



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Development Services

Date: July 20, 2020

Report No: DS-021-20

Subject: Statutory Public Meeting and Technical Report: Temporary Use Zoning By-law for St. Francis Xavier Catholic Secondary School (formally known as Jean Vanier Catholic Secondary School) at 1145 Bronte Street South (File: Z-04/20) and Temporary Use Zoning By-law for Milton Community Park at 805 Santa Maria Boulevard and Bristol District Park at 920 Kennedy Circle (File: Z-08/20).

Recommendation: **THAT Development Services Report DS-021-20 outlining applications for Temporary Use Zoning By-law Amendments to the Town of Milton Zoning By-law 016-2014, as amended to facilitate the construction of a maximum of 60 portables at St. Francis Xavier Catholic Secondary School at 1145 Bronte Street South and off-site parking at Milton Community Park and Bristol District Park under August 31, 2021, BE APPROVED;**

AND THAT staff be authorized to bring forward an amending Zoning By-law in accordance with the Draft By-law attached as Appendix 1 to Report DS-021-20 for Council adoption; and

AND THAT prior to bringing forward an amending Zoning By-law for Council adoption, that Council require the Halton Catholic District School Board to enter into an agreement with the Town of Milton for the use of the Milton Community Park and Bristol District Park parking lots for the school parking to the satisfaction of the Commissioner, Community Services.

EXECUTIVE SUMMARY

The applicant, Halton Catholic District School Board (HCDSB); is proposing to temporarily place up to 60 portables at St. Francis Xavier Secondary School at 1145 Bronte Street South for a maximum of three (3) years (until 2023). To facilitate the proposal, the applicant has applied for a Temporary Use Zoning By-law Amendment to reduce the number of required parking spaces on the property to permit the additional portables. After 2023, the HCDSB anticipates that the third catholic secondary school will be completed and the additional portables will no longer be required.



The applicant is also proposing to enter into an agreement with the Town of Milton 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 required a separate Temporary-Use Zoning By-law application for the parks. No physical changes to the parking lots or the parks are proposed.

Conclusions and Recommendations

Planning staff is of the opinion that the additional portables while not ideal, are necessary as they provide the opportunity for Town of Milton students to attend secondary school within the Town of Milton. The Halton Catholic District School Board has exhausted other potential options to accommodate students in Milton and has proactively acquired land and commenced planning for a new secondary school, prior to confirmation of provincial funding. Should the application not be approved, students would be required to attend secondary schools in Burlington or Oakville.

Staff acknowledges that the additional portables may cause traffic impacts on the adjacent neighbourhoods. For this reason, staff recommends that the Temporary Use Zoning By-law expire on August 31, 2021. This provides an opportunity for Council, staff, and the public to access any impacts prior to permitting an application to extend the Temporary Use Zoning By-law to 2023.

As such, staff recommends that the applications be approved, that the amended Zoning By-law be adopted with an expiry date of August 31, 2021, and that the Halton Catholic District School Board enter into an agreement with the Town of Milton for the use of the Milton Community Park and Bristol District Park parking lots for the school to the satisfaction of the Commissioner, Community Services.

REPORT

Background

Z-04/20: St. Francis Xavier Catholic Secondary School Temporary Use Zoning By-law

Owner: Halton Catholic District School Board

Applicant: Strategy 4 Inc.

Location/Description: St. Francis Xavier 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 St. Francis Xavier 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 District 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 99 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:

- Existing Conditions Plan, prepared by Strategy 4 Inc., dated Feb 10, 2020
- Concept Site Plan, prepared by Strategy 4 Inc., dated March 12, 2020
- Phasing Plan, prepared by Strategy 4 Inc., dated March 12, 2020
- Planning Justification Report, prepared by Strategy 4 Inc., dated May 2020
- Traffic Impact and Parking Justification Study, prepared by GHD dated May 2020
- Draft Temporary Use Zoning By-law
- Site Survey, prepared by Rady-Pentek & Edward Surveying and dated March 31, 2020

Z-08/20: Milton Community Park and Bristol District 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 (See Figure 2 - Milton Community Park Location Map). 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 District Park is located at 920 Kennedy Circle, close to the corner of Thompson Road South and Louis St. Laurent Avenue. (See Figure 3 - Bristol District Park Location Map) 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 District Park

- Total number of parking spaces: 89
- Required parking spaces: 77
- Surplus Parking Spaces: 12

As the HCDSB requires a minimum of 99 additional off-site parking spaces and only 50 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.

Planning Policy

Provincial Policy Statement (2020)

The current Provincial Policy Statement includes policies that support the creation of healthy, livable and safe communities by ensuring that necessary infrastructure and public service facilities (including educational facilities) will be available to meet current and projected needs. The document also contains policies that encourage municipalities to optimize the use of existing infrastructure and public facilities wherever feasible.

The proposed development is consistent with provincial policy as it ensures that secondary school facilities will be available within the Town of Milton for Town of Milton residents. The proposal also relies on and supports existing public infrastructure.



Halton Region Official Plan

With respect to Regional policies, the subject lands are designated Urban Area in the Region's Official Plan. The proposed portables for the secondary school and the parks conform to the permitted uses within the Urban Area.

Town of Milton Official Plan

St. Francis Xavier 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 District 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.

The Official Plan also contains policies that promote and support active transportation including walking, cycling and public transit.

This proposal conforms to the permitted uses and policies within the Official Plan.

Zoning By-law

St. Francis Xavier 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 District 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.

Although the *Planning Act* specifies that a Temporary Use By-law can be approved for up to a maximum of three (3) years, staff has recommended that the By-law expire on August 31, 2021. Any extensions beyond this date would require Council approval. This provides



an opportunity for Council, staff, and the public to access any impacts prior to permitting an extension of the Temporary Use Zoning By-law to 2023.

Attached to this report as Appendix 1 is the Draft Temporary Use Zoning By-law Amendment.

Site Plan Control

Should the applications be approved, the applicant 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, lighting, utilities, and garbage disposal 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 physical changes to the existing parks are proposed.

Discussion

Public Consultation

A public information meeting was on May 25, 2020 to inform Council and the Public of the applications and to receive preliminary comments. All materials, technical studies and reports prepared in support of the applications were made available to the public on the Town's website.

The Notice of Complete Application for St. Francis Xavier (Z-04/20) was mailed to all residents on March 24, 2020. The Notice of a Complete Application for Milton Community Park and Bristol District Park (Z-08/20) was issued on May 6, 2020. Notice of the Public Information Meeting was mailed out on 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).

Notice of the Statutory Public Meeting and Technical Report with recommendations was mailed to all residents within 200 metres of the properties and was printed in the Canadian Milton Champion on June 25, 2020.

Staff has received public written comments from surrounding residents who have noted objections to the applications. Their concerns are related to traffic impacts, parking impacts, traffic calming measures and the visual impact of the portables. All written submissions have been attached as Appendix 2 to this Report. All of the issues raised are addressed in the "Issues of Concern" section of this Report.

Agency Circulation

The application was circulated to internal departments and external agencies. The majority of the agencies circulated offered no objection to the approval of the applications as proposed. It was noted that additional comments may be provided and will be required to be addressed at the Site Plan Approval (detailed design) stage.

The following Town departments and external agencies had comments which are summarized briefly below:

Milton Transportation Services

Transportation has reviewed the application and do not support approval for the following reasons:

- Students are not likely to agree to park their vehicles over one kilometre away and then take a shuttle bus, as this would be an inconvenience which increases their overall commute times.
- The additional portable classrooms at St. Francis Xavier Secondary School will result in their parking lot to be over capacity. This will likely result in delays and frustration in finding parking spaces, potentially creating significant parking spillover into the adjacent residential neighbourhoods and commercial plaza. This would also have an impact on neighbouring homeowners and businesses and increase traffic volumes on local roads as people look for on-street parking.

Milton Fire Department

With the reduction in on-site parking, staff has concerns regarding the increased potential for parking violations to occur - especially in the designated Fire Routes. Additional Fire Route signage and increased levels of parking enforcement may be required.

Issues of Concern

Temporary Use Zoning By-laws

The *Planning Act* permits municipalities to pass Temporary Use Zoning By-laws to authorize the temporary use of land, buildings, or structures. The Act further limits the amount of time that a Temporary Use By-law can be in effect to a maximum of three years. Any extensions to a Temporary Use By-law would require Council approval.

Once the Temporary Use Zoning By-law expires, the applicant would be required to remove all of the additional portables. Only a maximum of 38 portables would be permitted to remain in accordance with the current zoning permissions.

Traffic Impacts & Parking Demand



The applicant has proposed various Transportation Demand Management (TDM) measures to decrease the demand for automobile traffic and to increase active transportation such as walking, biking, or taking transit to the secondary school. The TDM measures proposed include providing shuttle busses to shuttle students between the school and parks, adding an additional 48 bicycle parking spaces at the school site, providing an addition 5 carpool parking spaces to the school site, and implementing a parking pass system for staff and visitors at the school site. Milton Transit also currently runs routes 8 and 10 on Louis St. Laurent within vicinity of the school. Providing these measures can help to reduce the demand for parking on the school and parks, as well as can help to reduce the impact of car traffic on the adjacent neighborhoods.

Despite the TDM measures proposed, the Town's Transportation Engineering Division has reviewed the Transportation Impact and Parking Justification study provided with the application and has concluded that the reduction in parking at the Secondary School may still result in traffic impacts to the surrounding neighbourhoods. Some members of the public have also expressed similar concerns.

Planning staff recognizes that that it is important to provide an opportunity for Town of Milton students to attend secondary school within the Town of Milton. Due to the potential traffic concerns expressed by transportation staff and the public, staff recommends that the Temporary Use By-law expire on August 31, 2021 rather than 2023. This would provide an opportunity for Council, staff, and the public to access any traffic impacts prior to permitting an extension to the Temporary Use Zoning By-law to 2023.

In addition, if traffic impacts are observed on adjacent streets to the school or the parks during the 2020 to 2021 school year, the Town's Transportation Engineering staff could review any impacted streets to evaluate if traffic calming measures could be implemented. The Town could also consider short term parking on the adjacent streets (i.e. maximum 1 hour) with resident support.

Parking Demand

A Transportation Impact Study/Parking Study was prepared as part of the application. The study indicates that for the 2019/2020 school year, approximately 36% of registered students were bussed to school. The remaining students walked, took transit, were driven, or drove to school. Based on the results of the parking study completed in June 2019, it is estimated that approximately 3% of the existing students drove to school. The study advises that this percentage is expected to remain in the future and increase with enrollment numbers.

With approximately 2522 to 2979 students projected for the 2020 to 2023 school years, it is estimated that approximately 75 to 90 students will drive to school. All of these students could be accommodated at the proposed Milton Community Park and Bristol District Park



parking lots. The HCDSB anticipates that all staff and visitor parking can be accommodated on the school parking lot.

Impacts on Parks

Milton Community Park and Bristol District Park were identified as the most ideal locations for the off-site parking for the school. Community Services identified that these parks were infrequently used on weekdays from September to June until 4p.m. and therefore a Parking Transportation Impact and Parking Study were not required. Two sites were chosen to provide the Town with the opportunity to move the school parking from Milton Community Park to Bristol Park in the event that a large event was planned during a weekday at Milton Community Park.

Community Services staff will also monitor parking on the parks to ensure no community impact. If it is determined that additional parking spaces are required, staff can work with the HCDSB to provide parking at both Milton Community Park and Bristol District Park.

At the information meeting, Council asked if a Transportation Impact Study/Parking Study could be completed for the parks. At the time of receiving the applications for the parks, the COVID-19 pandemic had resulted in the temporary closure of schools and park facilities. A Transportation Impact Study/Parking Study cannot accurately be completed at this time as any parking or traffic counts would not be representative of a 'normal' situation.

Washrooms

Concerns were expressed regarding the number of washrooms and the increase in the school population. Building staff have confirmed that health requirements pertaining to washroom facilities can be found in the Ontario Building Code and are based on occupant load. Building Permit applications will be required for the additional portables and staff will confirm through the building permit review that sufficient washrooms will be provided based on the increased occupant load.

Should sufficient washroom facilities be provided within the main school building, additional washroom facilities would not be required in the portables. In addition, the Town has agreed to permit the school to utilize the washrooms within the existing field house.

Security & Insurance

Concerns were also expressed regarding the security of students parking within the neighborhood parks and the related insurance impacts. The HCDSB notes that the cars to be parked within Milton Community Park and Bristol District Park will be primarily for students who choose to drive to school rather than walking and/or using school busses. It is anticipated that all school staff will be accommodated at St. Francis Xavier and will not need to park off-site.

In the event students decide to utilize the parking, the HCDSB notes that they will need to do so at their own risk, and will be encouraged to not leave any valuables within their automobiles. It will be a comparable situation for those parking at the parks during the summer. If students are parked off-site and intend to remain after hours for extra-curricular activities, they will be encouraged to use the shuttle services at the end of the school day to pick up their car and park at the school when additional spaces are available once the majority of staff leave for the day. Moreover, in the event they do not relocate their car, the shuttle driver will ensure that the student will make it safely to their car before leaving the premise. The HCDSB notes that they do not have the authority under the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) to install cameras for video surveillance for these circumstances.

Related to insurance concerns, Planning staff has recommend that prior to bringing forward an amending Zoning By-law for Council adoption, that Council require the Halton Catholic District School Board to enter into an agreement with the Town of Milton for the use of the Milton Community Park and Bristol District Park parking lots. The agreement will include arrangements for parking (i.e. time of day & special events), winter maintenance, liability and insurance. Through the agreement, the HCDSB will be required to provide proof of insurance.

Safety of Shuttle Buses

The HCDSB notes that the students utilizing the shuttle services will more than likely be 16 years of age, and should be well equipped to remain safe. The shuttle services will run multiple times in the morning and afternoon on an as needed basis during the time the Temporary Use By-law is required. Although no security will be provided for the shuttle services in the form of a concierge or security camera, the Board notes that the driver operating the shuttle services will be employed by one of the Board's bus companies, and will be trained in ensuring student safety

Parking Passes at Community Park

At the public information meeting, it was asked if parking passes could be provided for students parking at the public parks. Although the HCDSB has indicated that parking passes could be provided for parks, Community Services staff have indicated that parking passes are not necessary as these lots are currently underutilized. In addition, as parking on these lots would remain open to the public, managing parking passes would be extremely difficult. Parking at these sites would instead be monitored to ensure no community impact. If it is determined that additional parking spaces are required at Milton Community Park, staff will work with the HCDSB to provide additional parking at Bristol District Park.

Impact on Adjacent Commercial Properties

Concerns were expressed that some students may choose to park at the adjacent commercial properties. As discussed in the Transportation Impact and Parking Study provided, sufficient parking will be provided at the school and parks to accommodate the school staff, visitors, and students.

In addition, staff has recommended that the Temporary Use By-law expire on August 31, 2021 rather than in 2023. This provides Council and staff an opportunity to evaluate the functionality of the arrangement based upon actual experience and to assess comments or complaints from adjacent property owners prior to permitting an extension to the Temporary Use Zoning By-law to 2023.

Lastly, all properties within 200 metres of the schools and parks have been notified of the application, including the commercial property to the north of St. Francis Xavier Secondary School. Signs were also posted on the school site informing area residents of the applications. As of writing this report, staff has not received any objections from the neighboring commercial property owners.

COVID-19

It is unknown what impact the current COVID-19 pandemic will have on future school operations or park operations at this time. Staff recognizes that this pandemic may result in future impacts to park events/facilities and school facilities throughout the coming school year. These changes could have impacts on future demand for parking, bussing, and cycling facilities. It is unclear what these impacts will be or how long they will last.

Should Council approve the application to permit the Temporary Use Zoning By-law until August 31, 2021, staff will have an opportunity to assess any impacts on the parks and school over the 2020 to 2021 school year. Any applications to extend the Temporary Use Zoning By-law past the August 31, 2021 would consider any impacts or changes to school/park operations as a result of COVID-19.

Conclusion

Planning staff is of the opinion that the additional portables, while not ideal, provide the opportunity for Town of Milton students to attend secondary school within the Town of Milton. Should the application not be approved, students would be required to attend secondary schools in Burlington or Oakville.

Staff acknowledges that the additional portables may result in traffic impacts on the adjacent neighbourhoods. For this reason, staff recommends that the Temporary Use By-law expire on August 31, 2021. This provides an opportunity for Council, staff, and the public to assess any impacts prior to permitting an application to extend the Temporary Use Zoning By-law to 2023.



The Corporation of the Town of Milton

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As such, staff recommends that the application be approved, that the amended Zoning By-law be adopted with an expiry date of August 31, 2021, and that the Halton Catholic District School Board enter into an agreement with the Town of Milton for the use of the Milton Community Park and Bristol District Park parking lots for the school to the satisfaction of the Commissioner of Community Services.

Financial Impact

None arising from this Report.

Respectfully submitted,

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

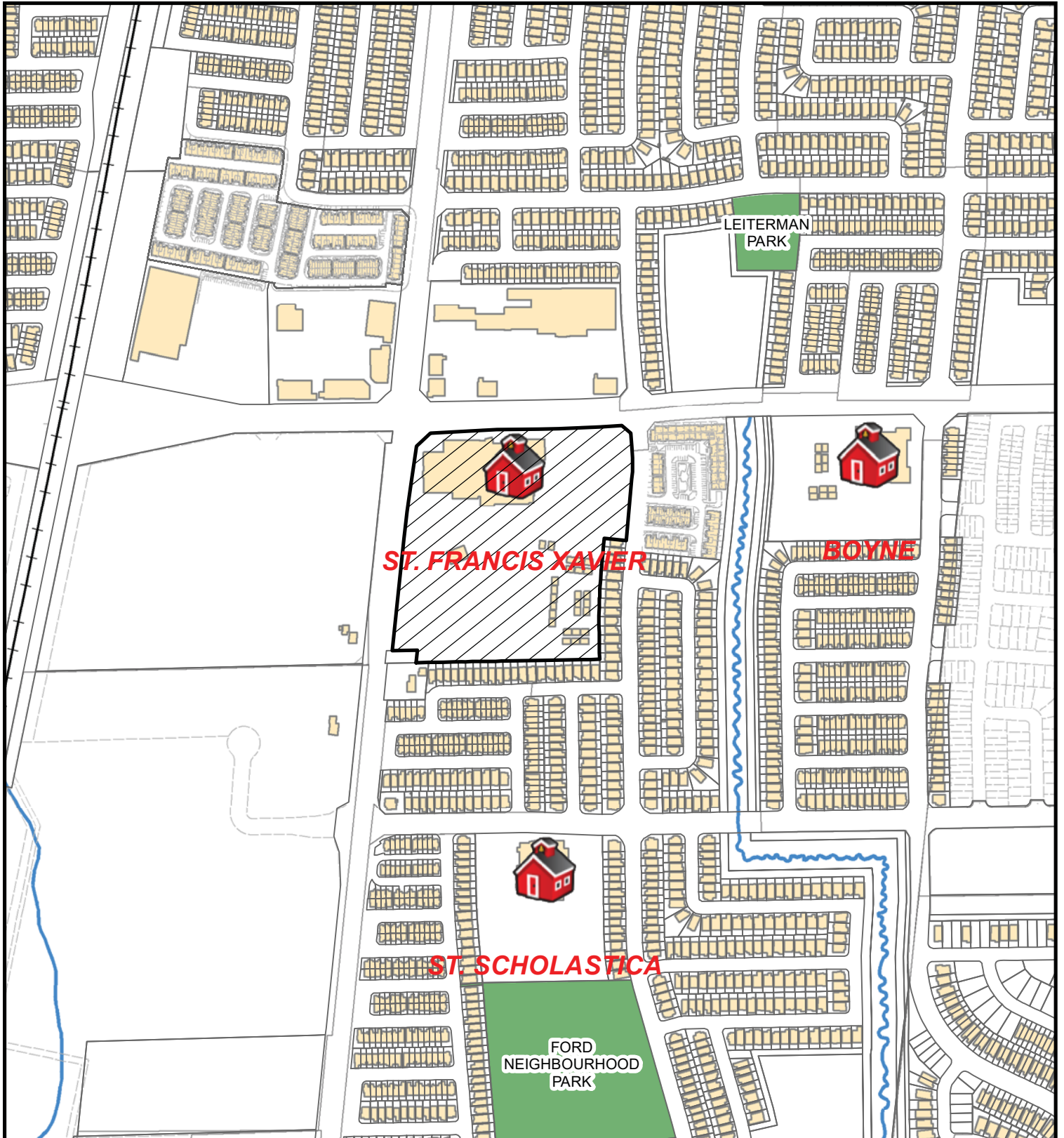
For questions, please contact: Christian Lupis, MCIP, RPP, Phone: Ext. 2305
Director Development Review

Attachments

Figure 1 - Location Map - St. Francis Xavier Catholic Secondary School
Figure 2 - Location Map - Milton Community Park
Figure 3 - Location Map - Bristol District Park
Figure 4 - St. Francis Xavier Concept Site Plan
Figure 5 - Drone Aerial View South
Appendix 1 - Draft Temporary Use Zoning By-law Amendment
Appendix 2 - Public Comments

CAO Approval
Andrew M. Siltala
Chief Administrative Officer

FIGURE 1 LOCATION MAP

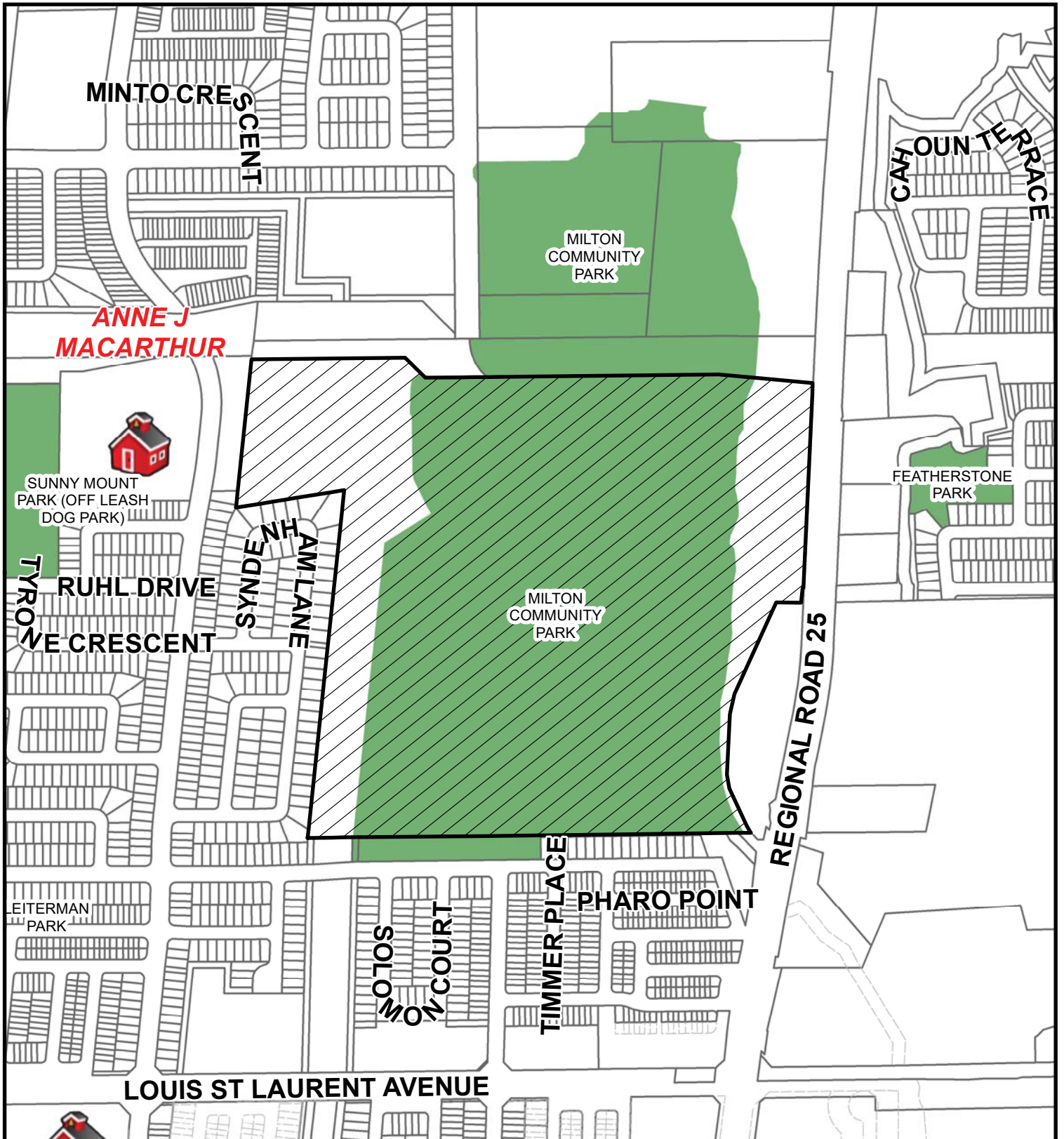


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File: Z-04/20

Planning & Development Department

FIGURE 2 LOCATION MAP



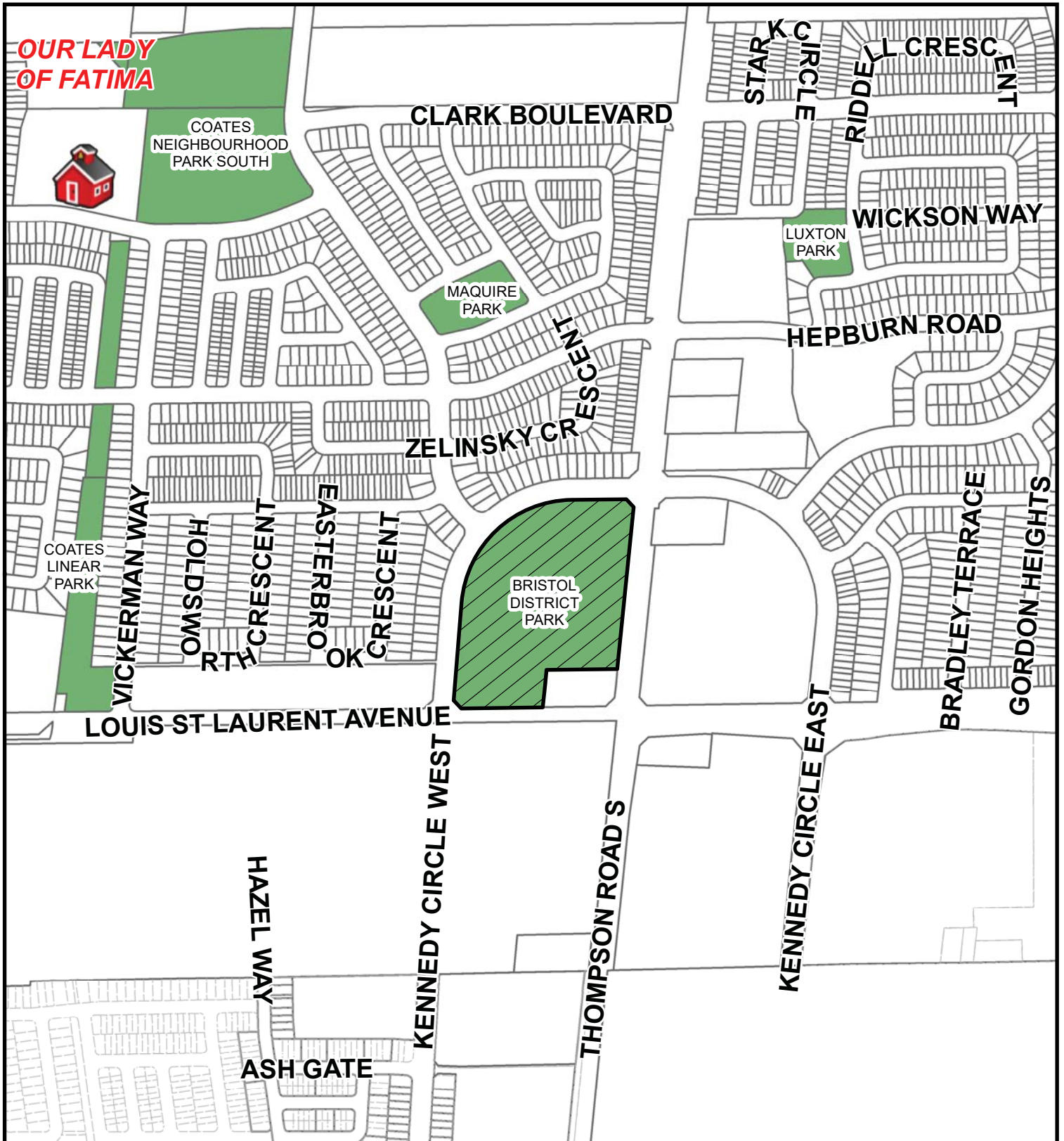
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Subject Property

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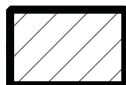
FIGURE 3 LOCATION MAP



Scale: 1: 6,550

File: Z-04/20

Planning & Development Department



Subject Property

OBC Data Matrix

Firm Name: Certificate of Practice Number: <i>The Certificate of Practice Number of the holder is the holder's BCDN.</i>						
Name of Project: Portable Classroom Placement, #25-38 Halton Catholic District School Board						
Location: JEAN VANEIR CATHOLIC SECONDARY SCHOOL 1145 BRONTE STREET S Milton, Ontario L9T 8B4				The Architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCDN.		
Item	Ontario Building Code Data Matrix Parts 3 & 9				OBC Reference	
1	Project Description:	<input type="checkbox"/> Interior Finish <input checked="" type="checkbox"/> Relocation <input type="checkbox"/> Change of Use	<input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration	<input type="checkbox"/> Part 11 11.1 to 11.4	<input checked="" type="checkbox"/> Part 3 2.1.1	<input type="checkbox"/> Part 9 2.1.1 9.10.1.3
2	Major Occupancy(s)	Group A, Division 2 (School, Non-Residential)			3.1.2.1.(1)	9.10.2
3a	Building Area (m ²) - Group 25-30	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 - Group 25-30	Existing 0	New 444	Total 444	1.1.3.2	1.1.3.2
4b	Gross Area - Group 31-36	Existing 0	New 444	Total 444	1.1.3.2	1.1.3.2
4c	Gross Area - 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 Streets/Fire Fighter Access	None			3.2.2.10 & 3.2.5	9.10.19
7	Building Classification	3.2.2.28 PORTABLE CLASSROOM CASE 4			3.2.2.20-.83	9.10.4
8	Sprinkler System Proposed	<input type="checkbox"/> entire building <input type="checkbox"/> basement only <input type="checkbox"/> in lieu if roof rating <input checked="" type="checkbox"/> not required			3.2.2.20-.83 3.2.1.5 3.2.2.17	9.10.8
9	Standpipe required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			3.2.9	
10	Fire Alarm required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			3.2.4	9.10.7.2.
11	Water Service/Supply is Adequate	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
12	High Building	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			3.2.6	
13	Permitted Construction	<input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Combustible	<input type="checkbox"/> Non-Combustible <input type="checkbox"/> Non-Combustible	<input checked="" type="checkbox"/> Both <input type="checkbox"/> Both	3.2.2.20-.83	9.10.6

Figure 5

Aerial View of Jean Vanier Catholic Secondary School



(Courtesy of Councillor Colin Best)

THE CORPORATION OF THE TOWN OF MILTON
BY-LAW NO. XXX-2020

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTIONS 34 AND 39 OF THE PLANNING ACT IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 8 CONCESSION 2 TRAFALGAR NEW SURVEY PARTS 2 & 12 ON 20R18877 & PAR 1 ON 20R18903 KNOW AS 1145 BRONTE STREET SOUTH; PART OF LOT 9 CONCESSION 2 TRAFALGAR NEW SURVEY PARTYS 13 & 25-34 ON 20R15817 & PARTS 14-16 ON 20R13244 & PARTS 1-4 & 7-13 ON 20R3274 KNOWN AS 805 SANTA MARIA BOULEARD; AND BLOCK 153 PLAN 20M959 KNOW AS 920 KENNEDY CIRCLE IN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (HALTON CATHOLIC DISTRICT SCHOOL BOARD AND THE COPORATION OF THE TOWN OF MILTON (FILES: Z-04/20 & Z-08/20)

WHEREAS Section 39 of the Planning Act, as amended, authorizes Municipal Councils to pass by-laws to authorize the temporary use of land, buildings, and structures 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 for period ending August 31, 2021;

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 Municipal Council of the Corporation of the Town of Milton hereby enacts as follows:

- 1.0 **THAT** Schedule A to Comprehensive Zoning By-law 016-2014 is hereby further amended by changing the existing by changing the existing Major Institutional Zone with site specific provision 135 (I-B*135) to Temporary Use Zone 13-Major Institutional Zone with site specific provision 135 (T13-I-B*135), shown on Schedule A attached hereto.
- 2.0 **THAT** Schedule A to Comprehensive Zoning By-law 016-2014 is hereby further amended by changing the existing by changing the existing Open Space Zone (OS) to Temporary Use Zone 13-Open Space (T13-OS), shown on Schedule B attached hereto.
- 3.0 **THAT** Schedule A to Comprehensive Zoning By-law 016-2014 is hereby further amended by changing the existing by changing the existing Open Space Zone (OS) to Temporary Use Zone 13-Open Space (T13-OS), shown on Schedule C attached hereto.

4.0 THAT Section 13.3 of Comprehensive Zoning By-law 016-2014 is hereby further amended by added subsection 13.3.1.13 as follows:

- i. Notwithstanding anything to the contrary, a minimum of 1.84 parking spaces per classroom shall be provided on the property zoned T13-I-B*135.
- ii. Notwithstanding anything to the contrary, a minimum of 99 total parking spaces shall be available for use by the Halton Catholic District School Board on the properties zoned T13-OS.
- iii. Notwithstanding anything to the contrary, the minimum number of required parking spaces can be reduced by a maximum of 99 parking spaces on the properties zoned T13-OS.

5.0 THAT notwithstanding Sections 1.0, 2.0, 3.0 and 4.0 of this By-law, this By-law shall expire on August 31, 2021, unless the Council of the Corporation of the Town of Milton has provided an extension by amendment to this by-law prior to expiry.

6.0 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 its passing. If the Local Planning Appeal Tribunal amends the by-law pursuant to Section 34 (26) of the *Planning Act*, as amended, the part or parts so amended come into force upon the day the Board's Order is issued directing the amendment or amendments.

PASSED IN OPEN COUNCIL ON JULY 21, 2020.

Gordon A. Krantz Mayor

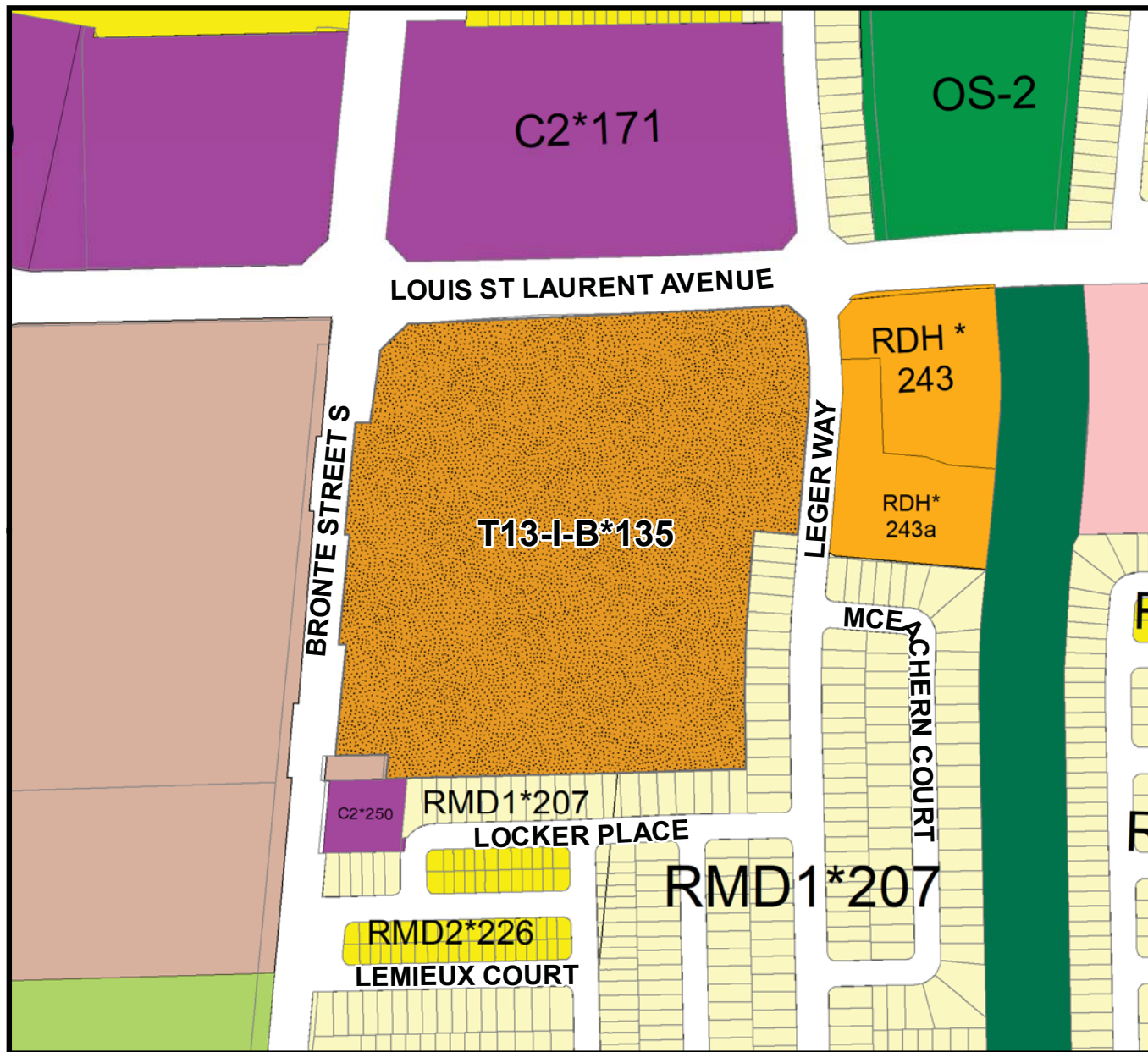
Troy McHarg Town Clerk

SCHEDULE A
TO BY-LAW No. -2020

TOWN OF MILTON

PART OF LOT 8, CONCESSION 2 TRAFALGAR NEW SURVEY PARTS 2 & 12
ON 20R18877 & PART 1 ON 20R18903

Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. _____ PASSED
THIS ___ DAY OF _____, 2020.



T13-I-B*135 - Temporary Use Zone 13- Major Institutional Zone with site specific provision 135



MAYOR - Gordon A. Krantz

TOWN CLERK- Troy McHarg

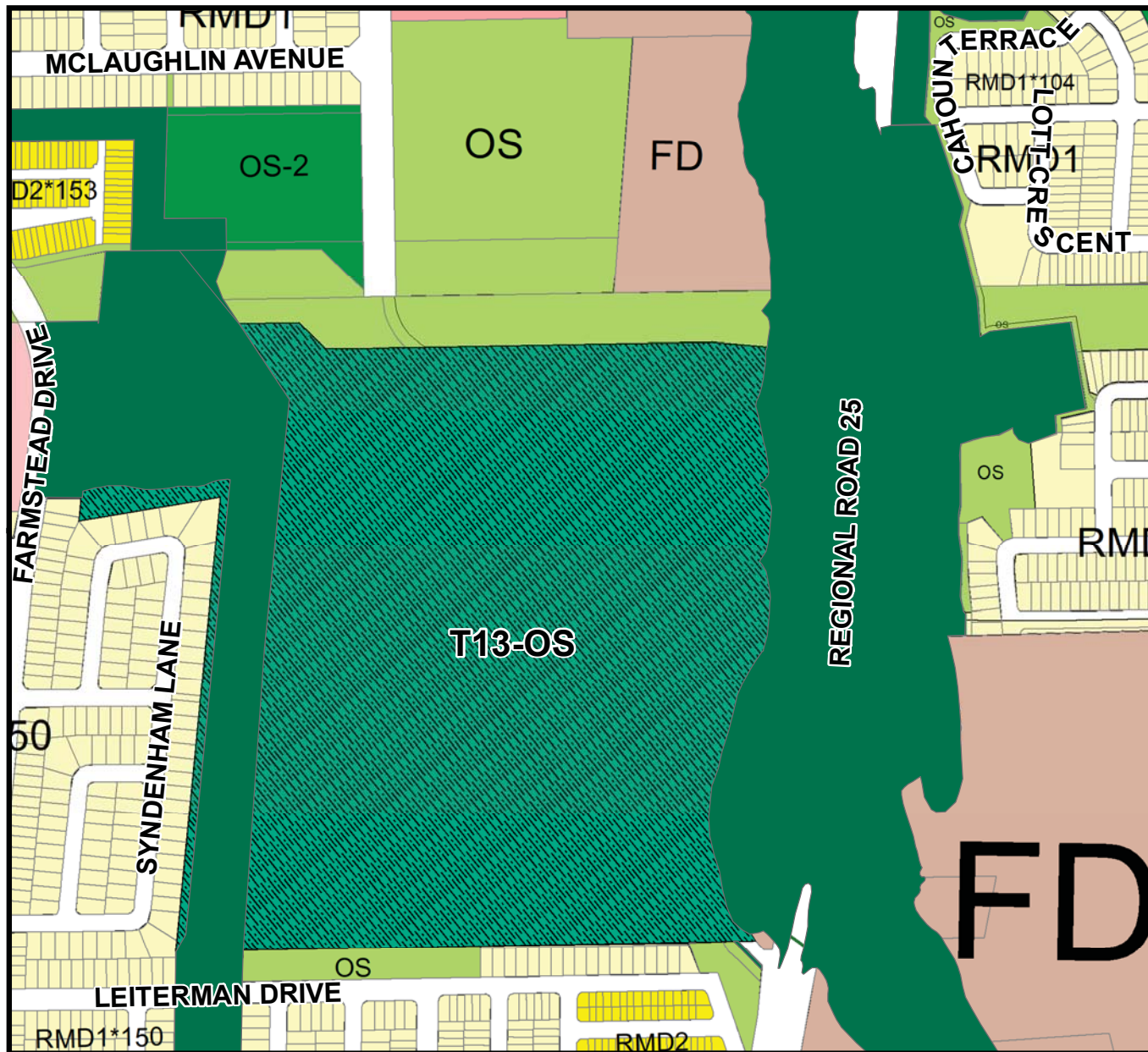
Z-0420
Z-0820

SCHEDULE A
TO BY-LAW No. -2020

TOWN OF MILTON

PART OF LOT 9, CONCESSION 2 TRAFALGAR NEW SURVEY PARTS 13 & 25-34
ON 20R15817 & PARTS 14-16 ON 20R13244 & PARTS 1-4, 7-13 ON 20R3274

Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. _____ PASSED
THIS ___ DAY OF _____, 2020.



T13-OS - Temporary Use Zone 13- Open Space

MAYOR - Gordon A. Krantz

TOWN CLERK- Troy McHarg



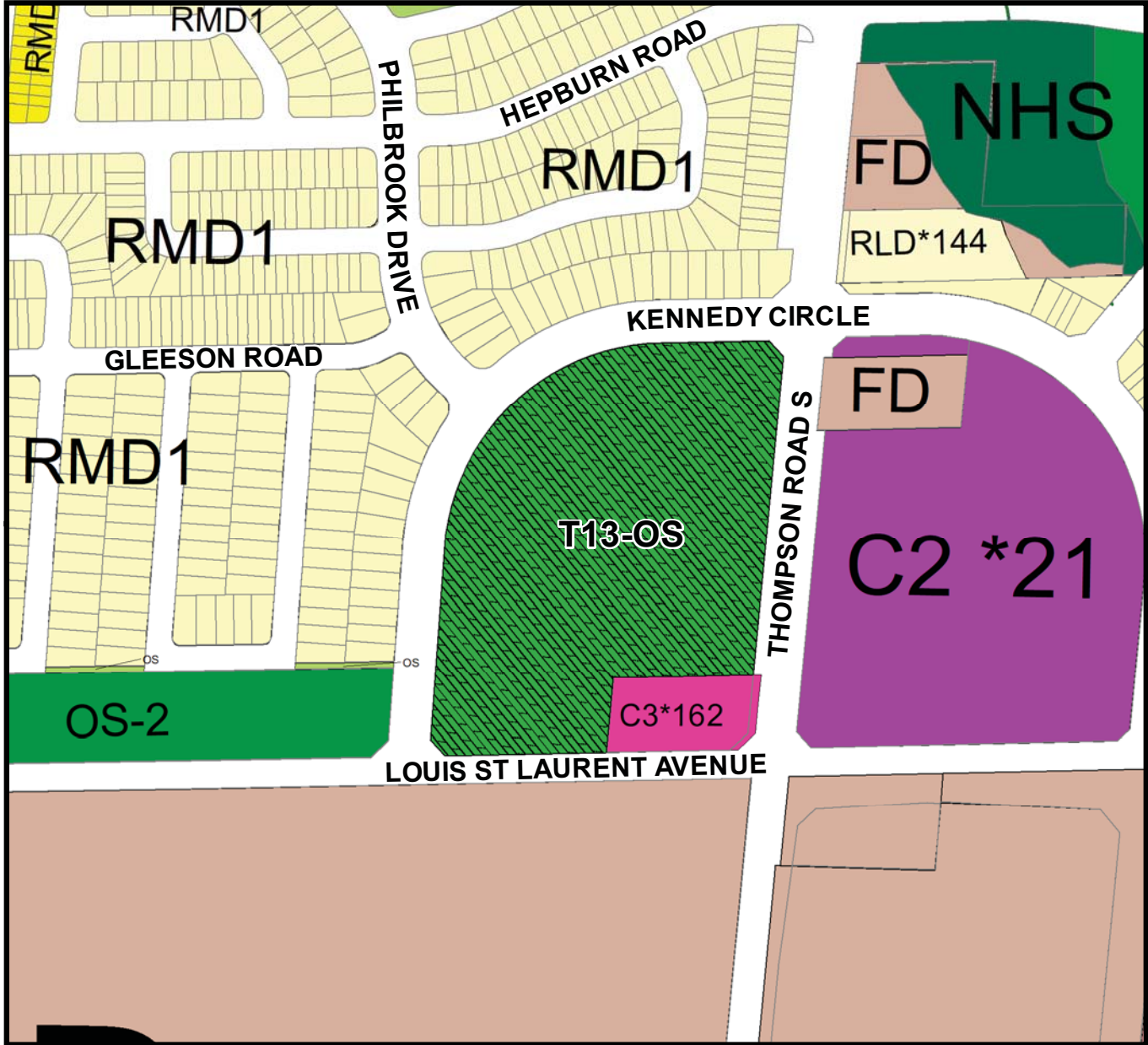
Z-0420
Z-0820

SCHEDULE A
TO BY-LAW No. -2020

TOWN OF MILTON

Clarify and Finish Filling In - PLAN 20M959 BLOCK 153

Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. _____ PASSED
THIS ___ DAY OF _____, 2020.



T13-OS - Temporary Use Zone 13- Open Space

MAYOR - Gordon A. Krantz

TOWN CLERK- Troy McHarg



Z-0420
Z-0820

From: ALAIN Fournier [REDACTED]
Sent: Wednesday, April 1, 2020 1:12 PM
To: Natalie Stopar
Subject: Notice for 1145 Bronte Street South - Town File Z-04/20

Hello Natalie,

Ref: Notice for 1145 Bronte Street South - Town File Z-04/20

I have reviewed the notice reference above in regards to Jean Vanier School adding more portables. I would like to know what consideration or changes will be done to direct school traffic in the morning and the evening?

Many Parents drop children of at this school causing already a significant amount of congestion and traffic in peak time on Leger Way near the parking entrance. Durring normal opperations before COVID19 this was already to a point that it was unsafe due to lack of traffic management. With new portables this will increase the number of students and traffic at peak times.

Kind regards,
Alain Fournier
[REDACTED]

From: Jon Miandro [REDACTED]
Sent: Wednesday, April 15, 2020 3:32 PM
To: Natalie Stopar
Cc: Jon Miandro
Subject: 1145 Bronte Street South - Town File Z-04/20

Hi Natalie,

I hope all is well and you are staying safe during this time of uncertainty.

Regarding 1145 Bronte Street South - Town File Z-04/20 / the attached, I feel that is an extreme amount of portables, which is already quite an eyesore.

Also, during the morning and afternoons there is already a heavy amount of traffic due to pick up and drop off and this will add to the already overwhelming congestion in the area.

Take care,

Jonathan

From: Muhammad Usman Rashid [REDACTED]
Sent: Thursday, May 21, 2020 4:24 PM
To: Natalie Stopar; MB-townclerk@milton.ca
Subject: Re: Town Files: Z-04/20 & Z-08/20

Hi,
I hope you are doing well.

Please refer to the subject cited above and the Notice of Public Information Report titled "1145 Bronte Street South, 920 Kennedy Circle, 805 Santa Maria Boulevard". **Town Files: Z-04/20 & Z-08/20 dated May 12, 2020.**

I am the resident of [REDACTED] I have following concerns with the Applicant's proposal mentioned in the above-mentioned notice dated May 12, 2020:

1. The proposal to reduce the minimum number of required parking spaces per classroom at Jean Vanier Catholic Secondary School will obviously result in reduced parking spaces that will eventually lead to unusual traffic build-up/jams on the main roads.
2. It might also lead people to park their cars in my street (Mceachern Crt) during drop off and pick up times.

Looking at the above-mentioned points, I do not endorse the proposal. The unusual traffic and the probable noise is making me concerned about the Health& Safety of my family, my street fellows, especially the children living in the street.

Regards,

Muhammad Usman Rashid
[REDACTED]

From: Steve Sartell [REDACTED]
Sent: Thursday, May 21, 2020 11:34 AM
To: Natalie Stopar
Subject: Town File: Z-08/20

Good morning Natalie,

I'm writing as per a notice received in the mail about the above file and the related temporary use Zoning By-law to use additional parking spaces at the park.

We live on [REDACTED]

During the summer when there are soccer games, etc we find there is a large amount of people speeding along our street leaving or coming to the park.

Many of us have children that like to play outside and go on walks etc.

My concern is the increased amount of cars coming and going and the speeding that will occur.

I'd like to propose speed reducing humps to be placed along Leiterman drive as a safety measure to reduce the speed and danger to pedestrians and children playing outside.

There are many examples of the use of these in neighbourhoods within Toronto, Mississauga, Brampton etc and they are quite effective.

It is great to live in a town like Milton that takes the safety and well-being of their citizens seriously.

Thank you.

Steve Sartell.