



# The Corporation of the Town of Milton

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Report To: Council

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From: Barbara Koopmans, Commissioner, Development Services

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Date: April 12, 2021

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Report No: DS-022-21

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Subject: Public Meeting and Initial Report - Proposed Amendment to the Zoning By-law by West Country Milton Ltd. to permit a seven-storey apartment building (Town File: Z-21/20)

**Recommendation: THAT Report DS-022-21, BE RECEIVED FOR INFORMATION**

## EXECUTIVE SUMMARY

The applicant has applied to amend the Town's Comprehensive Zoning By-law 016-2014, as amended, to permit the development of a 7-storey residential building on lands located on Clarrriage Court, west of Regional Road 25, south of Whitlock Avenue. The proposed building is rectangular in shape and situated inward on the site towards the existing townhouses in the subdivision. The proposal includes 226 residential condominium units (a combination of 1- and 2- bedroom units) with associated underground parking, bicycle parking and storage, landscaping and amenity areas. The proposed amendment would change the current Future Development (FD) Zone to a site-specific Residential Office (RO) Zone to permit the development as proposed.

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:** West Country Milton Ltd., 401 Vaughan Valley Boulevard, Woodbridge, Ontario

**Applicant:** Glen Schnarr & Associates Inc., 700-10 Kingsbridge Garden Circle, Mississauga, Ontario

**Location/Description:** The subject lands are located on Clarrriage Court, west of Regional Road 25, south of Whitlock Avenue. The lands are legally described as Block 41, Plan 20M-1206, Part of Lot 7, Concession 2, New Survey, Former Geographic Township of Trafalgar. The location of the property is illustrated in Figure 1 attached to this report.

## Background

The subject lands have a frontage of approximately 146 metres on Clarrriage Court and is approximately 0.72 hectares (1.79 acres) in size. The subject lands are currently occupied by a temporary sales office for the Country Homes subdivision.

Surrounding lands uses include medium density residential to the west and east, and a stormwater management pond to the south. The block of land immediately abutting the subject lands to the north, is designated “Residential/Office” in the Boyne Survey Secondary Plan. A zoning by-law amendment application has been submitted for the abutting lands to permit a 6-storey residential apartment building.

## Proposal:

The applicant is seeking an amendment to the Town’s Comprehensive Zoning By-law 016-2014, as amended, to permit the development of a 7-storey residential building containing 226 residential condominium dwelling units (to be a combination of 1- and 2-bedroom units). The proposed building is rectangular in shape and situated inward on the site toward the existing townhouses. Access to the development is proposed from Clarrriage Court with two site driveways: a one way driveway in front of the building; and, the main access to the underground garage. Two levels of underground parking is proposed with a total of 373 parking spaces (i.e. 316 tenant parking spaces, and 57 visitor parking spaces). Layby parking is proposed at grade near the principal entrance. Short term bicycle parking spaces are provided at grade for visitors, and bicycle lockers for tenants are provided in the underground parking structure. Private and shared amenity areas, as well as landscaping, are also provided as part of the proposed development.

A site plan and building elevations are attached as Figures 2 and 3 to this report.

The following information has been submitted in support of the Zoning By-law Amendment application, and are currently under review:

- Legal Plan of Survey, prepared by R-PE Surveying Ltd., dated June 24, 2020;
- Plan of Subdivision for West Country Milton Ltd. (20M-1206), prepared by R-PE Surveying Ltd., registered on July 26, 2018;
- Planning Justification Report (including Public Engagement Strategy), prepared by Glen Schnarr & Associates Inc., dated December 2020;
- Draft Implementing Zoning By-Law, prepared by Glen Schnarr & Associates Inc., undated;
- Cover Sheet and Site Statistics (A100), prepared by Quadrangle Architects, dated December 2020;
- Site Plan (A101.S), prepared by Quadrangle Architects, dated December 2020;
- Waste Management Plan (A102.S), prepared by Quadrangle Architects, dated December 2020;



## Background

- Underground Parking Plan(s) (A151.S), prepared by Quadrangle Architects, dated December 2020;
- Floor Plans and Roof Plans (A201.S, A202.S, A203.S, A204.S), prepared by Quadrangle Architects, dated December 2020;
- Building Elevations (A401.S), prepared by Quadrangle Architects, dated December 2020;
- Building Sections (A451.S), prepared by Quadrangle Architects, dated December 2020;
- 2D/3D Concept, prepared by Quadrangle Architects, dated December 2020;
- Shadow Study, prepared by Quadrangle Architects, dated December 2020;
- Urban Design Brief, prepared by Quadrangle Architects, dated December 2020;
- Conceptual Servicing Plan (E20-036-01), prepared by Condeland Engineering dated December 2020;
- Conceptual Grading Plan (E20-036-02), prepared by Condeland Engineering dated December 2020;
- Site Servicing and Stormwater Management Report, prepared by Condeland Engineering, dated December 2020;
- Landscape Plan (L100), prepared by Strybos Barron King Landscape Architecture, dated December 2020;
- Confirmation of Formal Filing Letter from the Ministry of Tourism, Culture and Sport, regarding the "Stage 3 Site-Specific Archaeological Assessment of Forbes Site (AiGx-382), dated October 29, 2014;
- Preliminary Environmental Noise Report, prepared by Jade Acoustics, dated December 8, 2020;
- Phase 1 Environmental Site Assessment, prepared by Soil Engineers, dated December 15, 2020
- Letter of Reliance for Phase I ESA, prepared by Soil Engineers Ltd. dated December 18, 2020;
- Preliminary Geotechnical Report, prepared by Soil Engineers Ltd., dated December 10, 2020;
- Preliminary Hydrogeological Report, prepared by Soil Engineers Ltd., dated December 15, 2020; and,



## Background

- Traffic Impact Study (including Parking Assessment), prepared by GHD, dated December 2, 2020.

## Planning Policy

The subject lands are designated “Residential Area” on Schedule B -Urban Land Use Plan of the Town’s Official Plan. The “Residential Area” designation permits a range of residential uses and densities.

The subject lands are further designated “Residential/Office Area” on Schedule C.10.C - Land Use Schedule of the Boyne Survey Secondary Plan. The main permitted uses in the Residential/Office Area designation are office uses, high density residential uses and residential medium density II uses. The policies for the Residential/Office Area identify a maximum height of 15 storeys and a maximum FSI of 3.0. Development fronting on Regional Road 25 is to reflect the significance of this gateway location.

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

## Zoning By-law 016-2014, as amended

The subject lands are currently zoned Future Development (FD) under Zoning By-law 016-2014, as amended, which only permits uses that legally existed on the date that the By-law came into effect. Since this is a new proposal, the FD Zone does not permit the development as proposed.

The application seeks to amend the current Future Development (FD) Zone to a site-specific Residential Office (RO\*XX) Zone to permit the proposed 7-storey residential building and recognize site-specific provisions relating to the development including lot coverage, rear and side yard setbacks, Floor Space Index (FSI), setbacks to the underground parking structure, balconies and canopies, types of parking spaces and parking rates.

A draft zoning by-law is attached as Appendix 1 to this report.

## Site Plan Control

Should the zoning by-law amendment application be approved, the applicant will be required to receive Site Plan Approval prior to the commencement of any development.

## Discussion

### Public Consultation

The application was deemed complete on January 13, 2021. A virtual public information session is scheduled to be held by the applicant on April 6, 2021.

Notice for the statutory 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



## Discussion

metres of the subject lands, as well as an ad in the Milton Canadian Champion Newspaper on March 18, 2021.

### Agency Consultation

The application was circulated to internal departments and external agencies on January 29, 2021. Staff have identified the following items to be reviewed and addressed:

- Urban design
- Transition to surrounding neighbourhood
- Servicing and stormwater management
- Vehicular and pedestrian circulation
- Parking
- Site-specific zone provisions

A technical report with recommendations will be brought forward for Council consideration upon completion of the evaluation of the application at a future meeting.

## Financial Impact

None arising from this report.

Respectfully submitted,

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

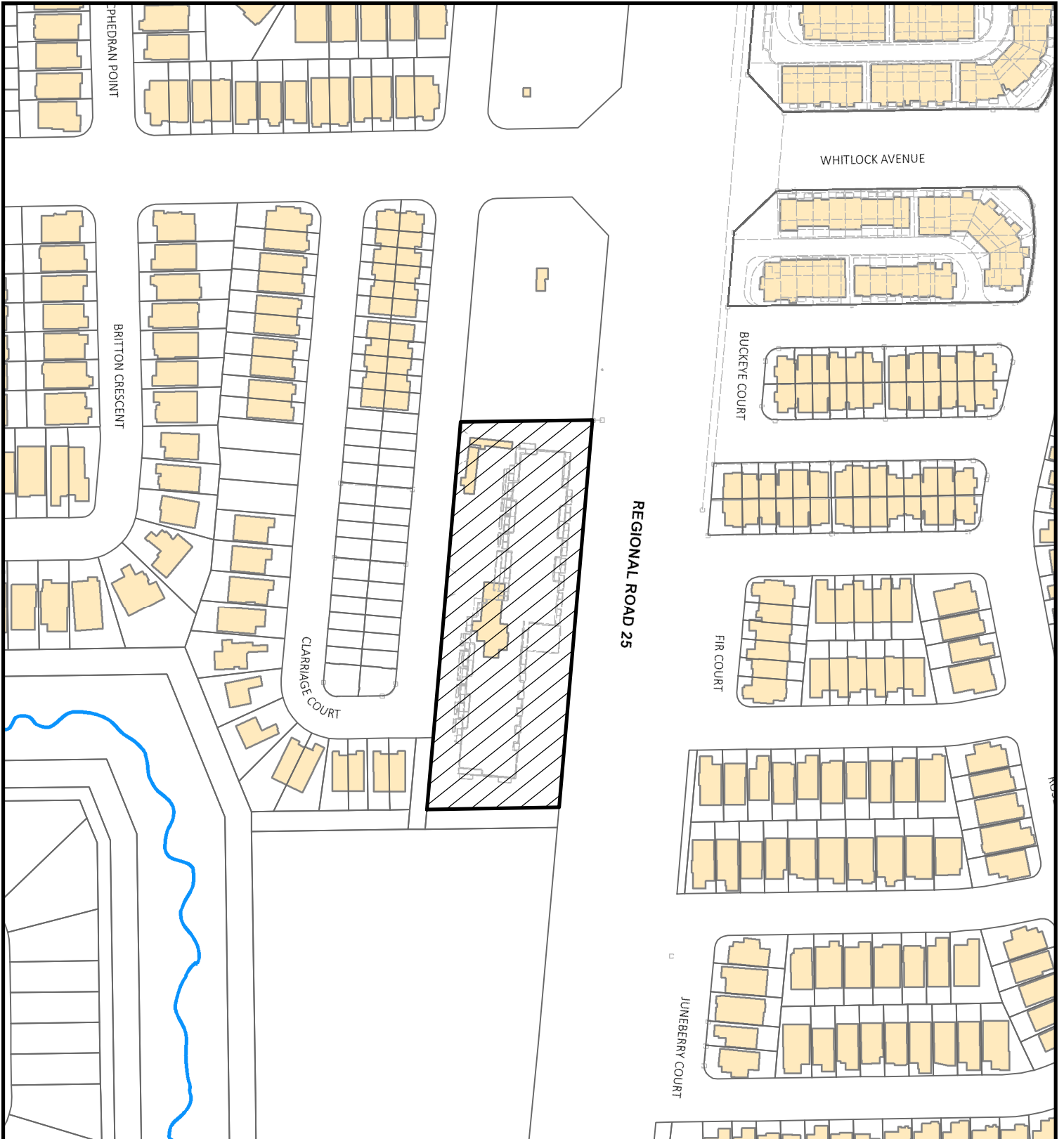
For questions, please contact: Angela Janzen, MCIP, RPP      Phone: Ext. 2310  
Development Planner

## Attachments

Figure 1 - Location Map  
Figure 2 - Site Plan  
Figure 3 - Building Elevations  
Appendix 1 - Draft Zoning By-law Amendment

CAO Approval  
Andrew M. Siltala  
Chief Administrative Officer

# FIGURE 1 LOCATION MAP



Council Meeting Date:  
April 12, 2021

Scale: 1: 5,00

Files: Z-21/20

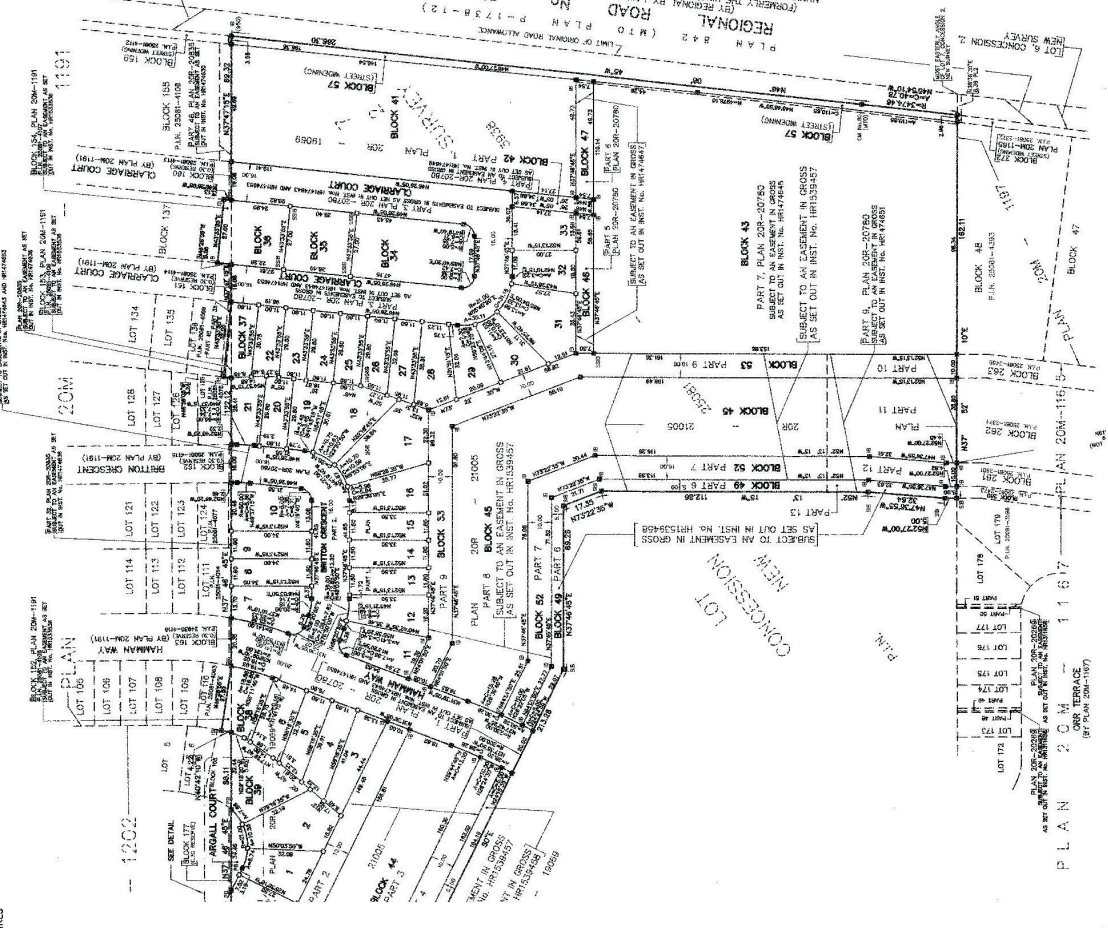
Development Services Department



Subject Property

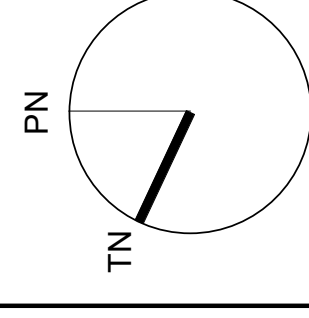


PLAN OF SUBDIVISION OF  
 PART OF LOTS 154,  
 PART OF LOT 151 AND  
 PART OF LOT 152  
 NEW SURVEY  
 TOWN OF MILTON  
 REGIONAL MUNICIPALITY OF HALTON



Date	No.	Description
		<b>REVISION RECORD</b>

2020-11-27 Issue For Rezoning  
**ISSUE RECORD**



**BDP. Quadrangle**

Quadrangle Architects Limited  
 West, Suite 1000, 1000  
 1415 9th Ave. W. Vancouver, BC V6H 2M6

Modern Art Midrise  
 Milton Midrise Block 41  
 for West Country Milton Properties Ltd.

20007  
 PROJECT SCALE  
 YWD  
 DRAWN

Site Plan

**A101**

**FIGURE 2**  
**DS-022-21**

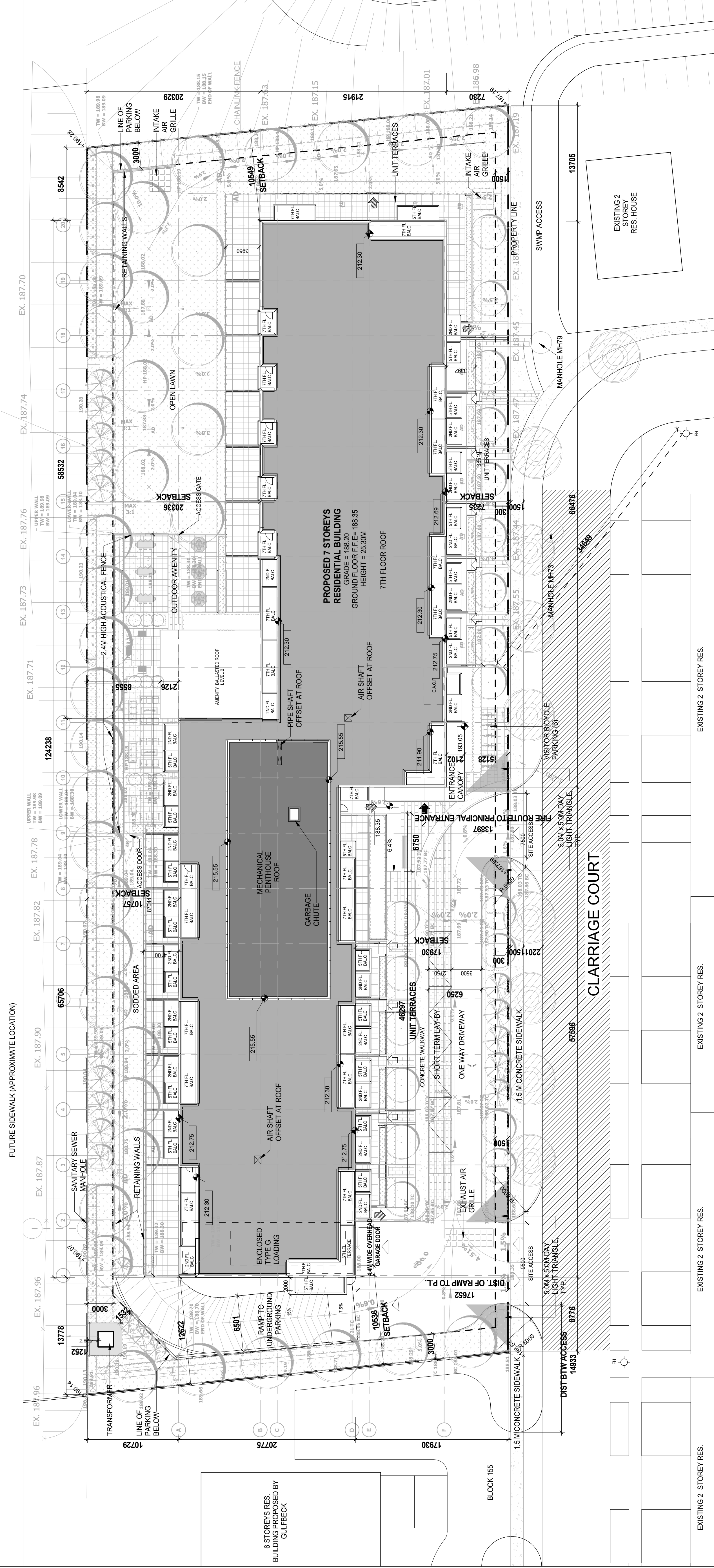
Note: This drawing is the property of the Architect and may not be used without the expressed consent of the Architect. The Contractor is responsible for verifying all dimensions and conditions on site and reporting all discrepancies to the Architect and obtain clarification prior to commencing work.



**2 Context Plan**  
 A101.S  
 SCALE: NTS



**3 Key Plan**  
 A101.S  
 SCALE: NTS



**1 SITE PLAN**  
 A101.S  
 SCALE: 1:250

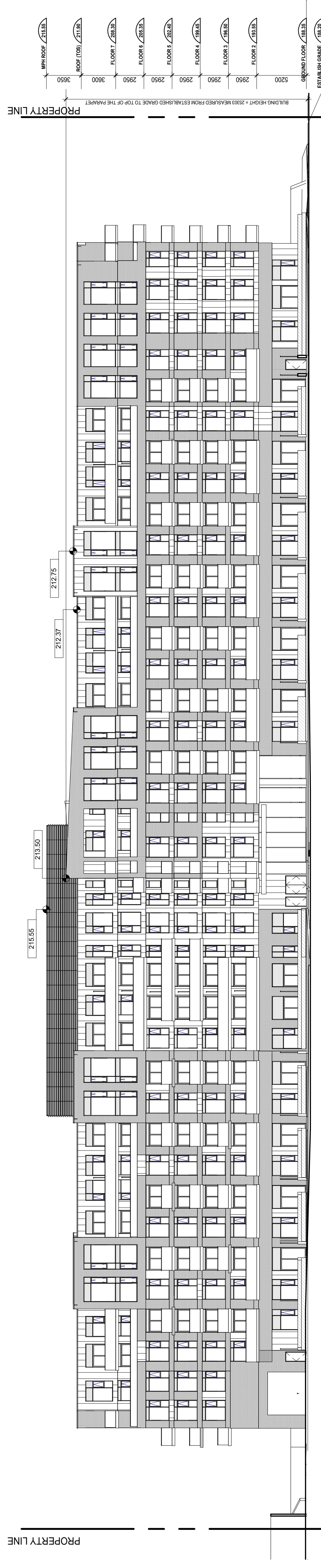




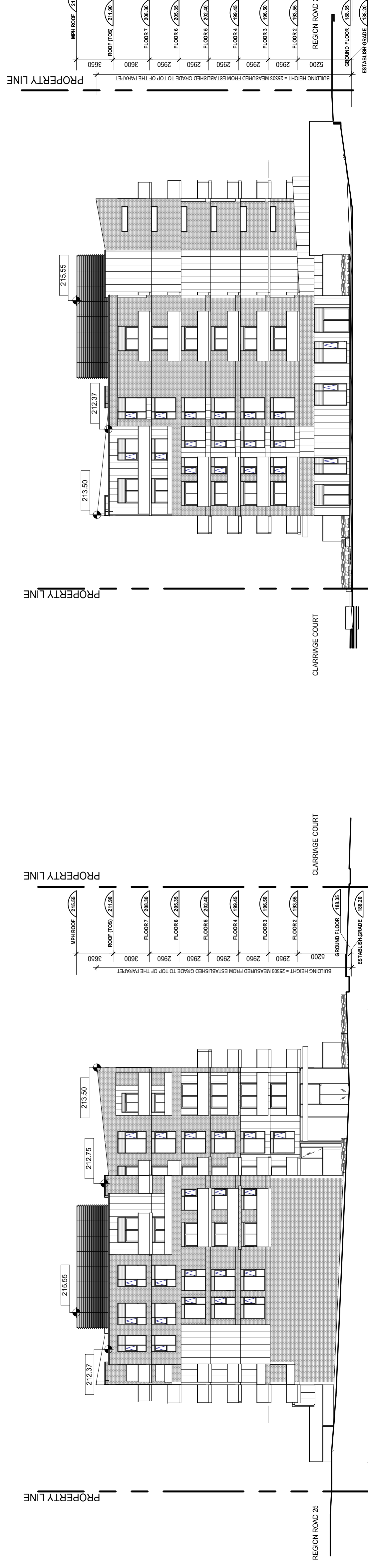




4 East Elevation  
SCALE: 1 : 250  
A401.S



3 West Elevation  
SCALE: 1 : 250  
A401.S



2 North Elevation  
SCALE: 1 : 250  
A401.S

1 South Elevation  
SCALE: 1 : 250  
A401.S

Date	No.	Description
		<b>REVISION RECORD</b>

Date	Issue For	Issue Record
2020-11-27	Issue For Rezoning	

# BDP. Quadrangle

Quadrangle Architects Limited  
100 West Beaver Creek, Toronto, ON M5V 3K5  
416-593-1240 www.quadranglearch.com

Modern Art Midrise  
Milton Midrise Block 41  
for West Country Milton Properties Ltd.

20007 1 : 250 YWD SH  
PROJECT SCALE DRAWN REVIEWED

Building Elevations

## A401

FIGURE 3  
DS-022-21

Note: This drawing is the property of the Architect and may not be used without the expressed consent of the Architect. The Contractor shall be responsible for ensuring that all dimensions and specifications in this drawing are in accordance with the Architect's and obtain confirmation prior to work.



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 BLOCK 41, REGISTERED PLAN 20M-1206, (WEST COUNTRY MILTON LTD.) - FILE Z-21-20

**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 Future Development (FD) Zone symbol to the Site-Specific Residential Office XX (RO\*XX) Zone symbol on the lands shown on Schedule A attached hereto.
- 2.0 **THAT** Section 13.1 of Comprehensive Zoning By-law 016-2014 is hereby further amended by adding Subsection 13.1.1.XX as follows:

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

**i) Special Zone Provisions:**

- a) Notwithstanding Table 6E, maximum lot coverage for an apartment building within the RO zone shall be 39%;
- b) Notwithstanding Table 6E, minimum rear yard setback shall be 10.7metres;
- c) Notwithstanding Table 6E, minimum Interior Side Yard shall be 10.5 metres;
- d) Notwithstanding Table 6E, maximum FSI for apartment building within the RO zone shall be 2.5 FSI;
- e) Notwithstanding Table 5L, the underground parking structure may be setback a minimum of 1.5 m to Clarrriage Court street line and shall be able to encroach into a landscape buffer;
- f) Notwithstanding Table 4H, balconies for apartment buildings shall be permitted to encroach a maximum of 2.0m into a required yard;
- g) Notwithstanding Table 4H, canopies shall be permitted to encroach a max of 2.1m into a required yard;
- h) Notwithstanding Section 5.14.3 the structure enclosing the parking



ramp shall be located a min 3.0 m from Regional Road 25;

- i) Notwithstanding Section 5.1 (iv), 51 required parking spaces shall be tandem parking spaces which require access via another parking space.
- j) Notwithstanding Table 5E, the minimum required parking for an Apartment Building shall be 1.4 resident parking spaces per unit.

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

**PASSED IN OPEN COUNCIL ON .....2021.**

\_\_\_\_\_  
Gordon A. Krantz

Mayor

\_\_\_\_\_  
Meaghen Reid

Town Clerk

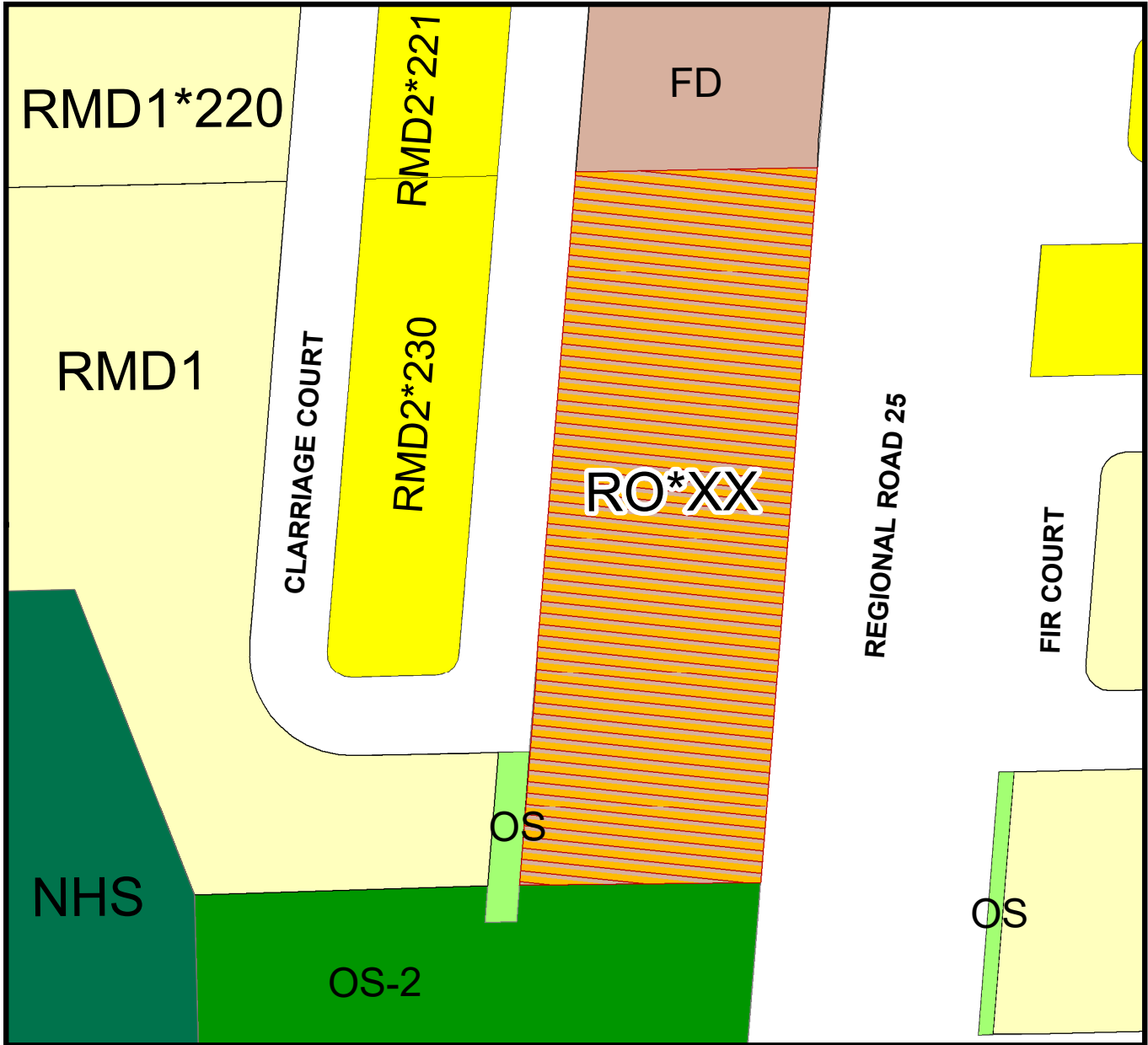
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SCHEDULE A  
TO BY-LAW No. -2021

TOWN OF MILTON

Plan 20M-1206, Block 41  
TOWN OF MILTON


*Town of Milton*




THIS IS SCHEDULE A  
TO BY-LAW NO. \_\_\_\_\_ PASSED  
THIS \_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
MAYOR - Gordon A. Krantz

\_\_\_\_\_  
CLERK- Meaghen Reid

 RO\*XX - Residential Office Zone Special

 RMD1 - Medium Density Residential 1 Zone

 OS - Open Space Zone

 OS-2 - Open Space Zone 2

 NHS - Natural Heritage System

 RMD2 - Medium Density Residential 2 Zone



Z-21/20