



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Development Services

Date: February 8, 2021

Report No: DS-009-21

Subject: Public Meeting and Initial Report- Official Plan Amendment and Zoning By-law Amendment Application by Village Developments Inc. and Ornella Group Inc., applicable to lands legally described as Part Lot 13, Concession 1, (NS) Trafalgar, known municipally as 180 and 194 Bronte Street South. (Town Files: LOPA 08/20 and Z-17/20)

Recommendation: THAT Development Services Report DS-009-21 BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

Applications have been made seeking amendments to the Town of Milton Official Plan and Comprehensive Zoning By-law to facilitate the re-development of the subject lands and to construct a nine-storey apartment building with associated parking. The Official Plan Amendment is proposing to retain the current Residential Office Area designation and increase the maximum density to 354 units per hectare with a maximum height of nine storeys whereas 150 units per hectare and eight storeys is currently permitted in the Residential Office designation. The Zoning By-law Amendment application is proposing to replace the existing Residential Medium Density 1 (RMD1) and site specific Residential Medium Density 1 (RMD1*42) zones and replace with a site specific Residential Office (RO*XX) zone to accommodate the proposed development.

The applications are complete pursuant to the requirements of the Planning Act and are being processed accordingly. Upon completion of 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:

Ornella Group Inc. & Village Developments Inc., 7686 Appleby Line, Milton, Ontario.

Background

Applicant:

Batory Management, 655 Annland Street, Pickering, Ontario.

Location:

The subject lands are located on the west side of Bronte Street South at Barton Street, and are known municipally as 180 Bronte Street South, 182 Bronte Street South, 184 Bronte Street South, 190 Bronte Street South and 194 Bronte Street South. Surrounding land uses are predominantly a mix of low, medium and high density residential uses. A CN Rail line runs along the rear of the subject lands to the west.

Currently existing on the subject lands, which consists of two properties to be consolidated, are three townhouse buildings containing multiple dwelling units and two single detached dwellings. These existing structures will be removed to accommodate the proposed development.

Proposal:

Figure 2 illustrates the proposed residential development. The proposal consists of a 9-storey residential apartment building containing 271 apartment dwelling units which corresponds to a density of 354 units per net hectare. The apartment will contain a mix of bachelor (7 units), one bedroom (106 units), one bedroom with den (82 units) and two bedroom units (76 units). The applicant has indicated the proposed building will be rental apartments. The development proposes a total of 426 vehicle parking spaces, 71 of which are proposed for visitors, and 255 bicycle parking spaces. Two levels of underground parking are proposed with vehicle access to the property provided via Bronte Street South. A total of 1,355 square metres of amenity space, of which 321 square metres located indoors and 1,034 square metres located outdoors, is proposed.

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

- Shadow Study, prepared by Architecture Unfolded, dated October 21, 2020;
- Waste Management Plan, prepared by Architecture Unfolded, dated October 21, 2020;
- Planning & Urban Design Rationale, prepared by Batory Management, dated October 2020;
- Public Consultation Strategy, prepared by Batory Management, dated October 28, 2020;
- Functional Servicing Report prepared by Skira & Associates, dated September 29, 2020;

Background

- Geotechnical Investigation, prepared by Terraprobe, dated September 23, 2020;
- Hydrogeological Report, prepared by Terraprobe, dated September 22, 2020;
- Transportation Impact Study, prepared by IBI Group, dated October 2, 2020;
- Phase 1 Environmental Site Assessment for 194 Bronte Street, prepared by Pinchin Environmental, dated January 24, 2019
- Phase 1 Environmental Site Assessment for 180-190 Bronte Road inclusive, prepared by S2S Environmental, dated April 16, 2019;
- Noise & Vibration Assessment, prepared by SLR, dated September 30, 2020;
- Tree Inventory & Preservation Report, prepared by Kuntz Forestry, dated March 13, 2020;

Discussion

The subject lands are designated Residential Office Area as shown on Schedule B - Urban Area Land Use Plan of the Town of Milton Official Plan. 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 and a maximum height of 8 storeys, 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.

Additionally, the lands are identified as an Intensification Area as shown on Schedule K - Intensification Area of the Official Plan. Intensification Areas are defined as “lands identified within the Urban Area that are to be the focus for accommodating intensification”.

The applicants have applied for an Official Plan Amendment to increase the maximum density to 354 units per hectare and a maximum height of 9 stories. The draft Official Plan Amendment is attached as Appendix 1.

Zoning By-law 016-2014, as amended

The subject lands are currently zoned Residential Medium Density 1 (RMD1) zone and a site specific Residential Medium Density 1 (RMD1*42) zone under the Town’s Zoning By-law. The RMD1 zone permits a variety of residential dwelling types including detached and townhouse dwellings, but does not permit apartment buildings. The site specific RMD1*42 contains provisions to accommodate the existing townhouse development on the property. As the current zoning on the lands does not permit apartment buildings, a Zoning By-law Amendment is required to facilitate the proposed development. Specifically, the site specific Residential Office (RO*XX) zone will facilitate the proposed apartment building use and contain zone provisions and standards to accommodate the proposal. The 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 January 6, 2021, which was attended by a member 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 resolved:

- Site Design
- Land use compatibility with surrounding land uses
- Built Form- Height and Shadow Impacts
- Density
- Traffic Impacts, Pedestrian and Vehicle Access/Circulation
- 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 - Concept Plan
Figure 3 - Built Form Rendering
Appendix 1 - Draft Official Plan Amendment and Schedule
Appendix 2 - Draft Zoning By-law Amendment and Schedule



The Corporation of the Town of Milton

Report #:
DS-009-21
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CAO Approval
Andrew M. Siltala
Chief Administrative Officer

FIGURE 1 LOCATION MAP

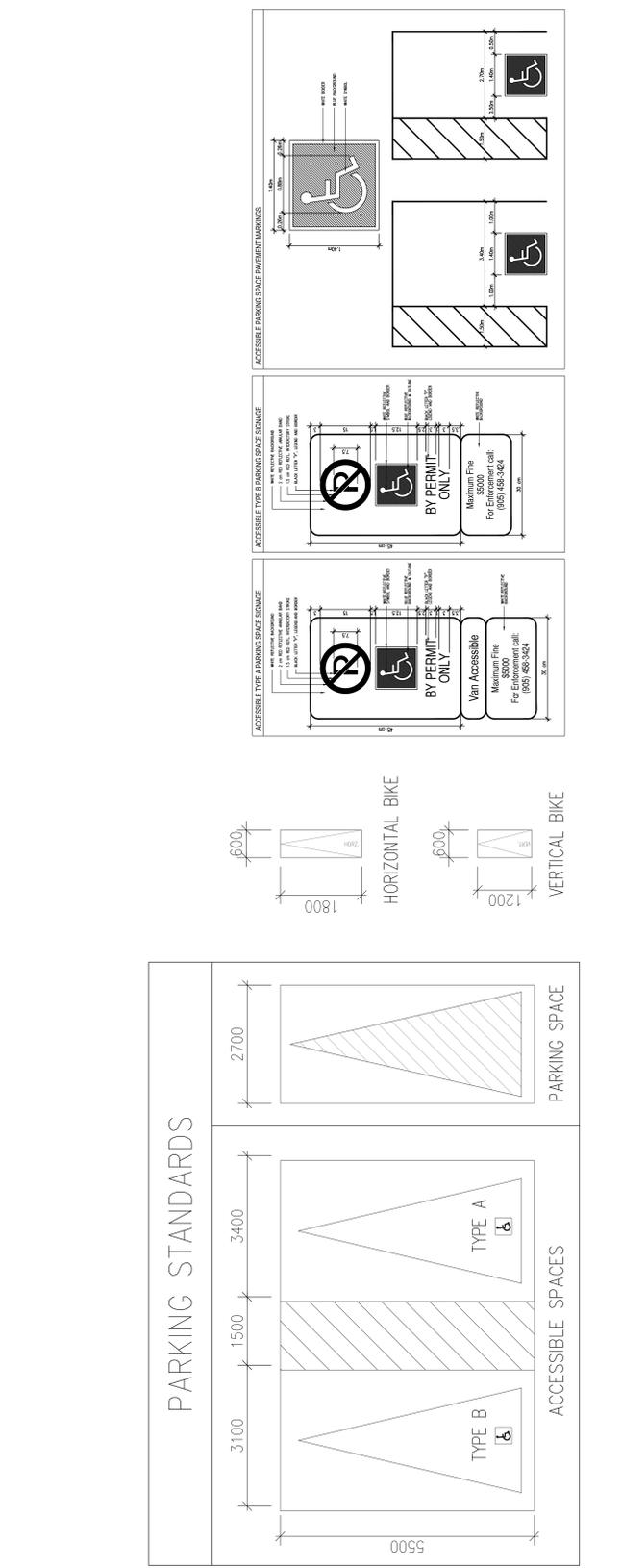


<p>Council Meeting Date: February 8, 2021</p>	<p>Scale: 1: 1,200</p>	<p>Files: Z-17/20 LOPA-08/20</p>	<p>Development Services Department</p>
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Subject Property

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notes:

STATISTICS		194 Bronte Rd S	
1. ZONING	N/A	DATE	10/21/20
2. SITE AREA	7,561.10 m ²	PROJECT #	24962
3. ESTABLISHED GRADE	81,386.02 R2	ACRES	1.87
4. PROPOSED BUILDING:			
GFA	21,079 m ²	235,892 R2	
BUILDING AREA / COVERAGE	2.79 FSI (GFA / SA)		
DENSITY	2.79		
RESIDENTIAL UNITS	271	TOTAL	271
PARKING	18,110		
LANDSCAPE COVERAGE	426		
SOFT-HANDICAPPED	0.0		
7. FLOOR AREA:			
LEVEL			
R2	3,783.30 m ²		
R2	7,242.29 m ²		
R2	22,092.2		
R2	1,310.42		
R2	14,212.9		
R2	1,970.00		
R2	21,084.5		
R2	8,361.00		
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notes:
1. issued for rezoning



10.21.20

architectural team:
frank suter
dena kabbaj-singh
rupoor bhattacha

- planning: bakery management
- interior: [blank]
- electrical: [blank]
- mechanical: [blank]
- landscape: baker turner inc.
- civil: [blank]
- signs & association: [blank]
- transportation: [blank]
- ib group: [blank]
- project: 104 BRONTE RD

FIGURE 3
DS-009-21

view

**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 MUNICIPALLY IDENTIFIED AS 180, 182, 184, 190, AND 194 BRONTE STREET SOUTH, LEGALLY DESCRIBED AS PART OF LOT 13, CONCESSION 1, NEW SURVEY, TOWN OF MILTON IN THE REGIONAL MUNICIPALITY OF HALTON (FILE NO. LOPA 08/20)

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 to amend Policy 4.11 and I1 of the Town of Milton Official Plan to provide for permission for the development of a 9-storey residential apartment building with a maximum density of 354 units per net hectare at lands located 180, 182, 184, 190, and 194 Bronte Street South and legally described as Part of Lot 13, Concession 1, New Survey, Town of Milton, 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 A. Krantz Mayor

Meaghen Reid Town Clerk

AMENDMENT NUMBER XX

TO THE OFFICIAL PLAN OF THE TOWN OF MILTON

PART 1 THE PREAMBLE, does not constitute part of this Amendment

PART 2 THE AMENDMENT, consisting of the following text constitutes
Amendment No. XX to the Official Plan of the Town of Milton

DRAFT

PART 1: THE PREAMBLE

THE TITLE

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

Amendment No. XX
To the Official Plan of the Town of Milton

180, 182, 184, 190, AND 194 Bronte Street South
(Part of Lot 13, Concession 1)
(Town of Milton)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to permit the development of the lands known municipally as 180, 182, 184, 190, and 194 Bronte Street South, with a maximum density of 354 units per net hectare to facilitate the development of a 9-storey residential apartment building.

LOCATION OF THE AMENDMENT

The subject property is located on the south west side of Bronte Street, opposite the intersection of Barton Street with an area of approximately 7,560 m² (81,386 ft²). The lands are legally described as Part of Lot 13, Concession 1, Town of Milton, Region of Halton and are municipally known as 180, 182, 184, 190, and 194 Bronte Street South.

BASIS OF THE AMENDMENT

Provincial Policy establishes the foundation for regulating the development and use of land to sustain healthy, liveable and safe communities, including accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long term needs. The focus of growth and development, including residential and employment intensification shall be directed to settlement areas where infrastructure and public amenities are available. Residential intensification includes infill development, the development of vacant or underutilized lots within previously developed areas, and the conversion and expansion of existing residential buildings to create new residential units for and/or employment uses. The type and scale of development, which should be more compact, and transition of built form to adjacent areas must also be considered. The subject lands are located within the Urban Area and is identified as an Intensification Area within the Town of Milton Official Plan.

The proposed amendment to permit the redevelopment of an underutilized site with a residential apartment development, containing a range of residential apartment unit sizes, in a compact 9-storey form designed in the character of a mid-rise building to fit within its surrounding context and transition appropriately to adjacent areas. The proposed development is located in an area with good access to local transit and active transportation infrastructure and will contribute to the achieving both the overall growth targets, and the targeted form of growth, established in Provincial, Regional, and Local policy.

The proposal is located within an area designed for intensification as identified in both the Halton Region Official Plan and the Milton Official Plan, including the prescribed minimum of 50 percent of new housing units produced annually in Halton to be in the form of townhouses or multi-storey buildings, as identified in the Regional Official Plan.

PART 2: THE AMENDMENT

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. XX to the Town of Milton Official Plan.

DETAILS OF THE AMENDMENT

The Town of Milton Official Plan is hereby amended by Official Plan Amendment No. XX, pursuant to Sections 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 Specific Policy Area No. XX to lands at 180, 182, 184, 190, and 194 Bronte Street South (Part of Lot 13, Concession 1, New Survey) as shown on Schedule ‘I1’ attached hereto.

2.0 Text Change

2.1 Adding the following text to Section 4.11.3 “Specific Policy Areas”:

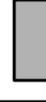
“4.11.3.XX The maximum permitted density of a development located on the lands identified as Specific Policy Area No. XX on Schedule I1 of this Plan, being 180, 182, 184, 190, and 194 Bronte Street South, is 354 units per net hectare. Further, the maximum permitted height on the lands identified as Specific Policy Area No. XX is 9 storeys.

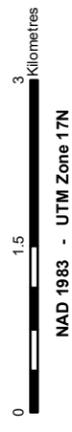
TOWN OF MILTON OFFICIAL PLAN

Schedule I1

**URBAN AREA
SPECIFIC POLICY AREAS**
(Refer to sections 4.11 & 3.8.3.2)

Files: LOPA 08/20 & Z 17/20

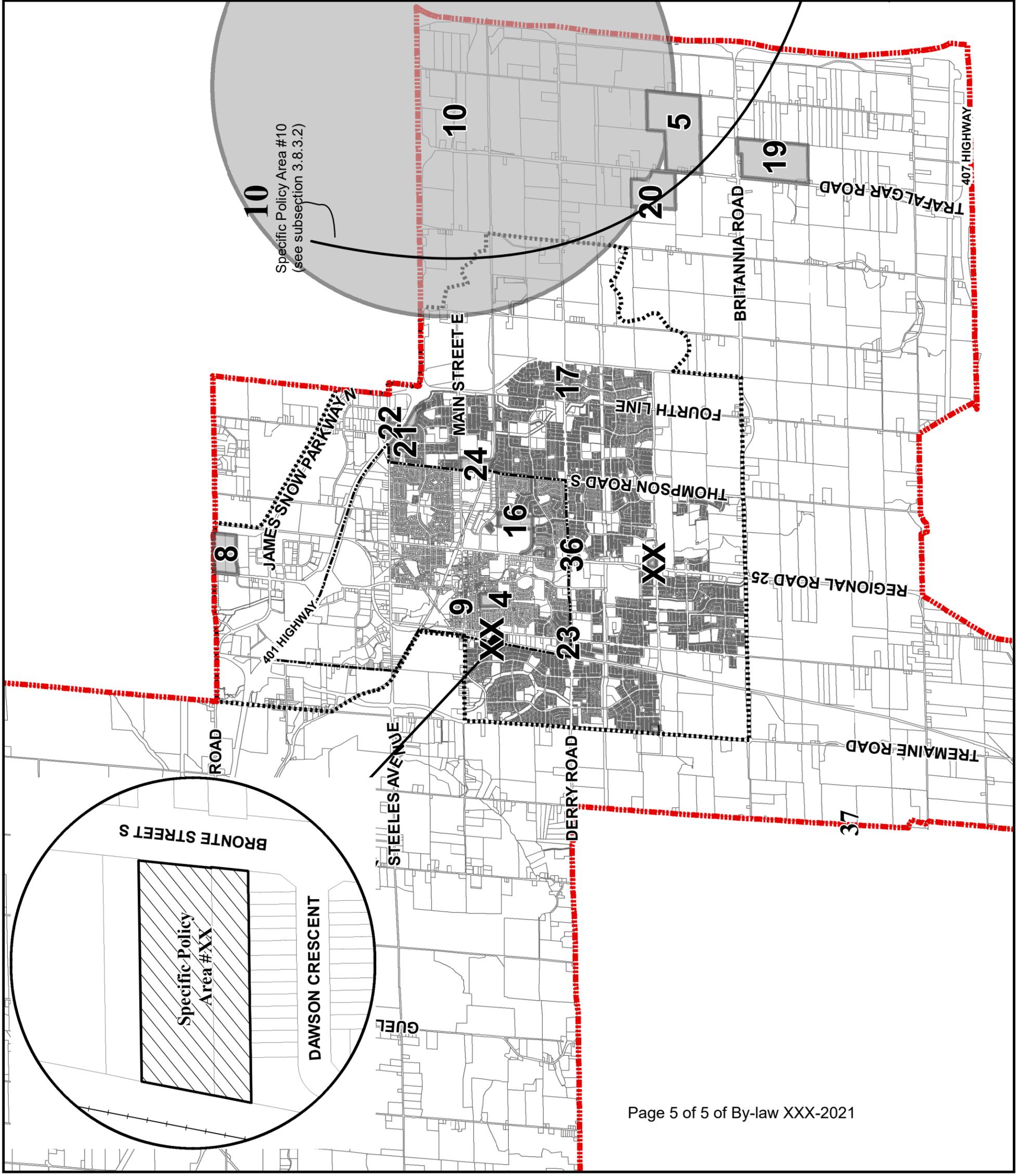
-  TOWN OF MILTON BOUNDARY
-  URBAN EXPANSION AREA BOUNDARY
-  EXISTING URBAN AREA BOUNDARY
-  RAILWAY
-  SPECIFIC POLICY AREA
- XX SPECIFIC POLICY NUMBER



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

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Consolidated August 2008, Edited January, 2021



**THE CORPORATION OF THE TOWN OF MILTON
BY-LAW NO. 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 IN RESPECT OF THE LANDS DESCRIBED PART OF LOT 13, CONCESSION 1, NEW SURVEY 180 TO 194 BRONTE STREET SOUTH TOWN OF MILTON (File: Z-17/20)

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 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 is hereby further amended by changing the existing Residential Medium Density I (RMDI) Zone symbol to a site specific Residential Office (RO*XXX) Zone symbol shown on Schedule A attached hereto;
- 2.0 THAT** Section 13.1 of By-law 016-2014 is hereby further amended by deleting Section 13.1.1.42 and adding subsection 13.1.1.xxx as follows: :

Residential Office (RO*XX) Zone

- (i) Definitions:

For the purpose of this by-law:

- a. **BALCONY** means a platform that may be partially enclosed projecting from the main wall of a building which is not supported by vertical uprights other than the wall itself except when located above a porch/veranda, patio or exclusive use driveway and which is only accessible from within the building.

- (ii) Zone Standards:

Notwithstanding any provisions to the contrary, for an Apartment Building, the following shall apply:

- a. Maximum number of apartment dwelling units: 271;
 - b. Maximum Height – 9 storeys
 - c. Maximum residential gross floor area: 21,200 m²;
 - d. Minimum front yard setback: 5.0 metres;
 - e. Minimum front yard setback above the 5th Storey: 12.0 metres;
 - f. Minimum rear yard setback: 0.0 metres;
 - g. Minimum side yard setback to the northwest: 7.0 metres;
 - h. No portion of any dwelling unit will be located within 20 metres of the rear lot line;
 - i. A minimum of 3.8 m² per dwelling unit of outdoor communal amenity space shall be provided on the lot and shall be maintained and operated by a common entity;
 - j. A minimum of 1.0 m² per dwelling unit of indoor communal amenity space shall be provided on the lot and shall be maintained and operated by a common entity; and,
 - k. No portion of a mechanical penthouse may be within 20 metres of a front lot line and 10 metres of a side lot line.
- (iii) Special Provisions:
- l. Notwithstanding the provisions of Section 4.5.i, Balconies, balconies are permitted in all yards for an Apartment Building, Apartment Building - Hybrid
 - m. Notwithstanding the provisions of Section 4.19.4, Exceptions to Height Requirements, the calculation of Building Height shall be exclusive of mechanical penthouses, rooftop equipment, elevator tower, stair tower

and/or architectural features such as parapets and screen walls.

- n. Notwithstanding Section 5.8.1, Table 5E, the minimum off-street parking requirements shall be:
 - i. 1.3 spaces per dwelling unit; and
 - ii. plus 0.25 visitor parking spaces per dwelling unit; and
 - iii. a minimum of 10 of the total parking spaces required by 3.0 (iv) f. i. and ii, above, will be accessible parking spaces.
- o. Notwithstanding Section 5.11, Table 5J, a minimum of 1 loading space is required

3.0 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 Tribunal's Order is issued directing the amendment or amendments.

PASSED IN OPEN COUNCIL ON 2021

Gordon A. Krantz Mayor

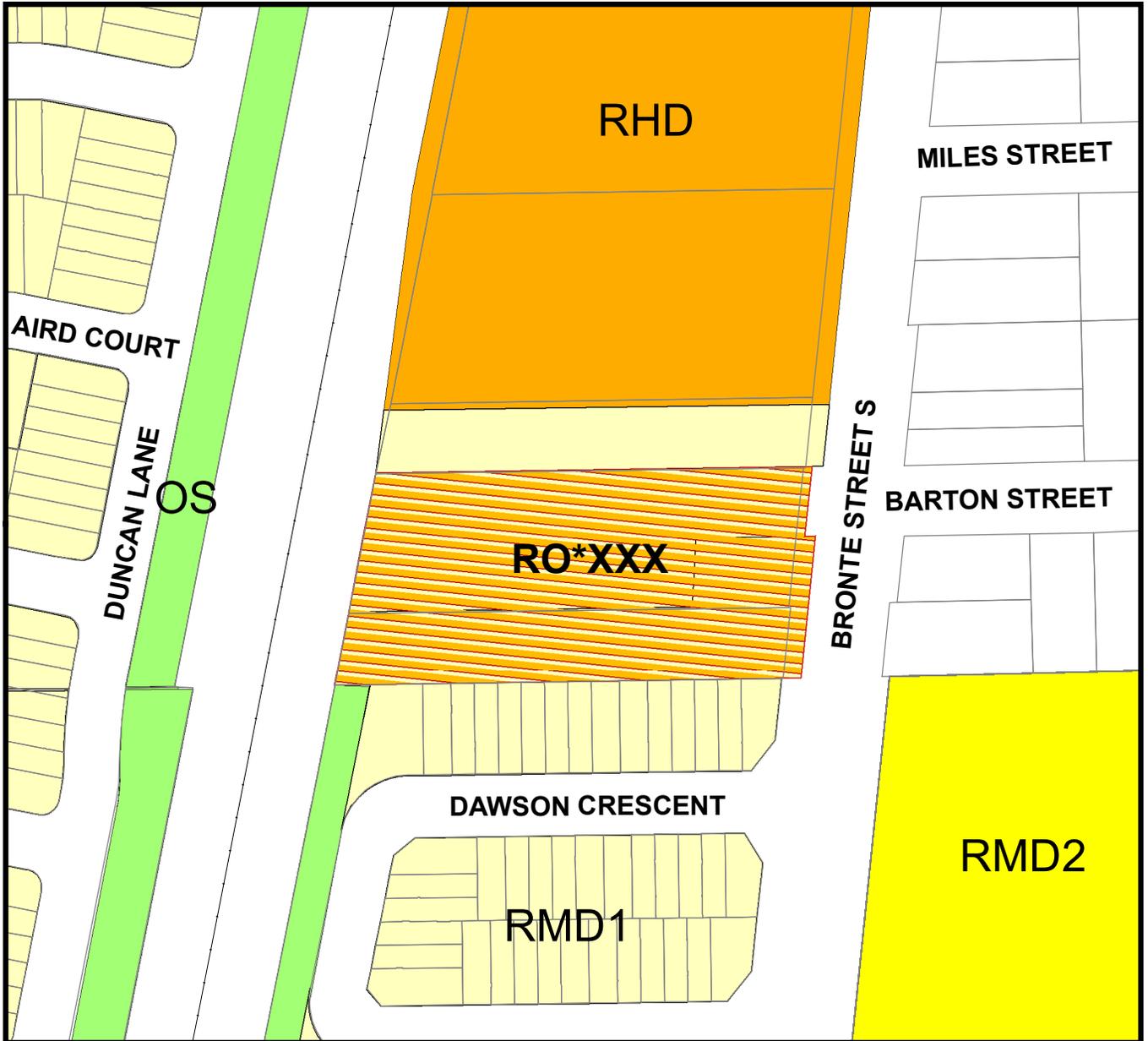
Meaghen Reid Town Clerk

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

TOWN OF MILTON

PART LOT 13 CONCESSION 1 RP 20R15364 PARTS 1 TO 3 TRAFALGAR NEW SURVEY
TOWN OF MILTON

Town of Milton



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

MAYOR - Gordon A. Krantz

DEPUTY CLERK- Meaghen Reid

-  RO*XXX - Residential Office Zone Special
-  RMD1 - Medium Density Residential 1 Zone
-  RHD - High Density Residential Zone
-  RMD2 - Medium Density Residential 2 Zone
-  OS - Open Space Zone

