



# The Corporation of the Town of Milton

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Report To: Council

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From: Barbara Koopmans, Commissioner, Planning and Development

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Date: August 12, 2019

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Report No: PD-032-19

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Subject: Technical Report: Official Plan Amendment and Zoning By-law Amendment Application by Manaman Centre Inc., applicable to lands known municipally as 1050 Bronte Street South, Part of Lot 8, Concession 1, NS (Trafalgar) Milton.(Town Files: LOPA 03-17 and Z-04/17)

Recommendation: **THAT Planning and Development Report PD-032-19 outlining applications for amendments to the Town of Milton Official Plan and Zoning By-law 016-2014, as amended, to facilitate the development of the lands for three six-storey buildings (mixed-use and/or purpose designed residential buildings), BE APPROVED;**

**AND THAT staff be authorized to bring forward Official Plan Amendment No. 57, in accordance with the draft Official Plan Amendment attached as Appendix 1 and an amending Zoning By-law in accordance with the draft By-law attached as Appendix 2.**

**AND THAT WHEREAS the Planning Act limits the ability to apply for a minor variance for a 2-year period following approval of this By-law, BE IT RESOLVED that a privately-initiated application for a minor variance may be made;**

**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.**

**AND FURTHER THAT the Town Clerk forward a copy of Report PD-032-19 and the decision to the Region of Halton for their information;**

## EXECUTIVE SUMMARY



The applicant is seeking amendments to the Town of Milton Official Plan and Zoning By-law 016-2014, as amended, to facilitate the development of the lands for three six-storey buildings (mixed-use and/or purpose designed residential buildings). An Official Plan Amendment is required to permit an increase in maximum residential density of 185 units per hectare whereas the Secondary Mixed Use Node designation permits a maximum density of 150 units per net hectare for high density residential development. The application also proposes to replace the current site specific Secondary Mixed Use Commercial (C2\*119) zone to a site specific Secondary Mixed Use Commercial zone with a Holding Provision (C2\*268\*H37) to accommodate the proposed mixed use and apartment buildings as well as site specific provisions required to accommodate the development (see Appendix 2 - Draft Zoning By-law). The Holding Provision will remain until such time as technical issues including the availability of servicing allocation, the implementation of Travel Demand Measures (TDM) and the submission of a Record of Site Condition RSC) are addressed to the satisfaction of the Town and the Region of Halton.

## **Conclusions and Recommendations**

Staff recommends that the applications for amendments to the Town of Milton Official Plan and Zoning By-law 016-2014, as amended, BE APPROVED for the following reasons:

1. The proposal conforms to Provincial, Regional and meets the intent of Town planning policy.
2. The proposal meets all of the technical requirements of the affected Civic Departments and all other agencies.
3. The proposed land use, height and density is compatible with surrounding land uses resulting in appropriate development of the lands.
4. The proposal provides diversified housing in the area.
5. The proposal complements and benefits from many of the surrounding commercial, cultural and recreational facilities.
6. The site is well served by public transit and makes efficient use of existing and planned hard and soft services.

## **REPORT**

### **Background**

#### **Owner:**

Manaman Centre Inc., 3100 Steeles Avenue East, Markham, ON. L3R 8T3

#### **Applicant:**

Korsiak Urban Planning, 277 Lakeshore Road East, Oakville, ON. L6J 1H9

**Location/Description:**

The subject lands are located on the northwestern corner of Bronte Street South and Louis St. Laurent Boulevard within the Sherwood Survey Secondary Plan. Surrounding land uses include residential, commercial and open space uses.

**Proposal:**

The applicant is seeking to amend the Town's Official Plan and Zoning By-law 016-2014, as amended, to facilitate the construction of two 6-storey mixed use buildings and one 6-storey residential building. The applicant has indicated that through the final design and dependent on the retail market, all three buildings may be purpose designed residential buildings.

Figure 2 illustrates the proposed concept plan. The application proposes to develop the subject lands with three six-storey buildings. Two of the buildings, shown as Block A2 and A3 are proposed as mixed use buildings with retail uses at grade level and five-stories of residential above. The third building, shown as Block A5 is proposed as a purpose designed six storey residential building. In total, the development proposes 375 residential units and approximately 3,370 square metres (36, 274 square feet) of commercial gross floor area. Access is provided via Bronte Street South and Louis St. Laurent Boulevard. The proposal contains 250 surface parking spaces and 410 underground parking spaces.

The following reports have been submitted in support of the applications:

- Planning Justification Report, prepared by Korsiak Urban Planning, dated April 2017;
- Functional Servicing/Stormwater Management Report, prepared by Urbantech Consulting, dated April 3, 2017;
- Parking Study, prepared by MMM Group, dated March 30, 2017;
- Parking Study update, prepared by WSP Canada Group Limited, dated July 26, 2019.
- Traffic Impact Study, prepared by WSP Canada Group, dated March 28, 2018.
- Addendum to Transportation Impact Study Update, prepared by WPS Canada Group, dated November 29, 2018
- Shadow Study, prepared by WZMH Architects, dated April 2, 2017
- Geotechnical Investigation, prepared by Soil Engineers Ltd., dated March 2017;
- Hydrogeological Overview Summary Report, prepared by Soil Engineers Ltd., dated March 30, 2017;
- Noise Feasibility Study, prepared by HGC Engineering, dated April 4, 2017;
- Public Engagement Strategy Letter, prepared by Korsiak Urban Planning, dated April 3, 2017.

## Planning Policy:

### Provincial Policy Statement (PPS) (2014)

The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets out the policy foundation for regulating and use of land. Key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. Council's planning decisions are required to be consistent with the PPS. The PPS includes policies that encourage Ontario municipalities to build healthy, livable and safe communities through intensification and directing development to already settled and well-served areas.

The following PPS policies are relevant to this application:

Section 1.1.1 - Healthy, Livable and safe communities are sustained by:

- promoting efficient development and land use patterns, which sustain the financial well-being of the Province and municipalities over the long term;
- accommodating an appropriate range and mix of residential, employment (including commercial and institutional uses), recreational and open space uses to meet long term needs;
- promoting cost-effective development standards to minimize land consumption;
- ensuring that necessary infrastructure and public service facilities are or will be available to meet the current and projected needs.

Section 1.1.3.1 states that Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.

Section 1.1.3.2 states that land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
  1. efficiently use land and resources;
  2. 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; and
  3. minimize negative impacts to air quality and climate change, and promote energy efficiency in accordance with policy 1.8; and
- b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3.

Section 1.1.3.3 states that planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability

of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Section 1.1.3.4 states that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.

Section 1.1.3.5 states that planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.

Section 1.4.1 of the PPS promotes the development of a range of housing types and densities to meet the projected requirements of current and future residents through residential intensification and redevelopment.

Section 1.4.3 notes that Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;
- permitting and facilitating:
  - 1) all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and
  - 2) all forms of residential intensification and redevelopment in accordance with policy 1.1.3.3;
- directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of alternative transportation modes and public transit in areas where it exists or is to be developed; and
- establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of

housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

The proposed development will contribute to the diversification of the Town of Milton's housing stock and will assist in ensuring the Town provides a full range of housing types and densities in order to meet a wide range of needs of current and future households. The proposed development will make use of existing public infrastructure and is well served by public transit.

Section 1.6.3 of the PPS notes that the use of existing infrastructure and public service facilities should be optimized, wherever feasible, before consideration is given to developing new infrastructure and public service facilities. The proposed development utilizes the existing system, which has the capacity to support the proposed development.

Accordingly, it is staff's opinion that the proposal achieves the objectives and is consistent with the relevant Provincial policies.

### **Growth Plan for the Greater Golden Horseshoe**

Places to Grow is the Ontario government's program to manage growth and development in Ontario in a way that supports economic prosperity, protects the environment and helps communities achieve a high quality of life. The subject lands are located within the "Settlement Area" and are identified as "Designated Greenfield Area" on Schedule 2 - Places to Grow Concept of the Growth Plan.

Section 1.2.1 - Guiding Principles - state that the policies of the Growth Plan are based on the following relevant principles:

- Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout and 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 of and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.

The subject lands fall within the "Designated Greenfield Area" of the Growth Plan. Section 2.2.7 states that:

1. New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:
  - a. supports the achievement of complete communities;
  - b. supports active transportation; and

c. encourages the integration and sustained viability of transit services.

The establishment of high density development will not only achieve appropriate intensification but will also contribute to providing a complete community by offering a range of housing options that can support convenient access to the necessities of daily living, including access to the existing local stores and services located in the mixed use neighborhood. The development will offer both outdoor (28 spaces at grade) short term bicycle parking and 263 secure long term indoor spaces including a bicycle service station on site.

It is staff's opinion that the proposal achieves the objectives and is consistent with the Growth Plan for the Greater Golden Horseshoe.

### **Region of Halton Official Plan**

The subject lands are designated as "Urban Area" within Regional Official Plan. The Urban Area policies of the ROP are in effect and provide that the range of permitted uses and the creation of new lots 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 Regional Plan.

The policies of the Urban Area designation support residential intensification and the development of vibrant and healthy communities. Sections 77, 78 and 81 of the Regional Official Plan further supports providing opportunities for live/work relationships, achieving densities higher than the surrounding areas and as high as permissible under the Local Official Plan policies. As per comments received from Regional staff, the proposed Official Plan Amendment and corresponding Zoning By-law Amendment are in keeping with the general intent and objectives of the Urban Area policies of the ROP as it is transit supportive, provides increased density within the Greenfield area and provides for intensification where it can reasonably be accommodated.

Pursuant to Policy 147(17) of the ROP, prior to the Region of Local Municipality considering any development proposals, the proponent must identify whether there is any potential for soils on the site to be contaminated. The Region requires an update letter from the Qualified Person (QP) stating that the Record of Site Condition (RSC) for the site is still appropriate and that no potentially contaminating activity has occurred on site since the RSC was issued. A holding zone will be placed on the subject lands until this has been satisfactorily addressed to the Region's satisfaction.

The Regional Official Plan requires that the development industry absorb its share of the cost of the provision of infrastructure and that any financial impact of new development or redevelopment on existing residents be based on a financing plan communicated to the taxpayers and subsequently approved by Council. The subject



lands are located within the “Greenfield Area” and as a result are subject to the Regional Allocation Program. The Region has indicated that the owner has not secured any servicing allocation for the proposed development. Until such time as the owner secures the required allocation to support this development as proposed, the Region has requested that a holding zone be placed on the subject lands. The holding zone will be lifted by the Town of Milton once the Region has confirmed to the Town that sufficient regional servicing allocation has been secured for the development.

### **Town of Milton Official Plan**

The subject lands are designated Secondary Mixed Node as shown on Schedule B - Urban Area Land Use Plan of the Town of Milton Official Plan. Secondary Mixed Use Nodes will generally include between 9,300 and 13,935 square metres of commercial uses. Secondary Mixed Use Nodes may also include office employment uses, a full range of medium II and high density residential development, and Civic, recreational, cultural, entertainment and institutional uses, including secondary schools. Park uses will also be permitted. Section 3.6.3.5 a) states that notwithstanding the policies of Section 3.6.2.1, that for the Secondary Mixed Use Node at Bronte Street and Louis St. Laurent Avenue a total commercial floor space within each Node of up to 14,864 square metres shall be permitted.

Section 3.2.2 states that High Density Residential uses are permitted within a density range of 86 to 150 dwelling units per net hectare. The applicant has applied for an Official Plan Amendment to allow a maximum density of 185 units per hectare.

Section 3.2.3.3 states that applications for development of high density residential uses shall be evaluated based on conformity with the all the following criteria:

- a) Site: The area of the site is sufficient to provide on-site recreation amenities, adequate parking facilities and landscaping
- b) Mixed Use Development: The residential use may form part of a mixed use building or be located in a purpose designed building.
- c) Height - i) the height of the buildings does not exceed eight stories except in accordance with the policies of subsection 5.5.3.8 of this plan and, ii) the height or bulk of the proposal will not unduly overshadow any adjacent low and medium residential uses. Shadow studies may be required from the applicant to satisfy this criteria.
- d) Services: On-site recreation amenities and adequate parking facilities can be provided.

It is the opinion of staff that the proposal conforms to the criteria outlined in Section 3.2.3.3. The development proposes both indoor and outdoor amenity areas and provides adequate visitor and tenant parking (a mix of surface and underground parking is provided). With regard to height, the application proposes three six-storey buildings





and a Shadow Impact Study has been submitted in support of the application indicating minimal impact on the nearby residential uses. The applicant has proposed two of the three buildings to be mixed-use with the third being a purpose designed residential building. However, the applicant has indicated that through the final design and dependent on the retail market, all three buildings may be purpose designed residential buildings.

### **Sherwood Survey Secondary Plan**

The subject lands are located within the Sherwood Survey Secondary Plan and are designated Secondary Mixed Use Node area as shown on Schedule C.8.D - Sherwood Survey Secondary Plan Land Use Plan. Section C.8.5.5 refers back to Section 3.6 of the parent document's Secondary Mixed Use Node policies with regard to permitted uses and Section 3.2.3.3 for the evaluation criteria for high density residential uses, as outlined in the previous section.

It is the opinion of staff that the proposed Official Plan Amendment is in conformity with the above policies and direction of the Town's Official Plan. Attached to this report as Appendix 1 is the Draft Official Plan Amendment.

### **Zoning By-law 016-2014, as amended:**

The subject lands are currently zoned a site specific Secondary Mixed Use Commercial (C2\*119) zone under the Town of Milton Zoning By-law 016-2014, as amended. The C2\*119 zone permits a variety of commercial uses but does not permit residential uses. The site specific C2\*119 zone relates to a previous proposal for a commercial development consisting of the subject lands and the lands to the west, currently owned by Loblaw Properties Inc. The previous proposal contained multi-tenant commercial buildings and a food store. The site specific C2\*119 accommodated that proposal and permitted a maximum gross floor area of 14,864 square metres for all buildings combined and contained provisions related to the proposed 3,250 square metre food store to be located on the lands to the west. Since the time of the site specific zoning amendment, the lands have been separated with Manaman Centre Inc. owning the lands abutting Bronte Street South and Loblaw Properties Inc. owning the lands containing the proposed food store to the west. In addition, a minor variance was approved to allow the food store Loblaw Properties Inc. will be proceeding with a future minor variance application to amend the site specific C2\*119 provisions to apply to specifically to their lands.

The current application is seeking to rezone the lands to a site specific Secondary Mixed Use Commercial with a Holding Provision (C2\*268\*H37) zone to accommodate the proposed development. In addition to accommodating the proposed three six-story buildings, the site specific zoning will also address parking provisions, setbacks, gross floor area of buildings and other provisions related to the development. The Holding



Provision will remain until such time as technical issues including the availability of servicing allocation, the implementation of Travel Demand Measures (TDM) and the submission of a Record of Site Condition (RSC) are addressed to the satisfaction of the Town and the Region of Halton.

Attached to this report as Appendix 2 is the draft site-specific Zoning By-law.

## Discussion

### Public Consultation

Notice of Public Meeting was circulated to all persons assessed in respect of land within 120 metres of the subject property on June 6, 2017. The statutory Public Meeting was held on June 26, 2017. No members of the public spoke at the Public Meeting nor provided written comments regarding the proposed development application.

### Agency Circulation

The application was circulated to internal/external agencies on June 27, 2017 and subsequent revised submissions were received and circulated to address comments received from agencies.

As indicated previously, the Region of Halton has indicated that the owner has not secured any servicing allocation for the proposed development. Until such time as the owner secures the required allocation to support this development as proposed, the Region has requested that a holding zone be placed on the subject lands. The holding zone will be lifted by the Town of Milton once the Region has confirmed to the Town that sufficient regional servicing allocation has been secured for the development.

The Town's Development Engineering Department, as well as the Town's Transportation Section, has reviewed the proposed development and supporting materials, including the Traffic Impact Report, Noise Feasibility Study and Functional Servicing Report/Stormwater Management Report, and offer no objection to the proposal subject to Site Plan Approval.

All other circulated agencies either offered no comment or no objections to the application or indicated that any comments were of a technical/design nature and more appropriately addressed through the site plan process.

### Issues



During the statutory public meeting, multiple public information sessions and the review of the application, the following issues and concerns were expressed by members of Council and Planning staff:

### Building Height & Shadow Impacts

Staff had expressed concern regarding the proposed six-storey buildings and the potential for shadowing on adjacent properties. To demonstrate that the height of the proposed buildings will not cause any negative impacts on surrounding residential uses or the public realm, the application provided a Shadow Impact Study prepared by WZMH Architects, dated September 1, 2017, with an addendum provided October 11, 2017. As the Town of Milton does not currently have Shadow Analysis guidelines, staff requested that the Town of Oakville Shadow Analysis Guidelines be used as they are of similar solar latitude and longitude coordinates and are applicable. One of the requirements of the Shadow Analysis is to demonstrate that shadow impacts from the proposed development upon residential amenity spaces do not exceed two afternoon consecutive hour test times on April 21, June 21 and September 21. Additionally, the shadow analysis must demonstrate that public sidewalks and parks receive at least 6 hours of continuous sunlight per day on April 21, June 21, and September 21. The study adequately demonstrates that shadow impacts do not negatively impact residential amenity areas for periods exceeding two hours in the afternoon and that public sidewalks receive at least 6 hours of continuous sunlight.

### Traffic Impacts

In support of the application, a Transportation Impact Study, dated March 28, 2018, with an addendum dated November 29, 2018, prepared by WSP Canada, was submitted and examined the projected traffic impacts on the local road network as a result of the development. The report indicated that the proposed development is expected to generate 85 and 190 inbound/outbound auto trips during the weekday a.m. peak hour, 126 and 97 inbound/outbound auto trips during the weekday p.m. peak hour, and 161 and 143 inbound/outbound auto trips during the Saturday mid-day peak hour. The report concluded that all boundary roads and proposed driveway intersections are expected to operate acceptably and within capacity.

### Noise Impacts

Staff had identified potential noise impacts from the development as a concern. In support the applications, a Noise Feasibility Study, prepared by HGC Engineering, was submitted in support of the application. The Study examined the potential impacts of the proposed development on the environment as well as the proposed impact of the development on itself. The primary noise sources impacting the site were determined to be road traffic on Louis St. Laurent and Bronte Street South with secondary sources of noise being rail traffic on the Canadian National (CN) Railway approximately 300



metres to the west of the subject lands. The report concluded that with the implementation of the recommended mitigation measures outlined in the report, which include the provision of central air conditioning for the proposed building closest to Louis St. Laurent, forced ventilation systems for the other buildings, upgraded building and glazing construction, suitable acoustic features to insulate suites from each other, and noise warning clauses, the development will meet the noise guidelines of the Ministry of Environment and Climate Change and the municipality.

#### Site Plan Approval

Prior to the issuance of building permits and development occurring on the subject lands, the applicants will be required to receive Site Plan Approval.

#### Conclusion

The proposal meets the technical requirements of the Town and the effected external agencies. It is the opinion of staff that the proposed land uses, height and density, are compatible with surrounding land uses resulting in appropriate development of the lands. The proposal will complement and benefit from the surrounding commercial, cultural and recreational facilities and will provide more diversified housing in the area. Based on the foregoing, staff recommends that the application be approved and the draft by-laws attached to this Report be adopted by Council.

#### **Financial Impact**

None arising from this Report.

Respectfully submitted,

Barbara Koopmans, MPA, MCIP, RPP, CMO  
Commissioner, Planning and Development

For questions, please contact: Aaron Raymond, MCIP, RPP      Phone: Ext. 2313  
Senior Planner

#### **Attachments**

Figure 1 - Location Map  
Figure 2 - Concept Plan  
Figure 3 - Building Elevations  
Appendix 1 - Official Plan Amendment No. 57  
Appendix 2 - Zoning By-law Amendment and Schedules



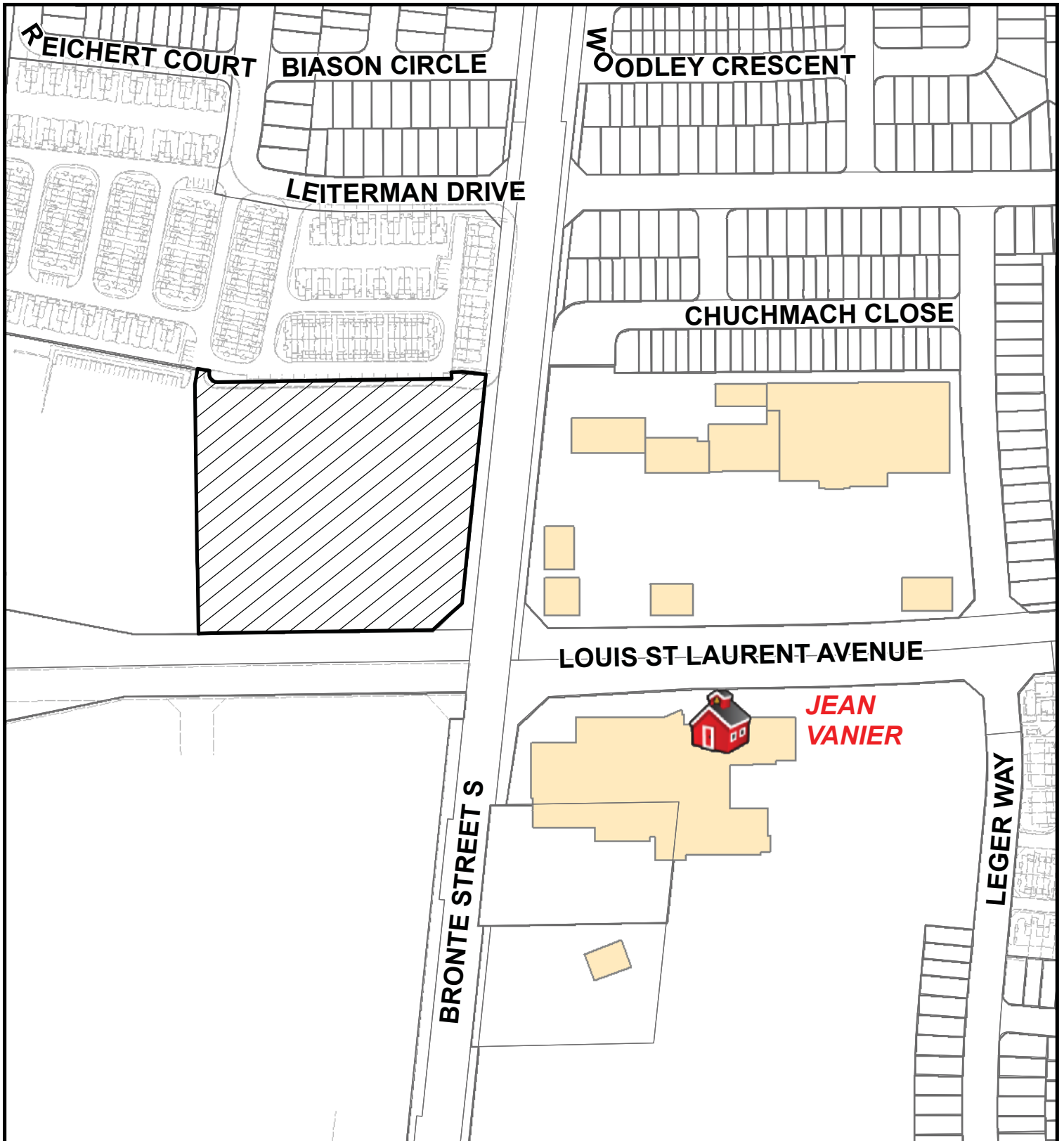
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CAO Approval  
Andrew M. Siltala  
Acting Chief Administrative Officer

# FIGURE 1 LOCATION MAP

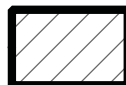


Council Meeting Date:  
July 8, 2019

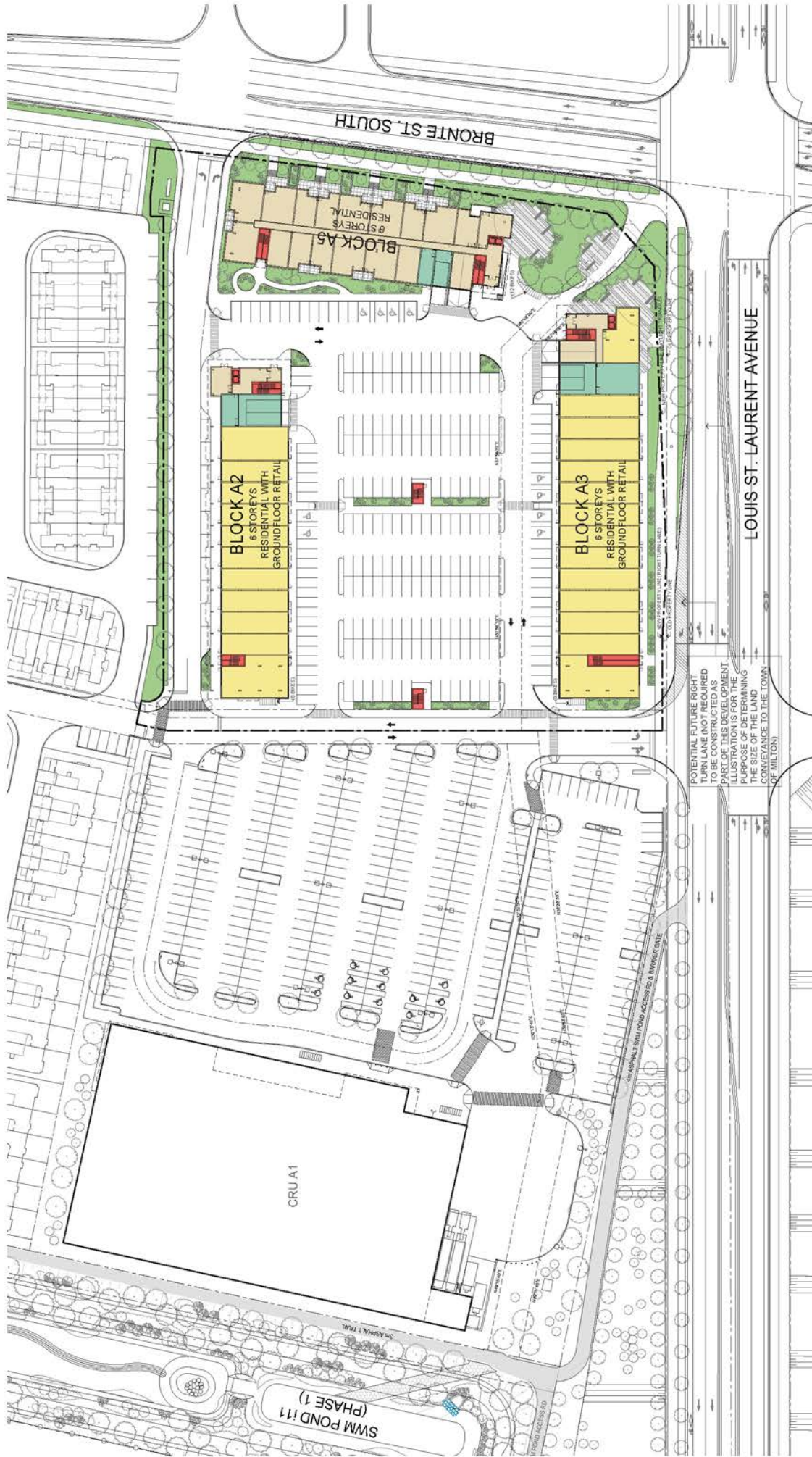
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File: Z-04/17 & LOPA-03/17

Planning & Development Department



Subject Property



POTENTIAL FUTURE RIGHT TURN LANE NOT REQUIRED TO BE CONSTRUCTED AS PART OF THIS DEVELOPMENT ILLUSTRATION IS FOR THE PURPOSE OF DETERMINING THE SIZE OF THE LAND CONVEYANCE TO THE TOWN OF MILTON

Project No:	10007/06902
Date:	December 3, 2018
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Drawing No.:	22PD-1.1 R9

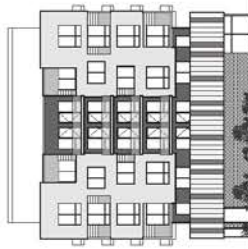


**SITE PLAN**

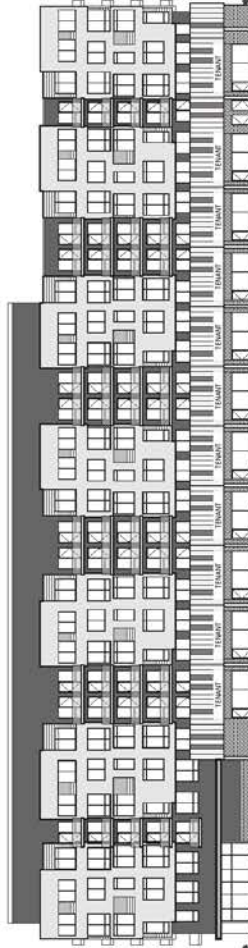
**Manaman Development**  
Milton, Ontario



**WZMH ARCHITECTS**

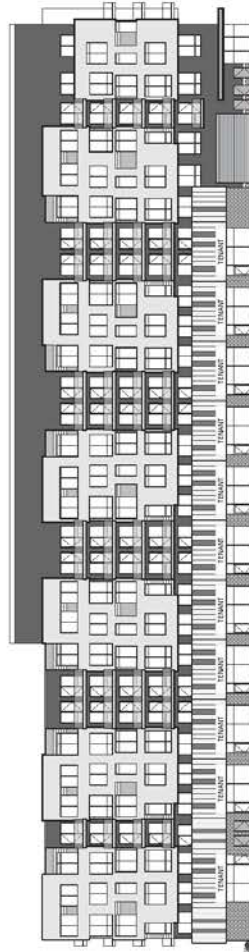


WEST ELEVATION



NORTH ELEVATION

25.50m 7/0 MECH  
 31.70m 7/0 PARAPET  
 ROOF  
 6TH LEVEL  
 5TH LEVEL  
 4TH LEVEL  
 3RD LEVEL  
 2.50m 2ND LEVEL  
 0.00m GROUND LEVEL



SOUTH ELEVATION



EAST ELEVATION

25.50m 7/0 MECH  
 21.70m 7/0 PARAPET  
 ROOF  
 6TH LEVEL  
 5TH LEVEL  
 4TH LEVEL  
 3RD LEVEL  
 2.50m 2ND LEVEL  
 0.00m GROUND LEVEL

**WZMH ARCHITECTS**



The Manaman Group

**Manaman Development**

Milton, Ontario

Proposed Elevations - A2

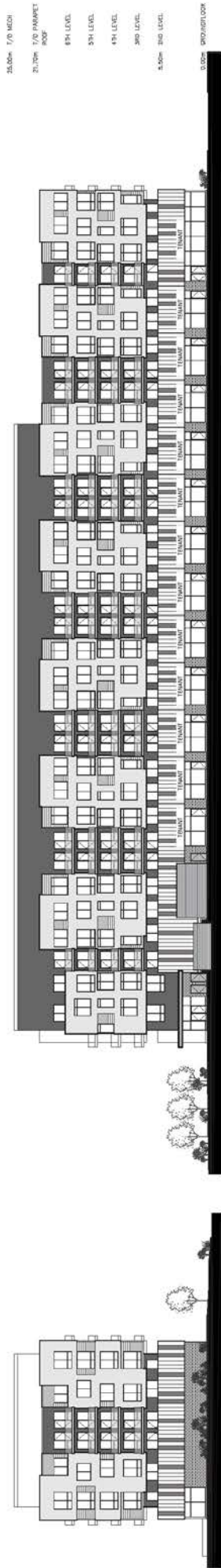
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 10007/06902

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Date  
 April 3, 2017

Drawing No:  
 22PD-4 R5

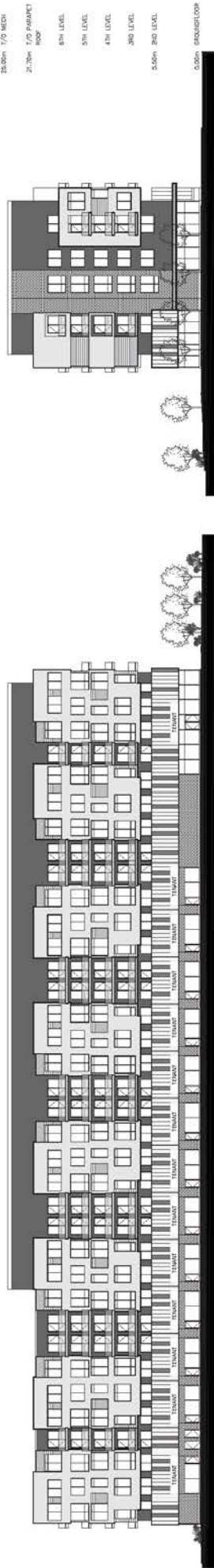




WEST ELEVATION

- 25.00m 1/2 MECH
- 23.70m 1/2 PARKET ROOF
- 8th LEVEL
- 5th LEVEL
- 4th LEVEL
- 3RD LEVEL
- 2.50m 2ND LEVEL
- 0.00m 000000.000

NORTH ELEVATION



SOUTH ELEVATION (LOUIS ST. LAURENT AVENUE)

- 25.00m 1/2 MECH
- 23.70m 1/2 PARKET ROOF
- 8th LEVEL
- 5th LEVEL
- 4th LEVEL
- 3RD LEVEL
- 2.50m 2ND LEVEL
- 0.00m 000000.000

EAST ELEVATION

<p><b>WZMH ARCHITECTS</b></p>	<p><b>Manaman Development</b> Milton, Ontario</p>	<p>Proposed Elevations - A3</p>	<p>Project No: 1000706902</p>	<p>Date April 3, 2017</p>
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NORTH ELEVATION



WEST ELEVATION

23.50m - 1/8 MECH  
21.75m - 1/8 PARAPET ROOF  
8TH LEVEL  
5TH LEVEL  
4TH LEVEL  
3RD LEVEL  
0.00m - 2ND LEVEL  
0.00m - GROUND LEVEL



EAST ELEVATION (BRONTE STREET SOUTH)



SOUTH ELEVATION

23.50m - 1/8 MECH  
21.75m - 1/8 PARAPET ROOF  
8TH LEVEL  
5TH LEVEL  
4TH LEVEL  
3RD LEVEL  
0.00m - 2ND LEVEL  
0.00m - GROUND LEVEL

**WZMH ARCHITECTS**



The Manaman Group

**Manaman Development**

Milton, Ontario

Proposed Elevations - A5

Project No:  
10007/06902

Scale:  
1:500 (11"x17")

Date  
April 3, 2017

Drawing No:  
22PD-6 R5

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO XXX-2019

BEING A BY-LAW OF THE TOWN OF MILTON TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTION 17 OF THE PLANNING ACT, AS AMENDED, IN RESPECT OF THE LANDS MUNICIPALLY IDENTIFIED AS 1050BRONTE STREET SOUTH, LEGALLY DESCRIBED AS PART OF LOT 8, CONCESSION 1, FORMER GEOGRAPHIC SURVEY OF TRAFALGAR, PARTS 5 - 16, 20R-20571, TOWN OF MILTON IN THE REGIONAL MUNICIPALITY OF HALTON (FILE NO. LOPA 03/17)

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

1. Amendment No. 57 to the Official Plan of the Town of Milton, to amend Policy 4.11 and Schedule I1 of the Town of Milton Official Plan to provide for permission to develop the subject lands for mixed-use and/or purpose designed residential buildings with a maximum residential density of 185 units per hectare, at lands located at 1050 Bronte Street South and legally described as Part of Lot 8, Concession 1 NS (Trafalgar), Town of Milton, consisting of the attached maps 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 Municipal Board.
3. In the event that the Regional Municipality of Halton, being the Approval Authority, has declared this Official Plan Amendment to not be exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the aforementioned Amendment Number 57 to the Official Plan of the Town of Milton.

READ IN OPEN COUNCIL ON AUGUST 12, 2019

\_\_\_\_\_  
Gordon A. Krantz

Mayor

\_\_\_\_\_  
Troy McHarg

Town Clerk

**AMENDMENT NUMBER 57  
TO THE OFFICIAL PLAN OF THE TOWN OF MILTON**

**Part of Lot 8, Concession 1 (NS Trafalgar)  
Parts 5 - 16, 20R-20571  
1050 Bronte Street South  
Town of Milton  
(Town File: LOPA-03/17)**

**AMENDMENT NUMBER 57  
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. 57 to the Official Plan of the Town of Milton**

## **PART I: THE PREAMBLE**

### **THE TITLE**

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

Amendment No. 57  
To the Official Plan of the Town of Milton

1050 Bronte Street South  
(Part of Lot 8, Concession 1 NS (Trafalgar))  
Parts 5 - 16, 20R-20571  
Town of Milton  
(File: LOPA 03/17)

### **PURPOSE OF THE AMENDMENT**

The purpose of this amendment is to add a Specific Policy Area to the lands at 1050 Bronte Street South.

### **LOCATION OF THE AMENDMENT**

The subject lands are located on the north side of Louis St. Laurent Avenue, west of Bronte Street South. The lands are municipally identified as 1050 Bronte Street South and are legally described as Part of Lot 8, Concession 1 (NS Trafalgar), Town of Milton. The location of the property is illustrated in Figure 1.

### **BASIS OF THE AMENDMENT**

The proposed amendment would permit the development of mixed use and/or purpose designed residential buildings, containing 375 residential dwelling units with a maximum residential density of 185 units per hectare.

## **PART II: THE AMENDMENT**

All of this part of the document entitled Part II: THE AMENDMENT consisting of the following text constitutes Amendment no. 57 to the Town of Milton Official Plan.

### **DETAILS OF THE AMENDMENT**

The Official Plan of the Town of Milton is hereby amended by Official Plan Amendment No. 57 pursuant to Section 17 and 21 of the Planning Act, as amended, as follows:

#### 1.0 Map Change

- 1.1 Amending Schedule I1 - “Urban Area Special Policy Areas” by adding Special Policy Area No. 37 to the lands at 1050 Bronte Street South (known legally as Part of Lot 8, Concession 1 (NS Trafalgar)).

#### 2.0 Text Change

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




4.11.3.37 Notwithstanding Section 3.2 the land identified as Special Policy Area No. 37 on Schedule I1 of this Plan, being the lands at 1050 Bronte Street South may be developed to provide for mixed-use and/or purpose designed residential buildings with a maximum residential density of 185 units per hectare.

# TOWN OF MILTON OFFICIAL PLAN

## Schedule I1

URBAN AREA  
SPECIFIC POLICY AREAS  
(Refer to sections 4.11 & 3.8.3.2)

Files: LOPA 03/17 & Z 04/17

-  TOWN OF MILTON BOUNDARY
-  URBAN EXPANSION AREA BOUNDARY
-  EXISTING URBAN AREA BOUNDARY
-  RAILWAY

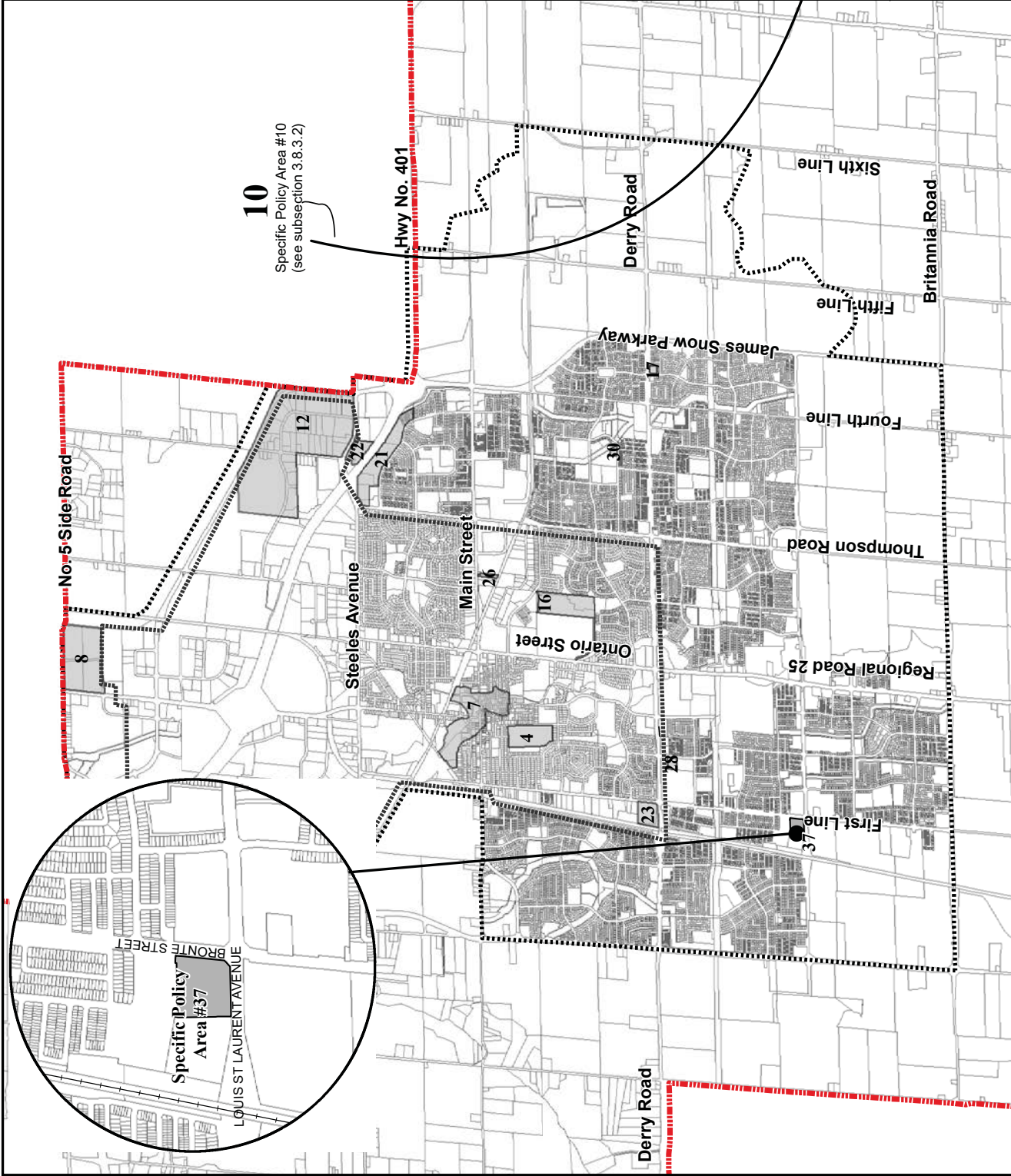
-  SPECIFIC POLICY AREA
- 34 SPECIFIC POLICY NUMBER



This Schedule Forms Part Of The  
Official Plan And Should Be Read  
Together With The Text.

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Consolidated August 2008, Edited June, 2019





THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO.XXX.2019

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 KNOWN MUNICIPALLY AS 1050 BRONTE STREET SOUTH, LEGALLY DESCRIBED AS PART OF LOT 8, CONCESSION 1, FORMER GEOGRAPHIC SURVEY OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MANAMAN CENTRE INC) - FILE Z-04/17

**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 will provide for the lands affected by this By-law to be zoned as set forth in this By-law upon the approval of Official Plan Amendment Number 57.

**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 is hereby further amended by changing the existing Secondary Mixed Use Commercial Special Section 119 (C2\*119) Zone symbol to a new site specific Secondary Mixed Use Commercial Special Section with a Holding Provision (C2\*268\*H37) Zone symbol on the land shown on Schedule A attached hereto.
2. **THAT** Section 13.2 of By-law 016-2014, as amended, is hereby further amended by adding Section 13.2.1.73 to read as follows:

For lands zoned Secondary Mixed Use Commercial Special Section with a Holding Provision (C2\*268\*\*H37), the H37 holding provision shall apply and shall not be removed until:

- a) Regional Servicing Allocation has been secured to the satisfaction of the Region of Halton.
- b) The Owner has submitted, to the satisfaction of the Region of Halton, documentation demonstrating the subject lands are free and clear of contamination for their intended use. An update letter from a Qualified Person (QP) will be required to be submitted to the Region of Halton stating that the Record of Site Condition (RSC) for the site is still appropriate and that no potentially contaminating activity has occurred on the site since the RSC was issued. Should any updated documentation (i.e. Phase 1 and/or

2 Environmental Site Assessment (ESAs), etc.) be recommended as part of this process, the Region of Halton will require the documentation to be submitted along with a letter of reliance. ESAs must be completed to O.Reg.153/04 standards.

- c) The Owner must demonstrate to the satisfaction of the Town of Milton that they will be able to achieve all proposed TDM measures outlined in the Proposed Mixed-Use Development (Manaman Centre) Parking Study Update dated July 26, 2019 by WSP, including any ongoing programming or management that may be required for program success. All costs associated with the implementation of the TDM measures are the responsibility of the Owner. The TDM measures are as follows:
- The provision of a minimum of 263 long-term secure bicycle parking spaces plus 28 at-grade short-term visitor bicycle parking spaces. The long-term bicycle parking areas must be locked and have access permitted to residents only. The bicycle parking facilities must comply with the City of Toronto Bicycle Parking Guidelines. The bicycle parking spaces must be shown on the plans including details of the lockers/racks;
  - The Owner agrees to charge for parking as a separate cost to occupants. All units are to be unbundled from parking spaces. The purchase/rental agreement between the occupant and the property owner must be provided noting the cost of a parking space and the ability for occupants to opt in or out of having a parking space;
  - The Owner agrees to provide active uses at-grade along street frontages via sidewalk connectivity; and
  - The provision of a bicycle service station equipped with tools for repair and maintenance on site. This must be shown on the plans in a convenient and accessible location including a detail of the proposed service station.
3. **AND THAT** Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by adding subsection 13.1.1.268 as follows:
- i. Additional Permitted Uses:  
Notwithstanding Section 7.1, Table 7B to the contrary, the following uses shall also be permitted:
    - a. mixed use buildings
    - b. apartment buildings
  - ii. Notwithstanding the Zone regulations of Section 7.2, Table 7D to the contrary, the following Zone Regulations shall apply:
    - a) Maximum lot coverage - 35%

- b) Minimum front yard setback for a building oriented along Bronte Street South - 3 metres
- c) Maximum front yard setback for a building oriented along Bronte Street South- 10 metres
- d) Minimum exterior side yard setback for a building oriented along Louis Saint Laurent Avenue - 3 metres
- e) Maximum exterior side yard setback for a building oriented along Louis Saint Laurent Avenue - 10 metres
- f) Notwithstanding the Gross Floor Area requirements of Table 7D, the following regulations shall apply:
  - i) Maximum Permitted Non-residential Gross Floor Area- 7,917 m<sup>2</sup>
  - g) Maximum building height - 6 storeys to a maximum of 25 metres
  - h) Maximum residential density - 185 units per hectare
  - i) Minimum landscaped open space - 10%
  - j) A landscape buffer abutting a public or private street line shall not be required
  - k) Minimum landscape buffer abutting a residential zone - 1.25 metres

iii. Special Zone Provisions

- a) Non-residential uses shall only be permitted on the first storey of a multi-storey mixed-use building.
- b) Maximum length of a main wall shall not exceed 115 metres.
- c) Notwithstanding Section 5.14.1 to the contrary, the underground parking structure may be located within 1.5 metres of a street line or lot line.
- d) Notwithstanding Section 5.8.1, Table 5E to the contrary, the parking requirement for an apartment building shall be a minimum of:
  - 1.0 spaces per 1 bedroom dwelling unit
  - 1.0 spaces per 1 bedroom plus den dwelling unit
  - 1.25 spaces per 2 bedroom dwelling unit
  - 1.25 spaces per 2 bedroom plus den dwelling unit plus 0.25 visitor parking spaces per dwelling unit.
- e) Notwithstanding Section 5.8.1, Table 5E to the contrary, the parking requirement for a mixed use building shall be a minimum of:
  - 1.0 spaces per 1 bedroom dwelling unit
  - 1.0 spaces per 1 bedroom plus den dwelling unit
  - 1.25 spaces per 2 bedroom dwelling unit
  - 1.25 spaces per 2 bedroom plus den dwelling unit
  - PLUS the Greater of 0.25 parking spaces per residential dwelling unit for visitor parking OR 1 parking space per 25 m<sup>2</sup> of GFA for the non-residential component in a mixed use building.

- f) Shared parking provision - Visitor parking associated with a residential use, and client parking associated with a permitted non-residential use, may be provided in any combination of a parking structure and a surface parking area and may be used for any combination of residential and permitted non-residential uses.
- g) Notwithstanding Section 5.1 ix), loading spaces and loading areas may be provided inside of a building;
- h) Section 4.18 iv, v & vi shall not apply.
- i) At grade patios are permitted for retail and restaurant uses facing an arterial road or a driveway.
- j) Notwithstanding Section 4.5, to the contrary, balconies are permitted in all yards.
- k) Notwithstanding Section 4.19.5 (i) (Table 4 H), mixed use buildings shall have the same encroachment permissions as apartment buildings.
- l) Notwithstanding Section 5.12 (Table 5L), the parking area may be setback 0.0 metres for the shared driveway on the west side of the subject lands that provides access to/from Louis St. Laurent.
- m) Minimum first storey height of a Mixed Use Building, measured from floor to floor shall be 4.0 metres.
- n) Notwithstanding Section 5.10, Table 5I to the contrary, the minimum Bicycle Parking Space requirement for residential dwelling units shall be:
  - 0.7 spaces per unit of Long Term Parking
  - 0.06 spaces per unit of Short Term Parking
- o) Notwithstanding Section 5.10, Table 5I to the contrary, the minimum Bicycle Parking Space requirement for non-residential uses shall be 3% of retail vehicle parking requirement.
- p) Notwithstanding Section 5.10, to the contrary, the terms “long-term” bicycle parking space and “short-term” bicycle parking space have the following meaning:
  - a. “long term” bicycle parking spaces are bicycle *parking spaces* for use by the occupants or tenants of a *building* and shall be located within a *building* or structure, a secure area such as a supervised *parking lot* or enclosure with a secure entrance, or bicycle lockers; and,
  - b. “short-term” bicycle parking spaces are bicycle *parking spaces* for use by visitors to the *building*, and shall be located within *accessible and highly visible locations near the entrance of a building*.
- q) Notwithstanding Section 5.10, Long Term Bicycle parking spaces shall:
  - a. Be located in an area dedicated to *bicycle parking* only; and
  - b. Not be located within a *dwelling unit*, on a *balcony* or in a general storage locker.

4. **THAT** 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 Local Planning Appeal Tribunal dismisses the appeal, this by-law shall come into force on the day of the passing. If the Ontario Municipal Board 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 Local Planning Appeal Tribunal's Order issued directing the amendment or amendments.

**PASSED IN OPEN COUNCIL ON AUGUST 12, 2019**

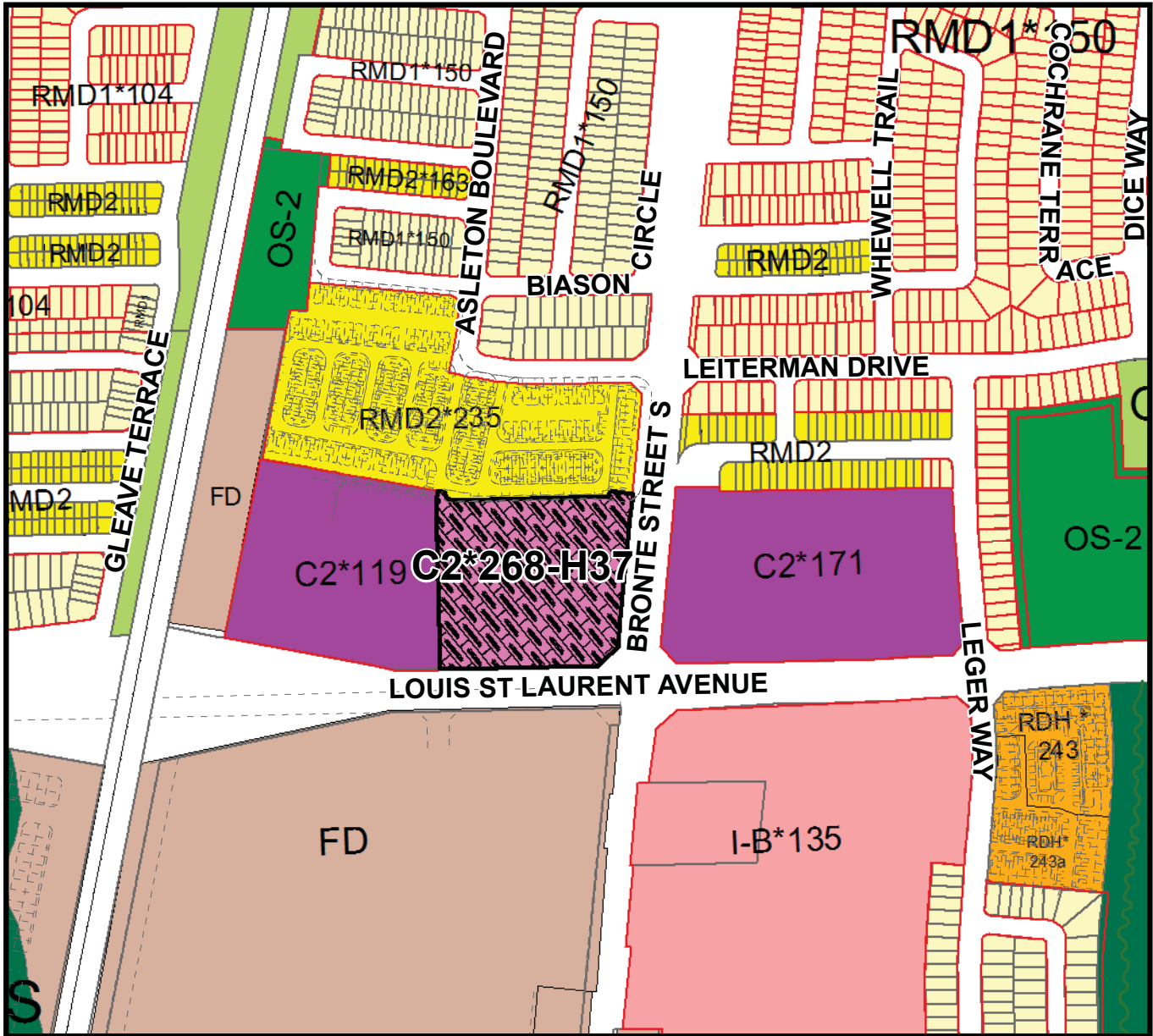
\_\_\_\_\_  
Gordon A. Krantz Mayor

\_\_\_\_\_  
Troy McHarg Town Clerk

SCHEDULE A  
TO BY-LAW No. -2019  
TOWN OF MILTON

PART OF LOT 8 CONCESSION 1 TRAFALGAR

*Town of Milton*



THIS IS SCHEDULE A  
TO BY-LAW NO. -2019 PASSED  
THIS \_\_\_ DAY OF \_\_\_\_\_, 2019.



C2\*268-H37 - Secondary Mixed Use Commercial Zone Special  
with Holding Provision 37

\_\_\_\_\_  
MAYOR - Gordon A. Krantz

\_\_\_\_\_  
ACTING CLERK - Bill Roberts



Z-04/17  
LOPA-03/17