



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Development Services

Date: September 21, 2020

Report No: DS-030-20

Subject: Technical Report - Proposed Plan of Subdivision and Amendments to the Zoning By-law by Milton Main Street Homes to permit the development of a residential plan of subdivision (Town Files: 24T-14011/M and Z 16/14)

Recommendation: **THAT the Town of Milton Council supports the granting of Draft Plan Approval by the Commissioner of Development Services for the proposed plan of subdivision, subject to the standard and any site-specific Draft Plan Conditions (24T-14011/M and Z-16/14 "Milton Main Street Homes");**

AND THAT Application Z-16/14 for an amendment to the Comprehensive Town of Milton Zoning By-law 016-2014, as amended, to change the Future Development (FD) Zone and Natural Heritage System (NHS) Zone symbols to the Medium Density Residential 1 (RMD1) Zone, Medium Density Residential 1 - Special Section (RMD1*277), Medium Density Residential 1 - Special Section (RMD1*269) Zone, and Natural Heritage System (NHS) Zone symbols and adding the Holding (H) symbol H35 to the Medium Density Residential 1 - Special Section (RMD1*269) Zone symbol on this property as shown on APPENDIX 1 to permit the development of a residential plan of subdivision, BE APPROVED;

AND THAT staff be authorized to bring forward an amending Zoning By-law attached in Appendix 1 to this Report for Council adoption;

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

EXECUTIVE SUMMARY

The applicant has requested an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to change the zoning applicable to the subject lands in order to permit the development of a residential plan of subdivision on the subject lands.

The plan of subdivision proposes a total of 282 units consisting of 128 single-detached dwelling units, 20 semi-detached units, 62 street townhouse units and 72 back-to-back townhouse units. In addition, the plan includes a major node block (townhouse units identified above), an open space (NHS) block, a NHS buffer/ walkway block and various residential reserve blocks, grading blocks, road widening blocks along Tremaine Road and Louis St. Laurent Avenue and an internal road system.

Conclusions and Recommendations

Staff is satisfied that the plan of subdivision processed under file 24T-14011/M, subject to standard and site-specific conditions, conforms to Provincial, Regional and Town planning policy and achieves acceptable engineering and design standards. In addition, planning staff is satisfied that the proposed Zoning By-law Amendment (Z 16/14) is also consistent with the policies of the Provincial Policy Statement and conforms to the Regional and Town Official Plans. Therefore, staff recommends approval of the Zoning By-law Amendment attached as Appendix 1.

REPORT

Background

Owner

Milton Main Street Homes Limited, 200-90 Tiverton Court, Markham, Ontario L3R 9V2

Applicant

Weston Consulting, 201 Millway Ave. Suite 19, Vaughan, Ontario L4K 5K8

Location/Description

The subject lands are located on the south side of Louis St. Laurent Avenue, east of Tremaine Road. The lands are legally described as Part of Lot 7 and 8, Concession 1, NS (Former Geographic Survey of Trafalgar). The location of the property is illustrated in Figure 1 attached to this report.

The subject property is approximately 14.504 hectares in size. The land is generally flat agricultural land, traversed by a tributary of the Indian Creek. The lands are vacant with frontage of approximately 312 metres along Tremaine Road and 350 metres along Louis St. Laurent Avenue.

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, south and north, the property abuts existing development and/ or future residential lands for which plans of subdivision and zoning amendment applications have been submitted and are in various states of approvals.

Proposal

The applicant is seeking draft plan approval for a plan of subdivision consisting of a total of 282 units including of 128 single-detached dwelling units, 20 semi-detached units, 62 street townhouse units and 72 back-to-back townhouse units. In addition, the plan includes a major node block (townhouse units as identified above), an open space (NHS) block an NHS buffer/ walkway block and various residential reserve blocks, buffer blocks, grading blocks, road widening blocks along Tremaine Road and Louis St. Laurent Avenue and an internal road system.

The applicant has requested an amendment to the Town of Milton Zoning 016-2014, as amended to change the zoning applicable to the subject lands in order to permit the development of a residential plan of subdivision on the lands illustrated on Figure 2 to this report. Accordingly, the applicant is seeking to change the existing Future Development (FD) Zone and Natural Heritage System (NHS) Zone symbols to the Medium Density Residential 1 (RMD1) Zone, Medium Density Residential 1 - Special Section (RMD1*277) Zone, Medium Density Residential 1 - Special Section (RMD1*269) Zone, and Natural Heritage System (NHS) Zone symbols and adding the Holding (H) symbol H35 to the Medium Density Residential 1 - Special Section (RMD1*269) Zone symbol, as illustrated on Appendix 1 to this report.

The plan of subdivision consists of residential development with a variety of housing types (single detached, semi-detached and a range of styles of townhouse units). The Major Node block (Block A) is proposed to be developed for high density residential uses at a density of 70 units per net hectare. A preliminary development concept plan has been provided at this time for the Major Node Block and has been prepared in accordance with the Boyne Secondary Plan requirements. The proposed concept for this node is attached as Figure 3 and consists of 15 - 3-storey buildings with a total of 134 residential townhouse units. An Urban Design Brief will be required to be prepared to the satisfaction of the Town prior to Site Plan Approval being granted for Block "A".

The following information has been submitted in support of the applications:

- Architectural Design Guidelines by MBTW/WAI updated April 2020;
- Urban Design Brief by MBTW/WAI updated April 2020;
- Draft Plan of Subdivision by Weston Consulting, Revised April 24, 2020;
- Proposed Parking Plan by Weston Consulting, Revised Sept. 4, 2019;
- Draft Zoning By-law Amendment by Weston Consulting, revised May 2020;

- Environmental Noise Assessment by YCA Engineering Limited, April 2020 & Response Letter April 23, 2020;
- Phase 1 Environmental Site Assessment by Geopro Consulting Limited, dated June 3, 2019;
- Revised Preliminary Hydrogeological Assessment (including Water Balance Assessment), dated May 19, 2020;
- Letter of Reliance by Geopro Consulting Limited, dated Oct. 29, 2019;
- Functional Servicing Report, Report No. 2, by GHD Limited, dated Oct. 2019;
- Response to Drainage Area issue by GHD Limited, dated March 16, 2020;
- Response to Engineering Services Draft Plan Review Comments & Comments received from Conservation Halton, by GHD Limited, Dated April 14, 2020;
- Traffic Impact Study Update by GHD Limited, dated May 7, 2020;
- Ecological Assessment of Proposed NHS Encroachment, by Savanta, dated Feb. 27, 2020;
- Arborist Report and Tree Preservation Plan by The Tree Specialists, Revised March 13, 2018;
- Addendum to Planning Justification Report by PMG Planning Consultants, dated April 16, 2018;
- Geotechnical Investigation by CANDEC Engineering Consultants Inc., dated June 6, 2014;
- Stage 1 and 2 Archaeological Assessment by AMICK Consultants Limited, dated March 21, 2014;
- Plan of Survey by Rady-Pentek and Edward Surveying Ltd., dated Jan. 23, 2006; and
- Concept Plan with Property Location by PMG Planning Consultants dated June 11, 2014.

Discussion

Planning Policy

The subject lands are located within the Urban Area of the Town of Milton and more specifically within the Walker Neighbourhood of the Boyne Survey Secondary Plan area. The lands are primarily designated Residential Area and Natural Heritage System on Schedule B - Urban Area Land Use Plan of the Town's Official Plan. The Residential Area designation means that uses shall be primarily low to medium density residential dwellings.

On Schedule C.10.C Land Use Schedule of the Boyne Survey Secondary Plan, the lands are designated Major Node, Residential Area and Natural Heritage System. A portion of the subject lands (Block A) was assessed through report PD-031-18. Through this assessment process, Council approved the re-designation of lands to the south of the subject lands and located within the Mattamy Varga plan of subdivision (24T-14014/M) through an official plan amendment (OPA#49). This amendment effectively added a new

Major Node Special Policy Area (#32) at the southeast corner of Tremaine Road and Gordon Krantz Avenue on the Mattamy lands. The lands redesignated under the new Major Node area on the Mattamy plan are being developed with higher densities of residential and a mix of other uses. SPA #32 permits residential and mixed use buildings up to fifteen storeys in height with a maximum density of 200 units per net hectare and a maximum Floor Space Index of 3.0 on a portion of the Mattamy lands. In addition, a minimum gross floor area of 930 sq. metres of retail and service commercial uses in a mixed use building is permitted. For the lands designated as Major Node Area in the Milton Main Street plan of subdivision, given the additional Major Node permissions granted to the adjacent Mattamy Varga lands, the Milton Main Street Homes lands were granted permissions to be developed for medium density grade-related multiple attached residential uses. The proposed concept plan for Block A as illustrated in Figure 3 is consistent with the land use policies and densities as noted within the Boyne Secondary Plan. This concept plan will be further assessed and refined through a future Site Plan approval process to ensure conformity to the Boyne Secondary Plan and urban design objectives for this area.

The lands designed Natural Heritage System (NHS) relate to a creek corridor/ Provincially Significant Wetland (PSW) Complex and woodlot on the eastern limits of the subject lands. The boundaries of these features as illustrated on the proposed plan of subdivision are in accordance with the approved Subwatershed Impact Study (SIS) for Block 1 and are delineated to the satisfaction of the Town, Conservation Halton and the Region of Halton.

The proposed plan is also consistent with the density requirements of the secondary plan and help the town meet the overall housing mix provisions of the Boyne Secondary Plan.

The Mattamy Varga plan of subdivision to the south will accommodate the local elementary schools, parks and stormwater management facilities that will serve this development.

There were no water and wastewater servicing related issues identified through the review process. The road infrastructure in the area can accommodate the proposed subdivision and the required road widening's are being provided in accordance with the Town and Region of Halton requirements. The applicant has also secured sufficient regional servicing allocation for this development as currently proposed and this has been confirmed by Halton Region.

Staff has reviewed the subject applications in relation to the policies of the Provincial Policy Statement (2020), the Growth Plan (2019), the Regional and Town Official Plans and the Boyne Survey Secondary Plan including the Boyne Survey Tertiary Plan (July 2017) and the relevant Subwatershed Impact Study (SIS for Boyne Block 1). Staff is satisfied that the applicant's plan of subdivision and a zoning by-law amendment as



modified through the review process, conforms to the Provincial, Regional, and Town policies and other requirements.

Zoning By-law 016-2014, as amended

The subject lands are currently zoned Future Development (FD) and Natural Heritage System (NHS), which does not permit a new residential plan of subdivision. An amendment to the Zoning By-law is required in order to allow the implementation of the proposed residential plan of subdivision as described above and to refine the NHS boundary in accordance with the detailed studies undertaken as part of the Boyne Survey Secondary Plan, SIS for Boyne Block 1 and the subject application. The proposed zoning for the residential part lots on the Milton Main Street lands located along the southern property boundary are also consistent with the zoning permissions approved by Town Council for the lands on the adjacent draft approved Mattamy Varga plan of subdivision (24T-14014/M). Both the Milton Main Street part lots and the part lots on the approved Mattamy Varga plan will be merged to create full lots in accordance with the zoning standards recommended for approval.

The draft amending Zoning By-law is attached as Appendix 1 to this Report.

Site Plan Control

Should the applications be approved by Town Council, site plan approval will be required for Block "A", which includes among other things the review and approved of the required Urban Design Brief.

Public Consultation and Review Process

The initial public meeting for the applications was held on July 23, 2014. A second public meeting was held on May 28, 2018 associated with the amendment of the Major Node location within this plan of subdivision and to the adjacent lands located within the Mattamy Varga plan (24T-14014/M). Notice for both public meetings were provided pursuant to the requirements of the Planning Act and the Town's requirements.

No members of the public spoke specifically to these applications at the July of 2014 Council Meeting nor did any members of the public speak to these applications at the May 28, 2018 public meeting.

Agency Consultation and Revisions to the Draft Plan of Subdivision

Subsequent to the public meeting on July 23, 2014 and on May 28, 2018, a number of technical revisions were made to the draft plan in response to issues identified through the review process.



Accordingly, the following changes were made the draft plan:

- Increase in the overall number and mix of units to meet the secondary plan policy requirements;
- Realignment of the 5 metre trail block for environmental protection and sustainability improvements;
- Road widening's to meet Town and Regional requirements were provided;
- Trail, pathway and active transportation requirements of the Town were added;
- Redesigning parts of the plan to align with adjacent Town Council approved plans of subdivision to the south; and
- A concept plan for the Major Node has been prepared with the support of staff as provided as per Figure 3.

The internal departments and external agencies are all satisfied with the revisions made to the draft plan and offer no objection to moving forward with draft plan approval and the approval of the zoning by-law amendment subject to the inclusion of the standard and site-specific draft plan conditions.

There is a minor changes required to the plan that can easily be made prior to draft plan approval being granted by the Town. The followed change is required to be made to the satisfaction of Town staff prior to draft plan approval being granted:

- The Acoustic Fence Reserve (Block R) and Noise Buffer (Block Q) blocks shall be merged.

Financial Impact

None arising from this Report .

Respectfully submitted,

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

For questions, please contact: Stirling Todd, MES, MCIP, Phone: Ext. 2272
Senior Planner, Development
Review



The Corporation of the Town of Milton

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Attachments

Figure 1 - Location Map
Figure 2 - Draft Plan of Subdivision
Figure 3 - Concept Plan for Major Node Block (Block A)
Appendix 1 - Draft Zoning By-law and Schedule A

CAO Approval
Andrew M. Siltala
Chief Administrative Officer

FIGURE 1 LOCATION MAP



Council Meeting Date:
September 21, 2020

Scale: 1: 2,500

File: Z 16/10 Z 16/14
24T-14011/M

Planning & Development Department



Subject Property

DRAFT PLAN OF SUBDIVISION
 PART of LOTS 7 and 8
 CONCESSION 1, NEW SYRVEY
 (Geographic Township or Trafalgar)
 TOWN of MILTON
 REGIONAL MUNICIPALITY of HALTON 24T-14011/M



OWNER'S CERTIFICATE:
 I authorize Weston Consulting Group Inc. to prepare and submit this plan for draft approval.

Date: _____

SURVEYOR'S CERTIFICATE:
 I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

Date: _____

ADDITIONAL INFORMATION:
 [Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13], as amended to April 15, 2020.
 a), b), e), f), g), & j) - on plan.
 c) - on key plan
 d) - see statistics
 h) - piped water to be installed by developer
 i) - clay loam
 k) - all services to be made available by developer
 l) - nil

SCHEDULE OF LAND USE

PROPOSED LAND USE	Lots / Blocks / Streets	YIELD Units/Blocks	AREA ha [Ac.]	%	SDE	
Single Detached Units 11.0m (36') min	Lots 142, 156, 69-73, 76-106, 114-136	128	128	-	-	
Semi-Detached Units 7.6m (25') min	Lots 33-34, 67-68, 74, 78, 110-113	10	20	-	-	
Residential - Condominium	Block A	-	1	-	-	
"Type A" Townhomes	-	62	-	-	-	
Type B Back to Back Townhomes	-	72	-	-	-	
Residential Reserved**	Blocks B, C, D, E	-	4	-	-	
Open Space	Block F	-	1	-	-	
Buffer/Compensation/Walkways	Block G/H	-	3	-	-	
Road Widening Blocks	Block J/K	-	2	-	-	
Road Reserved	Block L	-	1	-	-	
0.3m (1') Reserves*	Blocks M/N	-	2	-	-	
Grading Blocks	Block O/P	-	2	-	-	
Noise Buffer / Acoustic Fence	Block Q/R/S	-	4	-	-	
Temporary Road	Block U/V/W	-	3	-	-	
Proposed Public R.O.W.	Collector A / Local B-D	-	-	-	-	
TOTALS		138	282	23	14,504 [35,84] 100	266.26

REVISIONS LIST

DATE	REVISION
29 JULY 2020	Revise Open Space & Buffer/Compensation/Walkway Block
08 JULY 2020	Add 4 m walkways and modify Lots 115 - 136
09-24 APR 2020	Overlay GRD grading plan south of property. Insert revised Block B lotting. Revise Block Q Noise Buffer. Ups
24 FEB 2020	Locate updated Walkway limits per TMG UTM Coordinates
10 FEB 2020	Revise Lots 106-119. Remove Korlak & Cultural Thicket Block
16 JAN 2020	Update text & display revised lotting on Lots 47-55, 85-107, 120-138
19 DEC 2019	Overlay TMG & Korlak Blockwork. Cultural Thicket Overlay
15 NOV 2019	Updated topo survey. Display Centreline & Tremaine Road ROW dimensions
04 SEP 2019	Updated lotting to allow for grading
7 AUG 2019	First Issue

Net Density Block A = 70 uph
 Overall Net Area (excluding shared lots to the South) = 7.01
 Overall Net Density (excluding shared lots to the South) = 40.67 uph
 * Refer to Detail "A" on this Draft Plan for clarification of extent of Block M - 0.3m (1') Reserve.
 ** Part Lots represent a potential additional yield of 34 Units over subject lands AND adjacent lands to the south.

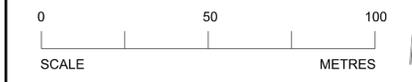
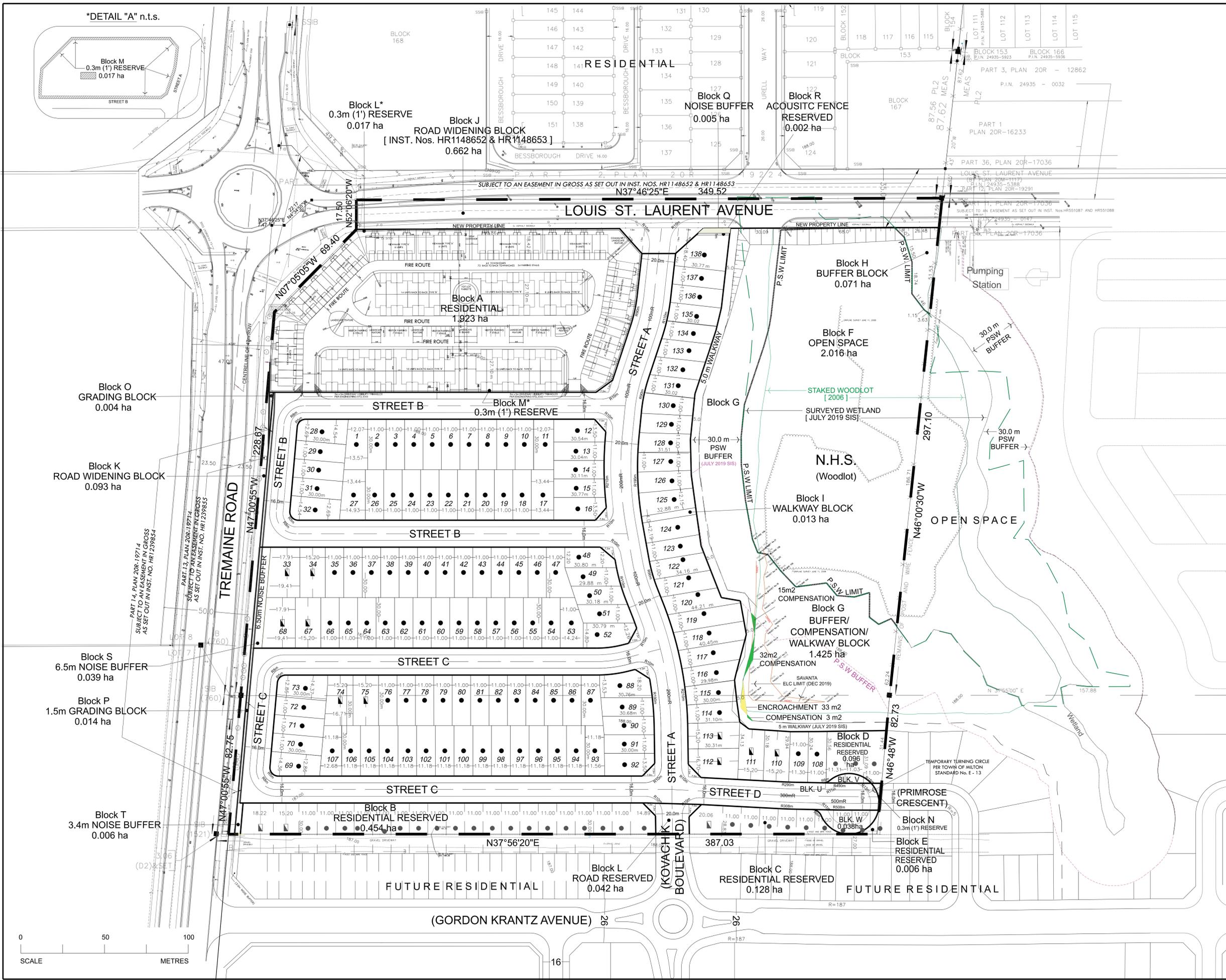
WESTON CONSULTING
 planning + urban design
 1-800-363-3558 westonconsulting.com

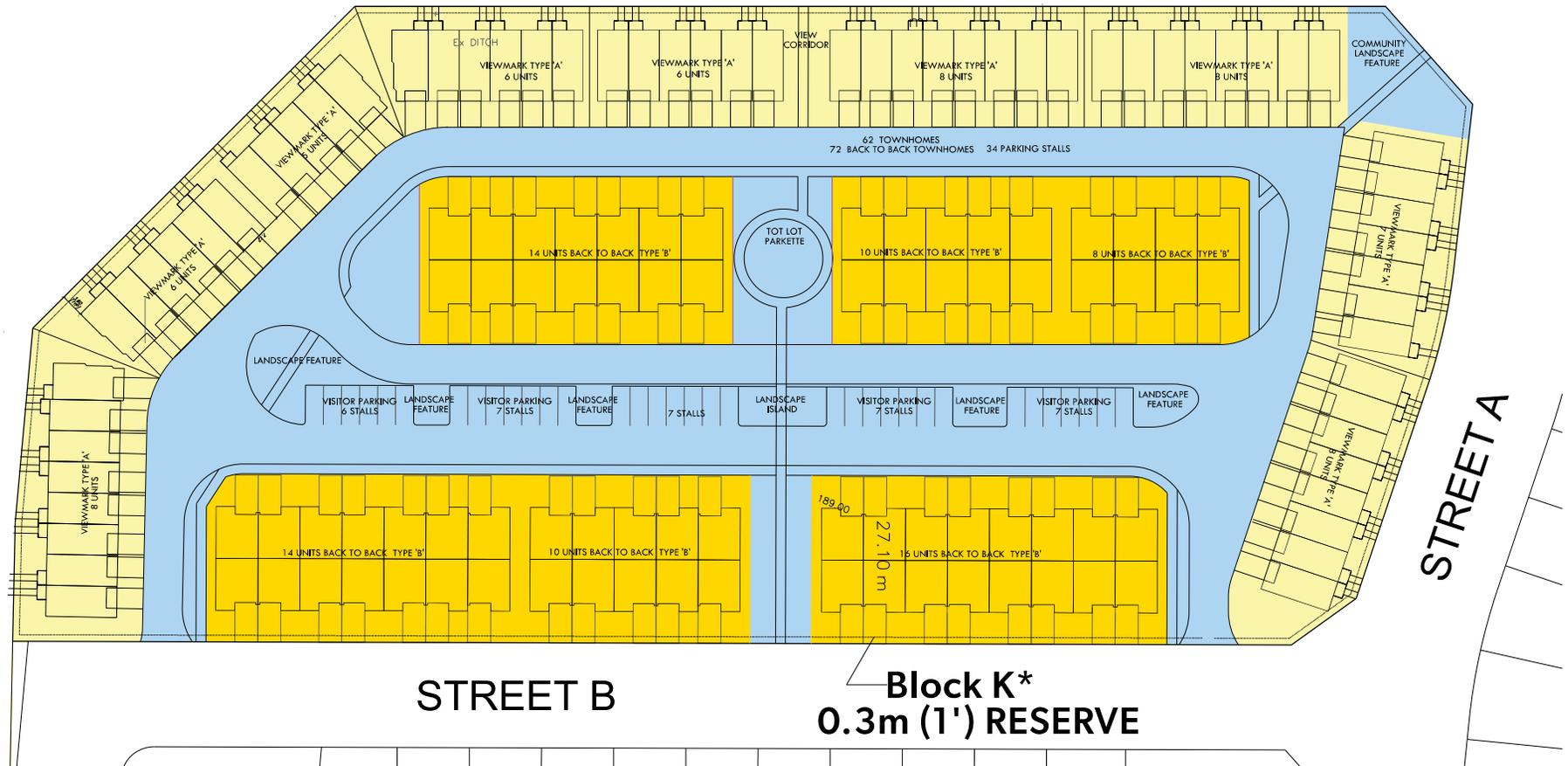
Vaughan: 201 Millway Ave. Suite 19
 Vaughan, Ontario L4K 9K8
 T. 905.738.8080 F. 905.738.6637

Toronto: 268 Berkeley St.
 Toronto, Ontario M5A 2X5
 T. 416.640.9917 F. 905.738.6637

FILE INFORMATION:
 File Number: 9600-5
 Drawn By: SM
 Planner: RW
 Scale: 1:1000
 CAD: 9600-5\draft plans\D2.dgn

FIGURE 2
DS-030-20





STREET B

**Block K*
0.3m (1') RESERVE**

STREET A



0 10 20m
SCALE

**Block A
RESIDENTIAL
1.923 ha (1.94 ha including Reserve Block K)**

24T-14011/M

- 0.623 ha TOWNHOUSES
- 0.634 ha BACK TO BACK TOWNHOUSES
- 0.683 ha COMMON ELEMENTS

Block A
PART of LOTS 7 and 8
CONCESSION 1, NEW SURVEY
(Geographic Township or Trafalgar)
TOWN of MILTON
REGIONAL MUNICIPALITY of HALTON



File Number: 9600-5
Date Drawn: 26 NOV 2019
Scale: 1:1000
CAD: 9600-5/draft plans/Blk A areas.dgn

**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 SECTION 34 OF THE PLANNING ACT IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 7 AND 8, CONCESSION 1, N.S. FORMER GEOGRAPHIC SURVEY OF TRAFALGAR IN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MILTON MAIN STREET HOMES (MILTON ONE) LTD.) - File: Z-16/14

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 a portion of the existing Future Development (FD) Zone symbol and Natural Heritage System (NHS) Zone symbol to a Residential Medium Density 1 (RMD1) Zone, a Site Specific Residential Medium Density 1 (RMD1*277) Zone, a Site Specific Residential Medium Density 1*269 Zone, an Open Space (OS) Zone, a Natural Heritage System (NHS) Zone, adding a Holding (H) symbol H35 and adding a Holding (H) symbol (H43) on this property as shown on Schedule A attached hereto.
- 2.0 **THAT** Section 13.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding subsection 13.1.1.277 as follows:

Notwithstanding any provision of the by-law to the contrary, for lands zoned Site Specific Residential Medium Density 1 *277 (RMD1*277) Zone, the following special provisions apply:

- i) **Zone Standards for Dwellings Located Adjacent to a Walkway:**
 - a. Where the side yard of a detached dwelling is located adjacent to a walkway, the minimum required interior side yard setback adjacent to the walkway shall be 2.3 m.
- 3.0 **THAT** Section 13.2 of By-law 016-2014, is amended by adding the following conditions for removal of this H43 Holding Provision:

“H43” shall not be removed until:

- a) The subject lots/blocks have been consolidated with lots/blocks on adjacent plans(s) of subdivision and each of the resulting consolidated parcels is in compliance with the minimum lot frontage, depth and area (where applicable) requirements of the applicable zoning by-law; and
- b) Such time that the temporary turning circle on Primrose Crescent is no longer required and the road is constructed to the Town’s satisfaction.

4.0 **THAT** Section 13.2 is amended by adding subsection 13.2.1.79 as follows:

For the lands zoned a site-specific Residential Medium Density 1*Special Section 269 (RMD1*269) on the property legally described as Part of Lots 7 and 8, Concession 1, N.S. (Trafalgar), only legally established existing uses are permitted on the lots covered by “H43” until the conditions for removal identified in the “H43” Holding provision are satisfied.

5.0 **THAT** the Owner be permitted to apply for a Minor Variance Application(s) to the Town and/or the Town of Milton Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.

6.0 **THAT** pursuant to Section 34(21) of the Planning Act, R.S.O. 1990, c. P.13, as amended, this by-law comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to Subsection 34(19) of the Planning Act, as amended. Where one or more appeals have been filed under Subsection 34(19) of the said Act, as amended, this Zoning By-law Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Local Planning Appeal Tribunal.

PASSED IN OPEN COUNCIL ON2020.

_____ Mayor
Gordon A. Krantz

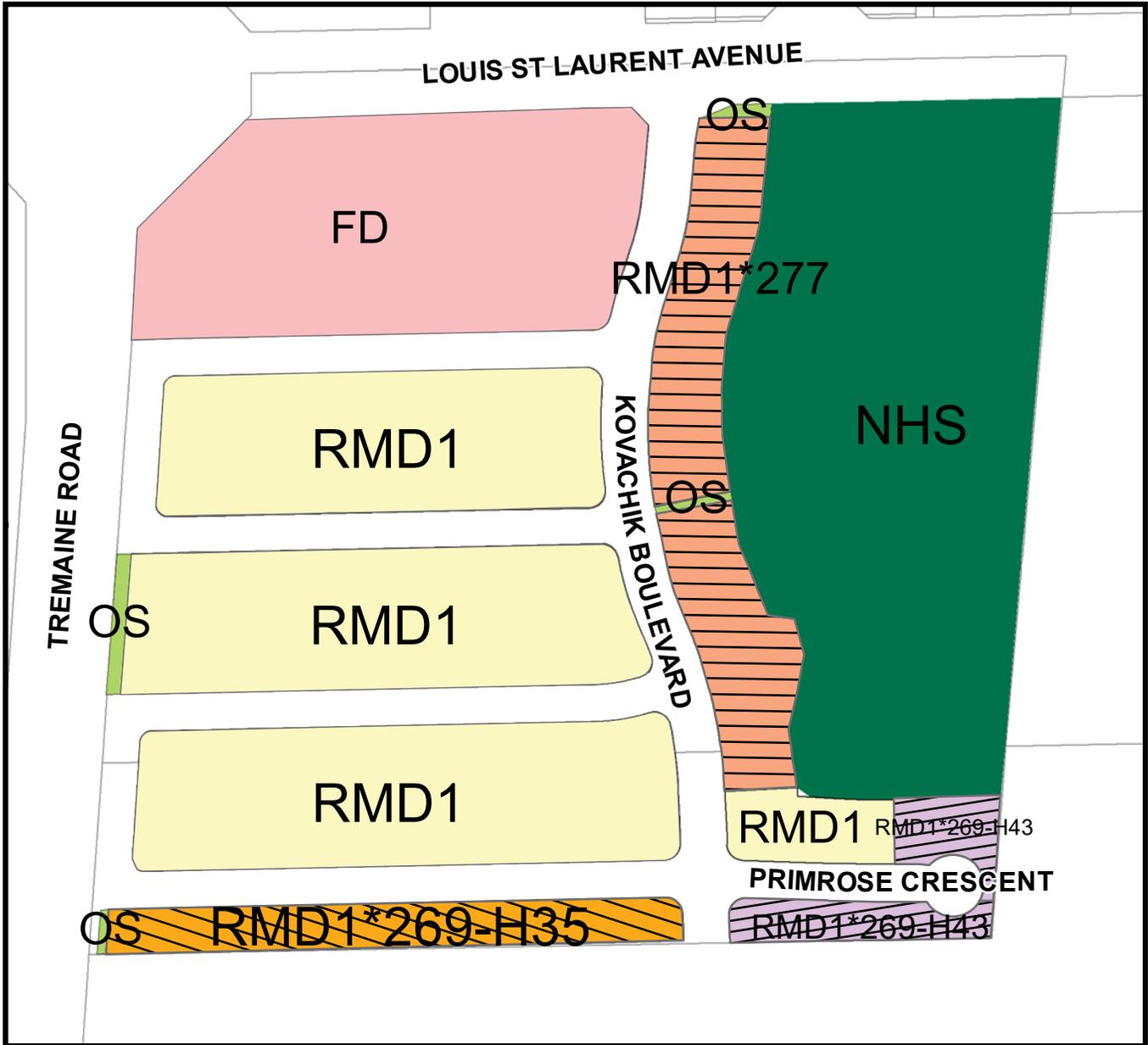
_____ Town Clerk
Troy McHarg

SCHEDULE A
TO BY-LAW No. -2020

TOWN OF MILTON

PART OF LOT 7 AND 8, CONCESSION 1 TRAFALGAR NEW SURVEY
TOWN OF MILTON

Town of Milton



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

MAYOR - Gordon A. Krantz

TOWN CLERK- Troy McHarg

-  RMD1 - Medium Density Residential 1 Zone
-  RMD1*277 - Medium Density Residential 1 Zone Special
-  RMD1*269-H35 - Medium Density Residential 1 Zone Special with Holding Provision
-  RMD1*269-H43 - Medium Density Residential 1 Zone Special with Holding Provision
-  OS - Open Space Zone
-  NHS - Natural Heritage System

