



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Development Services

Date: April 12, 2021

Report No: DS-021-21

Subject: Public Meeting and Initial Report: Proposed Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment by Broccolini Real Estate Group/Sun Life Assurance Company of Canada for lands known as 6712 Fifth Line (Town Files: 24T-21001/M, LOPA-01/21 and Z-01/21)

Recommendation: THAT Report DS-021-21 BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The purpose of the proposed applications is to facilitate the development of four (4) buildings totalling approximately 91,500 square metres of warehouse and light industrial space, while maintaining the existing natural heritage system and further creating two additional blocks for future development. The proposed plan of subdivision, if approved, will create blocks for the proposed business park, natural heritage system, stormwater management facility and future development lands. The Official Plan Amendment seeks to permit surface parking spaces within the Street Oriented overlay area between the proposed building and Derry Road. The Zoning By-law Amendment seeks to rezone the lands to permit the use, and further establish zone standards specific to the proposed development.

The application is complete pursuant to the requirements of the Planning Act and is being processed accordingly. Upon completion of the consultation and review process, a Technical Report, including recommendations, will be prepared and brought forward for consideration by Council. The Technical Report will address any issues raised through the consultation and review process, including any comments received at the Public Meeting.

REPORT

Background

Owner: Sun Life Assurance Company of Canada

Applicant: Broccolini Real Estate Group

Location:

Background

The subject lands are municipally known as 6712 Fifth Line, on the west side of Fifth Line, South of Derry Road and east of James Snow Parkway (see Figure 1 - Location Map).

Site Description:

The subject lands are approximately 40.5 hectares (100 acres) in size with approximately 640 metres of frontage on Derry Road and 530 metres of frontage on Fifth Line. The lands are currently vacant.

Vacant agricultural lands intended for future Business Park development are present to the north of the subject property. To the west of the subject lands across James Snow Parkway are medium density residential dwellings, and to the east are existing low density residential dwellings and vacant agricultural lands intended for future Business Park development. Immediately south of the subject property is the Union Gas corridor, followed by vacant lands that are currently proposed for Business Park development.

Proposal:

The application seeks to facilitate the development of an industrial plan of subdivision to accommodate four buildings totaling approximately 91,500 square metres (985,000 square feet) of light industrial and warehousing spaces, as well as blocks for the natural heritage system, stormwater management pond, and future development at the corners of James Snow Parkway and Derry Road, and Derry Road and Fifth Line, respectively. The development further proposes 739 parking spaces at grade, which exceeds the minimum parking requirement identified in the Town's zoning by-law.

The application seeks to amend the Derry Green Corporate Business Park Secondary Plan of the Town's Official Plan to permit surface parking between all buildings and the south side of Derry Road within the Street Oriented Business Park designation.

The application seeks to rezone the subject lands from the current Future Development (FD) zone to Business Park (M1) zone to facilitate the development of four light industrial buildings and Stormwater Management (OS2) zone to facilitate the development of a stormwater management pond. The application seeks to maintain the existing Natural Heritage System (NHS) on the lands. The blocks at the corner of James Snow Parkway and Derry Road as well as Derry Road and Fifth Line will remain as Future Development (FD) zone until such time as these lands are contemplated for development at a later date.

Figure 2 shows the concept plan for the proposed plan of subdivision. The draft plan of subdivision includes one block for the proposed light industrial buildings, two blocks for future development, as well as two natural heritage blocks, and a stormwater management block.

The plans and documents, which have been submitted in support of the applications are listed below:

- Draft Plan of Subdivision prepared by Riepma Consulting Inc., dated October 2019;
- Site Plan prepared by Ware Malcomb, dated March 19, 2020;



Background

- Conceptual Plans prepared by Ware Malcomb, dated October 4, 2019;
- Planning Justification Report prepared by Riepma Consulting Inc., dated December 2020;
- Stage 1-2 Archaeological Assessment prepared by Bluestone Research Inc., dated December 2017;
- Transportation Impact Study prepared by Lea Consulting, dated September 2020;
- Phase One Environmental Site Assessment prepared by Pinchin, dated January 24, 2020;
- Phase Two Environmental Site Assessment prepared by Pinchin, dated June 5, 2020;
- Functional Servicing and Stormwater Management Report prepared by MGM Consulting Inc., dated January 15, 2021;
- Preliminary Geotechnical Investigation prepared by Pinchin, dated December 21, 2017;
- Hydrogeology Report prepared by DS Consultants Ltd., Dated December 5, 2019;
- Urban Design prepared by Riepma Consulting Inc. dated December 2020;
- Tree Inventory & Preservation Plan prepared by Brodie & Associates dated November 2019;
- Noise Impact Study prepared by GHD, dated May 6, 2020; and,
- Subwatershed Impact Study prepared by Jennifer Lawrence & Associates, dated December 2020.

Planning Policy

The subject lands are within the Urban Area of the Town of Milton. 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, Urban Area Land Use Plan, of OPA #31, the lands are designated Business Park Area and Natural Heritage Area. The main permitted uses within the Business Park Area designation are light industrial and office uses. The Natural Heritage System Area is intended to protect, maintain and enhance the natural heritage, hydrologic, and landform features and functions, as well as to improve or restore the quality and quantity of ground and surface water and the hydrologic functions of watersheds.

The subject lands are located within the Derry Green Corporate Business Park Secondary Plan Area. On Schedule C-9-B Land Use Plan, the lands are designated Business Park Area, Natural Heritage System, Prestige Office Area and also include the Gateway overlay, the Street Oriented Site overlay and the Natural Heritage Oriented Area. The intersection of James Snow Parkway is also identified as a Gateway in the Secondary Plan.



Background

It is staff's opinion that the proposed development generally conforms to the policies of the Town's Official Plan and the Derry Green Corporate Business Park Secondary Plan Area. However, an Official Plan Amendment is required to address the Street Oriented Site overlay adjacent to Derry Road.

The Street Oriented Site overlay requires development to be designed with street related sites and buildings, including a continuous frontage of buildings wherever feasible. It does not allow for parking to be located between the building and the street. The applicant is requesting one row of parking to be located between the front façade of Building 1 and Derry Road. As a result, an Official Plan Amendment is required.

A draft Official Plan Amendment and Schedule are attached to this report as Appendix 1.

Zoning By-law 016-2014, as amended

The subject lands are currently zoned Natural Heritage System (NHS) and Future Development (FD). Approval of the Zoning By-law Amendment to Business Park (M1) zone is required to permit the plan of subdivision and to facilitate the development of the proposed light industrial and warehouse buildings. The NHS zone will be refined in accordance with the findings of the environmental studies submitted with the application. The lands at the corner of James Snow Parkway and Derry Road as well as the lands at the corner of Derry Road and Fifth Line will remain FD until such time as development is proposed on these lands. Based on an initial review of the application, the proposal meets all requirements of the M1 zone. Through further review, should any additional provisions not be met, they will be included as part of the zoning by-law amendment.

A draft Zoning By-law and Schedule A are attached to this report as Appendix 2.

Site Plan Control

Should the Official Plan Amendment and Zoning By-law Amendment be approved, Site Plan Approval will be required prior to the development of the site.

Discussion

Notice of a complete application was provided on February 1, 2021.

Notice for the public meeting has been provided pursuant to the requirements of the Planning Act on March 18, 2021, through written notice to all properties within 200 metres of the subject lands, as well as an ad in the Milton Canadian Champion. The applications were circulated to the internal departments and external agencies on February 11, 2021. Town staff are currently in the process of completing a review of the first submission. The Town will provide detailed comments to the applicant to review and address. A resubmission will be required to address outstanding comments.

Staff have identified the following issues to be reviewed:

- Urban design, as it relates to the street-oriented area adjacent to Derry Road,



The Corporation of the Town of Milton

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Discussion

- Proposed uses, including ancillary uses;
- Traffic impacts;
- Stormwater management and site servicing; and
- Natural Heritage System impacts.

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

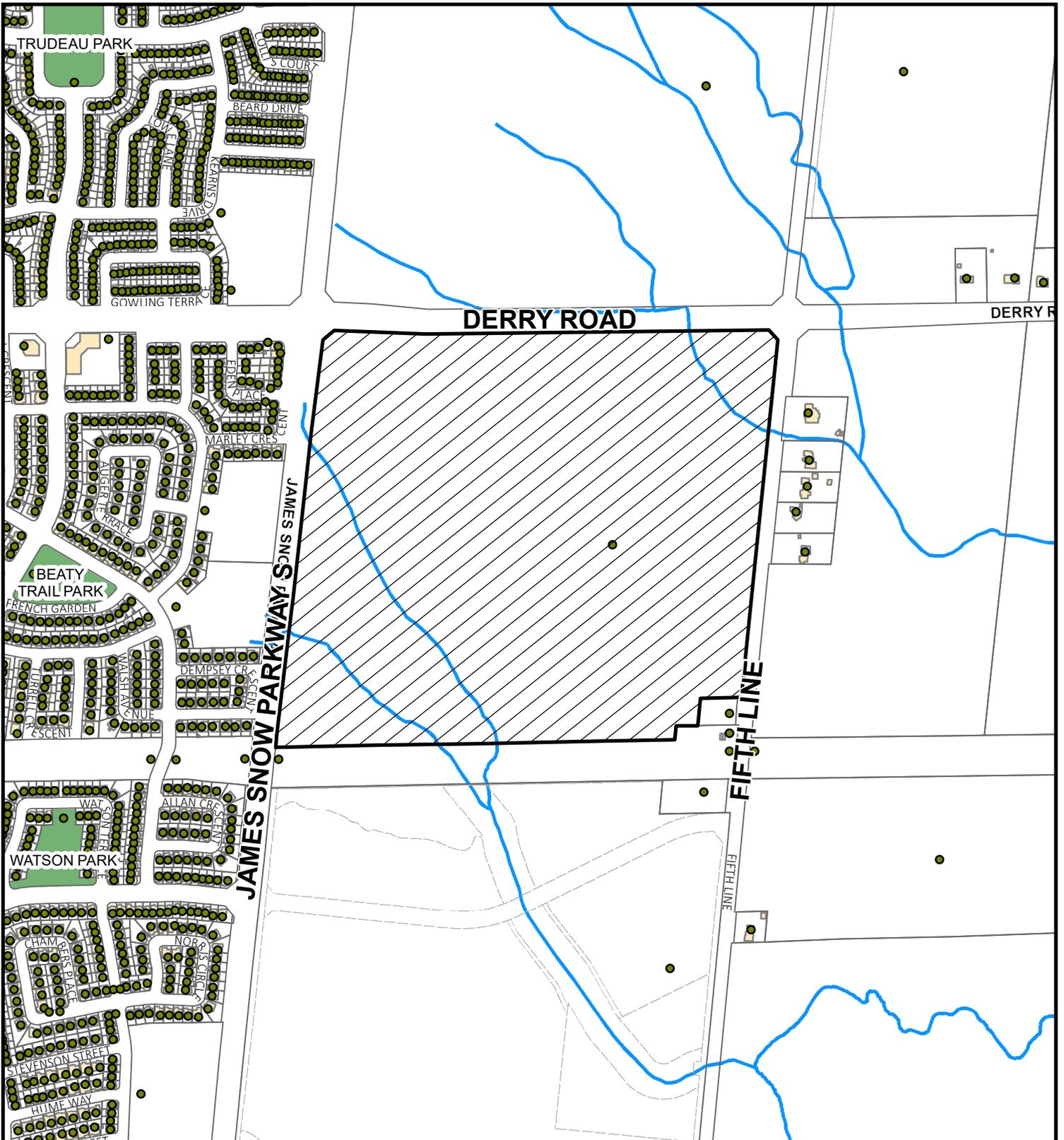
For questions, please contact: Mollie Kuchma, MSc, MPA, MCIP, RPP Ext. 2312
Senior Planner, Development Review

Attachments

Figure 1 - Location Map
Figure 2 - Concept Plan
Figure 3 - Draft Plan of Subdivision
Appendix 1 - Draft Official Plan Amendment & Schedule
Appendix 2 - Draft Zoning By-law & Schedule A

CAO Approval
Andrew M. Siltala
Chief Administrative Officer

FIGURE 1 LOCATION MAP



Council Meeting Date:
April 12, 2021

Scale: 1: 7,800

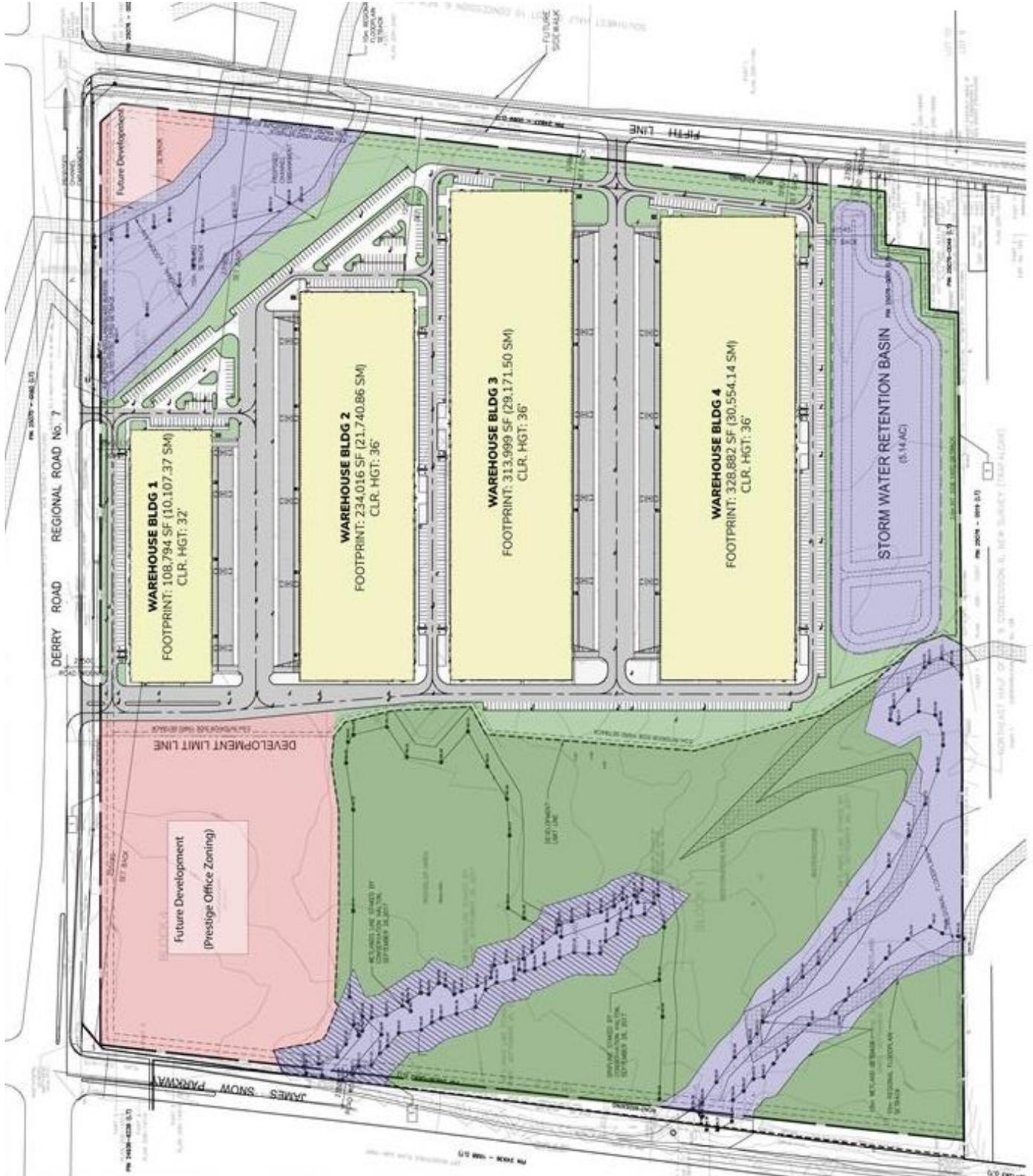
Files: Z-1/21, 24T/21001/M,
LOPA-01/21

Development Services Department



Subject Property

FIGURE 2
DS-021-21



The Corporation of the Town of Milton

By-law XX-2020

Being a Bylaw of the Town of Milton to adopt an amendment to the Town of Milton Official Plan pursuant to sections 17 and 21 of the *Planning Act*, to adopt Amendment XX to the Town of Milton Official Plan.

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

1. THAT Amendment XX to the Official Plan of the Corporation of the Town of Milton. Attached hereto, is hereby adopted.
2. THAT 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 subsection 17 (24) or (25). Where one or more appeals have been filed under subsection 17 (24) or (25) of the 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.

Mayor

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

Title

This amendment to the Official Plan of the Town of Milton is known as Amendment XX to the Official Plan of the Town of Milton Derry Green Corporate Business Park Secondary Plan.

Purpose

The purpose of this amendment is to Modify Section 4.11 to permit surface parking between all buildings and the south side of Derry Road within the Street Oriented Business Park designation between James Snow Parkway and Fifth Line.

Basis

This amendment permits automobile parking between Derry Road and buildings on the south side of Derry Road in order to provide separation between auto and truck traffic and to facilitate the functioning of the buildings on the site. The height and length of the proposed building will maintain the urban design principles of the Official Plan by maintaining a significant building presence adjacent to the street thereby creating a strong and attractive street edge.

DRAFT

Part 2 The Amendment

The Town of Milton Official Plan is hereby amended as follows:

1. By adding Section XX as follows:

XX Notwithstanding Section C.9.5.1.5 b) of the Derry Green Corporate Business Park Secondary Plan, surface parking is permitted between the building and the street within the Street Oriented Business Park designation on the south side of Derry Road between James Snow Parkway and Fifth Line.

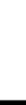
DRAFT

TOWN OF MILTON OFFICIAL PLAN

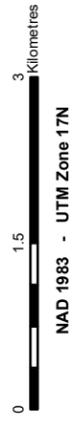
Schedule I1

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

Files: LOPA-01/21 & Z-01/21

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

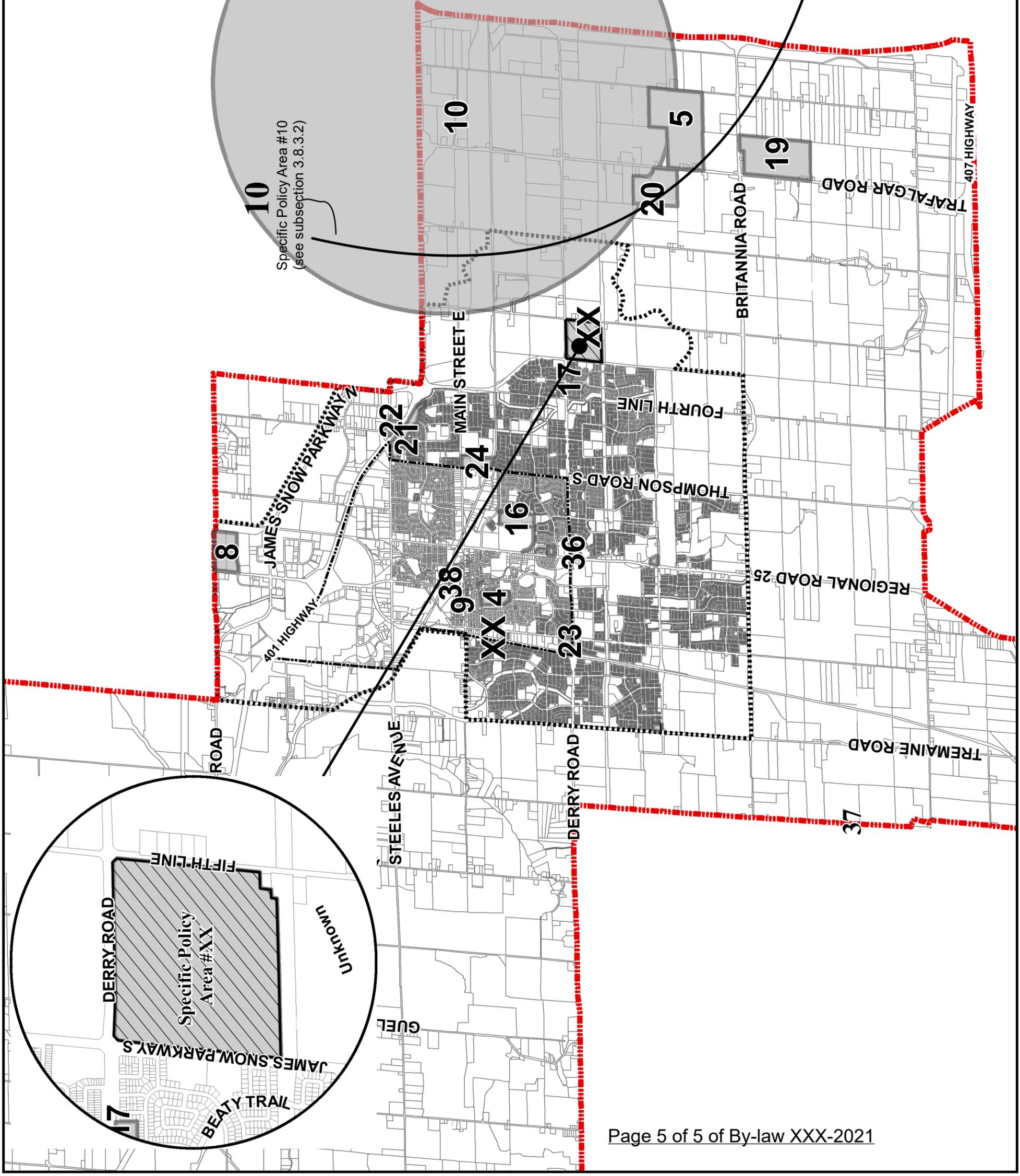
-  SPECIFIC POLICY AREA
- XX SPECIFIC POLICY NUMBER



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

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Consolidated August 2008, Edited March 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 AS PART OF LOT 10, CONCESSION 5 (NEW SURVEY) FORMER TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (Broccolin)

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 and the Derry Green Corporate Secondary 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. Schedule "A", of bylaw 016-2014 as amended is further amended as shown on Schedule A attached.

Passed in OPEN COUNCIL ON 2021

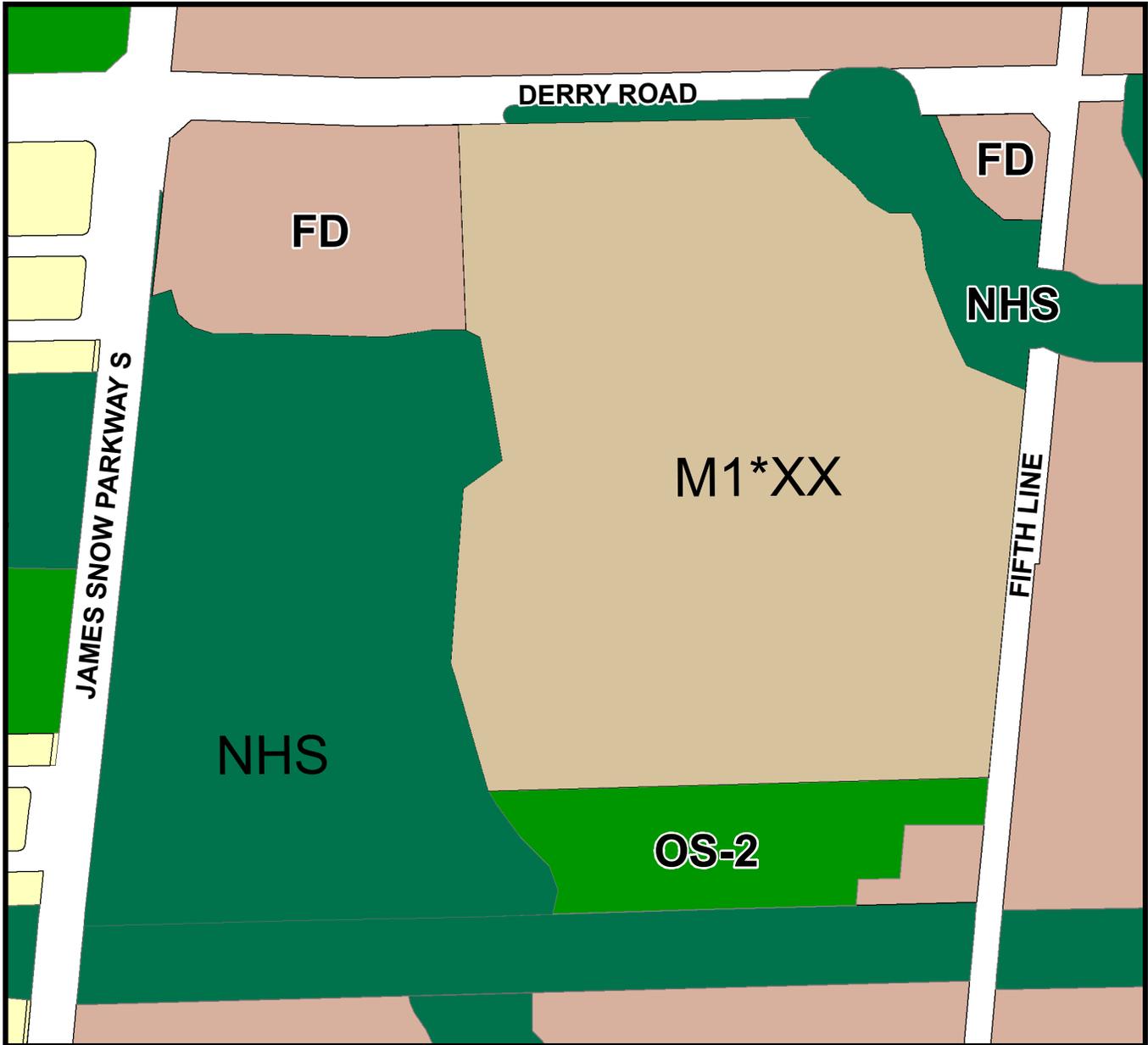
Mayor

Clerk

SCHEDULE A
TO BY-LAW No. -2021

TOWN OF MILTON
PART OF LOT 10, CONCESSION 5 NS
TOWN OF MILTON

Town of Milton



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

 M1*XX

 FD

 OS-2 - Open Space Zone 2

 NHS



MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

24T/21001/M,
LOPA-01/21
& Z-01/21