



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Development Services

Date: July 19, 2021

Report No: DS-059-21

Subject: Public Meeting and Initial Report: Official Plan Amendment and Zoning By-law Amendment Applications by Neatt Communities (Nipissing) Inc., applicable to lands known municipally as 145 & 151 Nipissing Road, Milton. (Town Files: LOPA 04/21 & Z-08/21)

Recommendation: THAT Planning and Development Report DS-059-21 BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The applicant is seeking amendments to the Town of Milton Official Plan and Zoning By-law 016-2014, as amended, to facilitate the construction of two residential buildings with proposed heights of 19 and 23 storeys with landscaped 6-storey podiums. In total, the proposed development provides 595 dwelling units with parking being accommodated with two levels of underground parking and a three storey parking structure.

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 brought forward for Council consideration. The Technical Report will address issues raised through the consultation and review process.

REPORT

Background

Owner:

Neatt Communities (Nipissing) Inc., 530 Kipling Avenue, Toronto ON.

Applicant:

Korsiak Urban Planning, 277 Lakeshore Road East, Oakville, ON.

Location/Description:

The subject lands are located on the north side of Nipissing Road and are known municipally as 145 and 151 Nipissing Road. Existing currently on the subject lands are two one-storey buildings containing a range of commercial and employment uses. Surrounding uses include a proposed high density residential development to the

Background

immediate west and the Milton Mall further west, the Canadian Pacific Rail corridor to the north and commercial/light industrial uses to the east and south. Existing residential uses, consisting of primarily of low density uses, are located further to the south.

Proposal:

The applicant is seeking an amendment to the Town of Milton Official Plan, as well as an amendment to the Town of Milton Zoning By-law, to accommodate the residential development of the lands, providing for 595 residential dwelling units.

Figure 2 illustrates the proposed concept plan. The application proposes two apartment buildings, being 19 and 23 storeys atop 6-storey podiums. Vehicular parking is provided via two levels of underground parking and a three-storey above ground parking garage, which connects the two towers, providing 655 parking spaces. A crash wall is incorporated in the north wall of the garage along the rail corridor. With regard to amenity area, approximately 470 square metres of grade level amenity area is provided and an additional 1, 914 square metres is provided on the rooftop of the 3-storey above ground parking structure. Site access is provided via Nipissing Road.

The following reports have been submitted in support of this application:

- Planning Justification Study, dated April 2021, prepared by Korsiak Urban Planning.
- Stage 1 Archaeological Assessment, dated January 23, 2018, prepared by Archaeological Research Associates Ltd. (ARA).
- Draft Stage 1-2 Archaeological Assessment, dated October 30, 2020, prepared by Archaeological Research Associates Ltd. (ARA).
- Draft Stage 2 Archaeological Assessment, dated July 10, 2020, prepared by Archaeological Research Associates Ltd. (ARA).
- Draft Phase One Environmental Site Assessment, dated March 1, 2021, prepared by Pinchin Ltd.
- Preliminary Landscaping and Tree Preservation Plan, dated April 15, 2021, prepared by Adesso Design Inc.
- Functional Servicing Report/Stormwater Management, dated April 20, 2021, prepared by Urbantech Consulting.
- Geotechnical Report, dated January 28, 2021, prepared by Shad & Associates and R.J. Burnside.
- Hydrogeological and Water Balance Report, dated April 2021, prepared by R.J. Burnside
- Traffic Impact Study and Parking Justification Study, dated April 2021, prepared by Paradigm Transportation.
- Noise and Vibration Study, dated April 2021, prepared by SLR Consulting Limited.
- Wind Design Brief, dated April 2021, prepared by Korsiak Urban Planning.
- Shadow Study, dated March 19, 2021, prepared by KNYMH.

Discussion

Planning Policy

The subject lands are located within the Urban Growth Centre of the Central Business District and are designated Urban Growth Centre Mixed Use Sub-Area as shown on Schedule C - Central Business District Land Use Plan of the Town of Milton Official Plan.

The Urban Growth Centre Mixed Use Sub-Area designation makes up the majority of the Central Business District and is to be planned as a concentrated, vibrant urban centre that accommodates a significant share of the Town's population and employment growth supported by Regional scale public services and major transit infrastructure. In addition to the uses permitted within the Central Business District land use designation, within the Urban Growth Centre Mixed Use Sub-Area designation, higher density residential and employment uses, major office, retail, hotels and convention centres and appropriate major institutional uses may be permitted. All permitted uses within the designation shall contribute to achieving the overall minimum development density target for the Urban Growth Centre of 200 residents and jobs combined per hectare, subject to the availability of appropriate infrastructure. Additionally, Schedule K - Intensification Areas shows the subject lands as being within an identified Intensification Area and Major Transit Station Area.

Official Plan policies relevant to the proposal include:

- 2.1.3.2 Urban Area - the majority of the Town's intensification will be directed to the Urban Growth Centre, particularly the major transit station area, located around the existing GO station;
- 2.1.6 Intensification - the Town shall promote intensification in order to support the development of compact, efficient, vibrant and complete communities;
- 2.1.6.5 - it is the policy of the Town to:
 - a) Recognize the Milton GO Station as a Major Transit Station and the surrounding area as a Major Transit Station Area to which residential and employment intensification, including major office and appropriate institutional uses are to be directed in accordance with Section 3.5 of this Plan;
 - d) Direct development with higher densities, including mixed uses and transit supportive land uses to Intensification Areas.
 - h) Promote development densities that will support existing and planned transit services;

- k) Adopt parking standards for Intensification Areas that promote the use of active transportation and public transit;
 - s) Promote the use of rehabilitated brownfield and greyfield sites for residential intensification.
- 3.5.3 CBD Policies - 3.5.3.3 Significant mixed use development and residential intensification within the CBD shall be directed to the Urban Growth Centre, particularly the major transit area, upon availability of appropriate infrastructure;
 - 3.5.3.7 - Transit supportive densities and pedestrian oriented, active streetscapes and improvements to the public realm that revitalize and enhance the character of the CBD are required;
 - 3.5.3.27 - the comprehensive development or re-development of industrial and automotive related establishments within the Urban Growth Centre and replacement with intensive high density residential, office and institutional uses shall be promoted;

Schedule C.7.A. CBD - Central Business District Height Limits indicates a maximum height of 8 storeys and as such, application for an amendment to the Official Plan has been made to allow a maximum height of 19 storeys to accommodate the development. Attached as Appendix 1 to this Report is a Draft Official Plan Amendment.

Town of Milton - Major Transit Station Area/Mobility Hub Study

In February 2018, the Town initiated a multi-disciplinary study of the Milton Major Transit Station Area/Mobility Hub to make recommendations to guide future development and intensification in the area. The study is a significant component in planning for intensification. It will contribute local inputs to the Region's ongoing growth management exercise, inform the Town's own Official Plan Review, provide the evidence base and policy framework for the preparation of an area specific Secondary Plan and also support the business case for all-day, two-way GO rail service.

The Study was completed in the summer of 2020 and received by Council in August. In April 2021, Council endorsed a policy directions report. The Policy Directions report outlined short, medium and longer term initiatives to implement the recommendations of the Study. In the short term, Staff is preparing targeted amendments to the Official Plan and Zoning By-law to align current policy and zoning provisions with the recommendations of the Study. This includes, for example, revisions to the maximum permitted height limits to align with the density and height recommendations in the Study.

Zoning By-law 016-2014, as amended

The subject lands are zoned Urban Growth Centre-Mixed Use (UGC-MU) zone under the Town of Milton Zoning By-law 016-2015, as amended. The UGC-MU zone allows for

Residential High Density (RHD) uses, including apartment buildings. Schedule D - Central Business District - Buildings Heights of the Zoning By-law allows for a maximum building height of 8 storeys. The applicant has made application for a Zoning By-law Amendment to increase the maximum height to 23 stories as well as to address setbacks (to property lines as well as to the rail line) and a reduced parking rate of 0.9 parking spaces per unit plus 0.2 parking spaces per unit for visitors. Attached to this report as Appendix 2 is the Draft site specific Zoning By-law.

Site Plan Control

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

Public Consultation and Review Process

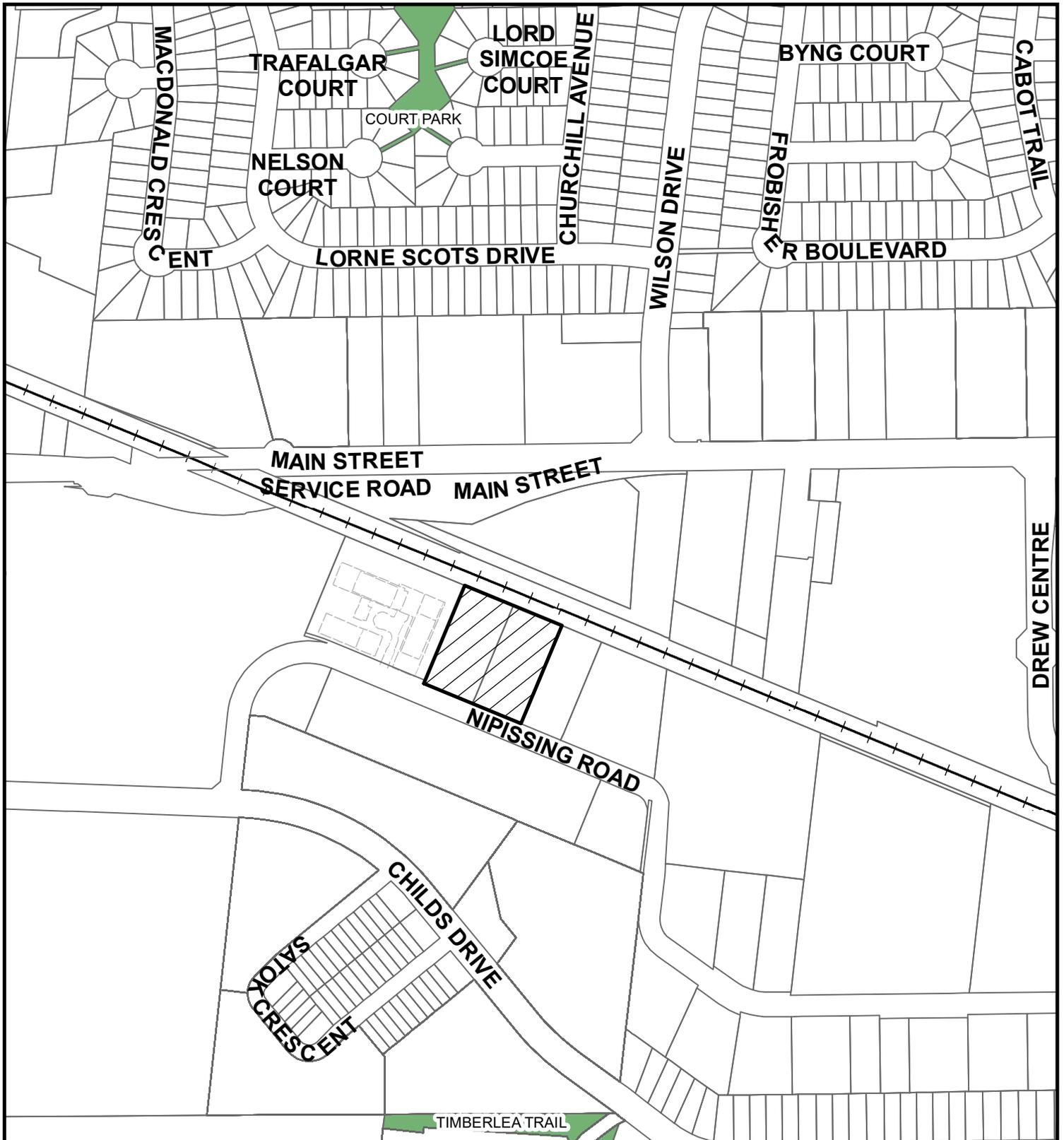
Notice for the public meeting was provided pursuant to the requirements of the Planning Act on June 24, 2021.

The applicant held a virtual Public Information Centre session (PIC) on June 16, 2021. No formal presentations were made at this information centre. The purpose of the PIC was to provide the public with an informal opportunity to not only view the drawings and concepts illustrating the proposal, but also to ask questions of the applicant and technical consultants and learn about the application process. Staff were present at the PIC as well. No members of the public attended the information session.

With regard to the proposal, staff has identified the following matters to be addressed through the review process:

- Site Design, Built Form, Massing, Urban Design, Height and Density
- Noise Impacts
- Land Use Compatibility to Surrounding Industrial Land Uses (Ministry of the Environment and Climate Change D Series Guidelines)
- Setback to Rail Line
- Pedestrian Level Wind Mitigation
- Shadow Impacts/Privacy/Views
- Traffic Impacts, Parking, Pedestrian and Vehicle Access/Circulation
- Consistency with PPS and conformity with Growth Plan for the Greater Golden Horseshoe
- Servicing and Stormwater Management
- Environmental Assessment of Lands
- Overall fit of the proposal in the context of existing and planned context of the area

FIGURE 1 LOCATION MAP



Council Meeting Date:
June 21, 2021

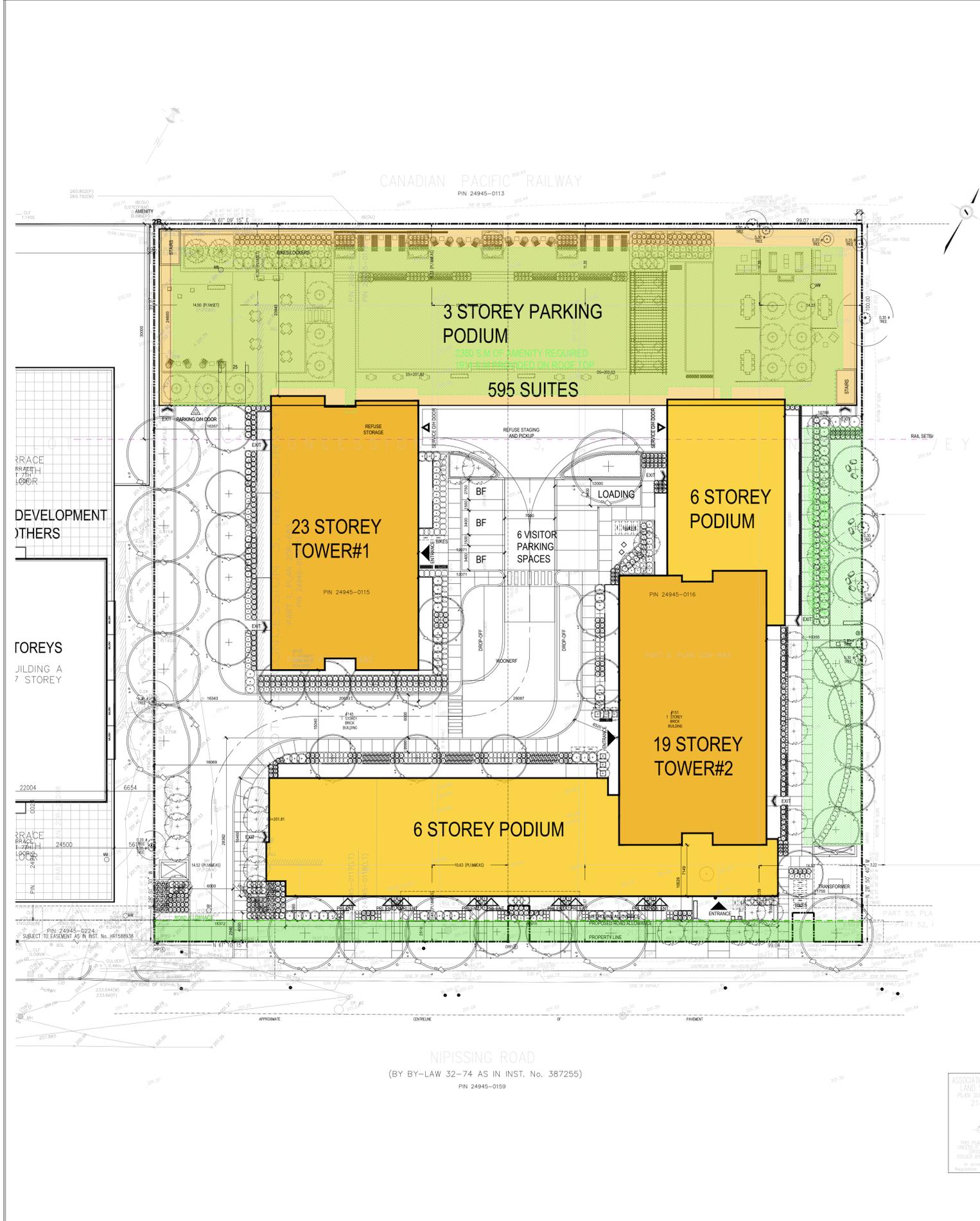
Scale: 1: 5,000

Files: LOPA-04-21
& Z-08/21

Development Services Department



Subject Property



**FIGURE 2
DS-059-21**

PLAN OF SURVEY SHOWING TOPOGRAPHIC DETAILS OF PART OF LOT 13 CONCESSION 3, NEW SURVEY (GEOGRAPHIC TOWNSHIP OF TRAFALGAR) TOWN OF MILTON REGIONAL MUNICIPALITY OF HALTON SCALE 1:250

- LEGEND**
- ▲ APARTMENT PRINCIPAL ENTRY
 - ◀ OVERHEAD SERVICE DOOR
 - ◀ APARTMENT EXIT DOOR
 - ◀ APARTMENT SUITE EXTERIOR DOOR
 - ◀ UNDERGROUND PARKING GARAGE ENTRY
 - ◀ COMMON AREA ENTRY
 - B* 1ST TO 6TH FLOOR BALCONY
 - B** 2ND TO 6TH FLOOR BALCONY
 - V VISITOR PARKING SPACE
 - R RESIDENT PARKING SPACE
 - P PORCH
 - DC DEPRESSED CURB
 - VERTICAL ACCESSIBLE PARKING SIGN
 - FIRE ACCESS ROUTE SIGN
 - STOP SIGN
 - STREETLIGHT
 - RAIN WATER LEADER
 - AIR CONDITIONER
 - PAINTED BARRIER FREE PARKING SYMBOL AS PER MUNICIPAL STANDARDS
 - 1.8m HT WOOD PRIVACY FENCE
 - HEAVY DUTY ASPHALT
 - PAVERS
 - CONCRETE SIDEWALK
 - LANDSCAPE
 - SOD

C. WAHBA SURVEYING LTD.
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BENCHMARK NOTE
ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND REFERRED TO FIRST ORDER BENCHMARK NUMBER 828158. LOCATED ON A CONCRETE AND STEEL BRIDGE CARRYING CPR OVER HWY 25, 82.8M NORTH OF THE INTERSECTION OF HWY 25 AND MAIN ST. EAST AT MILTON, 230.0M SOUTH OF GEORGE ST. TABLE IS SET HORIZONTALLY IN SOUTH FACE OF CONCRETE COPING, 17.8M EAST OF CENTRELINE OF HWY 25, 2.07M SOUTH OF EDGE OF FIRST RAIL, 68 CM WEST OF S.E. END OF BRIDGE, 17 CM BELOW TOP OF COPING ELEVATION = 201.212

INTEGRATION NOTE
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A & B BY REAL TIME NETWORK (RTN), UTM ZONE 17, NAD 83 (CRS2011010)
ORP @ NORTH 4 819 216.37 EAST 599 150.71
ORP @ NORTH 4 819 234.19 EAST 591 195.09
COORDINATES ARE UTM ZONE 17, NAD 83 (CRS2011010), TO URBAN ACCURACY PER SEC. 14 (2) OF OREG. 216/70, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997641

NOTES: THE OWNER IS REQUIRED TO REMOVE SNOW OFF SITE AND MAINTAIN REQUIRED PARKING UNENCUMBERED BY SNOW DURING MAJOR SNOW EVENTS. THE OWNER IS REQUIRED TO REMOVE SNOW AND ICE FROM ALL EXIT PATHS AND STAIRS. SNOW WILL BE REMOVED FROM SITE BY PRIVATE COMPANY.

DRIVEWAYS ARE TO BE 1.2 CLEAR OF UTILITY STRUCTURES AND HYDRANTS. BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS, AND OTHER SERVICES. IF MINIMUM DIMENSION IS NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS OWN EXPENSE. BUILDER TO VERIFY SERVICE CONNECTION ELEVATIONS PRIOR TO CONSTRUCTING FOUNDATIONS.

PRIOR TO THE COMMENCEMENT OF ANY WORKS ON THE SITE, SNOW FENCE IS INSTALLED ON THE PERIMETER OF THE PROPERTY AND AT LOCATIONS AS DETERMINED BY THE MANAGER, DEVELOPMENT ENGINEERING. THE SNOW FENCE SHALL REMAIN IN PLACE UNTIL SUCH TIME AS OTHERWISE DIRECTED BY THE MANAGER, DEVELOPMENT ENGINEERING.

PRIOR TO THE COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ENGINEERING SERVICE DEPARTMENT TOWN OF MILTON, FOR THE PURPOSE OF VEHICULAR ACCESS TO THE PROPERTY, (ENTRANCE PERMIT), AND SERVICING EXCAVATIONS (ROAD ALLOWANCE PERMIT) WITHIN THE PROPERTY, (ENTRANCE PERMIT), AND SERVICING. PARKING STALL DELINEATION TO BE 100MM WIDE WHITE OR YELLOW MARKINGS. VISITOR PARKING TO BE MARKED WITH A PAINTED V. RESIDENT PARKING TO BE MARKED WITH PAINTED NUMBERS.

ALL REFUSE WILL BE STORED INTERNALLY. WASTE TO BE COLLECTED FROM HALTON REGION.

Setbacks Summary		Site Area	9684.14 S/M
Floor	3.38	Site Area	0.958414 Ha
1-6 Floors	10.529	Lot Coverage	5336 S/M
7-23 Floors	0.7	Lot Coverage %	55%
		FSI Allowed	5
		GFA Allowed	48420.7 S/M
		GFA Proposed	47485.8 S/M
1-3 Floors	23.943	FSI Proposed	4.90
4-23 Floors	0.7	Units	595 Units
		Density	614.41 Upl/ha
		Amenity Area at Grade	470.00 S/M
		Amenity Area at Podium	1914.00 S/M
		Total Amenity Area	2384.00 S/M
		Required Amenity Area (4.4 m per Unit)	2380.00 S/M
		Building Height (23 Storeys)	73.20 M
		Building Height (19 Storeys)	62.20 M
		Paved Area	1588.10 S/M
		Landscape Area	2760.04 S/M

PARKING SUMMARY						
Surface Parking	Podium			Underground		Total
	Level 1	Level 2	Level 3	Level -1	Level -2	
6	25	25	27	25	25	
	25	27	27	22	23	
	6	5	6	23	23	
		1		16	16	
				11	12	
				14	14	
				21	21	
				19	19	
				20	20	
				20	20	
				19	19	
				25	28	
				235	240	
Subtotal Parking	6	56	58	60	235	240
Total Visitor Parking	6	56	57			119
Total Resident Parking			1	60	235	240
Total Parking Proposed				61	235	296

Parking Provided	Barrier Free	Ratio	Spaces
Resident Parking	14.0	0.50	536
Visitor Parking	5.0	0.20	119
Total	19		655

Bike Summary	Ratio	Level 1	Level 2	Level 3	Level -1	Level -2
Bike Spaces Long Term	1.00	132	132	132	120	79
Bike Spaces Visitor	0.05					30
Total						625

NOTES						
■	IDENTIFIED MONUMENT FOUND					
■	IDENTIFIED MONUMENT SET					
SB	IDENTIFIED STANDARD IRON BAR					
SBP	IDENTIFIED SHORT STANDARD IRON BAR					
IB	IDENTIFIED IRON BAR					
U	IDENTIFIED UNKNOWN					
PL	IDENTIFIED PROPERTY IDENTIFIER NUMBER					
PLN	IDENTIFIED PLAN 200-081					
PLS	IDENTIFIED PLAN 200-01775					
PLD	IDENTIFIED PLAN 200-3018					
PLS (TEXT)	IDENTIFIED CONINGHAM MCCONNELL LIMITED					
PLS (TEXT)	IDENTIFIED PEARSON AND PEARSON LIMITED					
PLS (TEXT)	IDENTIFIED I.H. GILSON SURVEYING LIMITED					
MEAS	IDENTIFIED MEASURED					
MEAS (TEXT)	IDENTIFIED OBSERVED REFERENCE POINT					
MON	IDENTIFIED MONUMENT					
MON (TEXT)	IDENTIFIED MONITORING WELL/POSSIBLE					
MON (TEXT)	IDENTIFIED MANHOLE/SANITARY					
EL	IDENTIFIED ELECTRICAL JUNCTION BOX					
EL (TEXT)	IDENTIFIED NORTH, SOUTH, WEST, EAST					
EL (TEXT)	IDENTIFIED OHAN LINK FENCE					
EL (TEXT)	IDENTIFIED POST AND RAIL FENCE					
EL (TEXT)	IDENTIFIED POST AND RAIL FENCE					
EL (TEXT)	IDENTIFIED WATER VALVE/ GAS VALVE					
EL (TEXT)	IDENTIFIED FIRE HYDRANT					
EL (TEXT)	IDENTIFIED FIRE HYDRANT					
EL (TEXT)	IDENTIFIED FIRE HYDRANT					
EL (TEXT)	IDENTIFIED DIAMETER OF TREE					
EL (TEXT)	IDENTIFIED DECIDUOUS TREE					

SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 20TH DAY OF JANUARY 2021.

JANUARY 22, 2021
DATE
C. WAHBA
LAND SURVEYOR
DRAWN: OC
CHECKED: C.W.
CAD FILE: 20-091 (POS)
PROJECT No. 20-091
285 Vaughan Valley Blvd. Woodbridge ON L4H3B5 Tel: 905.851.1300 www.wahbasurveying.com



CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK
ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK
THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK

KEY TO DETAIL LOCATION			
No.	DETAIL NUMBER	DRAWING SHEET NUMBER	

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
CLIENT REVIEW	1	26.10.2020	PM
FOR METROLINK COORDINATION	2	17.03.2021	PM

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING			
No.	DATE (DD.MM.YY)	BY	
1	01-03-21	PM	TOPO & ROAD ALLOWANCE UPDATES
2	09-03-21	PM	STATS AND AMENITY AREAS
3	07-04-21	PM	STATS AND AMENITY AREAS
4	15-04-21	PM	STATS

BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH
ARCHITECTURE • SOLUTIONS

KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
T 905.639.6595
F 905.639.0394
www.knymh.com info@knymh.com

THIS DOCUMENT IS PRELIMINARY AND MAY BE USED FOR REGULATORY APPROVAL ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. SUBCONTRACTORS, OWNER AND CONTRACTORS TO PROVIDE INPUT TO THE DETERMINATION OF THIS DOCUMENT.

NEATT
communities

NIPISSING ROAD
145-151 NIPISSING ROAD MILTON, ONTARIO

DRAWING SHEET TITLE:
SITE PLAN

DRAWING SCALE:
AS NOTED

PROJECT NUMBER:
20065

DRAWN BY: PM
CHECKED BY: PM
DRAWING VERSION:
001
PLOT DATE:
April 14, 2021

DRAWING SHEET NUMBER:
SP1

FIGURE 3
DS-059-21







THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO.XX.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 145 & 151 NIPISSING ROAD, LEGALLY DESCRIBED AS PART OF LOT 13, CONCESSION 3, (NS TRAFALGAR), TOWN OF MILTON IN THE REGIONAL MUNICIPALITY OF HALTON (FILE NO. LOPA 04/21)

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. XX to the Official Plan of the Town of Milton, to amend Schedules I1 and C.7.A.CBD of the Town of Milton Official Plan to provide for permission for the development of two residential buildings with heights of 23 and 19 storeys, respectively, with a maximum FSI of 5.0, at lands located at 145 & 151 Nipissing Road and legally described as Part of Lot 13, Concession 3 (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.
3. In the event that the Regional Municipality of Halton, being the Approval Authority, has declared this Official Plan Amendment to not be exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the aforementioned Amendment Number XX to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON day of , 2021

Gordon A. Krantz Mayor

Meaghan Reid Town Clerk

AMENDMENT NUMBER XX
TO THE OFFICIAL PLAN OF THE TOWN OF MILTON

Part of Lot 13, Concession 3 (NS Trafalgar)
145 & 151 Nipissing Road
Town of Milton
(Town File: LOPA-04/21)

DRAFT

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 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. XX
To the Official Plan of the Town of Milton

145 & 151 Nipissing Road
(Part of Lot 13, Concession 3 (NS Trafalgar))
(Town of Milton)
(LOPA 04/21)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to add Specific Policy Area XX to the lands at 145 & 151 Nipissing Road.

LOCATION OF THE AMENDMENT

The subject lands are located on the south side of the Canadian Pacific Railway Line, on the north side of Nipissing Road, generally east of Ontario Street South and generally west of Thompson Road South. The lands are municipally identified as 145 & 151 Nipissing Road and are legally described as Part of Lot 13, Concession 3 (NS Trafalgar), Town of Milton.

BASIS OF THE AMENDMENT

The proposed amendment would permit the development of two residential buildings of 23 and 19 storeys, respectively, with a Floor Space Index (FSI) of up to 5.0.

PART II: THE AMENDMENT

All of this part of the document entitled Part II: THE AMENDMENT consisting of the following text constitutes Amendment no. 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. XX pursuant to Section 17 and 21 of the Planning Act, as amended, as follows:

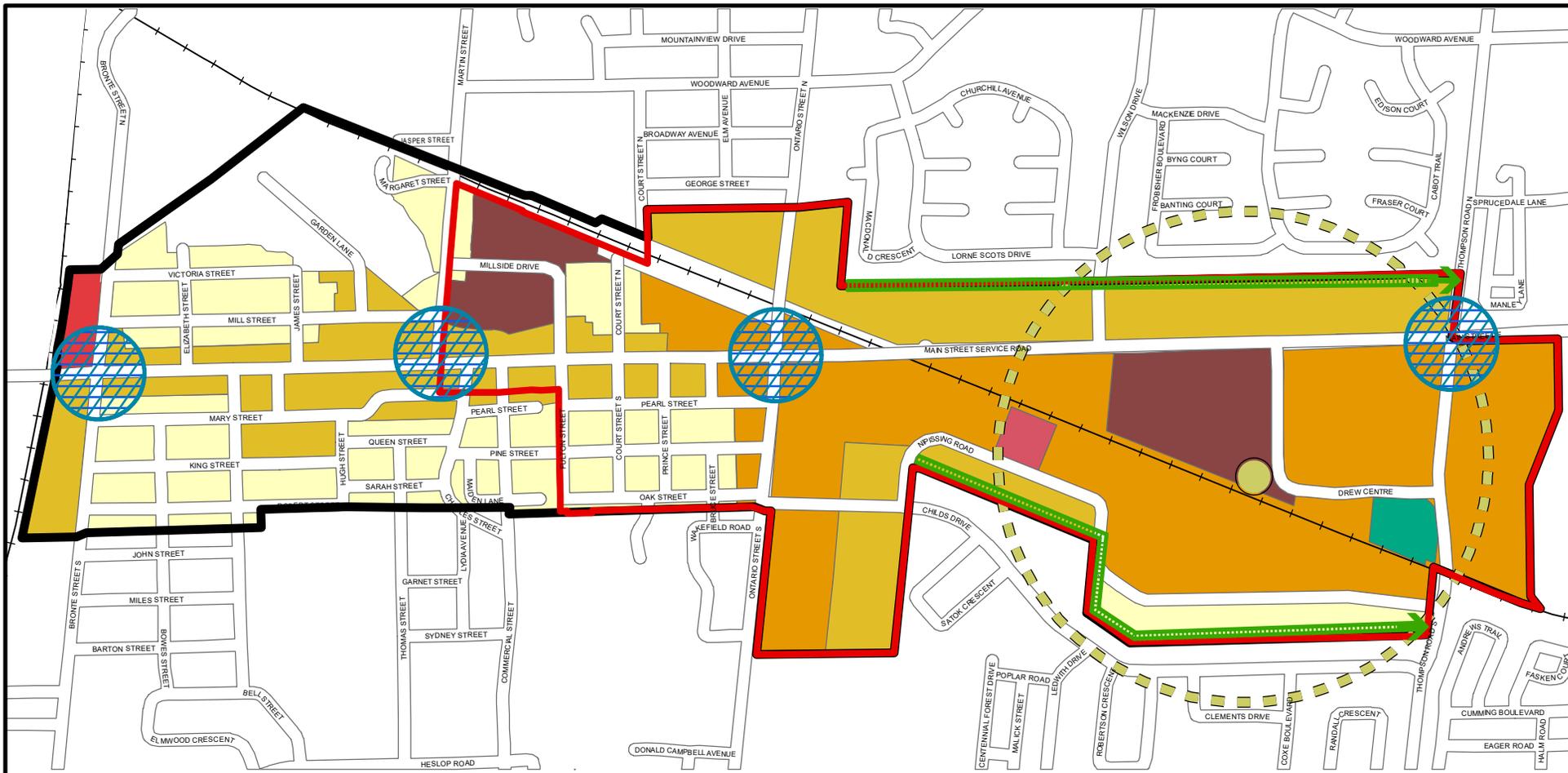
1.0 Map Change

- 1.1 Amending Schedule I1 – “Urban Area Specific Policy Areas” by adding Special Policy Area No. XX to the lands at 145 & 151 Nipissing Road (known legally as Part of Lot 13, Concession 3 (NS Trafalgar)).
- 1.2 Amending Schedule C.7.A.CBD – Central Business District Secondary Plan, Height Limits by permitting a maximum height of 23 storeys on the lands at 145 & 151 Nipissing Road (known legally as Part of Lot 13, Concession 3 (NS Trafalgar)).

2.0 Text Change

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

- 4.11.3.XX The land identified as Specific Policy Area No. XX on Schedule I1 of this Plan, being the lands at 145 & 151 Nipissing Road may be developed to provide two residential buildings of up to 23 storeys in height and Floor Space Index (FSI) up to 5.0.



-  URBAN GROWTH CENTRE
-  CENTRAL BUSINESS DISTRICT
-  MAJOR TRANSIT STATION
-  MAJOR TRANSIT STATION AREA

-  GATEWAY
-  TRANSITION AREAS

MAXIMUM HEIGHTS

-  1-2 STOREYS
-  3-4 STOREYS
-  6-8 STOREYS
-  10-14 STOREYS
-  18 STOREYS
-  19-23 STOREYS
-  31 STOREYS

**TOWN OF MILTON
OFFICIAL PLAN
CENTRAL BUSINESS DISTRICT
SECONDARY PLAN
Schedule C.7.A.CBD
Central Business District
Height Limits**



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

Copyright 2021: Town of Milton, Terenec Inc.

June, 2021

TOWN OF MILTON OFFICIAL PLAN

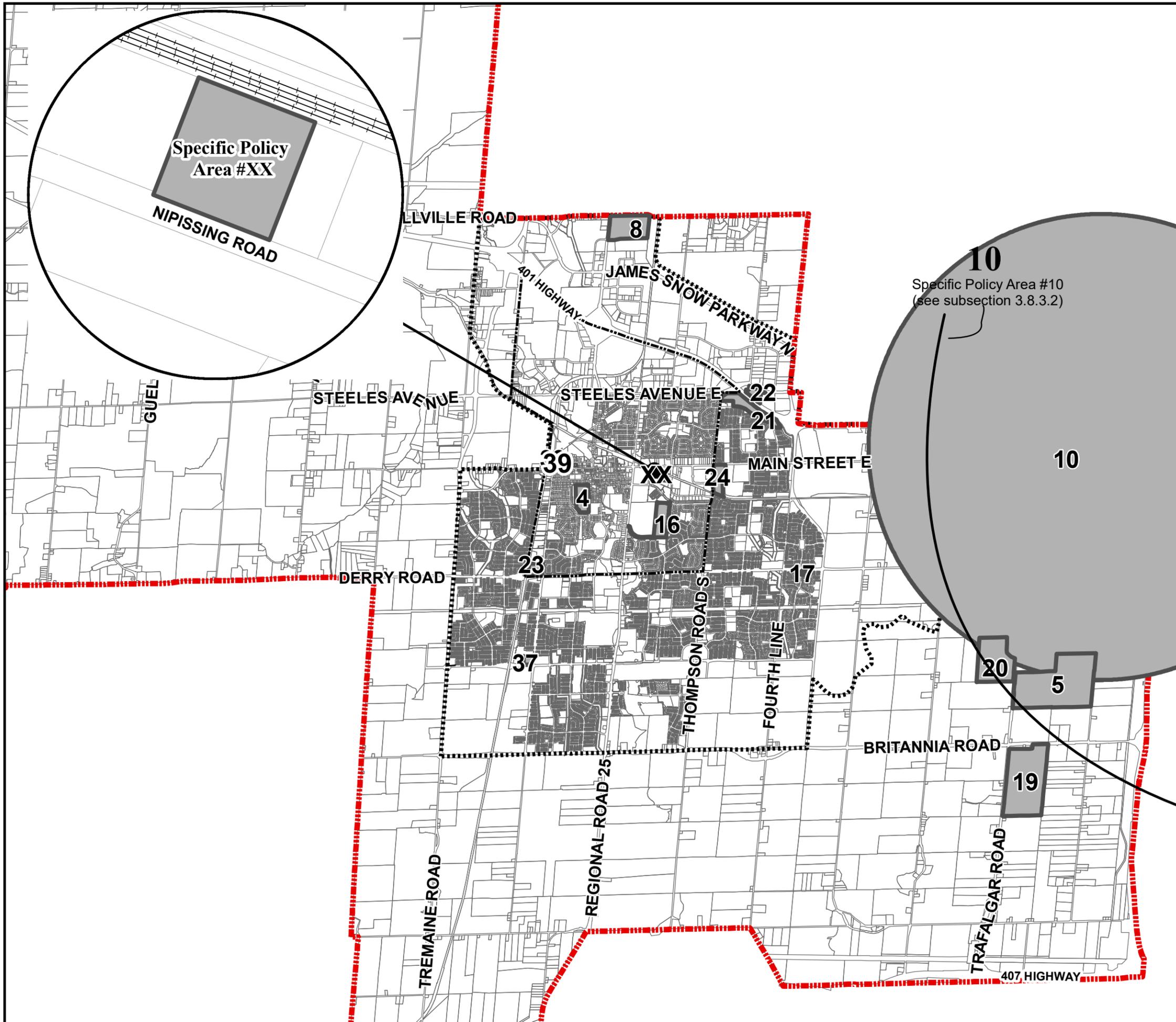
Schedule I1

URBAN AREA SPECIFIC POLICY AREAS

(Refer to sections 4.11 & 3.8.3.2)

Files: LOPA-04/21 & Z-08/21

-  TOWN OF MILTON BOUNDARY
-  URBAN EXPANSION AREA BOUNDARY
-  EXISTING URBAN AREA BOUNDARY
-  RAILWAY
-  SPECIFIC POLICY AREA
- XX SPECIFIC POLICY NUMBER



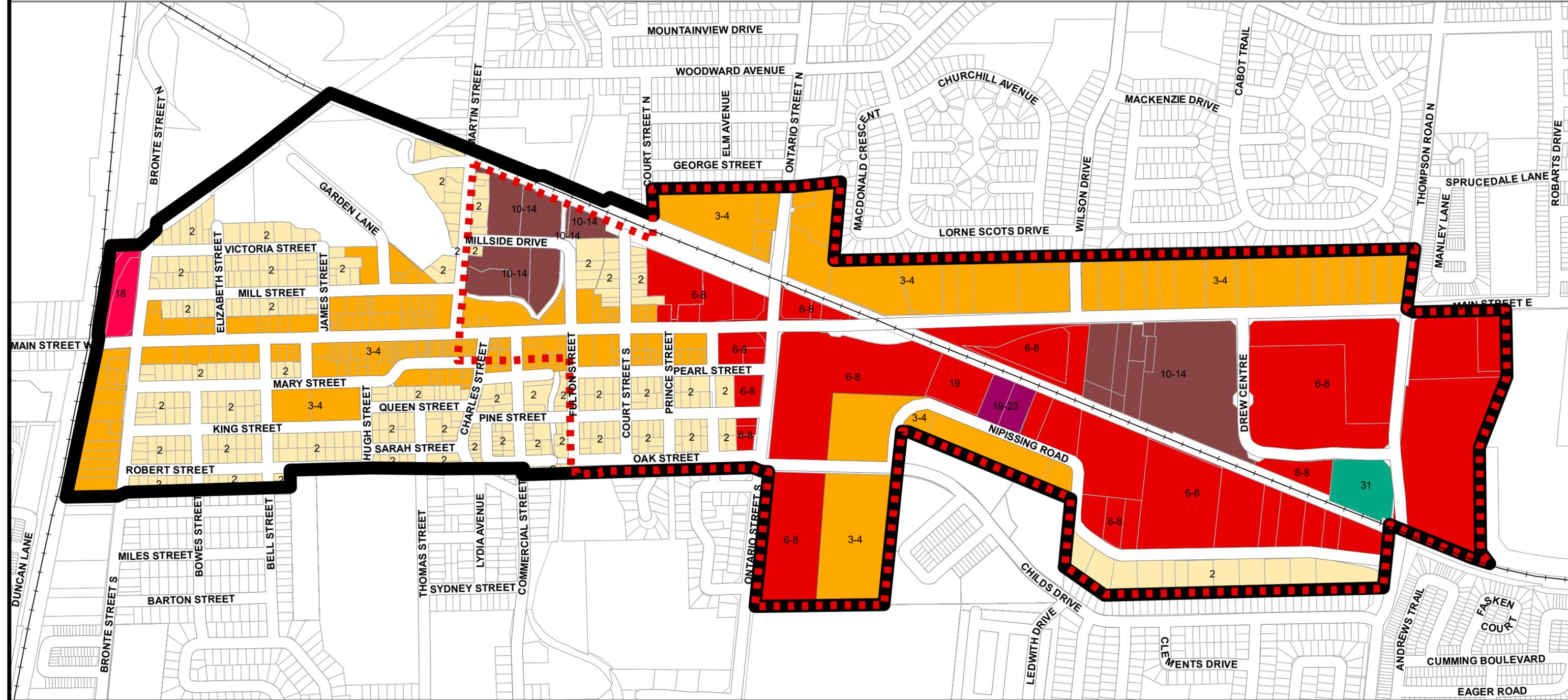
This Schedule Forms Part Of The
Official Plan And Should Be Read
Together With The Text.

Copyright 2021: Town of Milton, Teranet Inc.

Consolidated August 2008, Edited May 2021

SCHEDULE D

Central Business District - Building Heights



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

Date: 28, June 2021

 Max 2 Storeys; height in accordance with the provisions of Table 6B

 Min 3 Storeys and 10.5m
Max 4 Storeys and 16.5m

 Min 6 Storeys and 19.5m
Max 8 Storeys and 29m

 Min 10 Storeys and 31.5m
Max 14 Storeys and 42m

 Max 18 Storeys

 Min 19 Storeys and Max 23 Storeys

 Max 31 Storeys

 Central Business District

 Urban Growth Centre



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 13, CONCESSION 3, FORMER GEOGRAPHIC SURVEY OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (NEATT COMMUNITIES (NIPISSING) INC.) – TOWN FILE - Z-08/21

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 will provide for the lands affected by this By-law to be zoned as set forth in this By-law upon the approval of Official Plan Amendment Number XX.

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 Urban Growth Centre Mixed Use (UGC-MU) Zone symbol to the to a new site-specific Urban Growth Centre Mixed Use (UGC-MU*XXX) Zone symbol on the lands shown on Schedule A attached hereto.
2. **THAT** Schedule D to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Maximum Building Height to 23 storeys on the land shown on Schedule B attached hereto.
3. **THAT** Section 13.1 of Comprehensive By-law 016-2014, as amended, is hereby further amended by adding subsection 13.1.1.XXX as follows:

Urban Growth Centre Mixed Use – Special Section (UGC-MU*XXX) Zone

(i) Additional Permitted Uses:

- a. Guest Suite
- b. Above Grade Parking Structure

(ii) Definitions:

For the purpose of this by-law:

- a. TOWER 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 is a room within the apartment building that is not connected to any individual apartment, 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. A Guest Unit does not constitute an apartment and shall not require a separate parking provision.

(iii) Special Provisions:

- a) Drive-through facilities either stand-alone or ancillary to another permitted use is not permitted the lot.
- b) Despite any provisions to the contrary, more than one residential building is permitted on the lot.
- c) Notwithstanding the provisions of Section 4.19.4, Exceptions to Height Requirements, the calculation of Building Height shall be exclusive of mechanical penthouses, rooftop equipment, elevator tower, stair tower and/or architectural features such as parapets and screen walls.
- d) Notwithstanding Section 4.22.3, the minimum setback from a residential dwelling unit to the railway corridor right-of-way shall be 23 metres.
- e) Notwithstanding Section 4.22.3, the minimum setback from a parking structure to the railway corridor right-of-way shall be 0 metres.
- f) Notwithstanding Section 5.8.1, Table 5E, to the contrary the minimum off-street parking requirements shall be:
 - a. 0.9 spaces per dwelling unit.
- g) Notwithstanding Section 5.14.1 to the contrary, the underground parking structure may be located within 0.0 metres of a street line or lot line.

- h) Notwithstanding Section 5.10, to the contrary, the **bicycle parking** requirement for a mixed-use building or apartment building shall be 1.00 Long-term spaces per dwelling unit plus 0.05 visitor Short-term parking spaces per dwelling unit.
- i) 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.
- j) The podium of a residential building shall have a minimum height of 3 storeys and a maximum height of 6 storeys.
- k) Any portion of a building above a height of 7 storeys must not exceed a floor plate area of 770 square metres.
- l) Despite any provision to the contrary, where there is more than one residential building on the lot, the minimum separation between towers shall be 25 metres measured from the main face of the building and excluding balconies.
- m) Waste storage areas shall be located within the principal building.
- n) Any awning, canopy and/or similar weather shielding structure, and any restaurant patio, may project to any lot line.
- o) Transformers and Telecommunications: Transformers and telecommunications vaults and pads shall be permitted to project 0.5 metres to a public street beyond the main wall of the building.
- p) Building Height: Minimum height of a first storey (measured from top-of-slab to top-of-slab) is 3.6 metres.
- q) Despite any provisions to the contrary, a Guest Suite does not constitute an apartment and shall not require a separate parking provision.

(iv) Zone Standards:

Notwithstanding the provisions of Section 7.2, Table 7C to the contrary:

- a) Minimum Front Yard Setback shall be 3.0 metres.
- b) Maximum Front Yard Setback shall be 4.5 metres

- c) Minimum Interior Yard Setback shall be 0 metres
- d) Minimum Rear Yard Setback shall be 0 metres
- e) Minimum permitted Floor Space Index (FSI) shall be 3.0.
- f) Maximum permitted Floor Space Index (FSI) shall be 5.0.
- g) Maximum lot coverage shall be 70%.
- h) Maximum height of all buildings is 23 storeys and 74 metres.

4. 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 Ontario Land Tribunal dismisses the appeal, this by-law shall come into force on the day of the 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 XXXXXX, 2021.

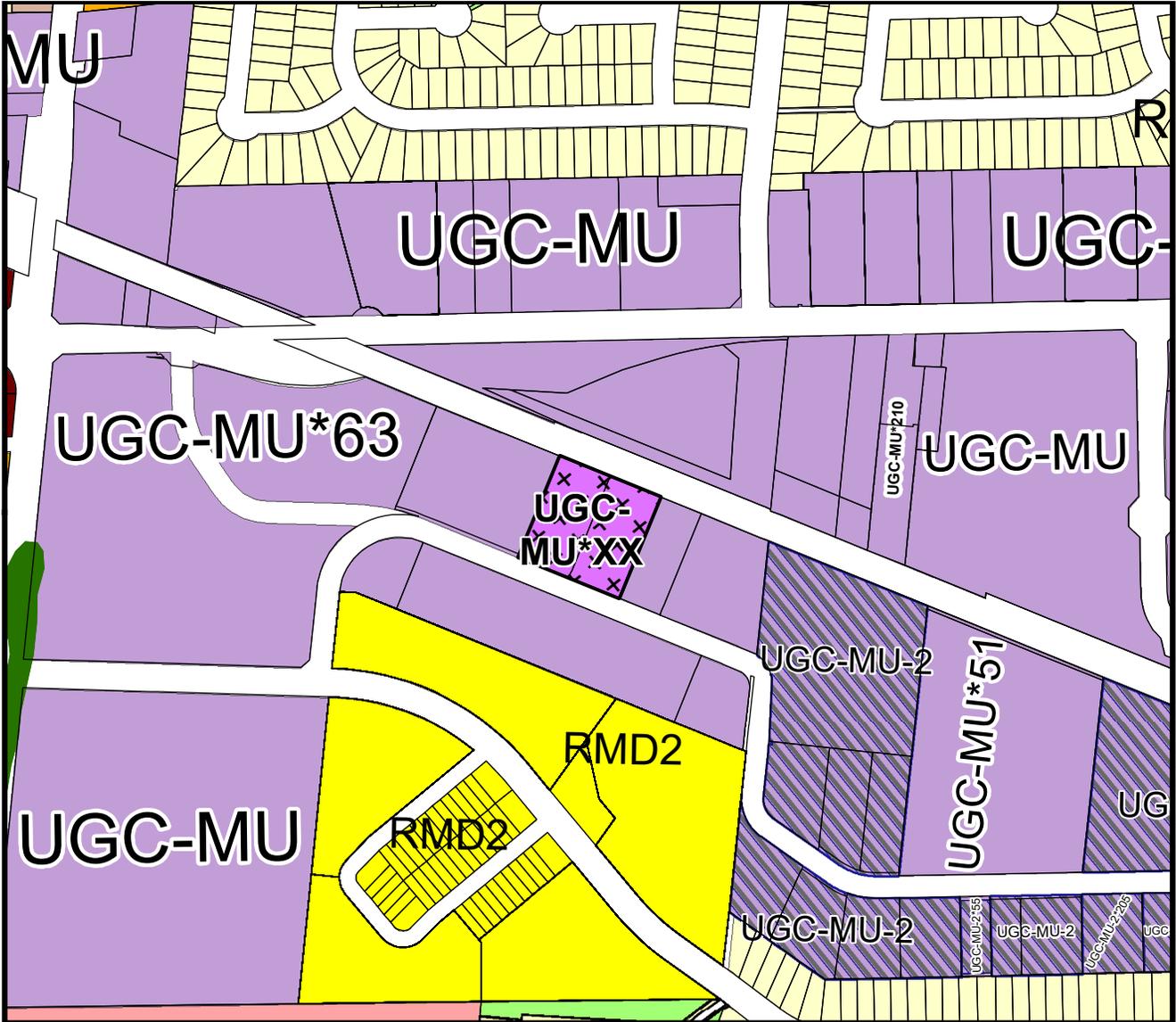
_____ Mayor
Gordon A. Krantz

_____ Town Clerk
Meaghen Reid

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

PART OF LOT 13, CONCESSION 3 TRAFALGAR N.S.

Town of Milton



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

 UGC-MU*XX - Urban Growth Centre
Mixed-Use Zone Special

MAYOR - Gordon A. Krantz

CLERK - Meaghen Reid

