



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Development Services

Date: May 25, 2020

Report No: **DS-010-20**

Subject: Public Information Report: Temporary Use Zoning By-law for Jean Vanier Catholic Secondary School at 1145 Bronte Street South (File: Z-04/20); Temporary Use Zoning By-law for Milton Community Park at 805 Santa Maria Boulevard and Bristol Park at 920 Kennedy Circle (File: Z-08/20).

Recommendation: THAT Development Services Report DS-010-20, BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The applicant, the Halton Catholic District School Board, is requesting a Temporary-Use Zoning By-law for Jean Vanier Catholic Secondary School. The purpose of the application is to temporarily reduce the number of required parking spaces to permit up to 60 portables on the property for a maximum of three (3) years (until 2023). The Temporary-Use Zoning By-law would allow an additional 22 portables on the property. The site currently contains 38 portables.

The applicant is also proposing to provide parking for the school off-site at Milton Community Park and Bristol Park while the school parking areas are occupied by the portables. The use of the Town's parking areas for this purpose requires separate Temporary-Use Zoning By-law applications at both parks. No changes to the parking lots or the parks are proposed.

A third Catholic Secondary School is proposed at Louis St. Laurent Avenue and Kennedy Circle. Town of Milton, Region of Halton, and Conservation Halton staff are continuing to work closely with the Halton Catholic District School Board to advance the new Secondary School as quickly as possible. Furthermore, an addition is currently under construction at Bishop Reding Catholic Secondary School, which will accommodate an additional 29 classrooms.

The applications have been deemed complete pursuant to the requirements of the Planning Act and are being processed accordingly. 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 any issues raised through the consultation and review process.

REPORT

Background

Z-04/20: Jean Vanier Catholic Secondary School Temporary Use Zoning By-law

Owner: Halton Catholic District School Board

Applicant: Strategy 4 Inc.

Location/Description:

Jean Vanier Catholic Secondary School is known municipally as 1145 Bronte Street. The property is bound by Bronte Street to the west, Louis St. Laurent Avenue to the north, and Leger Way to the east (See Figure 1 -Location Map). The property abuts single detached and townhouse dwellings to the south and east, an apartment building and townhouses to the east, and a commercial plaza to the north.

Proposal:

The applicant is requesting approval of a Temporary-Use Zoning By-law for Jean Vanier Catholic Secondary School. The purpose of the application is to permit up to 60 portables on the property for a maximum of three (3) years (until 2023). The site currently contains 38 portables and an additional 22 portables are proposed.

As all of the additional portables would be located over existing parking spaces, a Temporary-Use Zoning By-law is required to reduce the minimum number of parking spaces required per classroom. A minimum of 2.6 parking spaces per classroom are currently required whereas a minimum of 1.84 parking spaces per classroom are proposed.

The applicant is also proposing to provide parking off-site at Milton Community Park and Bristol Park for members of the school while the school parking areas are occupied by the portables. In order to maintain the current parking ratio of 2.6 parking spaces per classroom, a minimum of 98 parking spaces would be required off-site. The use of the Town's parking areas for this purpose requires approval of separate Temporary-Use Zoning By-law applications at both parks.



Documents Submitted with Application:

The following documents have been submitted by the applicant in support of the Zoning By-law Amendment applications. These documents are available on the Town's website for review:

- Existing Conditions Plan
- Phasing Plan
- Concept Site Plan
- Planning Justification Report
- Traffic Impact and Parking Justification Study
- Draft Temporary Use Zoning By-law
- Site Survey

Z-08/20: Milton Community Park and Bristol Park Temporary Use By-laws

Owner: Town of Milton

Applicant: Strategy 4 Inc.

Location/Description:

Milton Community Park is located at 805 Santa Maria Boulevard. The park has 8 tennis courts, a tennis club building, 2 hardball diamonds, 5 soccer fields, a field house building, and play structures. The park is surrounded primarily by low density residential housing and abuts the Milton Sports Centre to the north.

Bristol Park is located at 920 Kennedy Circle, close to the corner of Thompson Road South and Louis St. Laurent Avenue. The park has 2 soccer fields, a basketball court, and play structures. The park is adjacent to low density residential uses to the north-west and commercial uses to the east. Future commercial and residential uses are proposed south of Louis St. Laurent Avenue.

Proposal:

The Zoning By-law currently requires a minimum number of parking spaces for buildings, structures, and sports fields at public parks. This regulation ensures that sufficient parking is provided to support the park uses.

Milton Community Park

- Total number of parking spaces: 313
- Required parking spaces: 275
- Surplus Parking Spaces: 38

Bristol Park

- Total number of parking spaces: 89
- Required parking spaces: 75
- Surplus Parking Spaces: 14

As the school board requires a minimum of 98 additional off-site parking spaces and only 52 surplus spaces are available between the two parks, approval of the Temporary Use Zoning By-law application to reduce the amount of parking is required.

Discussion

Planning Policy

Jean Vanier Catholic Secondary School is designated Residential Area and Secondary Mixed-Use Node on Schedule B in the Town of Milton Official Plan. The Residential designation permits Local Institutional Uses. Additionally, the lands are located within the Boyne Survey Secondary Plan and are identified as Secondary Mixed Use Node.

Milton Community Park is designated as Community Park on Schedule B of the Official Plan and the Sherwood Survey Secondary Plan.

Bristol Park is designated as a Major Node on Schedule B of the Official Plan and as a District Node and a District Park in the Bristol Survey Secondary Plan.

A full review of the applicable Provincial, Regional and Local planning policies will be undertaken as part of the review of the applications however, staff have confirmed that an Official Plan Amendment is not required.

Zoning By-law

Jean Vanier Catholic Secondary School is currently zoned I-B*135 (Major Institutional with site specific provisions). The Zoning By-law requires a minimum of 4 parking spaces per classroom for secondary schools however, a minor variance was approved for John Vanier Secondary School in 2019 to reduce the minimum required parking spaces to 2.6 parking spaces per classroom.

The additional 22 portables are proposed to be located over existing parking spaces. As a result, a Temporary Use Zoning By-law is required to reduce the minimum required parking spaces on the property to 1.84 parking spaces per classroom.



Milton Community Park and Bristol Park are both zoned OS (Open Space). The Zoning By-law requires a minimum number of parking spaces for Public Parks. The number of parking spaces required is dependent on the buildings, structures, sports fields in the park.

The *Planning Act* specifies that a Temporary Use By-law can only be approved for a maximum of three (3) years. Any extensions beyond three (3) years would require additional Council approval.

Site Plan Control

Should the applications be approved, the School Board is required to obtain site plan approval prior to building permit issuance for the additional portables. Detailed site plan drawings addressing such matters as portable placement, lot drainage, and lighting will be reviewed as part of the site plan application.

Site Plan approval is not required for Milton Community Park and Bristol Park as no changes to the existing properties are proposed.

Traffic Impacts

The applicant has submitted a Traffic Impact and Parking Justification Study in support of the applications. This Report is being reviewed by Town of Milton Transportation Engineering staff.

Milton Catholic Secondary High School #3

The Halton Catholic District School Board has submitted a Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment applications for a third Catholic High School at Louis St. Laurent Avenue and the future Kennedy Circle South extension (Files 24T-18002, LOPA-06/18 & Z-08/18). Town of Milton, Region of Halton, and Conservation Halton staff continue to work closely with the Halton Catholic District School Board to advance the Secondary School as quickly as possible.

Public Consultation

The Notice of Complete Application for Jean Vanier (Z-04/20) was mailed to all residents on March 24, 2020. The notice incorrectly stated that temporary off-site parking was proposed on Leiterman Park however, the correct park is Milton Community Park. Milton Community Park is located at 805 Santa Maria Boulevard and has a parking lot accessed from Leiterman Drive. This error was corrected on the public notice sign, website, and Notice of the Public Information meeting.

The Notice of a Complete Application for Milton Community Park and Bristol Community Park (Z-08/20) was issued on May 6, 2020. Notice of the Public Information Meeting was



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mailed out May 12, 2020 in addition to being posted on the Town's website and through the Town's social media feeds (i.e. Let's Talk Milton).

A statutory public meeting and technical report with recommendations will be brought forward for Council consideration upon completion of the evaluation of the application. Planning staff have already started to receive written public comments. These comments will be addressed and included in the future technical report to Council.

Financial Impact

None arising from this Report

Respectfully submitted,

Barbara Koopmans, MPA, MCIP, RPP, CMO
Commissioner, Development Services

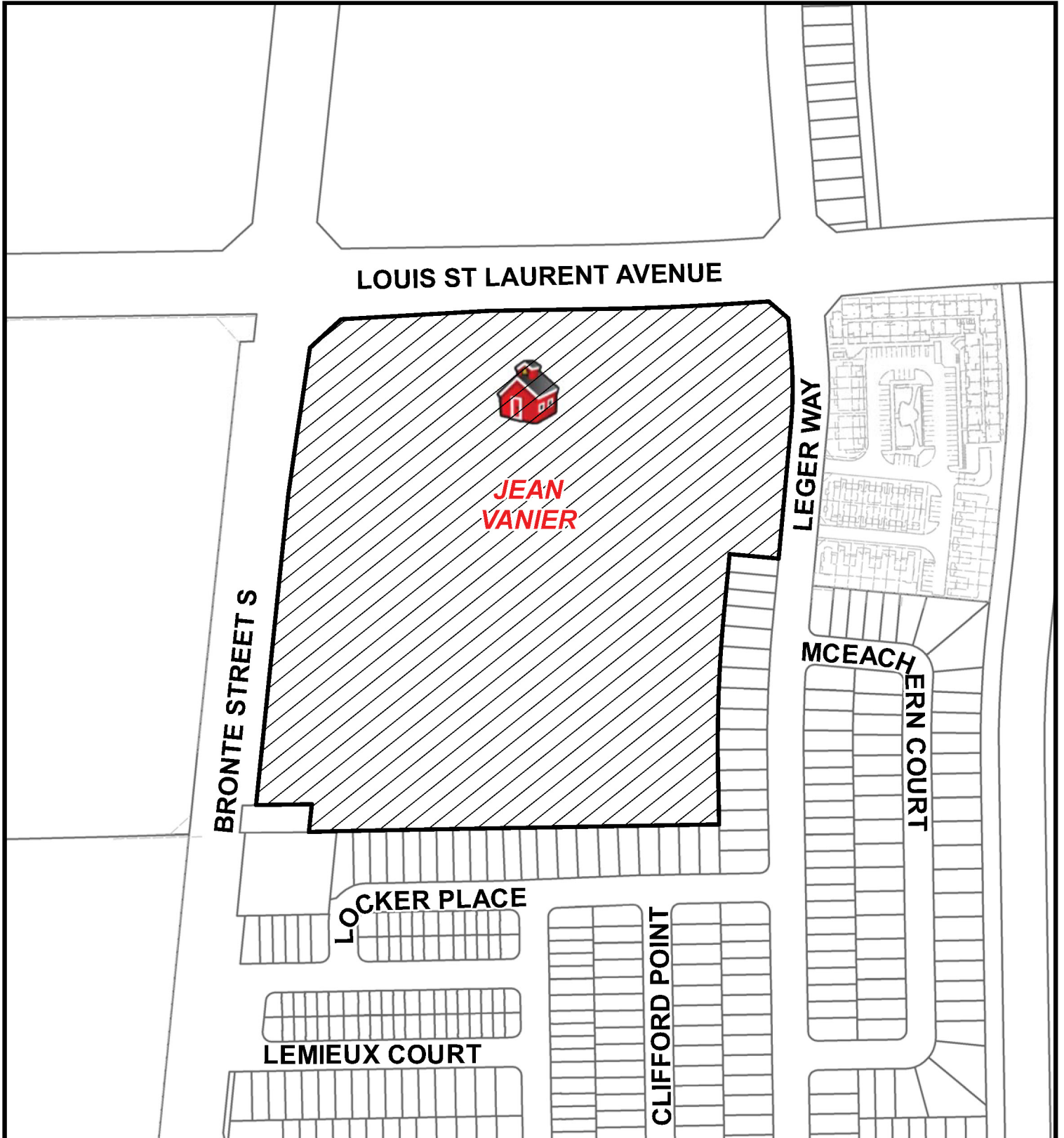
For questions, please contact: Natalie Stopar, Planner Phone: Ext. 2263

Attachments

Figure 1 - Location Map - Jean Vanier Catholic Secondary School
Figure 2 - Location Map - Milton Community Park
Figure 3 - Location Map - Bristol Community Park
Figure 4 - Jean Vanier Concept Site Plan
Appendix 1 - Draft Temporary Use By-law

CAO Approval
Andrew M. Siltala
Chief Administrative Officer

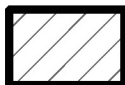
FIGURE 1 LOCATION MAP



Scale: 1: 6,550

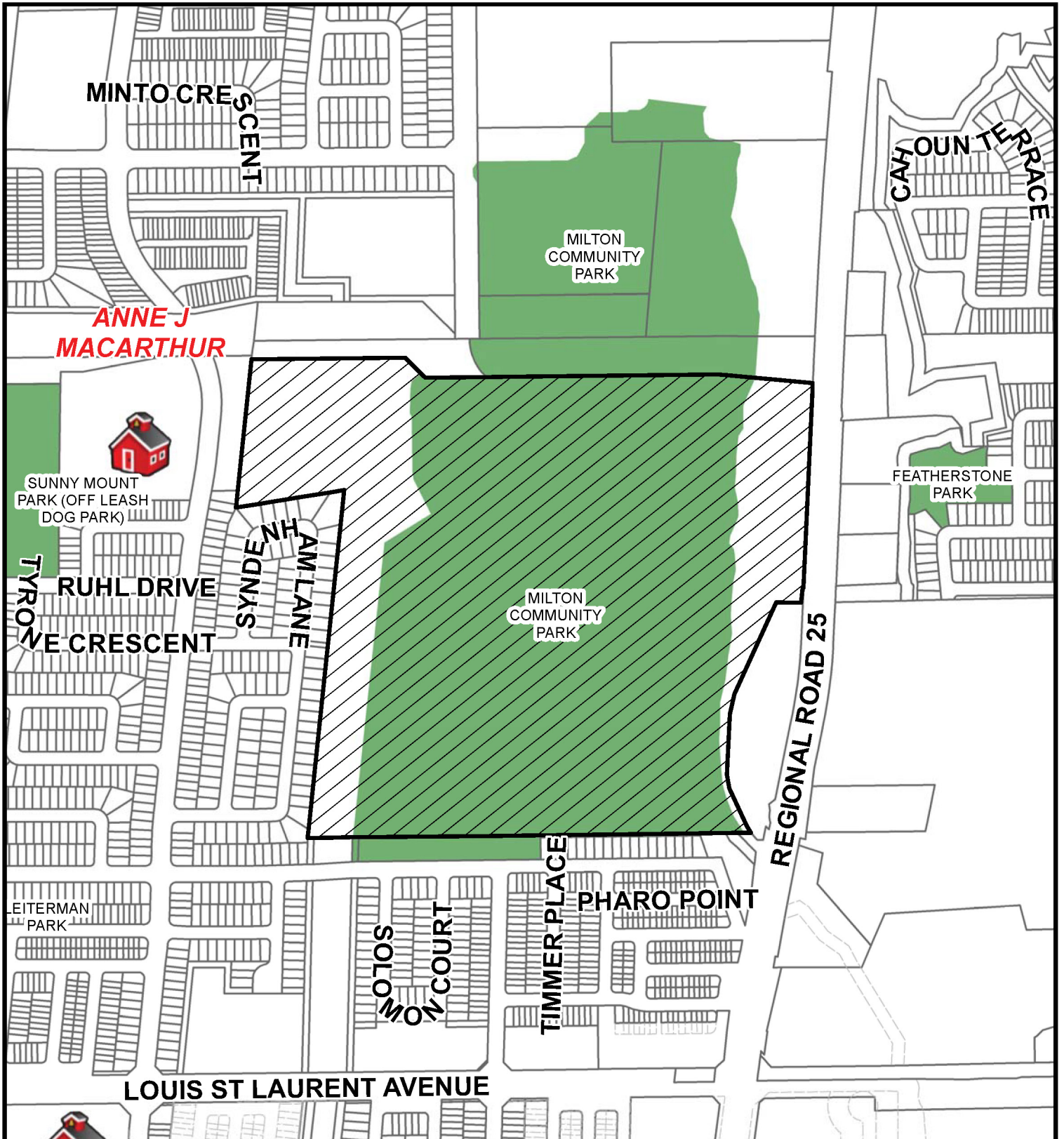
File: Z-04/20

Planning & Development Department



Subject Property

FIGURE 2 LOCATION MAP



Scale: 1: 7,550	File: Z-04/20	Planning & Development Department
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FIGURE 3 LOCATION MAP



Scale: 1: 6,550

File: Z-04/20

Planning & Development Department



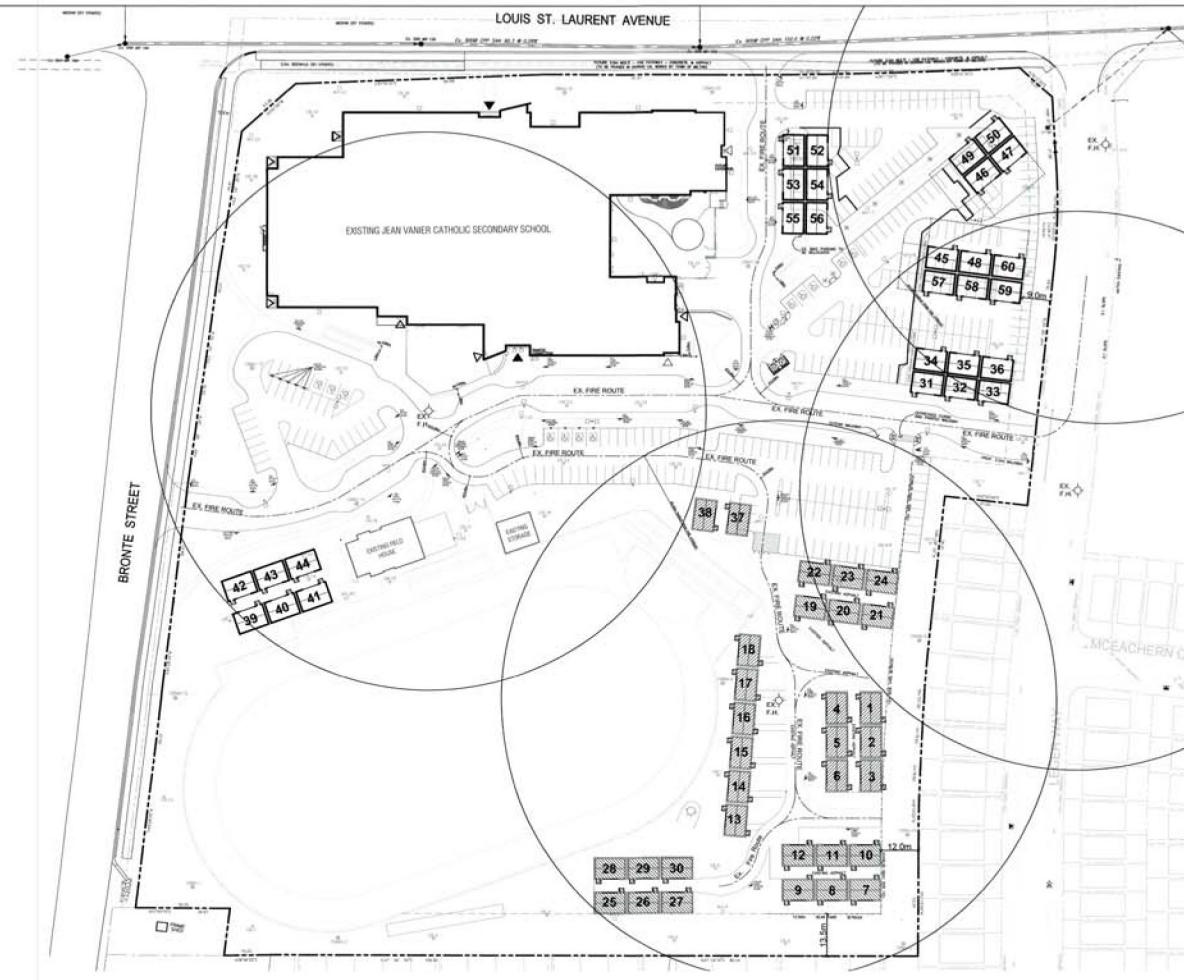
Subject Property

OBC Data Matrix

Form Name: Certificate of Practice Number: Name of Project: Location: 1141 BRONTE STREET S MTLN, ONTARIO 1ST FLS		The Applicant noted above has assumed responsible control with respect to design activities. The architect's seal remains in the architect's possession.	
Item	Ontario Building Code Data Matrix Parts 3 & 9	OBC Reference	
1	Project Description: <input type="checkbox"/> Interior Finish <input type="checkbox"/> New <input checked="" type="checkbox"/> Part 11 <input type="checkbox"/> Part 9 <input checked="" type="checkbox"/> Renovation <input type="checkbox"/> Addition <input type="checkbox"/> Alteration 11.10 11.4 2.1.1 2.1.1 9.10.13		
2	Match Occupancy: Group A, Division 2 (District, Non-Residential)	3.1.2.1(1)	9.10.2
3a	Building Area (m ²) - Group 29-30 Existing 0 New 444 Total 444	1.1.3.2	1.1.3.2
3b	Building Area (m ²) - Group 31-36 Existing 0 New 444 Total 444	1.1.3.2	1.1.3.2
3c	Building Area (m ²) - Group 37-38 Existing 0 New 148 Total 148	1.1.3.2	1.1.3.2
4a	Gross Area (m ²) - Group 29-30 Existing 0 New 444 Total 444	1.1.3.2	1.1.3.2
4b	Gross Area (m ²) - Group 31-36 Existing 0 New 444 Total 444	1.1.3.2	1.1.3.2
4c	Gross Area (m ²) - Group 37-38 Existing 0 New 148 Total 148	1.1.3.2	1.1.3.2
5	Number of Storeys: Above grade One Below grade None	3.2.1.1 & 1.1.3.2	2.1.1.3
6	Number of Storeys: Fire Fighter Access None	3.2.1.1 & 3.3.1.1	9.10.19
7	Building Classification: 3.2.2.28 PORTABLE CLASSROOM CASE 4	3.2.2.28.05	9.10.4
8	Sprinkler System Proposed: <input type="checkbox"/> entire building <input type="checkbox"/> basement only <input type="checkbox"/> in lieu of roof rating <input checked="" type="checkbox"/> not required	3.2.2.28.05 3.2.1.8 3.2.2.1	9.10.8
9	Standpipe Required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9	9.10.7.2
10	Fire Alarm required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.7	
11	Water Service/Supply in Addition: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6	
12	High Building: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6	
13	Permitted Construction: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input checked="" type="checkbox"/> Both	3.2.2.28.05	9.10.8
14	Actual Construction: <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input type="checkbox"/> Both	3.2.2.28.05	9.10.8
14	Mezzanine's Area (m ²) Not Applicable	3.2.1.1 (2b-2)	9.10.4.1
15	Occupant load based on: Basement: Occupancy rate Load 308 persons 1st Floor: Occupancy rate Load 308 persons 2nd Floor: Occupancy rate Load 308 persons 3rd Floor: Occupancy rate Load 308 persons	3.1.10 3.2.1.1 (3b-3) 3.2.2.28.05 & 3.2.1.4	9.10.3 9.10.9 9.10.9
16	Barrier-free Design: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (See Note)	3.8	9.10.2
17	Hazardous Substances: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	3.1.1.2 (1) & 3.1.19 (1)	9.10.1 (3d)
18	Required Fire Resistance Rating (FRR): Floor: 0 Hours Roof: 0 Hours Mezzanine: 0 Hours FRR of Supporting Members: Floor: 0 Hours Roof: 0 Hours Mezzanine: 0 Hours	3.2.2.28.05 & 3.2.1.4	9.10.9
19a	Spatial Separation - Construction of Exterior Walls - Group 29-30	3.2.3	9.10.14
19b	Spatial Separation - Construction of Exterior Walls - Group 31-36	3.2.3	9.10.14
19c	Spatial Separation - Construction of Exterior Walls - Group 37-38	3.2.3	9.10.14

NOTE: PORTABLES PLACED IN ACCORDANCE WITH OBC SECTION 9.1 AND APPENDIX A 3.3.3

WASHROOM PROVISIONS:	
MAN BUILDING OCCUPANT LOAD	80 CLASSROOMS X 22 EA. = 1,760
PORTABLES	38 EXIST X 22 EA. = 836
STAFF	22 PROP X 22 EA. = 484
TOTAL OCCUPANT LOAD	(1,760+836+484)=3,080
WASHROOMS IN MAN BUILDING	EXISTING = 8
WASHROOMS IN FIELD HOUSE	EXISTING = 5
WASHROOMS REQUIRED	COMBINED RATIO OF 1:29 PERSONS FOR 3,080 TOTAL OCCUPANT LOAD = 109
FIRE ALARM	
TO BE CONNECTED TO MAIN SCHOOL SYSTEM WITH SEPARATE ZONE INDICATOR	
PARKING:	
REQUIRED	129 CLASSROOMS X 4 EA. = 516
VARIANCE	*TEMPORARY VARIANCE FOR 2 PER CLASSROOM = 538
PROVIDED (TOTAL)	EXISTING = 312
PROVIDED (USABLE @ 60 PORTS)	EXISTING = 236
ACCESSIBLE REQUIRED	1 * 2% = 12
ACCESSIBLE PROVIDED	EXISTING = 12
BICYCLE PARKING REQUIRED	5% OF 336 (REQUIRED PARKING) = 17
BICYCLE PARKING PROVIDED	EXISTING = 152



KEY PLAN N.T.S.

DATE	DESCRIPTION	CHECKED BY
MAY 12 2019	ISSUED FOR TEMPORARY ZONING BY-LAW APPLICATION	
FEB 10 2020	ISSUED FOR TEMPORARY ZONING BY-LAW APPLICATION	
FEB 3 2020	ISSUED TO TOWN OF MTLN FOR SUBMISSION REVIEW	
DEC 17 2019	ISSUED FOR 15M TOWN CONSULTATION PORTABLES #1-34	
SPP.1 2019	ISSUED FOR 15M SUBMISSION	
SPP.3 2019	ISSUED FOR 4TH MNR SITE PLAN APPLICATION CIRCULATION	
AUG 27 2019	ISSUED FOR 3RD MNR SITE PLAN APPLICATION CIRCULATION	
AUG 19 2019	ISSUED FOR 2ND MNR SITE PLAN APPLICATION CIRCULATION	
MAY 21 2019	FIRE ISSUE TO TOWN OF MTLN FOR 15M DISCUSSION PORTABLES #1-34	
MAY 11 2019	ISSUED FOR BUILDING PERMIT APPLICATION FOR PORT. #19-34	
SEPT. 14 2017	DELETED R. 8 PACK OF PORTS ISSUED FOR PERMIT #14. 16	
APRIL 28 2017	ISSUED FOR BUILDING PERMIT FOR PORTABLES #1-12	
FEB 22 2017	ISSUED FOR H2009 FOR PORTABLE STUDY	
FEB 13 2017	ISSUED FOR H2009 FOR PORTABLE STUDY	

DATE DESCRIPTION CHECKED BY

REVISIONS

NOTE: Contributor to check and verify all dimensions and conditions on the plans, and is immediately report any discrepancies to the landscape architect proceeding with the work.



THE HALTON CATHOLIC DISTRICT SCHOOL BOARD



Project Name:
JEAN VANIER CATHOLIC SECONDARY SCHOOL
 1141 BRONTE STREET S. MILTON, ONTARIO

Client/Developer:
SITE PLAN FOR PORTABLES #39 - #60

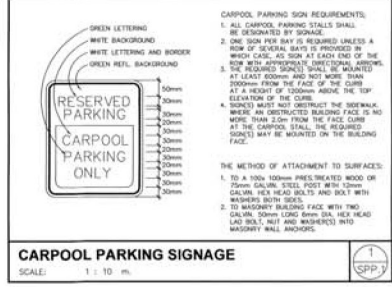
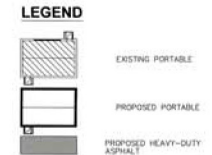
Date: **MAY 2019**
 Issued: **MAR. 2020**

Job No: **S4 2516**
 Drawn By: **ML**

Scale: **1:150**
 EIT: **ML**

Sheet No: **SPP.1**
 File No: **2516SPP-202011.DWG**

NOTE: THE OWNER IS REQUIRED TO REMOVE SNOW OFF SITE AND MAINTAIN REQUIRED PARKING SPACES UNOCCUPIED BY SNOW DURING MAJOR SNOW EVENTS



CARPOOL PARKING SIGN REQUIREMENTS:

- ALL CARPOOL PARKING SIGNS SHALL BE DESIGNATED BY SIGNAGE.
- ONE SIGN PER BAY IS REQUIRED UNLESS A ROW OF SEVERAL BAYS IS PROVIDED IN WHICH CASE, ONE SIGN AT EACH END OF THE ROW WITH APPROPRIATE DIRECTIONAL ARROWS.
- THE REQUIRED SIGNS SHALL BE MOUNTED AT LEAST 2000mm AND NOT MORE THAN 2000mm FROM THE FACE OF THE CURB AT THE HEIGHT OF 2000mm ABOVE THE FINISH ELEVATION OF THE CURB.
- SIGNS MUST NOT OBSTRUCT THE SIDEWALK, WHERE AN OBSTRUCTED BUILDING FACE IS NO MORE THAN 2.0M FROM THE FACE CURB AT THE CARPOOL STALL, THE REQUIRED SIGNS MAY BE MOUNTED ON THE BUILDING FACE.

THE METHOD OF ATTACHMENT TO SURFACES:

- TO A 100% 100mm PRES TREATED WOOD OR STAIN GALVAN. STEEL FOOT WITH GALVAN. FEA HEAD BOLTS AND BOLT WITH WASHERS BOTH SIDS.
- TO MASONRY BUILDING FACE WITH TWO GALVAN. STEEL LONG ANCH. HEAD HEAD LAD BOLT, NUT AND WASHERS) INTO MASONRY WALL ANCHORS.

CORPORATION OF THE TOWN OF MILTON

BY-LAW NUMBER XXX-2020

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW NO. 016-2014, AS AMENDED, PURSUANT TO SECTION 34 and 39 OF *THE PLANNING ACT*, AS AMENDED, IN RESPECT OF LANDS DESCRIBED AS PARTS 2, 3, 11 & 12 ON REFERENCE PLAN 20R-1877, (TRAFALGAR), TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (HALTON CATHOLIC DISTRICT SCHOOL BOARD) FILE Z-XX-20

WHEREAS Section 39 of the Planning Act, as amended, authorizes Municipal councils to pass by-laws to permit temporary uses of land for a specific period of time.

AND WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-Law 016-2014, as amended, to allow the proposed use and implementation criteria for the period of May 2020 – May 2023

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** the provisions of section 5.1.ii of by-law 016-2014 shall not apply to the subject lands such that an off-site parking agreement to utilize Town of Milton property (Leiterman Park and Bristol Park) for the purpose of off-site parking.
- 2.0 THAT** the subject lands shall provide for a minimum of 238 parking spaces (1.84 spaces per classroom) on site.
- 3.0 THAT** a total of 137 parking spaces at Leiterman Park shall be available for use by the Halton Catholic District School Board from Monday to Friday.
- 4.0 THAT** a total of 88 parking spaces at Bristol Park shall be available for use by the Halton Catholic District School Board from Monday to Friday in the event of overflow at Leiterman Park
- 5.0 THAT** a total combined parking ratio of no less than 2.6 spaces per classroom be provided between both the subject lands, Leiterman Park and Bristol Park.
- 6.0 THAT** notwithstanding Section 1 of this By-Law, this by-law shall be in force and effect until February 2023

7.0 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 Appeals Tribunal

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED this XX day of 2020.

_____ Mayor

Gordon A. Krantz

_____ Clerk

Troy McHarg

DRAFT