text to Section 4.11 Specific Policy Area

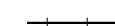



4.11XX Notwithstanding subsections C.10.5.5.1 e) iii) and C.10.5.6, the lands located at 1572 Chretien Street and identified as Specific Policy Area No. XX on Schedule "I1" of this Plan may be developed with a total number of grade-related units not exceeding thirty-four (34) per cent of the total number of dwelling units.

End of text

TOWN OF MILTON OFFICIAL PLAN

Schedule I1
LOPA-02-26, Z-20/21
& 24T-21006/M

URBAN AREA
SPECIFIC POLICY AREAS
(Refer to section 4.11)

-  Rail
-  Urban Area Specific Policy Area
-  Milton Boundary
-  Urban Area

**SCHEDULE 'X' TO OFFICIAL
PLAN AMENDMENT NO. XX**



This schedule forms part of the Official Plan
and should be read in conjunction with the text.

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May 2026

