

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 054-2021

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 TO THE LANDS MUNICIPALLY IDENTIFIED AS 28, 60, AND 104 BRONTE STREET NORTH, AND LEGALLY DESCRIBED AS PART OF LOT 14, CONCESSION 1, FORMER GEOGRAPHIC SURVEY OF TRAFALGAR, TOWN OF MILTON IN THE REGIONAL MUNICIPALITY OF HALTON (TOWN FILE: Z-07/18)

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend the 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, as amended, is hereby further amended by changing the existing Secondary Commercial (CBD-B) zone, Secondary Commercial with Special Provision 30 (CBD-B*30) zone, and Business Employment (M1) zone symbol, to the Secondary Commercial Zone with Special Provision 285 and Holding Symbol 49 (CBD-B*285-H49) zone and to the Business Employment (M1) zone, as shown on Schedule A attached hereto.
- 2.0 THAT** Schedule D to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Maximum Building Height to 18 storeys and 58 metres, as shown on Schedule B attached hereto.
- 3.0 THAT** Section 13.1 of Comprehensive By-law 016-2014, as amended, is hereby further amended by adding subsection 13.1.1.285 as follows:

Notwithstanding any provisions of the By-law to the contrary, for the lands zoned Secondary Commercial Zone with Special Provision 285 (CBD-B*285), the following standards and provisions shall apply.

i. **Additional Permitted Uses:**

- a. Guest Suite
- b. Mixed Use Building

ii. **Definitions:**

For the purpose of these special provisions, the following definitions shall apply:

- a. **FLOOR PLATE AREA** means the gross horizontal floor area of a single floor measured from all the exterior walls of a building or structure excluding balconies.
- b. **LONG TERM BICYCLE PARKING** means bicycle parking spaces located within the building for the use by occupants or tenants of a

building.

- c. SHORT TERM BICYCLE PARKING means bicycle parking spaces for use by visitors to a building.
- d. GUEST SUITE means a room within an apartment building that is not connected to any individual apartment dwelling unit, but which includes bedroom and bathroom space that can be used by visitors to the apartment building as overnight temporary accommodation and it shall not include a kitchen.
- e. PODIUM means the base of a building above grade and up to maximum of 6 storeys in height, and located below the tower.
- f. TOWER means the portion of the building above the podium.

iii. **Special Site Provisions:**

Notwithstanding any provisions to the contrary; the following special provisions shall apply:

- a. More than one (1) residential *building* is permitted on a *lot*.
- b. Bronte Street North shall be deemed the *front lot line*.
- c. The maximum building *height*, as shown Schedule C to this By-law shall be:
 - (i) Building 'A': 18 storeys and 58 metres; and
 - (ii) Building 'B': 17 storeys and 54 metres.
- d. The building *podium* shall have a minimum *height* of 3 *storeys* and a maximum *height* of 6 *storeys*.
- e. Any portion of a *building* between a *height* of 8 *storeys* and 15 *storeys* shall not exceed a *tower floor plate area* of 1,000 square metres.
- f. Any portion of a *building* above a height of 15 *storeys* shall not exceed a *tower floor plate area* of 750 square metres or a tower floor plate of 40 metres measured diagonally.

Notwithstanding the forgoing, the 16th and 17th floor of Building 'B', as shown on Schedule C to this By-law, may have a maximum *tower floor plate area* of 770 square metres or a tower floor plate of 42 metres measured diagonally.

- g. Where there is more than one *apartment building*, the minimum separation between *towers* shall be 50 metres measured from the main face of the *building*, excluding *balconies*.
- h. The minimum *setback* of a *tower* from the *exterior side lot line* (Main Street West) shall be 18 metres, as shown on Schedule C to this By-law.
- i. The maximum number of residential *dwelling units* shall be 510.

- j. A minimum of 1000 square metres of commercial *gross floor area* and a minimum of 800 square metres of office *gross floor area* shall be provided on the first and/or second *storey*.
- k. A minimum of 4 square metres per *dwelling unit* of outdoor communal *amenity space* shall be provided at *grade* and/or as a rooftop *amenity area* on the *podium* and shall be maintained and operated by a common entity (such as a condominium corporation). This outdoor communal *amenity space* shall be aggregated into areas of not less than 50 square metres and have a minimum width of 6.0 metres.
- l. The following minimum off-street *parking spaces* shall be required:
 - (i) Residential Parking
1.0 *parking spaces* per *dwelling unit* plus
0.25 visitor *parking spaces* per *dwelling unit*;
 - (ii) Commercial Parking
1.0 *parking space* per 20 square metres of *gross floor area*.
 - (iii) Office Parking
1.0 *parking spaces* per 30 square metres of *gross floor area*.
 - (iv) Shared Parking Provision
Notwithstanding anything to the contrary, the greater of 0.25 residential visitor parking spaces per *dwelling unit* **or** 1 parking space per 20 square metres of commercial *gross floor area* and 1 parking spaces per 30 square metres of office *gross floor area* shall be required.
- m. The following minimum bicycle parking spaces shall be required:
 - (i) *Long Term Bicycle Parking Spaces*: 430
 - (ii) *Short Term Bicycle Parking Spaces*: 35
- n. The *parking area* may be setback a minimum of 1.2 metres from a support column.
- o. A below grade parking structure may be located within a minimum of:
 - (i) 0.0 metres from the Main St West *street line* and the *interior side lot line*;
 - (ii) 2.0 metres from the Bronte Street North *street line*; and
 - (iii) 0.75 metres from the Bronte Street North *street line*, within the portion of the lot legally know as Part 4 on Registered Plan 20R-13880 and municipally known as 60 Bronte Street North.
- p. A *Guest Suite* does not constitute a *dwelling unit* and shall not be included for the purposes of calculating minimum required parking or maximum *dwelling units*.

- q. The minimum *front yard setback* shall be 3.0 metres and no maximum *front yard setback* shall apply.
- r. The maximum *lot coverage* shall be 35% of the lot area.
- s. All waste storage areas shall be located within the principal building.
- t. An accessible ramp shall be setback a minimum of 0.9 metres from the *front lot line*.

4.0 THAT Section 13.2 of By-law 016-2014 as amended, is hereby further amended by adding the following conditions for removal of this ‘H49’ Holding Provision:

“H49” shall not be removed until:

- a. The submission of a Letter of Reliance for the Phase 1 and Phase 2 Environmental Site Assessment pursuant to Ontario Regulation 153/04, and a Ministry of Environment and Climate Change acknowledged Record of Site Condition (RSC) is secured to the satisfaction of the Town of Milton and Halton Region;
- b. The Owner must demonstrate to the satisfaction of the Town of Milton that they will be able to achieve all proposed Transportation Demand Management (TDM) measures outlined in the 28-60 Bronte Street North Transportation Impact and Parking Study Update dated February 2021 by Paradigm Transportation Solutions Limited, including any ongoing programming or management that may be required for program success. All costs associated with the implementation of the TDM measures are the responsibility of the Owner. The TDM measures are as follows:
 - (i) The provision of a minimum of 430 long-term secure bicycle parking spaces plus 35 at-grade short-term visitor bicycle parking spaces. The long-term bicycle parking areas must be locked and have access permitted to residents only. The bicycle parking facilities must comply with the City of Toronto’s Guidelines for the Design and Management of Bicycle Parking Facilities. The bicycle parking spaces must be shown on the plans including details of the bicycle lockers/racks;
 - (ii) The Owner agrees to charge for parking as a separate cost to occupants. All units are to be unbundled from parking spaces. The purchase/rental agreement between the occupant and the property owner must be provided noting the cost of a parking space and the ability for occupants to opt in or out of having a parking space; and
 - (iii) The Owner agrees to provide active uses at-grade along street frontages.
- c. That the Owner receives confirmation from the Region of Halton that sufficient water and wastewater capacity as well as sufficient storage and pumping facilities and associated infrastructure, related to both water and wastewater, exist and are in place to accommodate the development.
- d. The Owner submits an updated Noise Study and Vibration Study and

implements any recommendations to the satisfaction of the Town of Milton and the Region of Halton;

- e. The Owner has made site plan application, including detailed design drawings and has entered into a site plan agreement to the satisfaction of the Town of Milton;
- f. The Owner provides an updated Pedestrian Wind Study as part of the site plan application to the satisfaction of the Town of Milton.

5.0 THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Town and/or the Town of Milton Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.

6.0 THAT if no appeal is filed pursuant to Section 34 (19) of the Planning act, RSO 1990, c. P13, as amended, or if an appeal is filed and the Local Planning Appeal Tribunal dismisses the appeal, this By-law shall come into force upon the day which 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 of the Tribunal's Order is issued directing the amendment or amendments.

PASSD IN OPEN COUNCIL ON JUNE 21, 2021.

Gordon A. Krantz

Mayor

Meaghen Reid

Town Clerk

SCHEDULE A
TO BY-LAW No. 054-2021
TOWN OF MILTON

PART LOT 14 CONCESSION 1 TRAFALGAR NEW SURVEY

Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. 054-2021 PASSED
THIS 21 DAY OF JUNE, 2021.

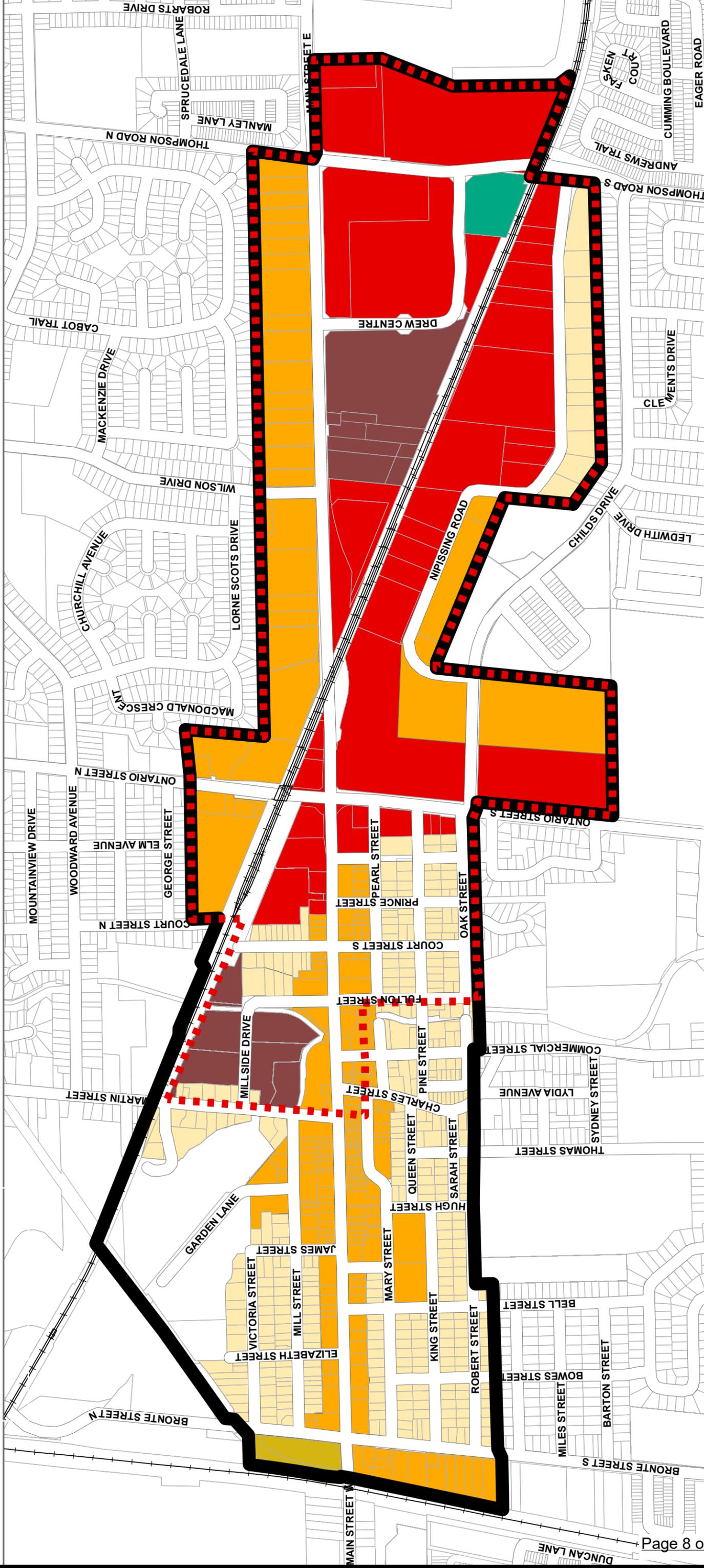
MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

-  CBD-B*285 H-49 - Secondary Commercial with Special Provision 285 and Holding Provision 49
-  M1 - Business Park Zone



SCHEDULE D Central Business District - Building Heights



- Max 2 Stores; height in accordance with the provisions of Table 6B
- Min 3 Stores and 10.5m
Max 4 Stores and 16.5m
- Min 3 Stores and 10.5m
Max 18 stores and 58m
- Min 6 Stores and 19.5m
Max 8 Stores and 29m
- Min 10 Stores and 31.5m
Max 14 Stores and 42m
- Max 31 Stores
- Central Business District
- Urban Growth Centre

Town of Milton
Zoning By-law 016-2014
(HUSP Urban Area)

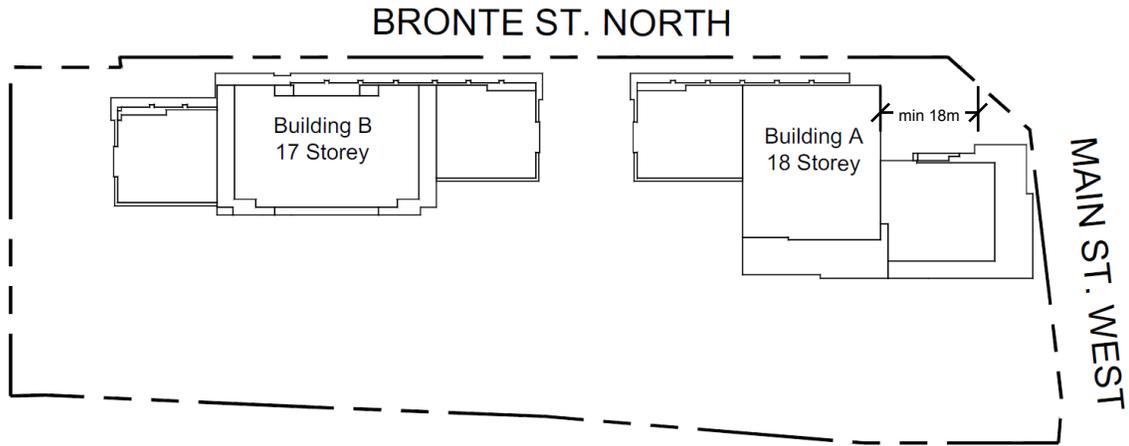
Date: May, 2021

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**Schedule C
to By-law 054-2021**

Town of Milton

PART OF LOT 14, CONCESSION 1,
NEW SURVEY (TRAFALGAR)
TOWN OF MILTON



THIS IS SCHEDULE C
TO BY-LAW XXX-2021 PASSED
THIS 21 DAY OF JUNE 2021.

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk