



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Development Services

Date: August 24, 2020

Report No: DS-024-20

Subject: Public Meeting and Initial Report - Proposed Plan of Subdivision and Amendment to the Zoning By-law by Pony Pines Development Inc. to permit the development of a residential plan of subdivision (Town Files: 24T-14003/M, Z-05/14 and Z-13/20.

Recommendation: THAT Report DS-024-20, BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

Subsequent to the draft approval of Phase 1 of the Pony Pines plan of subdivision in August 2019 and the approval of the associated zoning by-law amendment, the applicant Pony Pines Development Inc. has amended its application for the plan of subdivision to include additional lands, consisting of 6081 Tremaine Road, and to modify portions of the plan of subdivision, draft approved as Phase 1. In addition, the applicant is requesting draft approval for Phase 2 of the Pony Pines plan of subdivision. The applicant has also submitted an application to amend the Town of Milton Comprehensive Zoning By-law 016-2014 to reflect the revisions to the plan of subdivision. For these reasons, an additional public meeting is required. Earlier public meetings for the applications to date were held on July 23, 2014 and on June 18, 2018.

The zoning applicable to the subject lands is proposed to be changed from the Future Development Zone, Natural Heritage System Zone, a site-specific Residential Medium 1 Zone, a site-specific Residential Medium Density 2 Zone, and an Open Space - Stormwater Management Zone to various applicable residential, natural heritage system and open space zones in accordance with the draft zoning by-law (Appendix 1), in order to permit the development of a residential plan of subdivision in the Boyne Survey Secondary Plan.

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

REPORT



Background

Owner: Pony Pines Development Inc., 501-3751 Victoria Park Avenue, Toronto ON

Agent: Glen Schnarr & Associates, 700-10 Kingsbridge Garden Circle, Mississauga, ON

Location/Description: The subject lands are located east of Tremaine Road and north of Britannia Road West, and west of the CN Railway. The lands are legally described as part of Lot 6, Concession 1, New Survey, Former Geographic Survey of Trafalgar. The location of the property is illustrated in Figure 1 attached to this Report.

The property is 52.0 hectare in size and includes a woodlot of approximately 2.3 hectare. The property includes an existing residential property at 6081 Tremaine Road with a heritage dwelling. The remainder of the lands are vacant with frontage along Britannia Road of approximately 830 metres and with frontage along Tremaine Road of approximately 590 metres.

The lands abut Britannia Road and the Phase 4 Urban Expansion Area to the south and Tremaine Road to the west. The lands west of Tremaine Road have been identified for the Milton Education Village and are currently the subject of a secondary plan process. To the east, the property abuts the CN Railway corridor. To the north, the subject lands abut two properties owned by Mattamy Varga and Fieldgate, for which plan of subdivision and zoning amendment applications have been submitted.

Proposal

The revised draft plan of subdivision includes Phase 2 of the plan of subdivision between the CN Rail corridor and Savoline Boulevard (Street A), additional lots along the stormwater management pond block (Block 479), and a revised layout of the roads and lots along Tremaine Road incorporating the 6081 Tremaine Road property.

Phase 2 of the plan of subdivision consists of detached, semi-detached, townhouse and back-to-back townhouse dwellings and includes a village square. Along the CN corridor, a mid-block town house block interrupts the north south road. Additional semi-detached dwellings and one detached dwelling are proposed along the stormwater management pond and fronting onto Savoline Boulevard.

Adjacent to Tremaine Road, the road pattern and layout of the lots have been revised to create a townhouse enclave rather than the back-to-back townhouse blocks proposed previously. The existing heritage dwelling at 6081 Tremaine Road is proposed to be relocated to Lot 165 at the corner of Bergamot Avenue and Kovachik Boulevard. The remainder of the plan of subdivision was draft approved as part of Phase 1. Figure 2 illustrates the revised concept plan for the subdivision.

As currently proposed, the revised draft plan of subdivision includes 309 detached dwelling units and 1 heritage dwelling, 188 semi-detached dwelling units, 370 townhouse dwelling units 68 back-to-back townhouse dwelling units, one Minor Sub-Node block for residential high density and/or mixed use building(s), four storm water management pond blocks, an elementary school block, a park block for a village square, a woodlot block, two watercourse blocks, two trail blocks, various buffer blocks including a buffer block along the CN Rail corridor, a road widening block along Tremaine Road and an internal road system.

The zoning amendment application seeks to rezone Phase 2 of the plan of subdivision abutting the CN Rail corridor and the property known as 6081 Tremaine Road. In addition, the application seeks to revise the residential zone applicable to the lands adjacent to Tremaine Road and the stormwater management pond block 479, as well as some additional lots within Phase 1 of the Pony Pines plan of subdivision. The zones proposed for these areas consist of site-specific Residential Medium Density 1 (RMD1*220 and RMD1*262), a site-specific Residential Medium Density 2 (RMD2*263), an Open Space (OS), an Open Space Stormwater Management (OS-2), and Natural Heritage System (NHS) Zones. The Draft Zoning By-law is attached to this report as Appendix 1.

The revised and/or additional plans and documents, which have been submitted in support of the applications are listed below.

- Draft Plan of Subdivision, prepared by Glen Schnarr & Associates, dated April 1, 2020;
- Addendum Planning Justification Letter, prepared by Glen Schnarr & Associates, dated April 2020;
- Draft Zoning By-law, prepared by Glen Schnarr & Associates, dated April 8, 2020;
- Stage 1-2 Archaeological Assessment for the proposed development of 6081 Tremaine Road, Part of Lot 6, Concession 1, NS by Archeoworks, dated September 20, 2019;
- Heritage Impact Assessment for 6081 Tremaine Road by AREA, Architects Rasch Eckler Associates Ltd., September 23, 2019, last revised November 26, 2019;
- Traffic Impact Study for proposed Pony Pines Residential Development, prepared by GHD, dated April 12, 2020;
- Functional Water and Wastewater Servicing memorandum for Pony Pines Subdivision, prepared by DSEL, dated April 13, 2020;
- Stormwater Management Pond C Memorandum, prepared by DSEL, dated April 13, 2020;
- Supplemental Geotechnical review for 6081 Tremaine Road, prepared by exp, dated March 24, 2020;
- Phase 1 Environmental Site Assessment for 6081 Tremaine Road, Milton, prepared by exp, dated April 15, 2020;
- Hydrogeological Confirmation for 6081 Tremaine Road, prepared by Burnside, dated April 2, 2020;

- Noise and Vibration Feasibility Study Proposed Residential Development (Boyne) for Pony Pines Development Inc., prepared by HGC Engineering, dated April 13, 2020;
- Tree Inventory and Preservation Plan Report for the northeast corner of Tremaine Road and Britannia Rd. West, Milton, prepared by Kuntz Forestry Consulting Inc., dated 8 November 2019, last revised February 3, 2020;
- Tree Inventory and Preservation Plan Report for 6081 Tremaine Road, prepared by Kuntz Forestry Consulting Inc., revised March 12, 2020;
- Architectural Design Guidelines Pony Pines Development Inc., Boyne Survey Community, The Planning Partnership, dated March 2020;
- Facility Fit Plan for Village Square, prepared by NAK Design Strategies, dated January 2020;

Planning Policy

The subject lands are located within the Urban Area in the Boyne Survey Planning District. The lands are designated Residential Area with a small portion Greenlands B Area along the CN Rail corridor on Schedule B - the Urban Area Land Use Plan of the 2008 consolidation of the Town's Official Plan. The Residential Area designation means that uses shall be primarily low to medium density residential dwellings. The Greenlands B designation is applied to areas, such as environmentally sensitive areas, regionally significant wetland, as refined from time to time, significant woodlands and significant wildlife habitat.

Official Plan Amendment No. 31 (OPA #31) is an amendment to the Town's Official Plan, which was adopted by the Town of Milton on June 14, 2010 and approved by Halton Region with modifications on November 22, 2018. While some appeals are still outstanding, the appeals do not affect the policies for the Urban Area. On Schedule B of OPA #31, the lands are designated Residential Area and Natural Heritage System Area. The Official Plan, as amended by OPA #31, permits a full range of residential uses and densities in the Residential Area designation on Schedule B. The Natural Heritage System Area is based on a systems approach to protecting and enhancing natural features and functions, including key features, linkages, buffers, watercourses and wetlands.

On Schedule C.10.C Land Use Schedule of the Boyne Survey Secondary Plan, the lands are designated Residential Area, Minor Sub-Node Area and Natural Heritage System. The Residential Area designation permits a mix of residential dwelling units and densities, whereas the Minor Sub-Node Area designation at the corner of Tremaine Road and Britannia Road identifies areas intended for higher densities of residential and mixed-use development.

The Natural Heritage System designation applies to a creek corridor, a wetland abutting CN Rail corridor and a woodlot within the plan of subdivision. In accordance with the Subwatershed Impact Study, the proposed plan of subdivision proposes to retain the



existing woodlot, realign the watercourse and delete the wetland along the CN Rail corridor.

A full review of the applicable planning policies will be undertaken as part of the review of the applications.

Zoning By-law 016-2014, as amended

The subject lands are currently zoned Future Development (FD), Natural Heritage System (NHS), Open Space (OS-2) Zones and various site-specific Residential Medium Density 1 and 2 Zones. The Future Development (FD), Natural Heritage System (NHS), and Open Space (OS-2) Zones do not permit development and changes are proposed to some areas zoned for residential development. A zoning by-law amendment is required to properly regulate the development of the plan of subdivision as proposed.

Discussion

Notices for a public meeting were provided pursuant to the requirements of the Planning Act and the Town's Official Plan on July 30, 2020. The application was circulated to internal department and external agencies on May 7, 2020.

Staff have identified the following issues to be reviewed:

- Subdivision design;
- Natural Heritage System;
- Stormwater management design;
- Traffic and active transportation;
- CN Rail interface;
- Grading transitions;
- Noise and vibration;
- Urban Design; and
- Site specific zoning provisions.

A technical report will be brought forward to Council at a later date, responding to issues raised both at the public meeting and through the circulation and planning review process.

Financial Impact

None arising from this Report

Respectfully submitted,

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



The Corporation of the Town of Milton

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For questions, please contact:

Maria Smith, MCIP, RPP
Senior Planner

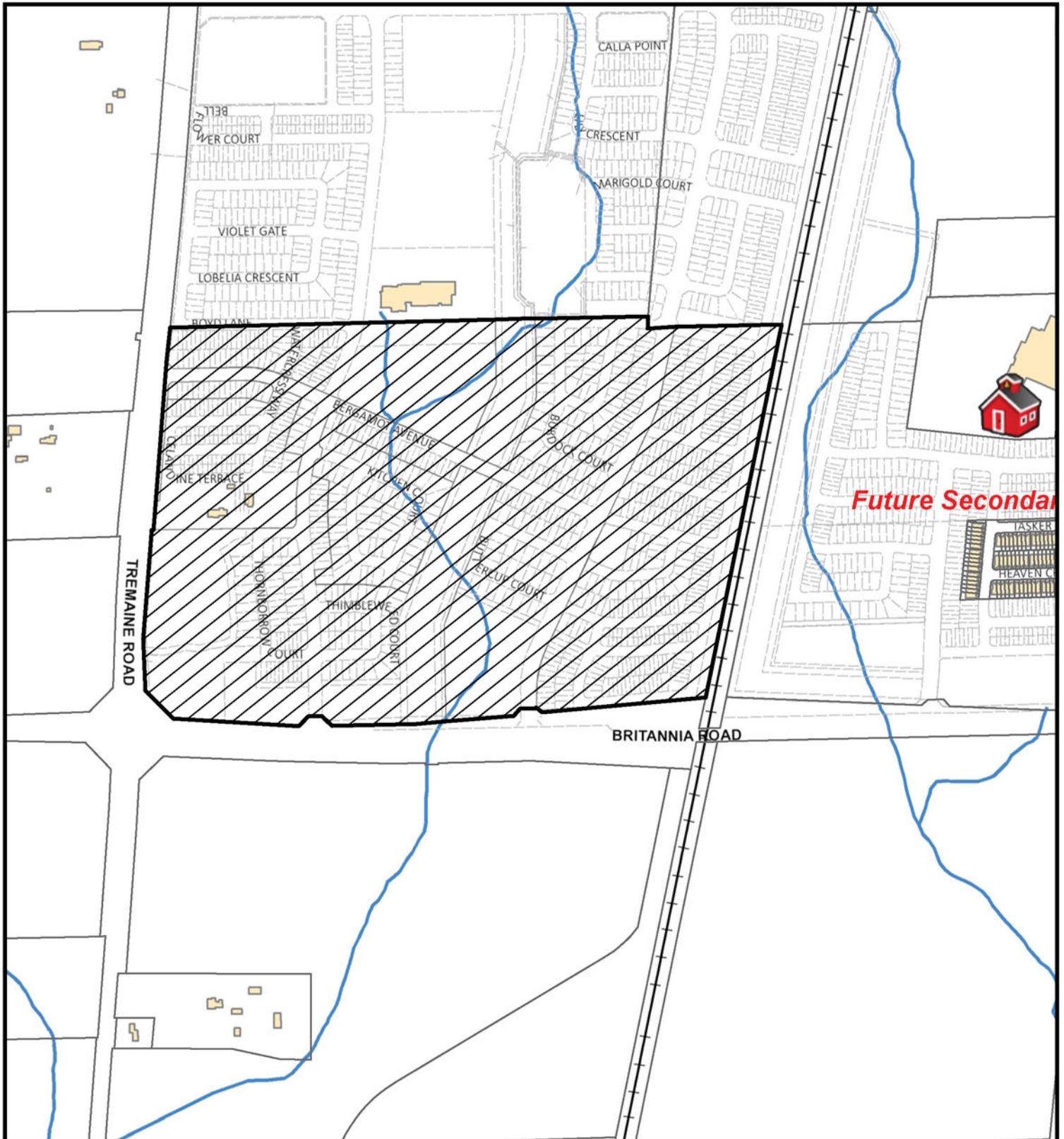
Phone: Ext. 2311

Attachments

Figure 1 - Location Map
Figure 2 - Revised Concept Plan of Subdivision
Appendix 1 - Draft Zoning By-law

CAO Approval
Andrew M. Siltala
Chief Administrative Officer

FIGURE 1 LOCATION MAP



Council Meeting Date:
August 24, 2020

Scale: 1: 6,500

File: Z-13/20

Planning & Development Department



Subject Property

DRAFT PLAN OF SUBDIVISION

24T-14003/M

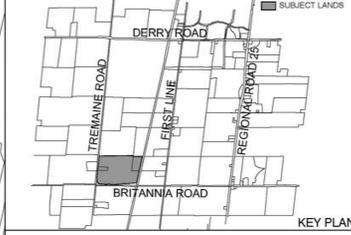
Pony Pines Development Inc.

ONE OF THE GREAT GULF GROUP OF COMPANIES

Part of Lot 6, Concession 1

(Geographic Township of Trafalgar)

Town of Milton, Regional Municipality of Halton



SCHEDULE OF ADDITIONAL INFORMATION SECTION 51 (17) OF THE PLANNING ACT

(a) SHOWN	(g) SHOWN
(b) SHOWN	(h) MUNICIPAL WATER IS AVAILABLE
(c) SHOWN	(i) SOIL IS CLAY LOAM
(d) THE LAND IS TO BE USED ACCORDING TO THE SCHEDULE OF LAND USE	(j) SHOWN
(e) SHOWN	(k) ALL MUNICIPAL SERVICE ARE AVAILABLE
(f) SHOWN	(l) SHOWN

SCHEDULE OF LAND USE

LAND USE	LOTS/BLOCKS	NO. OF UNITS	AREA (ha)	2012 SDE	2020 SDE
13.7M SINGLE DETACHED RESIDENTIAL LOTS		65			
11.0M SINGLE DETACHED RESIDENTIAL LOTS		174		65	244
9.5M SINGLE DETACHED RESIDENTIAL LOTS	1-404	70	15.08		
8.0M SEMI DETACHED RESIDENTIAL LOTS		188		68	120
HERITAGE HOUSE		1		0	1
6.4M STREET TOWNHOUSES	405-467	370	7.39	53	226
6.4M BACK-TO-BACK STREET TOWNHOUSES	468-473	68	0.67	14	18
MINOR SUB-NODE	474		1.48		
ELEMENTARY SCHOOL	475		0.72		
STORMWATER MANAGEMENT POND	476-479		5.60		
7.5M SWMP BUFFER	480-483		0.49		
WOODLOT	484		2.29		
WOODLOT & PSW BUFFER	485		0.60		
CREEK BLOCK	486,487		2.53		
VILLAGE SQUARE	488		0.30		
10.0M ENVIRONMENTAL BUFFER BLOCK	489-492		1.23		
ACOUSTIC BUFFER BLOCK	493-496		0.07		
GRADING BUFFER BLOCK	497,498		0.07		
RAILWAY BUFFER BLOCK	499		0.86		
5.0M TRAIL BLOCK	500,501		0.31		
3M WALKWAY	502		0.01		
ROAD WIDENING	503,504		0.09		
RESERVE BLOCK	505,506		0.15		
0.3m RESERVE	507-509		0.00		
STREET "A" - 24.0m ROW - 613m					
STREET "B"- "C" - 20.0m ROW - 1,262m					12.06
STREET "D"- "W" - 16.0m ROW - 4,875m					
TOTAL	509	936	52.00	200	609

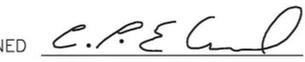
OWNER'S CERTIFICATE

WE, PONY PINES DEVELOPMENT INC. HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL

SIGNED  DATE: APRIL 1, 2020
Kathleen Schofield A.S.O.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN

SIGNED  DATE: APRIL 1, 2020
C.P. Edward O.L.S.
Rady-Pentek & Edward Surveying Ltd
643 Chrislea Road, Suite 7
Woodbridge, ON, L4L 8A3, (416) 635-5000

- NOTES:**
- Corner radii:
 - Where Local ROW intersects with Collector - 7.5m
 - Where Local ROW intersects with Local ROW - 5m
 - Tremaine Road and Britannia Road Daylight Triangles - 15.0m x 15.0m
 - SDE Factors:
 - 2012 Program: Single/Semi Detached Lots - 1.0, Street Towns - 0.73, Back-to-Back/High Density - 0.50
 - 2020 Program: Single/Semi Detached Lots - 1.0, Street Towns - 0.76, Back-to-Back/High Density - 0.45



Scale 1:1500
(24x36)
APRIL 1, 2020



GSAI
Glen Schnarr & Associates Inc.

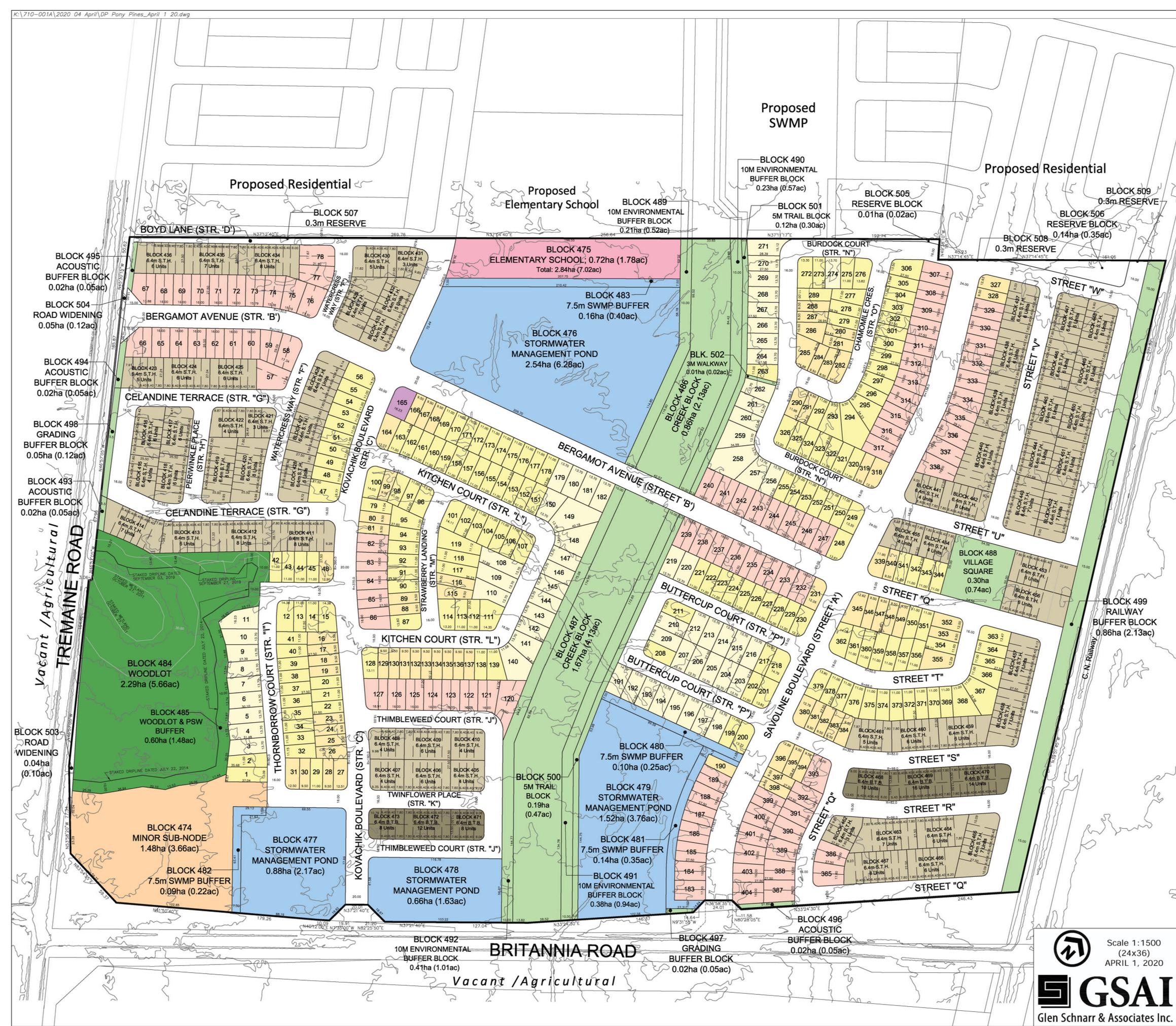


FIGURE 2
DS-024-20

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 0XX-2020

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE PLANNING ACT IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 6, CONCESSION 1 FORMER GEOGRAPHIC SURVEY OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON - PONY PINES DEVELOPMENT INC. (Files: Z-13-20 AND 24T-14003/M)

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

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

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

- 1.0 THAT Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Future Development (FD), Natural Heritage System (NHS), Residential Medium Density 1 - 220 (RMD1*220), Residential Medium Density 1 - 262 (RMD1*262), Residential Medium Density 2 - 263 (RMD2*263), Minor Institutional (I-A), Open Space - Stormwater Management (OS-2), and Mixed Use (MU) zone symbols to Natural Heritage System (NHS), Residential Medium Density 1 - 220 (RMD1*220), Residential Medium Density 1 - 262 (RMD1*262), Residential Medium Density 2 - 263 (RMD2*263), Minor Institutional (I-A), Open Space (OS), Open Space - Stormwater Management (OS-2), and Mixed Use (MU) zone symbols on the land shown on Schedule A attached hereto.
- 2.0 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 Appeal Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing. If the LPAT 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 is issued directing the amendment or amendments.

PASSED IN OPEN COUNCIL ON

G.A. Krantz Mayor

T. McHarg Town Clerk

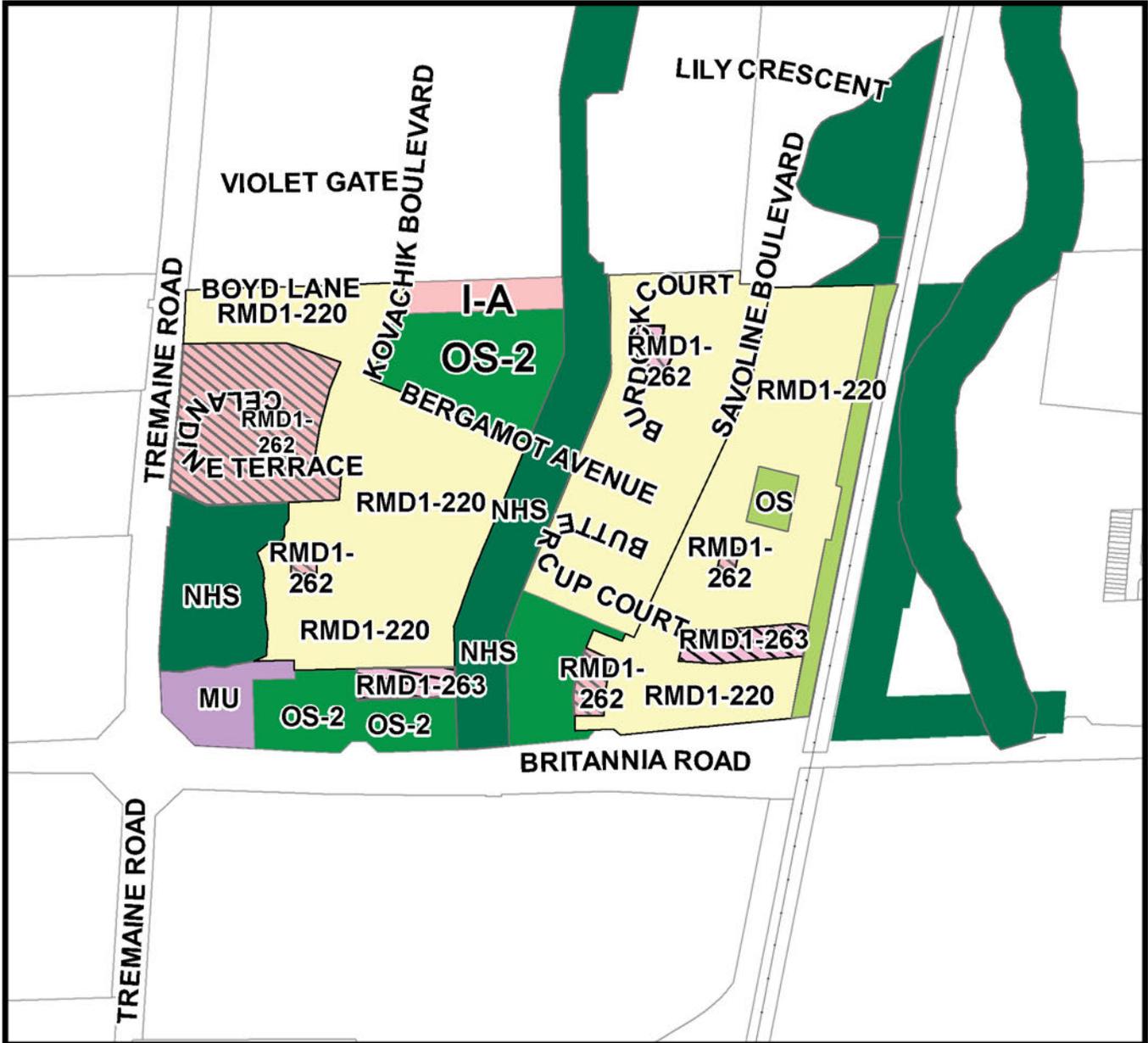
DRAFT

SCHEDULE A
TO BY-LAW No. -2020

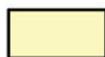
TOWN OF MILTON

PART OF LOT 6 CONCESSION 1 TRAFALGAR NEW SURVEY
TOWN OF MILTON

Town of Milton



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

 RMD1 - Medium Density Residential 1 Zone

 RMD1*269-H35 - Medium Density Residential 1 Zone Special with Holding Provision

 NHS - Natural Heritage System



MAYOR - Gordon A. Krantz

TOWN CLERK- Troy McHarg

Z-13/20