



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Development Services

Date: June 21, 2021

Report No: DS-047-21

Subject: Statutory Public Meeting and Technical Report: Temporary Use Zoning By-law Extension for St. Francis Xavier Catholic Secondary School at 1145 Bronte Street South (File: Z-05/21) and for Milton Community Park at 805 Santa Maria Boulevard and Bristol District Park at 920 Kennedy Circle (File: Z-04/21).

Recommendation: THAT Staff Report DS-047-21 outlining applications for a Temporary Use Zoning By-law Extension to the Town of Milton Zoning By-law 016-2014, as amended, to facilitate the continued placement of a maximum of 60 portables at St. Francis Xavier Catholic Secondary School and off-site parking at Milton Community Park and Bristol District Park until August 31, 2022, BE APPROVED;

AND THAT staff be authorized to bring forward an amending Zoning By-law in accordance with the Draft By-law attached as Appendix 1 to Report DS-047-21 for Council adoption.

EXECUTIVE SUMMARY

The Halton Catholic District School Board has submitted applications for an extension to an existing Temporary-Use Zoning By-law for St. Francis Xavier Catholic Secondary School, Milton Community Park and Bristol District Park (Z-04/21 & Z-05/21). The application proposes to continue to temporarily reduce the minimum required parking spaces at St. Francis Xavier Secondary School, Bristol District Park and Milton Community Park in order to permit an additional 22 portables on the property until August 31, 2022 (Total of 60 portables). This application also proposes to continue to provide parking for the School Board off-site at Milton Community Park and Bristol District Park, while the school's parking area is occupied by the portables.

Town Council approved the previous Temporary Use Zoning By-law 060-2020 for the subject properties on July 20, 2020 with an expiry date of August 31, 2021. The School Board is now requesting a one-year extension to August 31, 2022.

Conclusions and Recommendations

Planning staff is of the opinion that the additional portables while not ideal, are necessary as they provide the opportunity for Town of Milton students to attend secondary school



EXECUTIVE SUMMARY

within the Town of Milton. The Halton Catholic District School Board has exhausted other potential options to accommodate students in Milton and has proactively acquired land and commenced planning for a new secondary school at Louis St. Laurent Avenue and the Kennedy Circle West extension. Should the application not be approved, students would be required to attend secondary schools in Burlington or Oakville.

As such, staff recommends that the applications be approved and that the amended Zoning By-law be adopted with an expiry date of August 31, 2022.

REPORT

Background

Z-05/21

St. Francis Xavier Catholic Secondary School Temporary Use Zoning By-law Extension

Owner: Halton Catholic District School Board

Applicant: Strategy 4 Inc.

Location/Description: St. Francis Xavier Catholic Secondary School is known municipally as 1145 Bronte Street. The property is bound by Bronte Street to the west, Louis St. Laurent Avenue to the north, and Leger Way to the east (See Figure 1 - Location Map). The property abuts single detached and townhouse dwellings to the south and east, an apartment building and townhouses to the east, and a commercial plaza to the north.

Proposal:

The applicant is requesting approval of a Temporary-Use Zoning By-law extension for St. Francis Xavier Catholic Secondary School. The purpose of the application is to continue to permit up to 60 portables on the property until August 31, 2022. The site currently contains 56 portables.

As all of the additional portables are located over existing parking spaces, a Temporary-Use Zoning By-law is required to reduce the minimum number of parking spaces required per classroom. The Temporary-Use Zoning By-law amendment temporarily reduced the minimum number of parking spaces required from a minimum of 2.6 parking spaces per classroom to 1.84 parking spaces per classroom.

Z-04/21

Milton Community Park and Bristol District Park Temporary Use Zoning By-law Extension

Owner: Town of Milton

Applicant: Strategy 4 Inc.

Location/Description: Milton Community Park is located at 805 Santa Maria Boulevard (See Figure 2 - Milton Community Park Location Map). The park has 8 tennis courts, a

Background

tennis club building, 2 hardball diamonds, 5 soccer fields, a field house building, and play structures. The park is surrounded primarily by low density residential housing and abuts the Milton Sports Centre to the north.

Bristol District Park is located at 920 Kennedy Circle, close to the corner of Thompson Road South and Louis St. Laurent Avenue. (See Figure 3 - Bristol District Park Location Map) The park has 2 soccer fields, a basketball court, and play structures. The park is adjacent to low density residential uses to the north-west and commercial uses to the east. Future commercial and residential uses are proposed south of Louis St. Laurent Avenue.

Proposal:

The applicant is proposing to continue to provide parking off-site at Milton Community Park and Bristol District Park for members of the school while the school parking areas are occupied by the portables. In order to maintain the current parking ratio of 2.6 parking spaces per classroom on the school site, a minimum of 99 parking spaces would be required off-site.

The Zoning By-law currently requires a minimum number of parking spaces for buildings, structures, and sports fields at public parks. This regulation ensures that sufficient parking is provided to support the park uses.

Milton Community Park

- Total number of parking spaces: 313
- Required parking spaces: 275
- Surplus Parking Spaces: 38

Bristol District Park

- Total number of parking spaces: 89
- Required parking spaces: 77
- Surplus Parking Spaces: 12

As the HCDSB requires a minimum of 99 additional off-site parking spaces and only 50 surplus spaces are available between the two parks, an extension to the Temporary Use Zoning By-law is required to continue to reduce the minimum required parking spaces at each park.

Documents Submitted with Application:

The following documents have been submitted by the applicant in support of the Zoning By-law Amendment applications:

- Cover Letter, prepared by Strategy 4 Inc. and dated March 19, 2021;
- Site Plan of Existing Portables, prepared by Strategy 4 Inc. and dated March 19, 2021.
- Draft Zoning By-law Amendment



Discussion

Planning Policy

Provincial Policy Statement (2020)

The current Provincial Policy Statement includes policies that support the creation of healthy, livable and safe communities by ensuring that necessary infrastructure and public service facilities (including educational facilities) will be available to meet current and projected needs. The document also contains policies that encourage municipalities to optimize the use of existing infrastructure and public facilities wherever feasible.

The proposal is consistent with provincial policy as it ensures that secondary school facilities will be available within the Town of Milton for Town of Milton residents. The proposal also relies on and supports existing public infrastructure.

Halton Region Official Plan

With respect to Regional policies, the subject lands are designated Urban Area in the Region's Official Plan. The proposed portables for the secondary school and the existing parks conform to the permitted uses within the Urban Area.

Town of Milton Official Plan

St. Francis Xavier Catholic Secondary School is designated Residential Area and Secondary Mixed-Use Node on Schedule B in the Town of Milton Official Plan. The Residential designation permits local institutional uses such as a Secondary School. Additionally, the lands are located within the Boyne Survey Secondary Plan and are identified as Secondary Mixed Use Node.

Milton Community Park is designated as Community Park on Schedule B of the Official Plan and the Sherwood Survey Secondary Plan. Bristol District Park is designated as a Major Node on Schedule B of the Official Plan, and as a District Node and a District Park in the Bristol Survey Secondary Plan.

The Official Plan also contains policies that promote and support active transportation including walking, cycling and public transit.

This proposal conforms to the permitted uses and policies within the Official Plan.

Zoning By-law

St. Francis Xavier Catholic Secondary School is currently zoned T13-I-B*135 (Temporary Use Zone 13-Major Institutional Zone with site specific provision 135). A minimum of 2.6 parking spaces per classroom were previously required for the secondary school however Temporary Use Zone 13 temporarily reduces the minimum required parking spaces to 1.84 spaces per classroom.

Milton Community Park and Bristol District Park are both zoned T13-OS (Temporary Use Zone 13-Open Space). The Zoning By-law requires a minimum number of parking spaces

Discussion

for public parks however, the Temporary Use Zone 13 temporarily reduces the minimum required parking spaces to 99 parking spaces for both parks.

Although the previous Temporary Use Zoning By-law (T13) was approved to expire on August 31, 2021, the Planning Act specifies that Council can authorize an extension to the Temporary Use By-law up to a maximum of three (3) years. The applicant has requested a one-year extension to August 31, 2022. Attached to this report as Appendix 1 is the Draft Temporary Use Zoning By-law Extension Amendment.

Should the extension to the Temporary-Use Zoning By-law not be permitted, the existing by-law would expire on August 31, 2021. The applicant would be required to remove the additional portables on the St. Francis Xavier Secondary School and only a maximum of 38 portables would be permitted on the lot. Additionally, off-site parking would no longer be permitted at Milton Community Park and at Bristol District Park.

Public Consultation

The subject applications are an extension to previously approved Temporary Use Zoning By-laws applicable to St. Francis Xavier Secondary School, Milton Community Park and Bristol District Park (Previous Files Z-04/20 & Z-08/21). Through the original applications, a public information meeting was held on May 25, 2020 to inform Council and the Public of the applications and to receive preliminary comments. The related Statutory Public Meeting and Technical Report were held at Council on July 20, 2020.

Through the original application to permit the Temporary Use Zoning By-law, staff received public written comments from surrounding residents who had noted objections to the applications. Their concerns were related to traffic impacts, parking impacts, traffic calming measures and the visual impact of the portables.

For the current applications, the Notice of Complete Application was mailed to all residents within 200 metres of the subject properties on April 9, 2021. Notice of the Statutory Public Meeting and Technical Report was mailed to all residents within 200 metres of the properties and was printed in the Canadian Milton Champion on May 27, 2021. All materials and reports prepared in support of the applications were made available to the public.

Planning staff have not received any public comments on the subject applications for the Temporary Use Zoning By-law extension. Planning staff also note that the Town has not received any parking complaints related to the existing portables or parking at the Secondary School or parks.

Agency Circulation

The application was circulated to internal departments and external agencies. All agencies circulated offered no objection to the approval of the Temporary Use Zoning By-law extension.



Discussion

The following Town departments and external agencies had additional comments which are summarized briefly below:

Milton Transportation Services

Transportation staff have reviewed the application have no concerns with the extension of the Temporary Use Zoning By-law. Transportation staff noted that parking prohibitions were not required on Leger Way during the 2020 to 2021 school year as a result of the existing portables.

Community Services

Parks & Facility and Recreation staff in the Community Services Department reviewed the subject applications and did not have any concerns with the proposed extension. Staff noted that an agreement exists between Halton Catholic District School Board and the Town of Milton for the off-site parking at the Town sites, and it is currently effect until August 31, 2023.

Application Review

The Planning Act permits municipalities to pass Temporary Use Zoning By-laws to authorize the temporary use of land, buildings, or structures. The Act further permits the extension of a Temporary Use By-law for a maximum of three years.

Once the Temporary Use Zoning By-law expires, the applicant would be required to remove all of the additional portables. Only a maximum of 38 portables would be permitted to remain in accordance with the zoning permissions.

Traffic and Parking Impacts

Through the initial applications, the applicant had proposed various Transportation Demand Management (TDM) measures to decrease the demand for automobile traffic and to increase active transportation such as walking, biking, or taking transit to the secondary school. The TDM measures include providing shuttle busses to shuttle students between the school and parks, adding an additional 48 bicycle parking spaces at the school site, providing an addition 5 carpool parking spaces to the school site, and implementing a parking pass system for staff and visitors at the school site. Milton Transit also currently runs routes 8 and 10 on Louis St. Laurent within vicinity of the school. Continuing to provide these measures can help to reduce the demand for parking on the school and parks, as well as can help to reduce the impact of car traffic on the adjacent neighborhoods. Planning staff also note that no parking complaints related to the school or parks were received over the past year.

A Transportation Impact Study/Parking Study was prepared as part of the initial applications. The study indicated that for the 2019/2020 school year, approximately 36% of registered students were bussed to school. The remaining students walked, took transit, were driven, or drove to school. Based on the results of the parking study completed in June 2019, it is estimated that approximately 3% of the students drove to school. The



Discussion

study advised that this percentage is expected to remain in the future and increase with enrollment numbers.

With approximately 2522 to 2979 students projected for the 2020 to 2023 school years, it is estimated that approximately 75 to 90 students will drive to school. All of these students could be accommodated at the Milton Community Park and Bristol District Park parking lots. The HCDSB anticipates that all staff and visitor parking can be accommodated on the school parking lot.

Should traffic impacts be observed on adjacent streets to the school or the parks during the 2021 to 2022 school year, the Town's Transportation Engineering staff could review any impacted streets to evaluate if traffic calming measures should be implemented. The Town could also consider short term parking on the adjacent streets (i.e. maximum 1 hour) with resident support.

Impacts on Parks

Milton Community Park and Bristol District Park were previously identified as the most ideal locations for the off-site parking for the school. Community Services identified that these parks were infrequently used on weekdays from September to June until 4 p.m. and therefore a Parking Transportation Impact and Parking Study were not required. Two sites were chosen to provide the Town will the opportunity to move the school parking from Milton Community Park to Bristol Park in the event that a large event was planned during a weekday at Milton Community Park.

Community Services staff will also monitor parking at the parks to ensure no community impact. If it is determined that additional parking spaces are required, staff can work with the HCDSB to provide parking at both Milton Community Park and Bristol District Park.

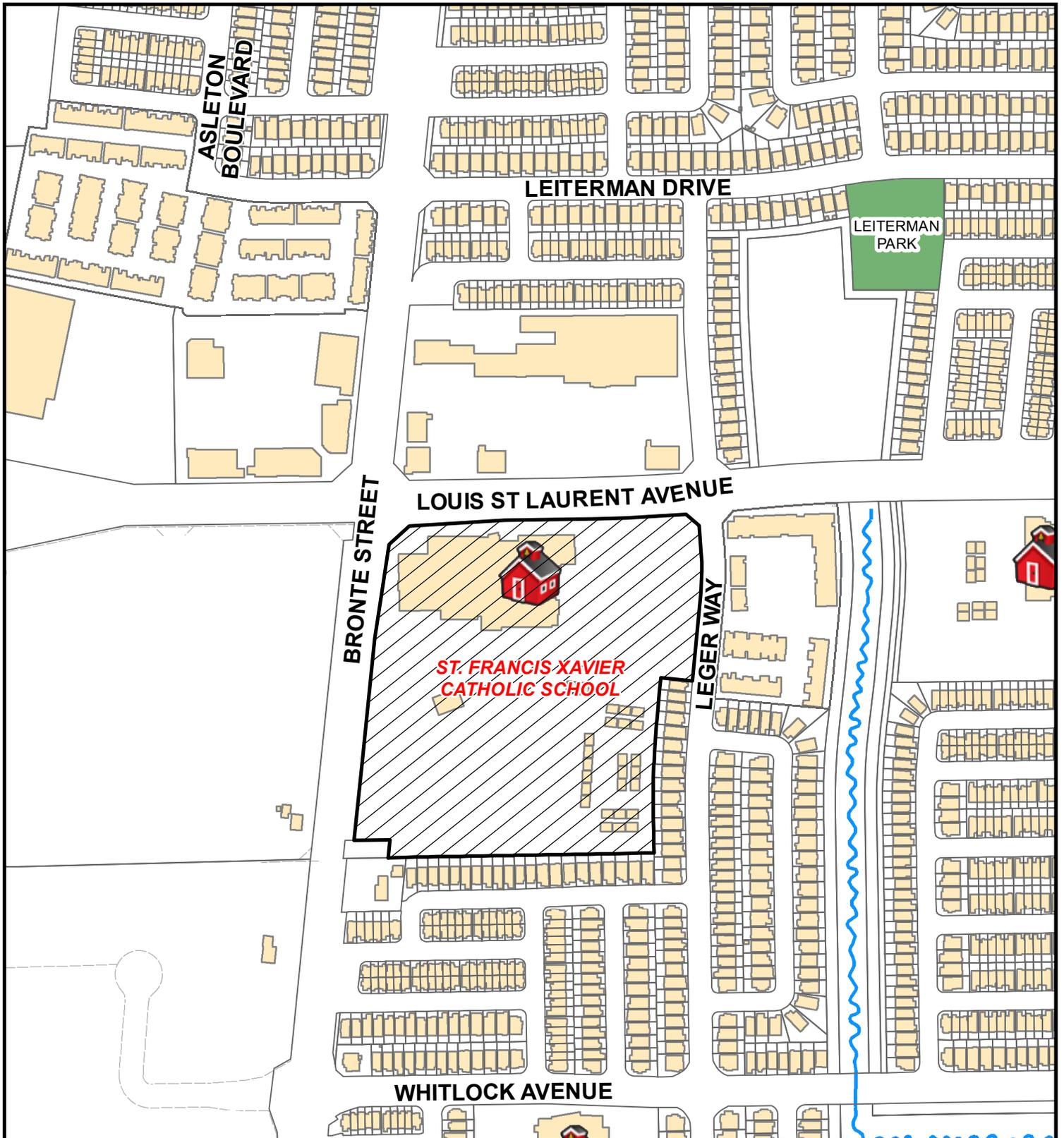
COVID-19

In the application cover letter, the applicant recognizes that the Covid-19 pandemic brought unique challenges to the school which changed the way classes were provided. It is noted that since September 2021, the secondary school operated a 3 cohort model where cohorts A and B were in-person learners that attended the school on alternating dates, and cohort C was all remote learners. The number of students that attended the school for in person classes changed throughout the year.

It is unknown what continued impact the COVID-19 pandemic will have on future school operations or park operations at this time. Staff recognizes that the coming school year may result in a higher parking demand as more students and staff attend school in person however, it is unclear at this time what the demand will be.

Should Council approve the application to permit the extension of the Temporary Use Zoning By-law until August 31, 2022, staff will continue to monitor the properties for any traffic and parking issues. If any issues do arise, staff will continue to work with the Halton

FIGURE 1 LOCATION MAP



Council Meeting Date:
June 21, 2021

Scale: 1: 4,000

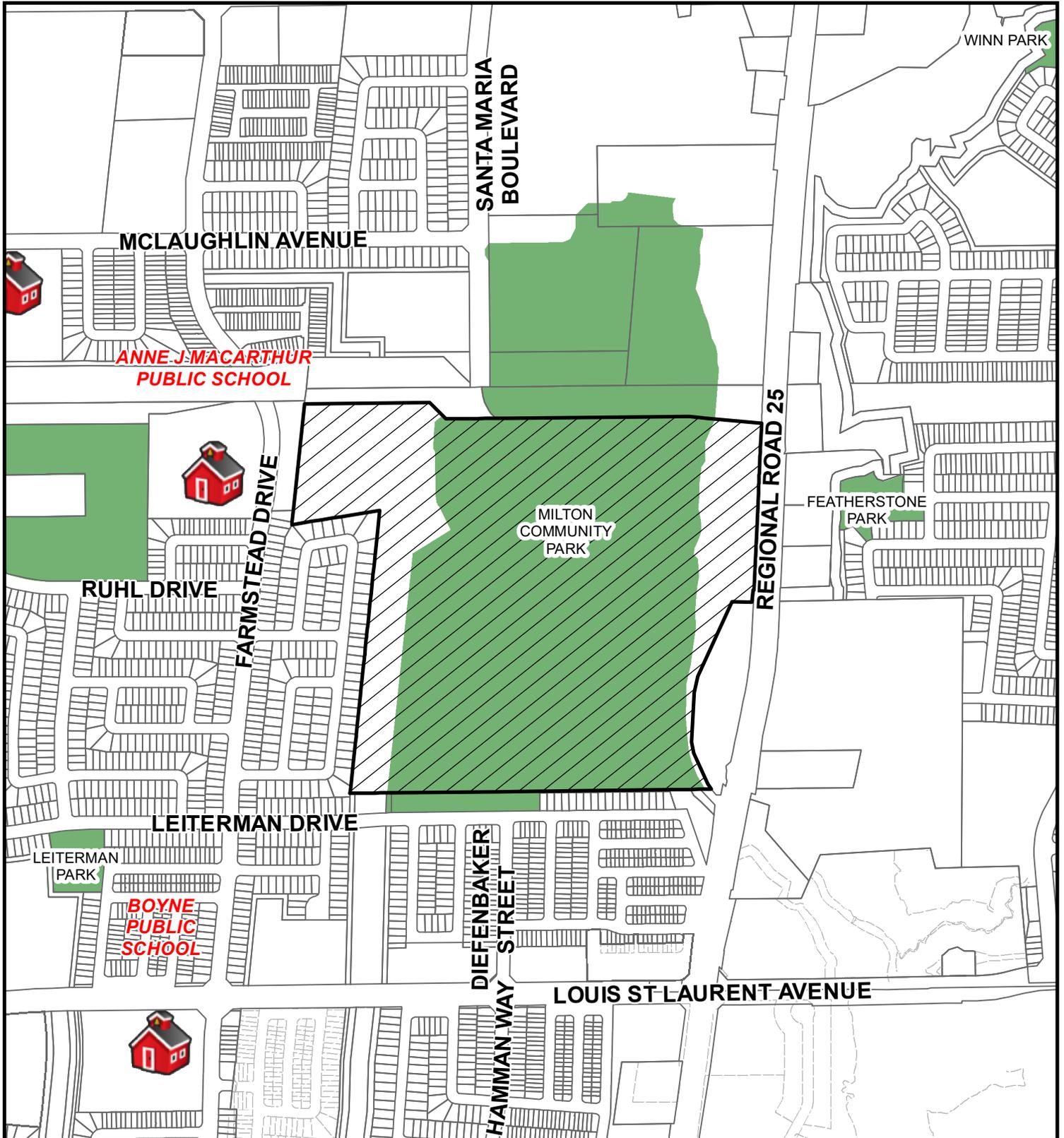
Files: Z-04/20

Development Services Department



Subject Property

FIGURE 2 LOCATION MAP



Council Meeting Date:
June 21, 2021

Scale: 1: 8,000

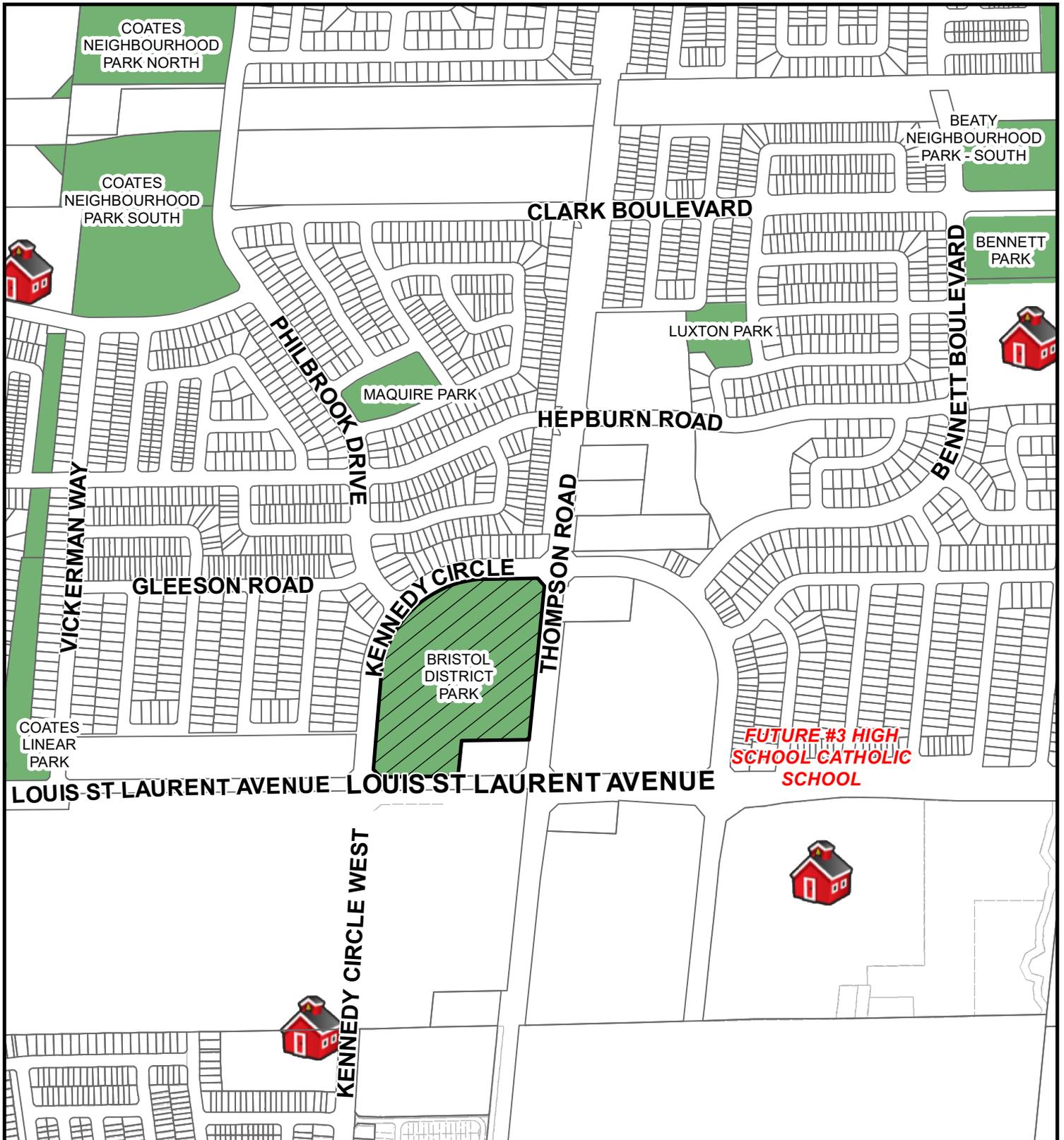
Files: Z-04/20

Development Services Department

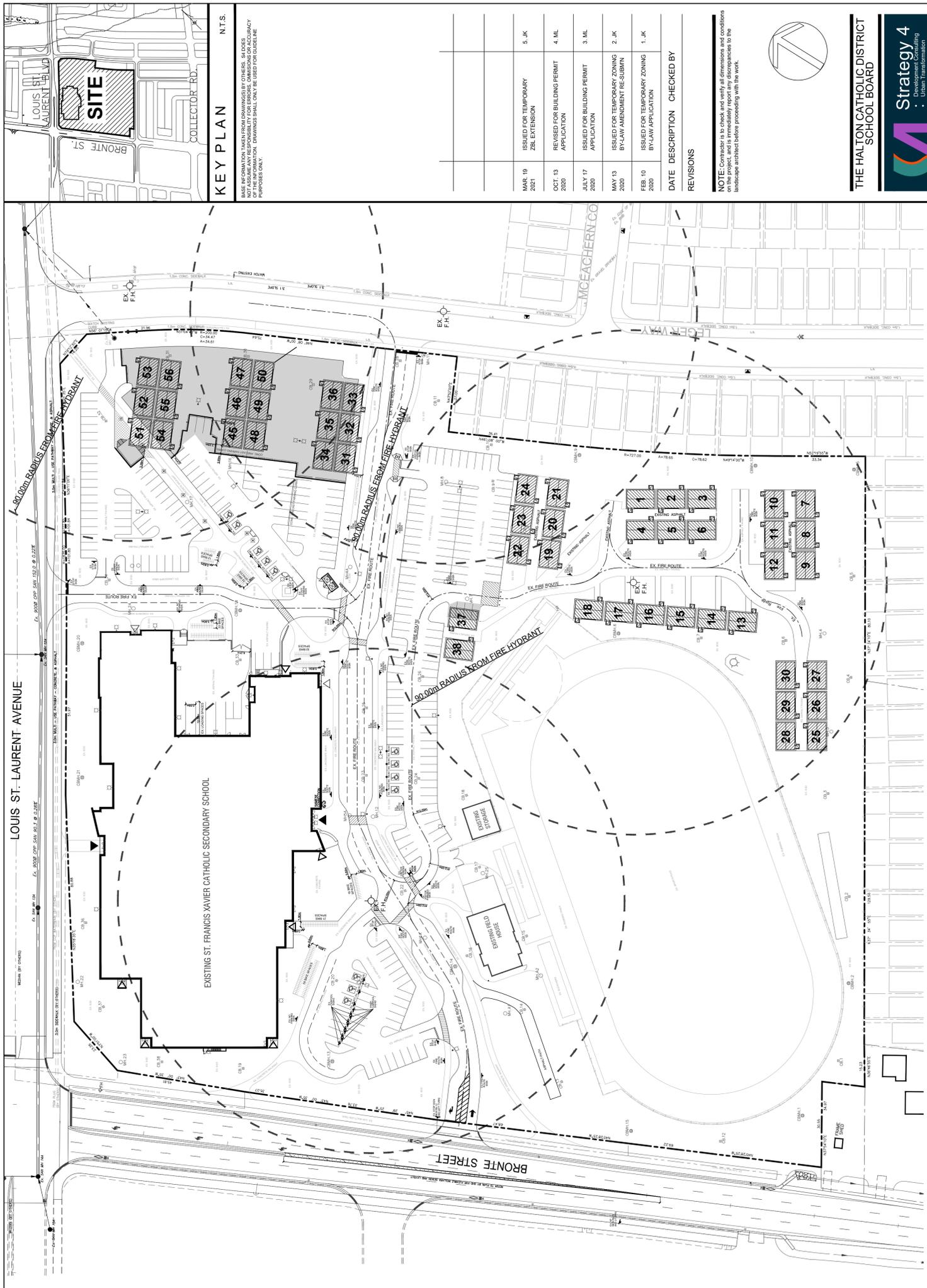


Subject Property

FIGURE 3 LOCATION MAP



Council Meeting Date: June 21, 2021	Scale: 1: 8,000	Files: Z-04/20	Development Services Department
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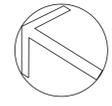


KEY PLAN N.T.S.

PLEASE REFER TO THE MAIN DRAWINGS FOR OTHERS. SIZES NOT ASSURE ANY RESPONSIBILITY FOR ERRORS, OMISSIONS OR ACCURACY. DIMENSIONS SHALL ONLY BE USED FOR GUIDELINE PURPOSES ONLY.

DATE	DESCRIPTION	CHECKED BY
MAR 19 2021	ISSUED FOR TEMPORARY ZBL EXTENSION	5. JK
OCT 13 2020	RECEIVED FOR BUILDING PERMIT APPLICATION	4. ML
JULY 17 2020	ISSUED FOR BUILDING PERMIT APPLICATION	3. ML
MAY 13 2020	ISSUED FOR TEMPORARY ZONING BY-LAW AMENDMENT RE-SUBMIT	2. JK
FEB 10 2020	ISSUED FOR TEMPORARY ZONING BY-LAW APPLICATION	1. JK

NOTE: Contractor is to check and verify all dimensions and conditions on the project, and is immediately report any discrepancies to the landscape architect before proceeding with the work.



THE HALTON CATHOLIC DISTRICT SCHOOL BOARD

Strategy 4
 • Community Planning
 • Urban Transformation
 • Urban Design
 • Urban Engineering

2620 Brabro Circle, Suite 100
 Cambridge, ON N3H 2Z1
 t: (519) 829-2544

Project Name:
ST. FRANCIS XAVIER CATHOLIC SECONDARY SCHOOL
 1145 BRONTE STREET S - MILTON, ONTARIO

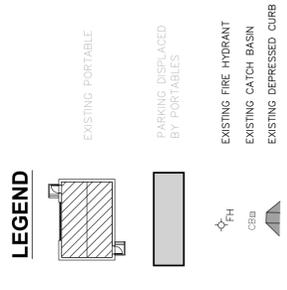
Sheet Description:
SITE PLAN OF EXISTING PORTABLES #1 - #38 & #45 - #56 FOR TEMP. ZBL EXTENSION

Date:	Issued:	MAY 2019	MAR. 2021
Job No.:	Drawn By:	S4 2516	ML
Scale:	Checked By:	1:750	JK
SHEET No.:	File No.:	SPP.1	2516SPP-210317.DWG

NOTE: PORTABLES PLACES IN ACCORDANCE WITH OBC SECTION 3.3.3, AND APPENDIX A 3.3.3

WASHROOM PROVISIONS:	
MAIN BUILDING OCCUPANT LOAD:	89 CLASSROOMS X 22 EA. = 1,958
PORTABLES:	50 EXIST. X 22 EA. = 1,100
STAFF:	119 CLASSROOMS X 1.5 EA. = 179
TOTAL OCCUPANT LOAD:	(1,518+1,100+179) = 2,797
WASHROOMS IN MAIN BUILDING:	EXISTING = 98
WASHROOMS IN FIELD HOUSE:	EXISTING = 8
WASHROOMS REQUIRED:	COMBINED RATIO OF 1728 PERSONS FOR 2,797 TOTAL OCCUPANT LOAD = 100
FIRE ALARM:	TO BE CONNECTED TO MAIN SCHOOL SYSTEM WITH SEPARATE ZONE INDICATOR.
PARKING:	
REQUIRED:	119 CLASSROOMS X 4 EA. = 476
VARIANCE:	*TEMPORARY VARIANCE FOR ZBL PER CLASSROOM = 310
PARKING ON-SITE:	PROVIDED = 295
APPROVED OFF-SITE PARKING (Z-04/20 & Z-09/20)	PROVIDED = 99
ACCESSIBLE REQUIRED:	1 + 3% OF 310 = 11
ACCESSIBLE PROVIDED:	EXISTING = 12
BICYCLE PARKING REQUIRED:	5% OF 310 (REQUIRED PARKING) = 16
BICYCLE PARKING PROVIDED:	(148 SPACES EXISTING + 54 SPACES PROPOSED) = 200

NOTE:
 1. THE OWNER IS REQUIRED TO REMOVE SNOW OFF-SITE AND MAINTAIN REQUIRED PARKING SPACES UNOCCLUDED BY SNOW DURING MAJOR SNOW EVENTS.
 2. PARKING STALL DELINEATION IS TO BE 10cm WIDE YELLOW PAVEMENT MARKINGS (TYPICAL).
 3. FLEXIBLE BOLLARDS, PAVEMENT MARKINGS, AND SIGNAGE ARE TO BE IMPLEMENTED ON BRONTE STREET SOUTH AS PER PMP-101 BY GH.D, DATED AUG. 17, 2020.



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 SECTIONS 34 AND 39 OF THE PLANNING ACT IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 8 CONCESSION 2 TRAFALGAR NEW SURVEY PARTS 2 & 12 ON 20R18877 & PAR 1 ON 20R18903 KNOW AS 1145 BRONTE STREET SOUTH; PART OF LOT 9 CONCESSION 2 TRAFALGAR NEW SURVEY PARTYS 13 & 25-34 ON 20R15817 & PARTS 14-16 ON 20R13244 & PARTS 1-4 & 7-13 ON 20R3274 KNOWN AS 805 SANTA MARIA BOULEARD; AND BLOCK 153 PLAN 20M959 KNOW AS 920 KENNEDY CIRCLE IN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (HALTON CATHOLIC DISTRICT SCHOOL BOARD AND THE COPORATION OF THE TOWN OF MILTON (FILES: Z-04/21 & Z-05/21)

WHEREAS Section 39 of the Planning Act, as amended, authorizes Municipal Councils to pass by-laws to authorize the temporary use of land, buildings, and structures for a specific period of time;

AND WHEREAS Section 39(3) of the Planning Act, as amended, authorizes Municipal Councils to pass by-laws to grant further periods during which the temporary use is authorized;

AND WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 016-2014, as amended, to allow the proposed use for period ending August 31, 2022;

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 Municipal Council of the Corporation of the Town of Milton hereby enacts as follows:

1.0 THAT Section 13.3.1.13 of Comprehensive Zoning By-law 016-2014 is hereby further amended as follows:

- i. Notwithstanding anything to the contrary, a minimum of 1.84 parking spaces per classroom shall be provided on the property zoned T13-I-B*135.
- ii. Notwithstanding anything to the contrary, a minimum of 99 total parking spaces shall be available for use by the Halton Catholic District School Board on the properties zoned T13-OS.

iii. Notwithstanding anything to the contrary, the minimum number of required parking spaces can be reduced by a maximum of 99 parking spaces on the properties zoned T13-OS.

5.0 THAT notwithstanding Sections 1.0, 2.0, 3.0 and 4.0 of this By-law, this By-law shall expire on August 31, 2022, unless the Council of the Corporation of the Town of Milton has provided an extension by amendment to this by-law prior to expiry.

6.0 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 Ontario Land 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 JUNE 21, 2021.

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk