



# 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: June 21, 2021

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Report No: DS-043-21

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Subject: Technical Report: Proposed Official Plan Amendment and Zoning By-law Amendment by Milton Main Street Homes Ltd. for lands known as 555 Bessborough Drive (Files: LOPA-06/20 and Z-14/20).

**Recommendation:** THAT Development Services Report DS-043-21 outlining applications for amendments to the Town of Milton Official Plan and Zoning By-law 016-2014, as amended, to facilitate the development of a 90-unit townhouse development **BE APPROVED;**

AND THAT staff be authorized to bring forward Official Plan Amendment No. 65 in accordance with the draft Official Plan Amendment attached as Appendix 1 to Report DS-043-21 for Council adoption;

AND THAT staff be authorized to bring forward an amending Zoning By-law in accordance with the draft By-law attached as Appendix 2 to Report DS-043-21 for Council adoption;

AND THAT WHEREAS the Planning Act limits the ability to apply for a minor variance for a 2-year period following approval of this By-law, **BE IT RESOLVED** that a privately initiated application for a minor variance may be made;

AND FURTHER THAT the Town Clerk forward a copy of Report DS-043-21 and the decision to the Region of Halton for their information.

## EXECUTIVE SUMMARY

Milton Main Street Homes proposes to amend the Town of Milton Official Plan and Zoning By-law to facilitate the development of a 90-unit townhouse development. The Local Official Plan Amendment seeks to allow the Residential/Office Area designation to be developed in its entirety as a Residential Medium Density 2 use at a minimum density of 56 units per net hectare, where Residential High Density uses are intended to be the main permitted use at a minimum density of 85 units per net hectare and a maximum density of



150 units per net hectare. The Zoning By-law Amendment seeks to amend the current Residential Medium Density 2 with a Holding Provision (RMD2-H1) Zone by remove the H1 - Holding and further adding a site-specific Residential Medium Density 2 (RMD2\*290) Zone to facilitate the condominium townhouse development, comprised of rear land townhouses, street townhouses and back-to-back townhouses.

All internal Town of Milton departments and responding external agencies have provided correspondence to Town Planning staff indicating their support for the applications as currently presented. Staff has reviewed all of the documentation, plans and comments provided to date and is of the opinion that the applications, as submitted, are prepared in a manner that would allow them to be considered by Town Council for approval.

### Conclusions and Recommendations

Staff is satisfied that the proposed Official Plan Amendment attached as Appendix 1 and the site specific zoning provisions attached as Appendix 2, will conform to Provincial, Regional and Town planning policies, and achieves acceptable engineering and design standards. Planning staff is also satisfied that the proposed Official Plan Amendment and Zoning By-law Amendment is consistent with the land use policies of the Provincial Policy Statement and conforms to the Regional and Town Official Plans. Therefore, staff recommends approval of the Official Plan Amendment and Zoning By-law Amendment as presented through this report.

## REPORT

### Background

**Owner:** Milton Main Street Homes Ltd. 90 Tiverton Court, Markham ON, L93 9V2

**Applicant:** Weston Consulting, 201 Millway Avenue, Vaughan ON, L4K 5K8

**Location:**

The subject lands are municipally known as 555 Bessborough Drive, on the east side of Tremaine Road, north of Louis St. Laurent Avenue (see Figure 1 - Location Map).

**Site Description:**

The subject lands are 1.59 hectares in size with approximately 111 metres of frontage on Tremaine Road and approximately 77 metres of frontage on Louis St. Laurent Avenue. The lands are currently vacant.

To the north and east of the subject lands are existing residential uses comprised of single detached and semi-detached dwelling units. To the west are agricultural lands and the Mattamy National Cycling Centre (Velodrome). Across Louis St. Laurent Avenue to the south are lands zoned Future Development (FD) which are intended for future residential development.

**Proposal:**

The application seeks to amend the Residential/Office Area designation of the Town of Milton Official Plan to permit Residential Medium Density 2 uses (townhouses) where the primary use is intended to be Residential High Density (ie. apartment units). The proposal seeks to develop 90 townhouse units with freehold lots on common element roads, at a minimum density of 56 units per net hectare, whereas the minimum permitted density is 85 units per net hectare. The application further seeks to amend the Residential/Office Area designation of the Sherwood Survey Secondary Plan to allow the Residential/Office Area to be developed wholly as Residential Medium Density 2, whereas it is stated that the Residential/Office Area designation is not permitted to be developed in its entirety for Residential Medium Density 2 uses. The proposed Official Plan Amendment is attached to this report as Appendix 1.

The application further seeks to remove the existing H1 - Holding provision and rezone the lands to a site-specific Residential Medium Density 2 (RMD2\*290) Zone to facilitate the development of 90 townhouse dwelling units, which includes 38 rear lane townhouses, 14 street townhouses, and 38 back-to-back townhouse dwelling units. The current zoning on the subject lands permits townhouse dwelling units; however, the Zoning By-law Amendment is required in order to develop freehold lots front on condominium roads. A Draft Zoning By-law is attached to this report as Appendix 2.

Figure 2 shows the concept plan for the proposed development. It is noted that the proposed development is also referred to as Block 168 on RP 20M-1177. The proposed development is comprised of twelve blocks of townhouse units. The proposed condominium road will be accessed by two points off of Bessborough Drive.

The following reports and supporting materials have been submitted in support of the Official Plan Amendment and Zoning By-law Amendment:

- Site Plan, prepared by Weston Consulting and Hunt Design Associates, updated March 18, 2021;
- Planning Justification Report, prepared by Weston Consulting, March 19, 2021;
- Urban Design Brief, prepared by Weston Consulting, dated July 2020;
- Traffic Impact Study, prepared by GHD, dated March 26, 2020;
- Stormwater Management & Functional Servicing Report, prepared by GHD, dated March 2020;
- Phase One Environmental Assessment, prepared by Geopro, dated June 26, 2020;
- Building Elevations, prepared by Hunt Design Associates, undated;
- Geotechnical Assessment, prepared by Geopro, dated March 11, 2020;
- Environmental Noise Assessment, prepared by YCA Engineering, updated February 2021;
- Landscape Plans, prepared by Alexander Budrevics & Associates, February 19, 2020;

### **Planning Policy:**

The subject lands are within the Urban Area of the Town of Milton and further located within the Sherwood Survey Secondary Plan Area.



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 of OPA #31, the lands are designated Residential/Office Area. The Official Plan, as amended by OPA #31, permits residential high density uses as the main permitted use at a minimum density of 85 units per net hectare and a maximum density of 150 units per net hectare in the Residential/Office Area designation. Other permitted uses include office uses, assisted and special needs housing, local institutional uses, local commercial uses and parks and public spaces.

On Schedule C.8.D Land Use Plan of the Sherwood Survey Secondary Plan, the lands are designated Residential/Office Area. The Secondary Plan specifies that the permitted uses in the Residential/Office Area designation should be in accordance with Section 3.3 of the Official Plan. However, notwithstanding Section 3.3, Residential Medium Density 2 development is permitted at a minimum density of 50 units per net hectare, so long as the Residential/Office Area is not developed as Medium Density 2 in its entirety.

The lands are currently zoned Residential Medium Density 2. The Zoning By-law Amendment was approved in 2012 in association with the approved plan of subdivision, and is deemed to conform with the Official Plan. As of right, Residential Medium Density 2 uses are permitted on the subject lands today; however, a Zoning By-law Amendment is necessary to apply site-specific provisions to facilitate the proposed development, which triggers the requirement to conform to all policies in effect on the date of the new application.

Staff is of the opinion that the proposed townhouse development, although at a lower density than contemplated in the Residential/Office Designation is an appropriate size and scale to complement the adjacent existing residential dwellings. The Official Plan Amendment proposes that that entirety of the site be permitted to be developed as Residential Medium Density 2 at a minimum density of 56 units per net hectare, such that should the development not proceed as proposed, the intent of the Residential/Office Designation in OPA #31 is maintained, and is not precluded from developing in accordance with the policies of the Plan.

Staff has reviewed the application and are of the opinion that the proposed development is consistent with Provincial Policy Statement, the Growth Plan, and conforms to the Halton Region Official Plan, the Town of Milton Official Plan and the Sherwood Survey Secondary Plan Area.

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

The subject lands are currently zoned site-specific Residential Medium Density 2 with a Holding (RMD2-H1). The holding was previously required when the subdivision was approved in 2012 in order to ensure adequate servicing is available to the site. The owner has since demonstrated that allocation is secured to facilitate the development.

The Residential Medium Density 2 Zone permits townhouse dwelling units; however, site-specific provisions are required to facilitate the development of the proposed units on freehold lots on condominium roads. The site-specific provisions relate to the siting of the townhouse dwelling units on the property, including minimum lot frontage, minimum lot depth, minimum front yard setback, minimum rear yard setback, and maximum building height for each Parcel of Tied Land, as defined in the Condominium Act, in addition to site-specific provisions related to stairs, walkways and balconies.

The applicant is required to obtain Site Plan Approval prior to building permit issuance. Detailed site plan drawings addressing such matters as building elevations and urban design, lot grading and drainage, lighting and landscaping will be reviewed through the Site Plan Approval process.

The proposed Zoning By-law is attached as Appendix 2.

## **Discussion**

### **Public Consultation and Review Process**

Notice of a complete application was provided on September 9, 2020. A virtual public information session was held by the applicant on November 11, 2020.

The Public Meeting was held on November 16, 2020 pursuant to the requirements of the Planning Act, and a notice was also placed in the Milton Canadian Champion. No members of the public spoke at the public meeting. However, staff have received three submissions of written correspondence which are addressed under the Summary of Issues section of this report. The written correspondence is attached to this report as Appendix 3.

At the Public Meeting, Council provided comments regarding medium density uses, visitor parking, garage size and fencing. These comments are further discussed under the Summary of Issues section of this report.

### **Agency Consultation**

The Official Plan Amendment and Zoning By-law Amendment as well as all supporting documentation were circulated to both internal and external commenting agencies. Halton Region, Conservation Halton, Town Departments, School Boards and other agencies offered no objection to the applications. Agencies will continue to work with the applicants through the Site Plan Approval process to address items related to landscaping, urban design, and fencing, among other items, prior to the development of the site.

### **Summary of Issues**

#### Proposed Use

The proposed townhouse units are permitted in accordance with the Town's Official Plan and Secondary Plan policies for the area. These lands have been contemplated for

medium and high density residential development, and are proposed to be developed in accordance with those policies.

#### Fencing

Uniform fencing was identified as an item of concern at the Public Meeting. Since then, the applicant has included a common element block along both the Tremaine Road and Louis St. Laurent Avenue frontages, such that a future fence will be constructed and maintained by the condominium corporation. The details of the proposed fencing will continue to be reviewed throughout the Site Plan Approval process.

#### Traffic

A Traffic Impact Study was submitted in support of the proposed application and reviewed by Town Engineering staff. The volumes proposed will be easily accommodated by the adjacent road network.

#### Parks and Open Space

An inventory of nearby open space amenities has been reviewed through the development of the proposed townhouse development. Harrison Park is located within a five-minute walk (400 metres) of the subject lands and park space associated with Lumen Christi Elementary School, Gastle and Optimist Park within a 10 to 15 minute walk (800 to 1200 metres). Additional trails and open space will be developed within proximity to the lands as subdivisions south of Louis St. Laurent Avenue within the Boyne Secondary Plan Area develop.

#### Visitor Parking

Visitor parking is required to be provided at a minimum rate of 0.25 visitor parking spaces per residential dwelling unit. On this site, that would translate to 23 parking spaces. The applicant is proposing 25 visitor parking spaces, in addition to two residential parking spaces, thereby exceeding the minimum visitor parking space requirements of the Town's Zoning By-law.

#### Garage Parking

The Town requires two off-street parking spaces per townhouse dwelling unit. Two parking spaces are being provided in accordance with the Town's Zoning By-law, including one parking space in the garage and one parking space in the driveway. The dimensions of the proposed garages meet the minimum interior dimensions required for attached garages as per the Zoning By-law.

#### **Conclusion**

Staff is satisfied that the Official Plan Amendment (Appendix 1) and the site specific Zoning By-law and associated provisions (Appendix 2), is consistent with Provincial policy, and will conform to Regional and Town land use planning policy. It is Staff's opinion that the proposed development achieves acceptable engineering and design standards.



# FIGURE 1 LOCATION MAP



Council Meeting Date: November 16, 2020	Scale: 1: 1,700	Files: Z-14/20	Development Services Department
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**SITE PLAN**

PART OF LOTS 7 and 8  
CONCESSION 1, NEW SURVEY  
(Geographic Township of Trafalgar)  
TOWN OF MILTON  
REGIONAL MUNICIPALITY OF HALTON



KEY PLAN  
1:40,000

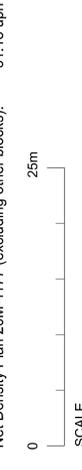


**SITE STATISTICS:**

ITEM	Zone Category:	SDE	Proposed	Required
Lot Area (hectares):			RMD II	RMD I/A
Number of Units:			1,5908 ha	RM11B, RMD11C
Back to Back Townhouses Type B2B:			38 units	N/A
Townhouses Type 'B':			27.7	N/A
Townhouses Type 'C':			10.2	N/A
TOTAL:			56.9	N/A
GFA Breakdown:				
Type 'B':			68,952 m <sup>2</sup>	N/A
Type 'C':			28,784 m <sup>2</sup>	N/A
Type B2B:			61,766 m <sup>2</sup>	N/A
TOTAL:			159,502 m <sup>2</sup>	N/A

Number of Parking Spaces:	180 sp	180 sp
Visitor:	25 sp	22.5 sp
TOTAL:	205 sp	202.5 sp
Number of Accessible Parking Spaces:	1 sp	1 sp
Number of Loading spaces:	N/A	N/A
Percentage Coverage By:		
Building Coverage (incl Porches):	7044.6 m <sup>2</sup>	44.3%
Sidewalks (incl mailboxes excl curb):	1074.9 m <sup>2</sup>	6.8%
Driveways (incl stairs, walkways):	1078.1 m <sup>2</sup>	6.8%
Landscaped Areas:	3245.3 m <sup>2</sup>	20.3%
TOTAL (incl curbs, parking spaces):	3465.6 m <sup>2</sup>	21.8%
Landscaped Areas:	3465.6 m <sup>2</sup>	21.8%
TOTAL:	15908.5 m <sup>2</sup>	100 %

Parking Stall Dimensions:		
Standard	2.75x5.8m	2.75x5.8m
Accessible	3.4mx5.8m	3.4mx5.8m
Leading Space Dimensions:		
Maximum Building Height:	N/A	N/A
Type 'B':	13.0 m	12.5 m
Type 'C':	11.2 m	12.5 m
Type B2B:	11.5 m	12.5 m
Net Density:	56.6 uph	56.6 uph
Net Density Plan 20M-1177 (excluding other blocks):	31.18 uph	31.18 uph

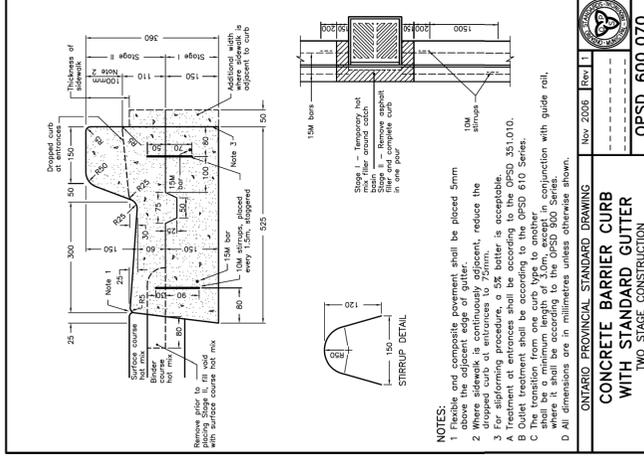
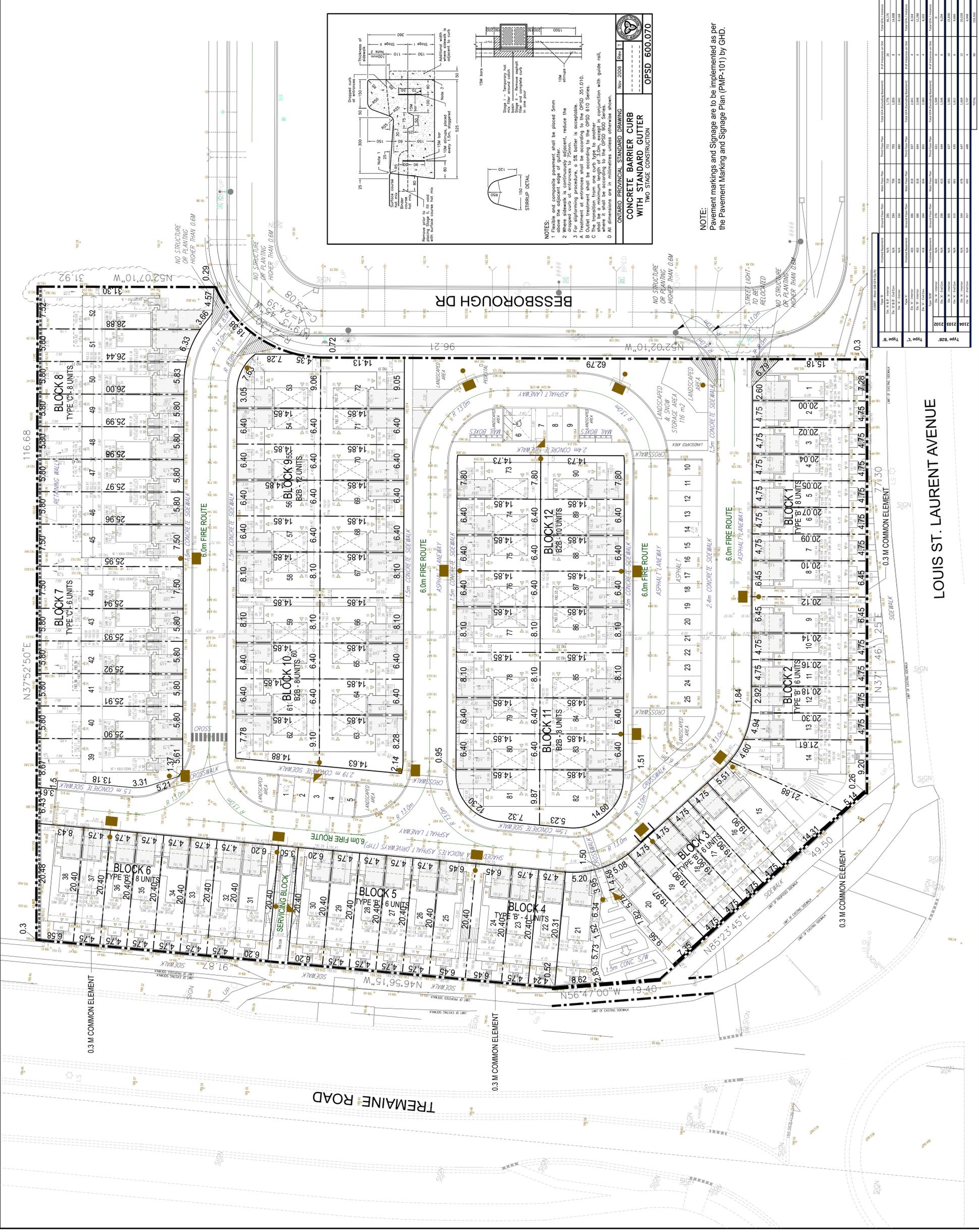


1-800-363-3558 westonconsulting.com

DRAWN / REVISED

18 MAY 2021	Update proposed lighting & street light relocation per GHD (May 14, 2021)
05 MAY 2021	Insert updated OPSD curb detail
03 MAY 2021	2ND SUBMISSION revisions per Town comments
18 MAR 2021	Revisions per grading plan
08 FEB 2021	Revisions per Town comments
01-03 SEPT 2020	Agd POTL dimensioning. Display additional setbacks

File Number:	6503-7	Drawing Number:	S4
Drawn By:	RW		
Planner:	RW		
Scale:	1:300		
CAD:	Site Plan(S4).dgn		



ONTARIO PROVINCIAL STANDARD DRAWING  
CONCRETE BARRIER CURB WITH STANDARD GUTTER  
TWO STAGE CONSTRUCTION  
OPSD 600.070  
Nov. 2008 (Rev. 1)

NOTE:  
Pavement markings and Signage are to be implemented as per the Pavement Marking and Signage Plan (PMP-101) by GHD.

Block	Type	Units	Area (m <sup>2</sup> )	Notes
Block 1	Type B1	8	20.02	
Block 2	Type B2	11	20.15	
Block 3	Type B3	5	20.07	
Block 4	Type B4	4	20.04	
Block 5	Type B5	6	20.07	
Block 6	Type B6	7	20.10	
Block 7	Type B7	8	20.12	
Block 8	Type B8	10	20.14	
Block 9	Type B9	13	20.30	
Block 10	Type B10	12	20.18	
Block 11	Type B11	14	21.61	
Block 12	Type B12	14	21.61	
Block 13	Type B13	14	21.61	
Block 14	Type B14	14	21.61	
Block 15	Type B15	14	21.61	
Block 16	Type B16	14	21.61	
Block 17	Type B17	14	21.61	
Block 18	Type B18	14	21.61	
Block 19	Type B19	14	21.61	
Block 20	Type B20	14	21.61	
Block 21	Type B21	14	21.61	
Block 22	Type B22	14	21.61	
Block 23	Type B23	14	21.61	
Block 24	Type B24	14	21.61	
Block 25	Type B25	14	21.61	
Block 26	Type B26	14	21.61	
Block 27	Type B27	14	21.61	
Block 28	Type B28	14	21.61	
Block 29	Type B29	14	21.61	
Block 30	Type B30	14	21.61	
Block 31	Type B31	14	21.61	
Block 32	Type B32	14	21.61	
Block 33	Type B33	14	21.61	
Block 34	Type B34	14	21.61	
Block 35	Type B35	14	21.61	
Block 36	Type B36	14	21.61	
Block 37	Type B37	14	21.61	
Block 38	Type B38	14	21.61	
Block 39	Type B39	14	21.61	
Block 40	Type B40	14	21.61	
Block 41	Type B41	14	21.61	
Block 42	Type B42	14	21.61	
Block 43	Type B43	14	21.61	
Block 44	Type B44	14	21.61	
Block 45	Type B45	14	21.61	
Block 46	Type B46	14	21.61	
Block 47	Type B47	14	21.61	
Block 48	Type B48	14	21.61	
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Block 57	Type B57	14	21.61	
Block 58	Type B58	14	21.61	
Block 59	Type B59	14	21.61	
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Block 67	Type B67	14	21.61	
Block 68	Type B68	14	21.61	
Block 69	Type B69	14	21.61	
Block 70	Type B70	14	21.61	
Block 71	Type B71	14	21.61	
Block 72	Type B72	14	21.61	
Block 73	Type B73	14	21.61	
Block 74	Type B74	14	21.61	
Block 75	Type B75	14	21.61	
Block 76	Type B76	14	21.61	
Block 77	Type B77	14	21.61	
Block 78	Type B78	14	21.61	
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Block 80	Type B80	14	21.61	
Block 81	Type B81	14	21.61	
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Block 85	Type B85	14	21.61	
Block 86	Type B86	14	21.61	
Block 87	Type B87	14	21.61	
Block 88	Type B88	14	21.61	
Block 89	Type B89	14	21.61	
Block 90	Type B90	14	21.61	
Block 91	Type B91	14	21.61	
Block 92	Type B92	14	21.61	
Block 93	Type B93	14	21.61	
Block 94	Type B94	14	21.61	
Block 95	Type B95	14	21.61	
Block 96	Type B96	14	21.61	
Block 97	Type B97	14	21.61	
Block 98	Type B98	14	21.61	
Block 99	Type B99	14	21.61	
Block 100	Type B100	14	21.61	

LOUIS ST. LAURENT AVENUE

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 555 BESSBOROUGH DRIVE, LEGALLY DESCRIBED AS PART OF LOTS 7 AND 8, CONCESSION 1, NEW SURVEY, GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, THE REGIONAL MUNICIPALITY OF HALTON (FILE NO. LOPA 06/20)

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. 65 to the Official Plan of the Town of Milton, to amend Policy 8.5.2 and Schedule I1 of the Town of Milton Official Plan to provide for permission to develop the entirety of the block for Residential Medium Density 2 uses, comprised of ninety (90) townhouse dwelling units, with a minimum density of 56 units per net hectare, at lands located at 555 Bessborough Drive and legally described as Part of Lots 7 and 8, Concession 1 NS (Trafalgar), 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 Ontario Land Tribunal.

**PASSED IN OPEN COUNCIL ON June 21, 2021**

\_\_\_\_\_ Mayor  
**Gordon A. Krantz**

\_\_\_\_\_ Town Clerk  
**Meaghan Reid**

**AMENDMENT NUMBER 65**

**TO THE OFFICIAL PLAN OF THE TOWN OF MILTON**

**Part of Lots 7 and 8, Concession 1 NS (Trafalgar)**

**555 Bessborough Drive**

**Town of Milton**

**(Town File: LOPA-06/20)**

**AMENDMENT NUMBER 65**

**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. 65 to the Official Plan of the Town of Milton.**

## **PART I: THE PREAMBLE**

### **THE TITLE**

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

Amendment No. 65  
To the Official Plan of the Town of Milton

555 Bessborough Drive  
(Part of Lots 7 & 8, Concession 1 NS (Trafalgar))  
(Town of Milton)  
(LOPA 06/20)

### **PURPOSE OF THE AMENDMENT**

The purpose of this amendment is to add a Specific Policy Area 40 to the lands at 555 Bessborough Drive.

### **LOCATION OF THE AMENDMENT**

The subject lands are located on the north east corner of Tremaine Road and Louis St. Laurent Avenue. The lands are municipally identified as 555 Bessborough Drive and are legally described as Part of Lots 7 and 8, Concession 1 NS (Trafalgar), Town of Milton. The location of the property is illustrated in Figure 1.

### **BASIS OF THE AMENDMENT**

The proposed amendment would permit the development of the block entirely of Residential Medium Density 2 uses, consisting of 90 townhouse dwelling units with a minimum density of 56 units per hectare on the subject lands.

- a) The subject application is consistent with the Provincial Policy Statement (PPS) and Provincial Growth Plan. The Provincial policies contained in the PPS and the Growth Plan actively promote and encourage a range and mix of densities and dwelling types within the established urban area, utilizing existing infrastructure.
- b) The propose development conforms to the policies and intent of the Town of Milton Official Plan and Sherwood Survey Secondary Plan. The amendment will facilitate the development of Residential Medium Density 2 uses, which are compatible with and complement the surrounding residential uses.
- c) The proposed development enhances the streetscape along Louis St. Laurent Avenue and Tremaine Road. The proposed development maintains a sense of

place and reinforces the public realm presence at the intersection of two arterial roads.

## **PART II: THE AMENDMENT**

All of this part of the document entitled Part II: THE AMENDMENT consisting of the following text constitutes Amendment No. 65 to the Town of Milton Official Plan.

### **DETAILS OF THE AMENDMENT**

The Official Plan of the Town of Milton is hereby amended by Official Plan Amendment No. 65 pursuant to Section 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 Special Policy Area No. 40 to the lands at 555 Bessborough Drive (known legally as Part of Lots 7 & 8, Concession 1 (NS Trafalgar)).

#### **2.0 Text Change**

- 2.1 Adding the following text to Section 4.11 “Specific Policy Area”:

4.11.3.40 The land identified as Specific Policy Area No. 40 on Schedule I1 of this Plan, being the lands at 555 Bessborough Drive may be developed as Residential Medium Density 2 in its entirety, to provide 90 townhouse dwelling units with a minimum residential density of 56 units per hectare.

# TOWN OF MILTON OFFICIAL PLAN

## Schedule I1

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

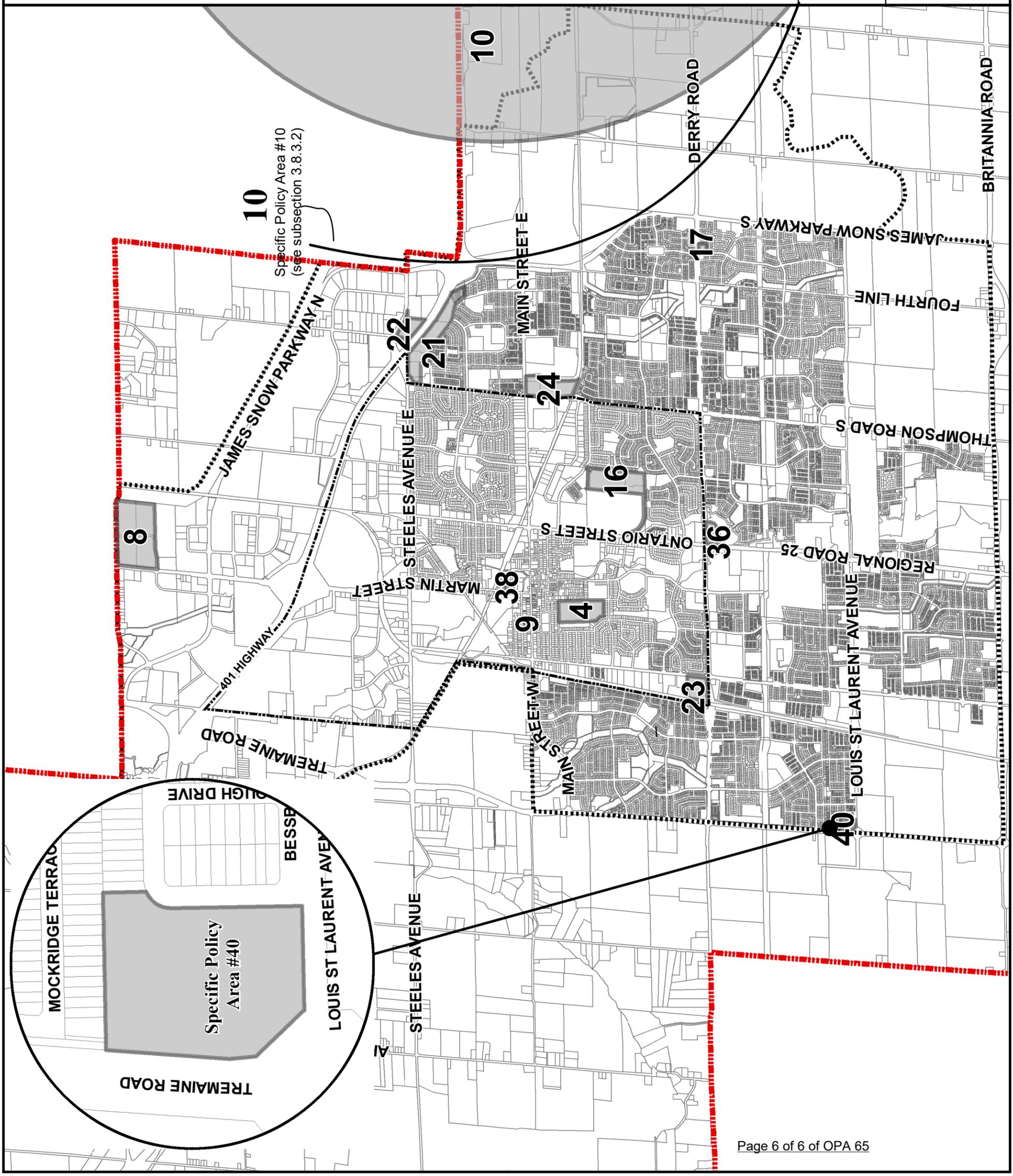
Files: LOPA 06/20 & Z 14/20

-  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.

Copyright 2020: Town of Milton, Teranet Inc.  
**Consolidated August 2008, Edited May, 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, AS AMENDED, IN RESPECT TO THE LANDS DESCRIBED AS PART OF LOTS 7 AND 8, CONCESSION 1, NEW SURVEY, GEOGRAPHIC TOWNSHIP OF TRAFALGAR, AND MUNICIPALLY IDENTIFIED AS 555 BESSBOROUGH DRIVE, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (MILTON MAIN STREET HOMES LIMITED) – TOWN FILE: Z-14/20

**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) **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Residential Medium Density 2 with a Holding (RMD2-H1) Zone to a site-specific Residential Medium Density 2 (RMD2\*290) Zone symbol on the Lands shown on Schedule A attached hereto.

2) **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding subsection 13.1.1.290 to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Residential Medium Density 2 (RMD2\*290), the following standards and provisions shall apply:

A. Special Site Provisions Applicable to All Dwelling Types

- 1) For the purposes of this by-law, a “lot” is a Parcel of Tied Land for a Common Element Condominium.
- 2) Within a plan of condominium, visitor parking shall be provided at a rate of 0.25 parking spaces per unit.
- 3) Notwithstanding the provisions of Section 4.19.5 or any other provision of this By-law to the contrary, stairs and walkways on grade shall be permitted in any required yard and to encroach to all lot lines.
- 4) Notwithstanding the provisions of Section 6.3.3.2 or any other provision of this By-law to the contrary, balconies are permitted in a required front yard and in a required rear yard to a maximum of 2.5 metres provided a minimum of 1.0 metres is maintained from

the lot line.

- 5) Notwithstanding Section 5.6.2 iii), to the contrary, for corner lots at the intersection of two streets, no part of any residential driveway shall be located closer than 3.9 metres from the point of intersection of the two local streets.
- B. Notwithstanding any provisions to the contrary, for back-to-back townhouse dwellings, the following shall apply:
- 1) Minimum front yard setback shall be 3.0 metres
  - 2) Minimum lot frontage for a corner unit shall be 6.5 metres
  - 3) Minimum exterior side yard setback shall be 1.2 metres
  - 4) The maximum building height shall be 13.0 metres
- C. Notwithstanding any provisions to the contrary, for Townhouse Dwellings - Private Street, Rear Access, the following shall apply:
- 1) For all lane-based townhouses, the yard where the driveway is located is deemed to be the rear yard.
  - 2) Minimum lot depth shall be 19.5 metres
  - 3) Minimum front yard setback shall be 2.5 metres with the exception of the two most easterly lots fronting onto Louis St. Laurent Avenue which shall be 2.0 metres
  - 4) Minimum rear yard setback shall be 1.5 metres.
  - 4a) Minimum exterior side yard setback for the most easterly lot fronting onto Louis St. Laurent Avenue shall be 0.0 metres.
  - 5) Minimum lot frontage shall be as follows;
    - a) Interior unit shall be 4.2 metres
    - b) End unit shall be 6.2 meters
    - c) Corner Lot shall be 7.2 meters
  - 6) The maximum building height shall be 13.0 metres
- D. Notwithstanding any provisions to the contrary, for Townhouse Dwellings - Private Street, the following shall apply:
- 1) Minimum front yard setback shall be 4.3 metres
  - 2) Minimum lot frontage shall be as follows;
    - a) Corner unit shall be 5.5 metres
    - b) Interior unit shall be 5.8 metres

- c) End unit shall be 7.5 meters
- 3) Minimum exterior side yard setback shall be 1.7 metres
- 4) The maximum building height shall be 13.0 metres
- 2) **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 Ontario Land 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.
- 3) **THAT**, notwithstanding Section 45 (1.3) and in accordance with Section 45(1.4) of the Planning Act, a minor variance application will be permitted during the two (2) year period after the Zoning By-law Amendment ('ZBA') has been passed, provided that the variances are not related to building height, density or parking provisions.

**PASSED IN OPEN COUNCIL ON JUNE 21, 2021**

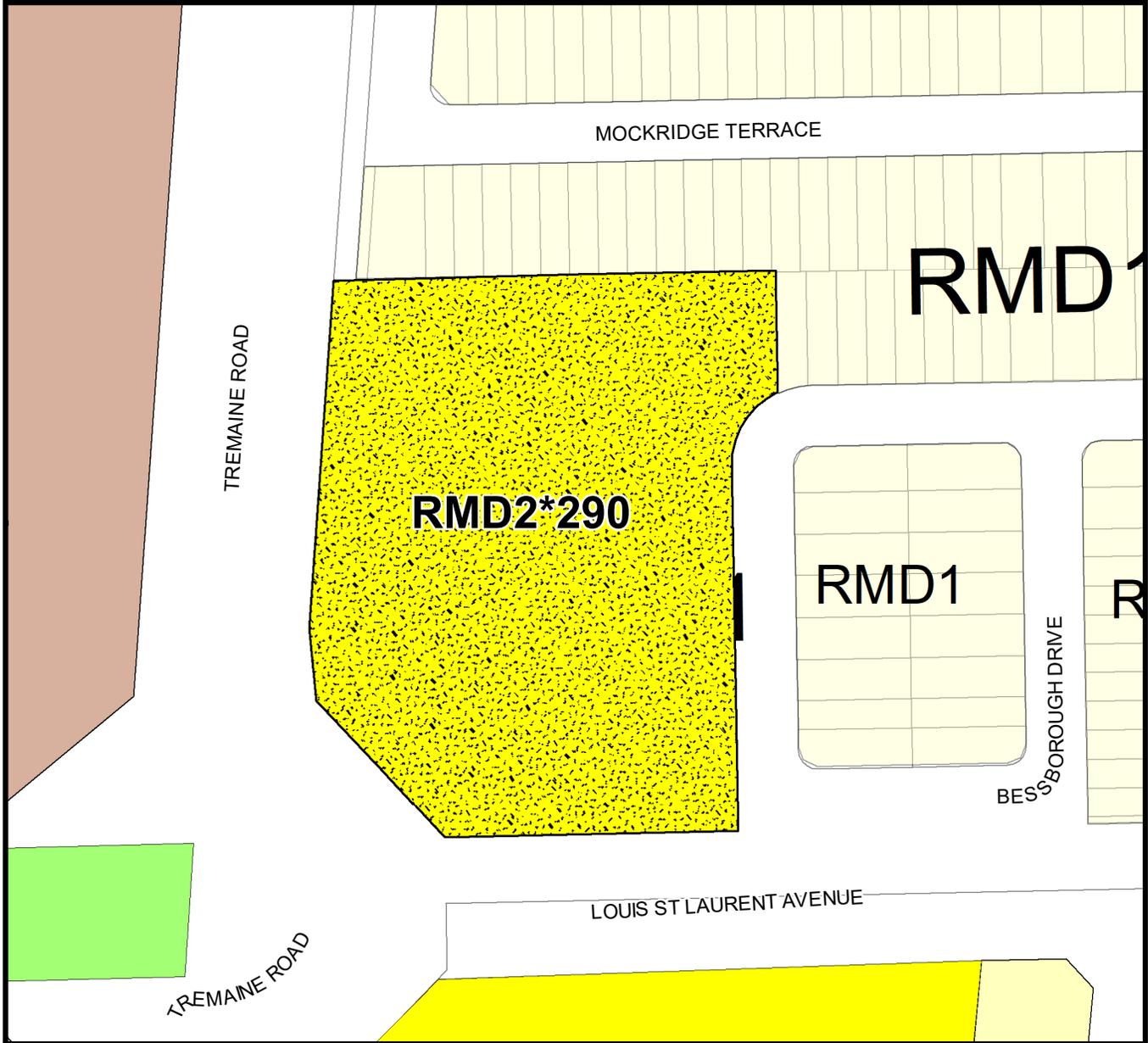
\_\_\_\_\_ Mayor  
Gordon A. Krantz

\_\_\_\_\_ Town Clerk  
Meaghan Reid

SCHEDULE A  
TO BY-LAW No. -2021

TOWN OF MILTON

PLAN 20M1177 BLK 168  
*Town of Milton*



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



RMD2\*290 - Medium Density Residential 2  
Zone Special

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

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



LOPA 06/20 &  
Z-14-20

From: Zeshan Ali [REDACTED]  
Sent: Wednesday, September 30, 2020 8:56 PM  
To: Maria Smith <[maria.smith@milton.ca](mailto:maria.smith@milton.ca)>  
Subject: Comments on 555 Bessborough Drive

Hello,

I am the son of the owner of the property [REDACTED]. We have some reasoning and concerns as to why there shouldn't be building of town houses on the development in front of us and we hope you consider our reason when making the decision to go through with the houses or not.

1. Adding houses to that area would make our street too populated, as there are no exits. This would be inconvenient at all times and risky for our children due to it being a high traffic area.
2. there are no major places for recreation in this intersection, we feel that a playground may be needed for kids and the development is area more than enough for that.

We hope you understand why we are not in favour of houses being built in this area and we genuinely hope you understand our reasonings for that . Have a great day.

Sincerely,

Zeshan Ali Chaudary

**From:** Shoaib Suboor [REDACTED] >  
**Sent:** Friday, October 16, 2020 8:46 PM  
**To:** Maria Smith <[maria.smith@milton.ca](mailto:maria.smith@milton.ca)>  
**Subject:** 555 Bessborough Drive - Town file Z-14/20

Hi

I received the subject Notice.

I wonder what does the Town of Milton administration think when they grant these applications a chance for reviews and public hearings etc.

Is the sole purpose of the people running this town to cram every square inch available with low quality dwellings built by the cheapest builders, while leaving almost no room for parks, retail, cycle lanes and connected with narrow streets. It obviously makes the most money for the builders that are favoured by Milton.

Has anybody from the Milton administration ever come for a drive around Bessborough Drive and it's adjacent streets, on a pleasant summer evening. If they did they would have seen dozens of kids from ages 5 to 10 playing on the streets. Why do they play on the streets ? because there is no open and safe space nearby, no parks or play areas for them. All there are houses upon houses and now you want to build even more higher density homes in the same neighborhood.

What would have made sense would have been a small 1.59 hectares park and not 90 town homes stuffed into the already congested space.

Obviously the builder has already purchased the land and Milton administration would not want to lose their anticipated revenue from the sale and development hence this exercise of "written submissions" is an absolutely meaningless, PR stunt.

However please take this as a note of my submission that I do not support this development in this particular location.

Regards  
Shoaib Suboor

[REDACTED]

**From:** sarfraz siddiqui [REDACTED]  
**Sent:** Monday, November 9, 2020 3:42 PM  
**To:** [MB-Planning@milton.ca](mailto:MB-Planning@milton.ca) <[Incoming-Planning-Email@milton.ca](mailto:Incoming-Planning-Email@milton.ca)>  
**Subject:** Towns at bessborough

Hi,

I am resident of Bessborough drive , Milton. And i get to know that right in front of my house lots of town houses coming. Which is in my opinion is not a good idea. Its is prime location right in front of velodrome. Which is landmark and beatifies the city.

I have few suggestions if you please consider.

- 1= there can be a beautiful park which will more attract people and tourist even.
- 2= or can be school as i have four children and no nearby school and my wife does not drive.
- 3= or can be big shopping mall as nearby no Walmart and big-name stores.

Also, big problem right in front of my house they made vehicle entrance which is very dangerous for my four kids.

I chose this place because of quietness and less traffic. and they made main vehicle entrance right in front of my house .

Please stop making them townhouses there and move that vehicle entrance from there.

Hope you consider my concerns

Sarfraz Siddiqui

[REDACTED]  
[REDACTED]  
[REDACTED]