



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Development Services

Date: January 18, 2021

Report No: DS-004-21

Subject: Public Meeting and Initial Report - Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment Application by Sixteen Mile Land Corp. and Yates Land (Milton) Corp, applicable to lands described as Part of Lot 8, Concession 3 (NS), Trafalgar located at the northeast corner of Louis St. Laurent Avenue and Regional Road 25. (Files: 24T-20007/M, LOPA-05/20 and Z-16/20)

Recommendation: THAT Development Services Report DS-004-21 BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

An application has been submitted for a Plan of Subdivision consisting of one residential development block (shown as Block 1), three future development blocks (Blocks 3, 4 and 5), one Natural Heritage System block (Block 2), and buffer blocks (Blocks 6, 7 and 8). Through the Plan of Subdivision approval, the Natural Heritage System block and its associated buffers, which represent the Sixteen Mile Creek, will be transferred to the Town of Milton's ownership to ensure its protection. The draft Plan of Subdivision is attached as Figure 2.

Additionally, the applicant is seeking amendments to the Town's Official Plan and Comprehensive Zoning By-law to facilitate the development of the subject lands and construct three six-storey apartment buildings on the proposed residential development block (shown as Block 1 on the draft Plan of Subdivision). The Official Plan Amendment is seeking to retain the current Residential Office Area designation and increase the maximum density to 198 units per hectare whereas 150 units per hectare is currently permitted under the designation. The Zoning By-law Amendment is required to rezone the lands from the current Future Development (FD) and Natural Heritage System (NHS) zone to a site specific Residential Office (RO*XXX) zone with site specific zone provisions to facilitate the proposed use, the remainder of the lands to a Natural Heritage System (NHS) zone, a site specific Future Development (FD*XXX) zone and a Future Development (FD) zone.



EXECUTIVE SUMMARY

The applications are complete pursuant to the requirements of the Planning Act and is being processed accordingly. Upon completion on the consultation and review process, a technical report, including recommendations, will be brought forward for consideration by Council. The technical report will address issues raised through the consultation and review process.

REPORT

Background

Owner:

Sixteen Mile Land Corp. /Yates Land (Milton) Corp., 1030 Fourth Line, Milton, Ontario

Applicant:

Wellings Planning Consultants Inc., 513 Locust Street, Unit B, Burlington, Ontario

Location:

The subject lands are located on the northeast corner of Regional Road 25 and Louis St. Laurent Avenue within the Bristol Survey Secondary Plan. The lands are largely vacant with an existing single detached dwelling and accessory building located on the eastern portion of the lands. The Sixteen Mile Creek traverses the subject lands. Surrounding land uses are predominantly existing and future residential uses, Milton Community Park to the northwest, and Sargent Farms to the north.

Proposal:

An application has been submitted for a Plan of Subdivision consisting of one residential development block (shown as Block 1), three future development blocks (Blocks 3, 4 and 5), one Natural Heritage System block (Block 2), and buffer blocks (Blocks 6, 7 and 8). Through the Plan of Subdivision approval, the Natural Heritage System block and its associated buffers, which represent the Sixteen Mile Creek, will be transferred to the Town of Milton's ownership to ensure its protection. The draft Plan of Subdivision is attached as Figure 2

Additionally, the applicant is seeking amendments to the Town's Official Plan and Zoning By-law to facilitate the development of a portion of the subject lands and construct three six-storey apartment buildings on the proposed residential development block (Block 1). The Official Plan Amendment is seeking to retain the current Residential Office Area designation and increase the maximum density to 198 units per hectare whereas 150 units per hectare is currently permitted under the designation. Zoning By-law Amendment is required to rezone the lands from the current Future Development (FD) and Natural Heritage System (NHS) zone to a site specific Residential Office (RO*XXX) zone to facilitate the proposed use, and the remainder of the lands to a Natural Heritage System

Background

(NHS) zone, a site specific Future Development (FD*XXX) zone and a Future Development (FD) zone.

Figure 3 illustrates the proposed residential development, subject to the proposed Official Plan Amendment and Zoning By-law Amendment. The development proposes three six-storey apartment buildings, totalling 276 units. Parking is provided at a rate of 1.39 parking spaces per unit for a total of 483 parking spaces provided in a combination of surface and underground parking. Access is proposed from Regional Road 25 and Louis St. Laurent Avenue. The application is proposing approximately 2, 285 square metres of combined indoor and outdoor amenity space for the enjoyment of the residents. Figure 4 attached to this report also provides a conceptual rendering of the proposed built form.

The following reports and supporting materials have been submitted in support of the application and are currently under review:

- Completed Application Forms for Official Plan Amendment, Plan of Subdivision and Zoning By-law Amendment
- Arborist Report, dated July 2020, prepared by LGL Limited.
- Architectural Package, dated March 9, 2020, prepared by ATA Architects Inc.
- Draft Plan of Subdivision, dated July 23, 2020, prepared by J.H. Gelbloom Surveying Limited.
- Environmental Impact Assessment, dated June 2020, prepared by LGL Limited.
- Erosion and Sediment Control Plan, dated June 2020, prepared by a.m. candaras associates inc.
- Geotechnical Investigation, dated March 30, 2020, prepared by Terraprobe Inc.
- Hydrogeological Investigation, dated February 7, 2020, prepared by Terraprobe Inc.
- Legal Survey, dated June 26, 2017, prepared by Rady-Pentak and Edward Surveying Ltd.
- Noise Feasibility Study, dated July 24, 2020, prepared by Howe Gastmeier Chapnik Limited.
- Phase 1 Environmental Site Assessment, dated September 8, 2017, prepared by Terraprobe Inc.
- Phase 2 Environmental Site Assessment, November 25, 2019, prepared by Terraprobe Inc.
- Phase 1 and Phase 2 Environmental Assessment Reliance Letter, dated January 10, 2020, prepared by Terraprobe Inc.
- Planning Justification Report, dated July 2020, prepared by Wellings Planning Consultants Inc.
- Public Consultation Strategy, dated July 2020, prepared by Wellings Planning Consultants Inc.

Background

- Stage 1 and Stage 2 Archaeological Assessment, dated September 12, 2017, prepared by Archaeological Assessments Ltd.
- Stormwater Management and Functional Servicing Report, dated June 24, 2020, prepared by a.m. candaras associated inc.
- Transportation Impact, Parking and Travel Demand Management, dated July 2020, prepared by Paradigm Transportation Solutions.
- Urban Design Brief and Shadow Analysis, dated June 30, 2020, prepared by ATA Architects Inc.
- Draft Official Plan and Zoning By-law Amendment

Discussion

Planning Policy

The subject lands are designated Residential Area, Natural Heritage System and Residential Office Area, as shown on Schedule B- Urban Area Land Use Plan of the Town of Milton Official Plan. The Residential Area designation means that the uses shall be primarily low to medium density residential dwellings. The purpose of the Natural Heritage System is to protect areas which have been identified as having environmental significance and to establish a Natural Heritage System which achieves an enhanced natural habitat and ecological functions that will be resilient to the impacts of the adjacent urban development. The Natural Heritage Area reflects the Sixteen Mile Creek which traverses the property. The Residential Office Area designation means that the main permitted uses will be primarily high rise residential uses at a maximum density of 150 units per hectare, but may also include office and accessory local commercial uses which are located in the residential or office buildings, particularly adjacent to gateways and major institutional uses. The area of the proposed three six-storey buildings and associated parking is fully contained within the Residential Office Area designation.

Additionally, the subject property is located at the intersection of two intensification corridors, being Regional Road 25 and Louis St. Laurent Avenue, as shown on Schedule K- Intensification Areas. Intensification Corridors are defined as “Intensification Areas identified along major roads, arterials or higher order transit corridors that have the potential to provide a focus for high density mixed use development consistent with planned transit service levels”.

The lands are located within the Bristol Survey Secondary Plan and are designated Residential Office Area and Greenlands A Area with a special study area overlay. The Greenlands A area designation was the previous designation representing features such as the Sixteen Mile Creek which have now been replaced with the Natural Heritage designation. The Special Study Area designation shown is an overlay designation and

Discussion

applies to those lands where further study may be required with respect to planning, transportation, or environmental issues.

The applicants have applied for an Official Plan Amendment to increase the maximum density to 198 units per hectare. The draft Official Plan Amendment is attached as Appendix 1.

Zoning By-law 016-2014, as amended

The lands are currently zoned Future Development (FD) zone and Natural Heritage System (NHS) zone. As the Future Development zone only permits existing uses, a Zoning By-law Amendment is required to facilitate the proposed development. Specifically, the Zoning By-law Amendment proposes a site specific Residential Office (RO*XXX) zone, Natural Heritage System (NHS) zone, a site specific Future Development (FD*XXX) zone and a Future Development (FD) zone. The site specific Residential Office (RO*XXX) zone will facilitate the proposed apartment building use and contain zone provisions and standards to accommodate the proposal. The site specific Future Development (FD*XXX) zone is to allow for the current single detached dwelling to remain while prohibiting any future additions/expansions thereto. Any development within the lands zoned Future Development (FD and FD*XXX) will require an additional Zoning By-law Amendment. A draft Zoning By-law is attached as Appendix 2.

Site Plan Control

Should the applications be approved, a site plan application and site plan approval will be required prior to the development proceeding.

Public Consultation and Review Process

Notice for the public meeting was provided pursuant to the requirements of the Planning Act.

The applicants held a virtual Public Information Session on October 29, 2020 which was attended by members of Council, interested residents and staff. The applicants presented the proposal and offered a short question and answer period.

Staff has identified the following issues to be reviewed:

- Site Design, Built Form, Density and Urban Design
- Land Use Compatibility
- Traffic Impacts, Pedestrian and Vehicle Access/Circulation
- Environmental Impacts



Discussion

- Consistency with PPS and conformity with Growth Plan for the Greater Golden Horseshoe
- Servicing and Stormwater Management.

Financial Impact

None arising from this Report

Respectfully submitted,

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

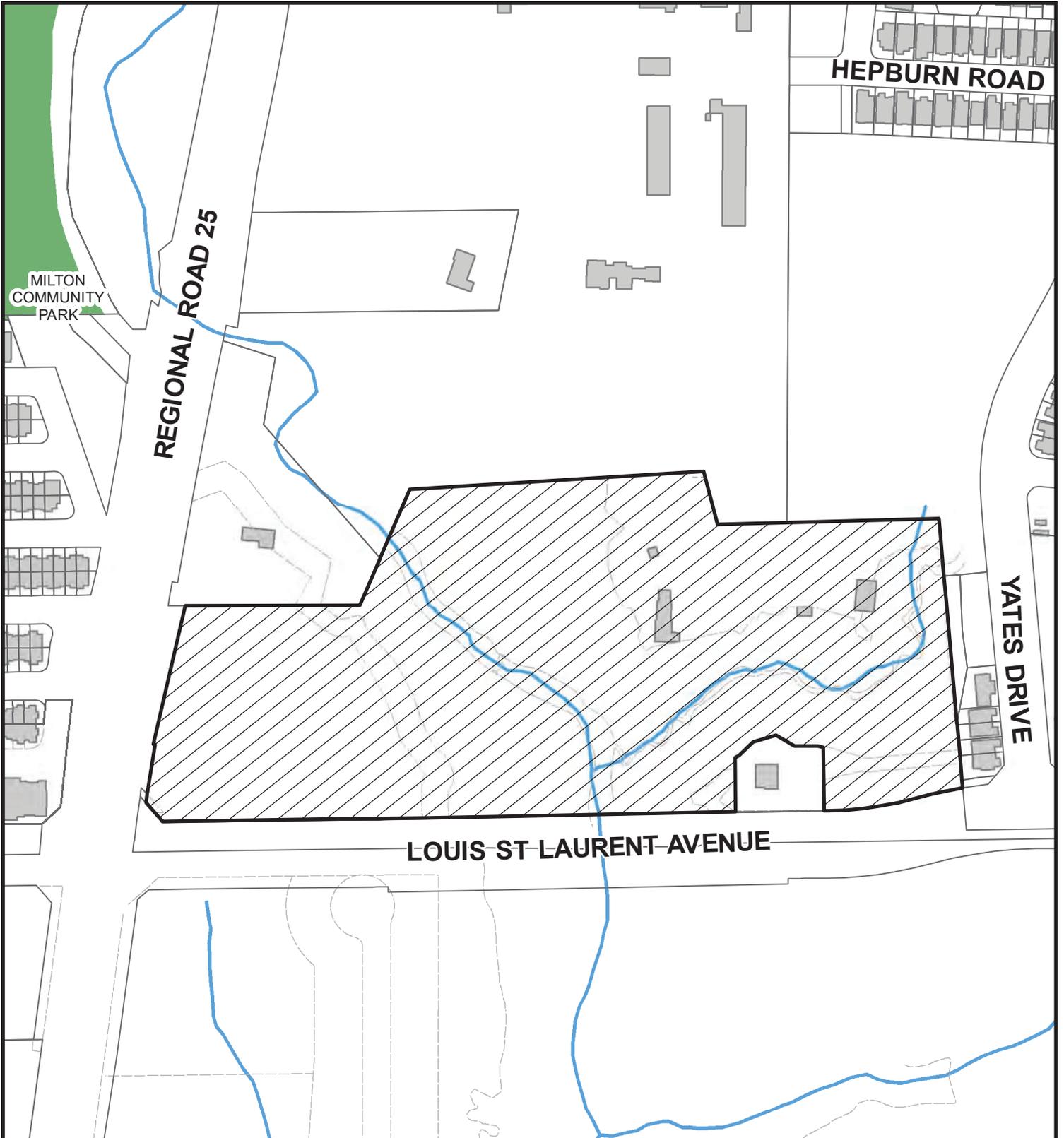
For questions, please contact: Aaron Raymond, MCIP,RPP, Phone: Ext. 2313
Senior Planner

Attachments

Figure 1 - Location Map
Figure 2- Draft Plan of Subdivision
Figure 3- Concept Plan
Figure 4 - Built Form Rendering (non contextual)
Appendix 1 -Draft Official Plan Amendment and Schedule
Appendix 2 -Draft Zoning By-law Amendment and Schedule

CAO Approval
Andrew M. Siltala
Chief Administrative Officer

FIGURE 1 LOCATION MAP



Council Meeting Date:
January 18, 2021

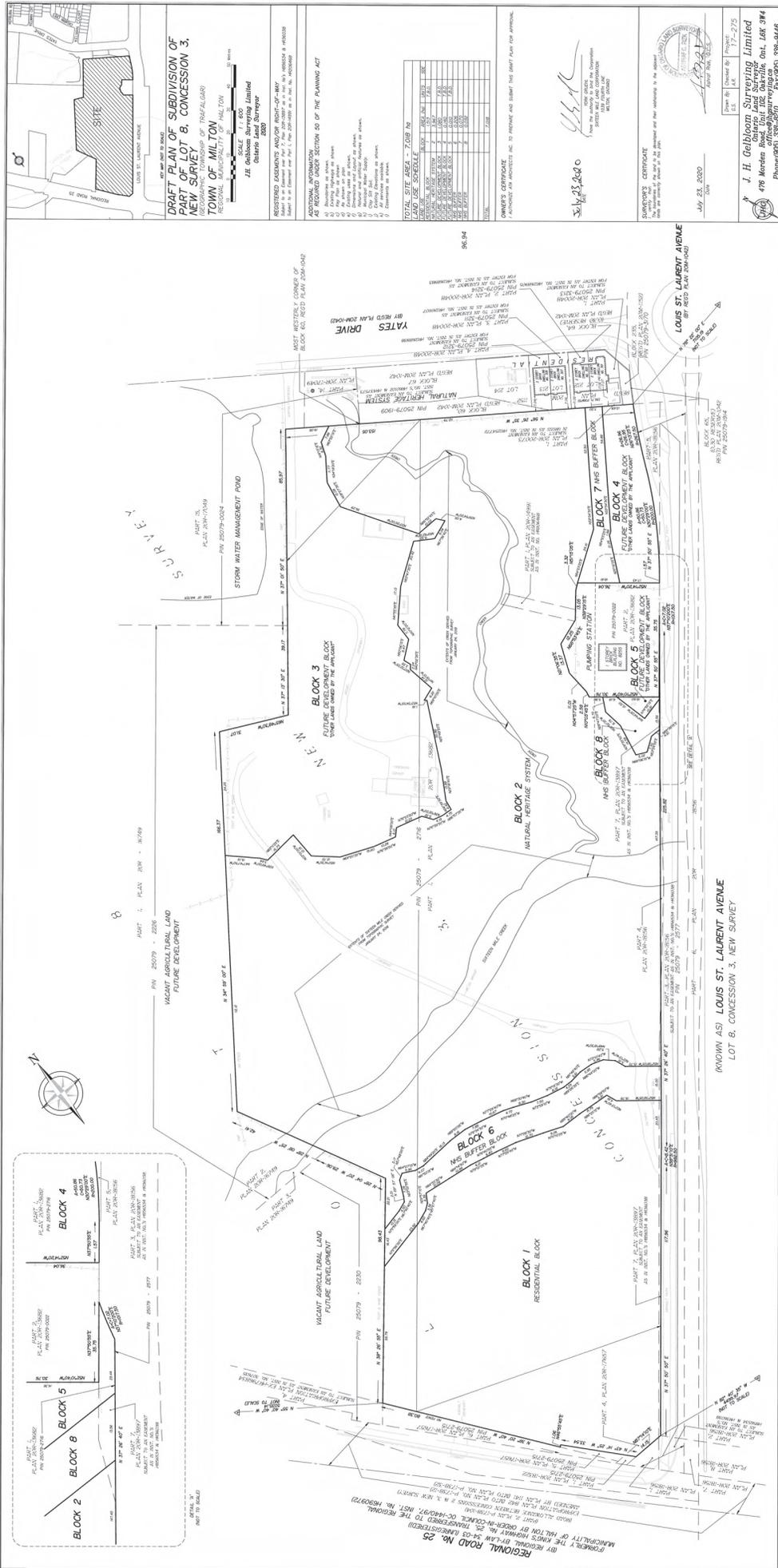
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Files: Z-16/20
24T-20007/M

Development Services Department



Subject Property





THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. XXX.2021

BEING A BY-LAW OF THE TOWN OF MILTON TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTION 17 OF THE PLANNING ACT, AS AMENDED, IN RESPECT OF THE LANDS LEGALLY DESCRIBED AS PART OF LOT 8, CONCESSION 3, FORMER GEOGRAPHIC SURVEY OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (SIXTEEN MILE LAND CORP AND YATES LAND MILTON CORP.) (FILE: LOPA-05/20)

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

1. Amendment No. XX to the Official Plan of the Town of Milton, to amend Policy 4.11 and I1 of the Town of Milton Official Plan to provide for permission for the development of three six-storey residential buildings with a maximum density of 198 units per net hectare at lands legally described as Part of Lot 8, Concession 3, Former Geographic Survey of Trafalgar, Town of Milton, Regional Municipality of Halton, consisting of the attached maps and explanatory text, is hereby adopted.
2. Pursuant to Subsection 17(27) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, this Official Plan Amendment comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to Subsections 17 (24) and (25). Where one or more appeals have been filed under Subsection 17 24) or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Local Planning Appeal Tribunal.
3. In the event that the Regional Municipality of Halton, being the Approval Authority, has declared this Official Plan Amendment to not be exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the aforementioned Amendment Number XX to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON _____, 2021

Gordon Krantz Mayor

Meaghen Reid Town Clerk

**AMENDMENT NO. ___ TO THE OFFICIAL PLAN
OF THE TOWN OF MILTON**

PART I - THE PREAMBLE, does not constitute part of this Amendment

PART II - THE AMENDMENT consisting of the following text, including changes to Official Plan Schedules and the addition of a new Official Plan constitutes Amendment No. ___ to the Official Plan of the Town of Milton

DRAFT

PART I – THE PREMABLE

THE TITLE

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

Amendment No. ___ to the Official Plan of the Town of Milton.

Northeast corner of Regional Road 25 and Louis St. Laurent Avenue.

PURPOSE OF THIS AMENDMENT

The purpose of the amendment is to amend the density permissions for the subject lands. The lands are approximately 1.513 hectares (3.73 acres) in size and located east of Regional Road 25 between Louis St. Laurent Avenue to the south and Sixteen Mile Creek to the east. The lands will remain within the current “Residential/Office Area” land use designation however a maximum residential density of 198 units per hectare, based on the proposed 276 apartment units, may be permitted. The current permitted density under the Town of Milton Official Plan is 150 units per net hectare.

LOCATION OF THE AMENDMENT

The subject lands are legally described as Part of Lot 8, Concession 3, Former Geographic Survey of Trafalgar, Town of Milton, Regional Municipality of Halton.

BASIS OF THE AMENDMENT

The subject lands are designated “Residential/Office Area” by the Official Plan which allows for a minimum residential density of 85 units per net hectare and a maximum density of 150 units per net hectare. The amendment proposes a site-specific policy within the “Residential/Office Area” designation to permit a maximum density of 198 units per net residential hectare. The proposed mid-rise development at a slightly higher density is appropriate at a gateway location along a Major Arterial Road identified as an Intensification Corridor. The proposed apartment buildings provide adequate setbacks from adjacent properties, are compatible and will not result in an unacceptable shadow impact.

PART II – THE AMENDMENT

All of this part of the document entitled Part II – THE AMENDMENT consisting of the following text constitutes Amendment No. ___ to the Official Plan of the Town of Milton.

DETAILS OF THE AMENDMENT

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

1.0 Map Change

- 1.1 Amending Schedule I1 – “Urban Area Specific Policy Areas” by adding Special Policy Area No. XX to the lands known legally as Part of Lot 8, Concession 3, Former Geographic Survey of Trafalgar, Town of Milton, Regional Municipality of Halton.

2.0 Text Change

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

4.11.3.XX Notwithstanding Section 3.3 (Residential Office Section) the lands identified as Specific Policy Area No. XX on Schedule I1 of this Plan, being the lands – legally known as Part of Lot 8, Concession 3, Former Geographic Survey of Trafalgar, Town of Milton, Regional Municipality of Halton may be developed to provide three six-storey residential buildings with a maximum density of 198 units per net hectare.

TOWN OF MILTON OFFICIAL PLAN

Schedule I1

URBAN AREA
SPECIFIC POLICY AREAS
Refer to sections 4.11 & 3.8.3.2

Files: Z 16/20 & 24T-20007/M

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

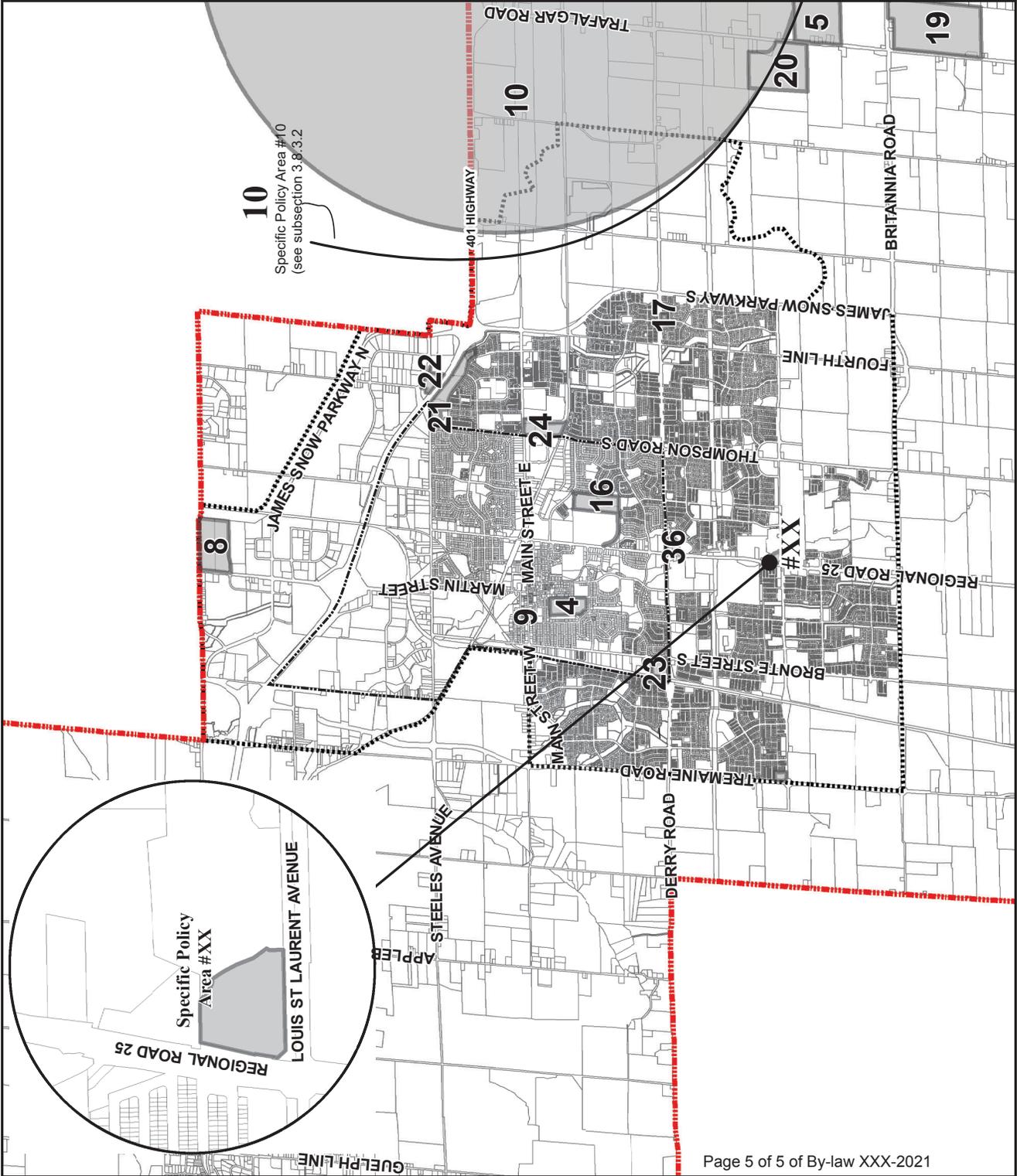
-  SPECIFIC POLICY AREA
- XX** SPECIFIC POLICY NUMBER



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

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Consolidated August 2008, Edited November, 2020



THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NUMBER XXX-2021

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, AS AMENDED, IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 8, CONCESSION 3, FORMER GEOGRAPHIC SURVEY OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (SIXTEEN MILE LAND CORP AND YATES LAND (MILTON CORP.) FILE: 16/20

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

AND WHEREAS the Town of Milton Official Plan will provide for the lands affected by this By-law to be zoned as set forth in this By-law upon the approval of Official Plan Amendment Number XX;

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

- 1.0 **THAT** Schedule A – Urban Area Zoning to Comprehensive Zoning By-law 016-2014, as amended, is hereby amended by changing the existing Future Development (FD) and Natural Heritage System (NHS) Zones to a site specific Residential Office (RO*XXX) zone, Natural Heritage System (NHS) zone, a site specific Future Development (FD*XXX) zone and a Future Development (FD) zone symbol on the lands shown on Schedule “A” attached hereto.
- 2.0 **THAT** Section 13.1.1 of the Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding subsection 13.1.1.xxx as follows:

For lands zoned Residential Office (RO*XXX) the following provisions also apply:

Zone Standards:

Notwithstanding the regulations of the Residential Office (RO) Zone Table 6E of Zoning By-law 016-2014 to the contrary, the following zone standards shall apply:

- a) Maximum Number of Units – 276 units
- b) For the purposes of this By-law, Louis St. Laurent Avenue shall be considered the front yard.
- c) Minimum Interior Side Yard Setback (east property line) – 4.5 metres

- d) Minimum Rear Yard Setback – 7.5 metres.
- f) Minimum Number of Resident and Visitor Parking Spaces – 1.39 spaces per unit

All other regulations of the RO Zone of Comprehensive Zoning By-law, as amended, 016-2014 shall apply.

3.0 THAT Section 13.1 is amended by adding Section 13.1.1.XXX to read as follows:

For lands zoned Future Development (FD*XXX) the following provisions also apply:

Zone Provision:

Notwithstanding the regulations of the Future Development zone – Section 12.1 – Permitted Uses, no additions to existing buildings and structures are permitted.

4.0 AND 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 Tribunal's Order is issued directing the amendment(s).

PASSED IN OPEN COUNCIL ON _____

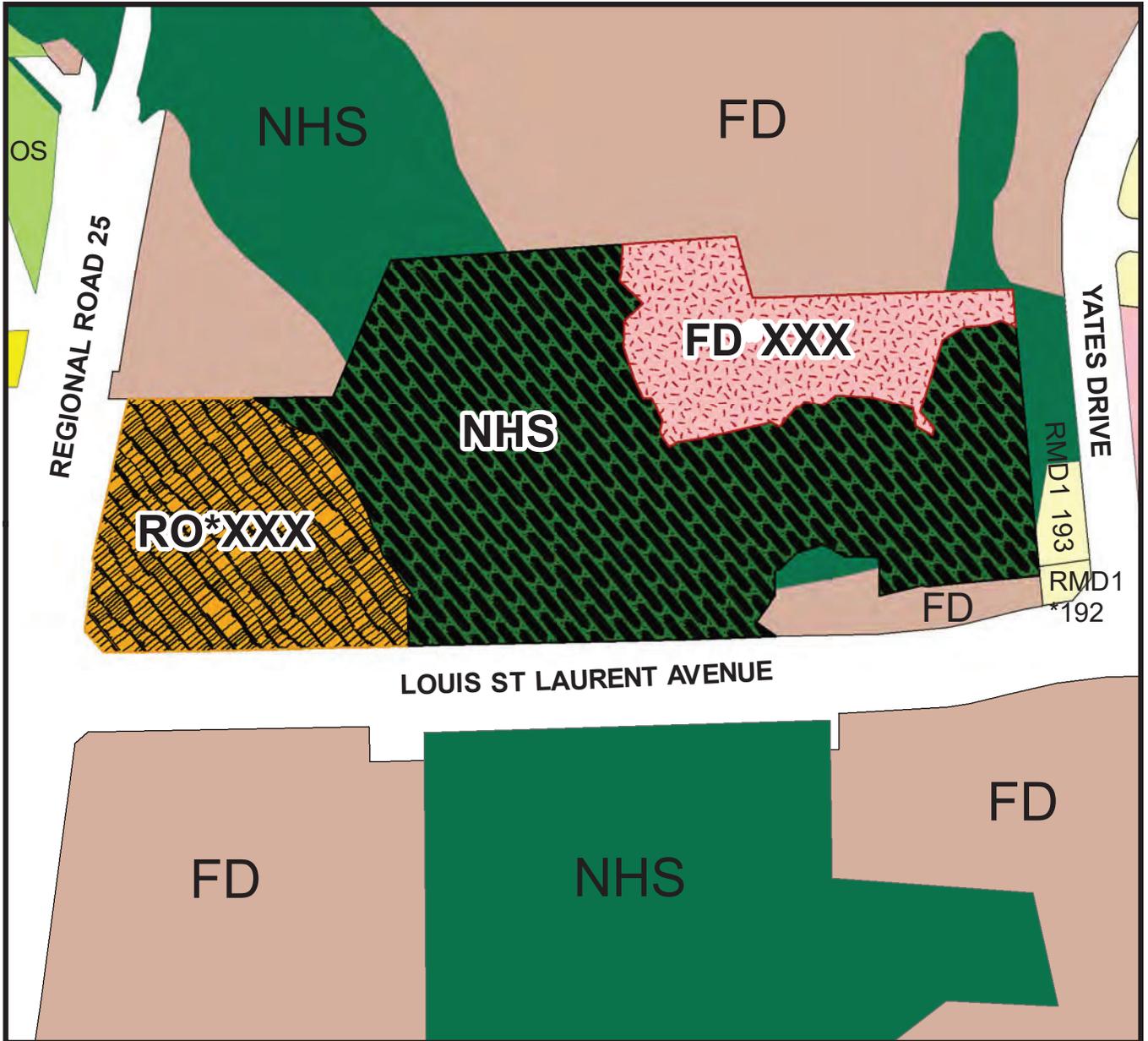
Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

**SCHEDULE A
TO BY-LAW No. -2021**

TOWN OF MILTON

PART LOT 8 CONCESSION 3 TRAFALGAR NEW SURVEY &
PART OF PART 1 ON RP 20R13682 PART OF PART 1 ON RP 20R14991
PART OF PART 4 ON RP 20R17657
Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. _____ PASSED
THIS ___ DAY OF _____, 2021.

-  FD XXX - Future Development Zone Special
-  NHS - Natural Heritage System Zone
-  RO XXX - Residential Office Zone Special



MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

Z-16/20
24T-20007/M