



# The Corporation of the Town of Milton

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Report To: Council

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From: Jill Hogan, Acting Commissioner, Development Services

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Date: December 13, 2021

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Report No: DS-096-21

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Subject: Public Meeting and Initial Report: Official Plan Amendment and Zoning By-law Amendment Applications by 2587523 Ontario Inc., applicable to lands known municipally as 155 Nipissing Road, Milton. (Town Files: LOPA 08/21 & Z-19/21)

**Recommendation: THAT Planning and Development Report DS-096-21 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 a 19-storey mixed use building containing 271 residential units and 46.3 square metres of commercial/retail uses located on the ground floor. Parking is being accommodated with three levels of underground parking and a limited surface area, yielding a total of 335 parking spaces.

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:** 2587523 Ontario Inc, 2201 Bristol Circle, Oakville, ON.

**Applicant:** Batory Planning & Management, 655 Annland Street, Pickering, ON.

**Location/Description:**

The subject lands are located on the north side of Nipissing Road and are known municipally as 155 Nipissing Road. Existing currently on the subject lands is a two storey building containing an automotive repair and collision centre. Surrounding uses include a proposed high density residential development to the immediate west and the Milton Mall further west, the Canadian Pacific Rail corridor to the north and commercial/light industrial

## Background

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 271 residential dwelling units.

Figures 2 and 3 illustrate the proposed concept Site Plan with Figure 4 being an architectural rendering of the building. The application proposes a 19-storey mixed use building containing 271 residential units and 46.3 square metres of commercial/retail uses located on the ground floor. Vehicular parking is provided via three levels of underground parking and limited surface parking, providing a total of 335 parking spaces. A crash wall is proposed along the rail corridor. With regard to amenity area, a total of 1,529 square metres is proposed, of which 443 square metres is located indoors and 1,086 square metres is proposed outdoors. Site access is provided via Nipissing Road.

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

- Planning and Urban Design Rationale, dated August 2021, prepared by Batory Urban Planning and Project Management
- Environmental Noise Assessment, dated August 2021, prepared by SLR Consulting (Canada) Ltd.
- Functional Servicing Report, dated August 23, 2021, prepared by Skira & Associates Ltd.
- Geotechnical Investigation, dated August 18, 2021, prepared by Terraprobe Inc.
- Hydrogeological Assessment Report, dated August 27, 2021, prepared by Terraprobe Inc.
- Pedestrian Wind Assessment, dated August 19, 2021, prepared by SLR Consulting (Canada) Ltd.
- Phase One Environmental Site Assessment, dated August 27, 2021, prepared by Terraprobe Inc.
- Tree Inventory and Preservation Plan Report, dated August 5, 2021, prepared by Kuntz Forestry Consulting Inc.
- Urban Transportation Considerations, dated August 26, 2021, prepared by BA Consulting Group Ltd.

## 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 October of this year, the Public Meeting for the implementing Official Plan Amendment and Zoning By-law Amendment for the Mobility Hub was held with a recommendation report to follow in 2022. The current proposal is generally in conformity with the direction of the Mobility Hub 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 accommodate site specific setbacks, an increased height and a reduced parking rate of 1.23 spaces per unit (inclusive of visitor parking). 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 November 18, 2021.

The applicant held a virtual Public Information Centre session (PIC) on October 26, 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
- Adequate provision of retail
- 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.

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

## Financial Impact

None arising from this report

Respectfully submitted,

Jill Hogan, MCIP, RPP  
Acting Commissioner, Development Services



# The Corporation of the Town of Milton

Report #:  
DS-096-21  
Page 6 of 6

For questions, please contact: Aaron Raymond, MCIP, RPP      Phone: Ext. 2313  
Senior Planner

## Attachments

Figure 1- Location Map  
Figure 2- Concept Site Plan  
Figure 3 - Ground Floor Plan  
Figure 4 - Architectural Rendering  
Appendix 1 - Draft Official Plan Amendment  
Appendix 2- Draft Zoning By-law Amendment

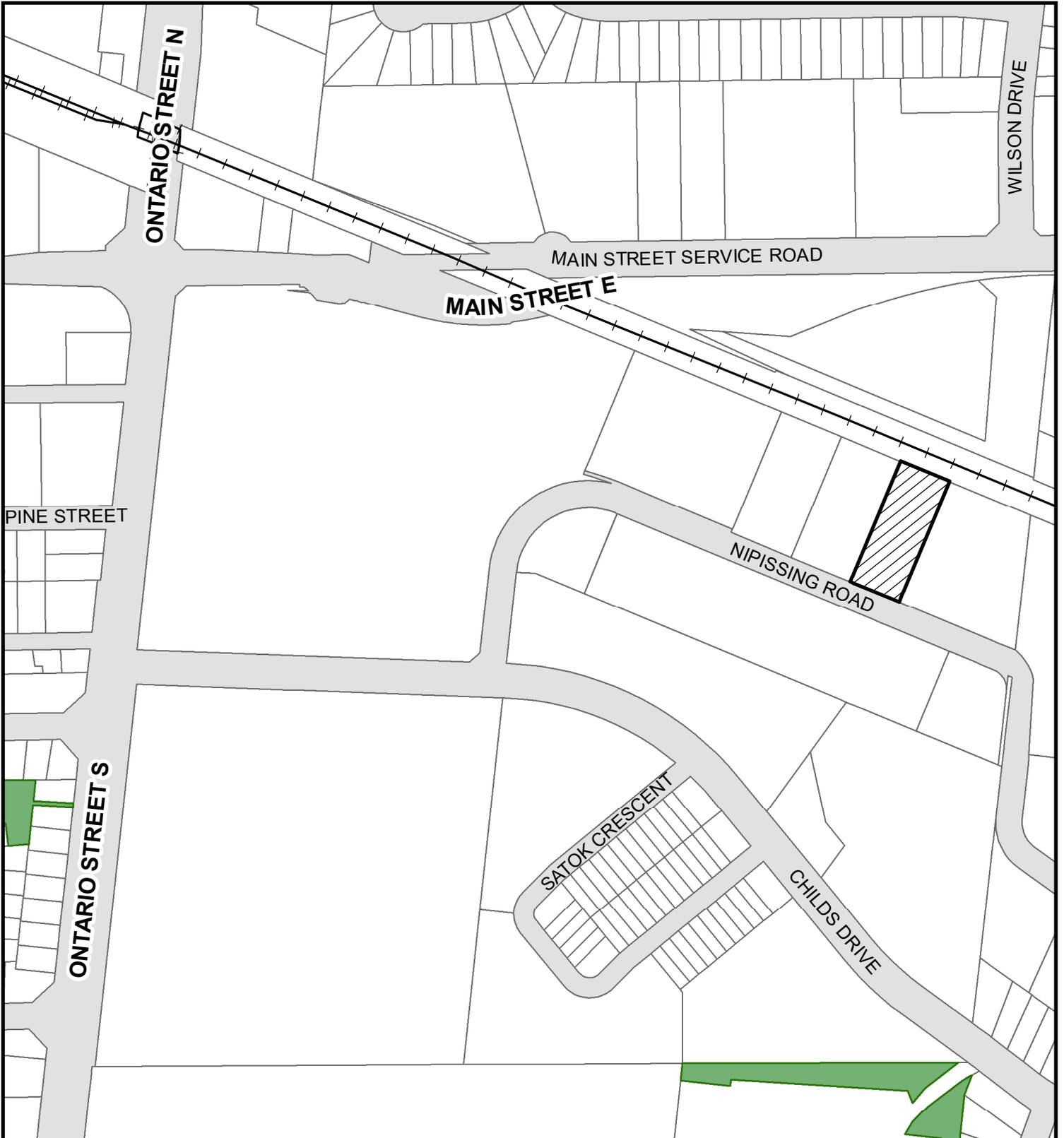
CAO Approval  
Andrew M. Siltala  
Chief Administrative Officer

## Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.



# FIGURE 1 LOCATION MAP



Council Meeting Date:

Scale: 1: 1,300

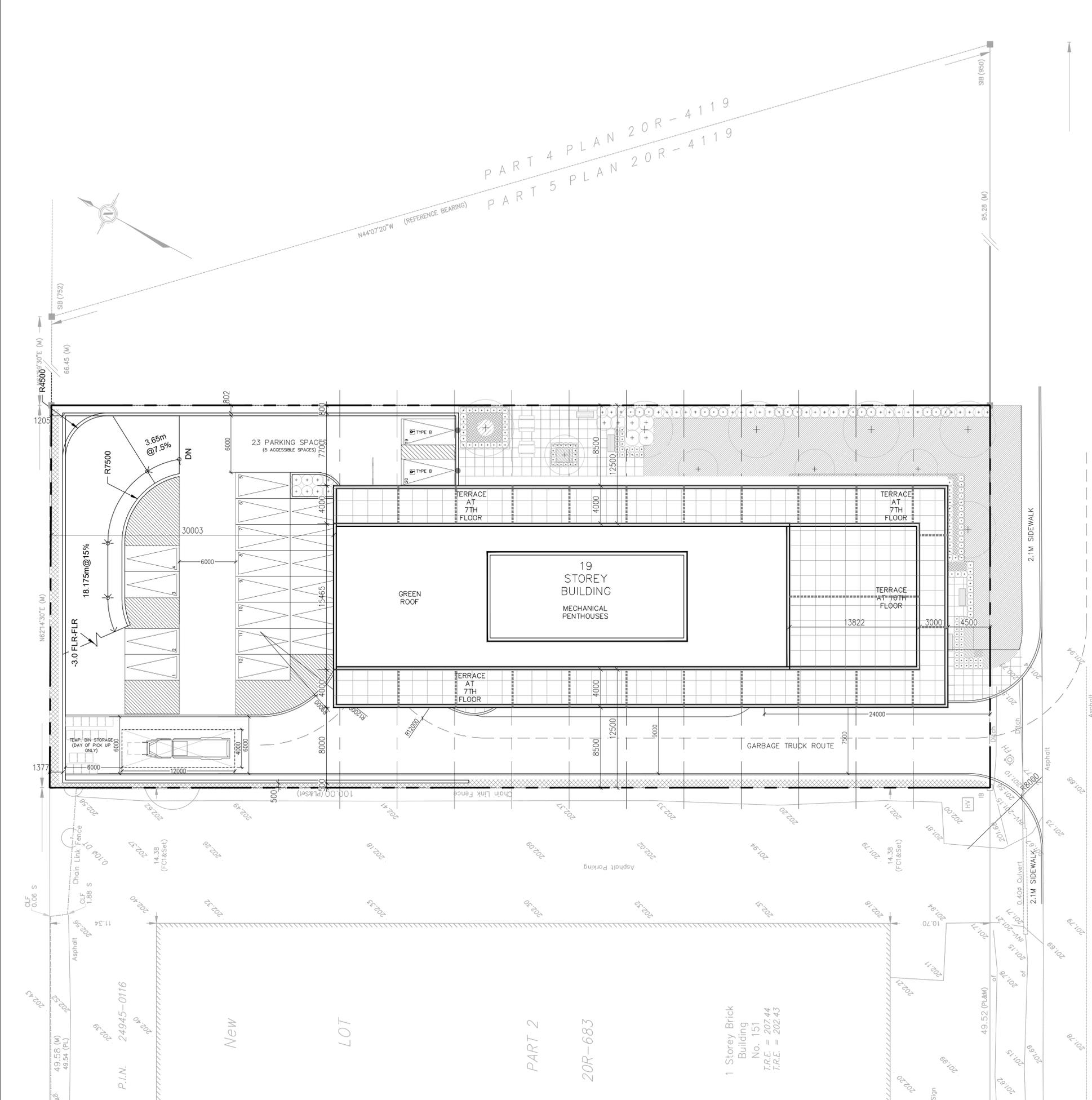
Files: Z-19-21  
LOPA - 08-21

Development Services Department

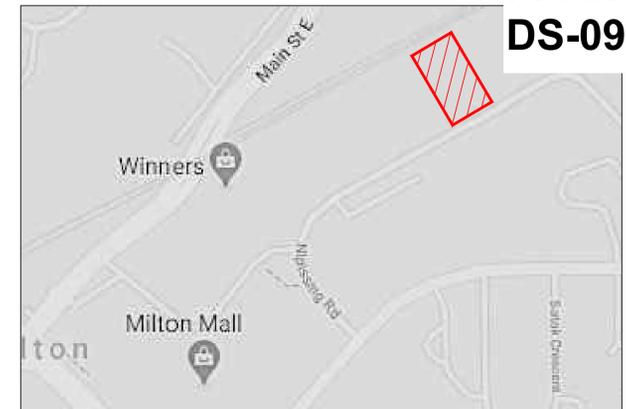


Subject Property

Copyright 2021: Town of Milton, Teranet Inc.



context plan



statistics

STATISTICS		155 Nipissing Rd			
1. ZONING		N/A			
2. SITE AREA	PROVIDED	4,043.00 m <sup>2</sup>	43,518.45 R2 1.00 ACRES		
3. ESTABLISHED GRADE					
4. PROPOSED BUILDING:					
GFA		20,225.00 m <sup>2</sup>	217,699.88 R2		
BUILDING AREA / COVERAGE		21.89%	885.00 m <sup>2</sup> 9,526.05 R2		
DENSITY		5.00	FSI (GRA / SA)		
RESIDENTIAL UNITS		271	271		
PARKING		335	335		
LANDSCAPE COVERAGE		0.00	0.00		
5. LANDSCAPED AREA PROVIDED					
		m <sup>2</sup> SOFT +	m <sup>2</sup> HARD = TOTAL 0.00 m <sup>2</sup>		
6. FLOOR AREA:					
LEVEL	TOTAL FL. AREA (TFA)/GROSS FL. AREA (GFA)	NET SALABLE AREA (NSA)			
P3	3,838.20 m <sup>2</sup>	43,314.00 R2	- m <sup>2</sup> - R2		
P2	3,838.20 m <sup>2</sup>	43,314.00 R2	- m <sup>2</sup> - R2		
P1	3,838.20 m <sup>2</sup>	43,314.00 R2	- m <sup>2</sup> - R2		
TOTAL GARAGE	11,514.60 m <sup>2</sup>	123,942.00 R2			
GND	885.00 m <sup>2</sup>	9,526.05 R2	N/A N/A		
2ND-6TH	7,664.00 m <sup>2</sup>	82,494.53 R2	2,139.00 m <sup>2</sup> 76,843.5 R2		
7TH-15TH	3,676.00 m <sup>2</sup>	93,387.60 R2	7,668.00 m <sup>2</sup> 82,587.6 R2		
16TH-19TH	3,000.00 m <sup>2</sup>	32,291.70 R2	2,604.00 m <sup>2</sup> 28,029.2 R2		
MPH	750.00 m <sup>2</sup>	810.00 R2	651.00 m <sup>2</sup> 712 R2		
TOTAL AREA	20,225.00 m <sup>2</sup>	217,699.88 R2	17,411.00 m <sup>2</sup> 187,410 R2		
7. UNIT SUMMARY					
FLOOR	B	18	18-H	28	TOTAL
GND	0	0	0	0	0
2ND-6TH	0	40	45	20	105
7TH-15TH	0	27	63	36	126
16TH-19TH	0	8	16	4	40
TOTAL	0	75	124	72	271
8. ACCESSIBLE UNITS					
FLOOR	B	18	18-H	28	TOTAL
GND	0	0	0	0	0
2ND-6TH	0	40	45	20	105
7TH-15TH	0	27	63	36	126
16TH-19TH	0	8	16	4	40
TOTAL	0	75	124	72	271
9. EFFICIENCY (NSA/GFA)					
PERMITTED:	4 STOREYS (12.50 m)				86.1%
PROPOSED:	19 STOREYS (66 m)				
10. HEIGHT					
PERMITTED:	4 STOREYS (12.50 m)				86.1%
PROPOSED:	19 STOREYS (66 m)				
11. PARKING					
REQUIRED:	RESIDENT 1.3 PER UNIT (271) = 352				335
PROVIDED:	RESIDENT 1 PER UNIT (271) = 271				62
12. ACCESSIBLE PARKING					
REQUIRED:	2 + 8 = 10				9
PROVIDED:	2 + 7 = 9				
13. LOCKERS					
REQUIRED:	N/A				9
PROVIDED:	9				
14. BICYCLE PARKING					
REQUIRED:	0.2 /unit (271) = 54				54
PROVIDED:	54				
15. AMENITY					
REQUIRED:	4 m <sup>2</sup> per unit ( 271 ) = 1084.00 m <sup>2</sup>				4,768 R2
PROVIDED:	1.63 m <sup>2</sup> / U 443 m <sup>2</sup> 4,768 R2				
16. PERMITTED PAVING					
PERMITTED:	SITE AREA 4,043 m <sup>2</sup>				4,043.00 m <sup>2</sup>
PROPOSED:	PAVING ON SITE 0.07%				
17. LOADING SPACE					
PERMITTED:	1				1
PROPOSED:	1				

FIGURE 2  
DS-096-21



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

**SITE LEGEND:**

PROPERTY LINE
EXISTING GRADE
FINISHED GRADE
FINISHED FLOOR ELEVATION
FINISHED BASEMENT ELEVATION
FINISHED DECK ELEVATION
MAIN ENTRANCE
SECONDARY ENTRANCE
BORE HOLE LOCATION & No. PER SOILS REPORT
ROOF DOWNSPOUT LOCATION, DISCHARGE ON 600x600 CONC. PAVEMENT
PROPOSED DIMENSIONS TO NEW STRUCTURES
NEW SUMP WITH DISCHARGE DIRECTION
TREE HOARDING
TREE NUMBER PER ARBOURIST REPORT
EXISTING TREE TO REMAIN - DASHED LINE INDICATES TPZ (TREE PROTECTION ZONE PER ARBOURIST REPORT)
EXISTING TREE TO BE REMOVED
EXISTING TREE TO BE REMAIN

1 08/27/21 ISSUED FOR REZONING  
 REF. DATE: DESCRIPTION:  
 REVISIONS / ISSUANCE:



CLIENT:  
 ADDRESS: 155 Nipissing Rd  
 CITY: Milton, Ontario

DRAWING TITLE:  
**SITE PLAN**

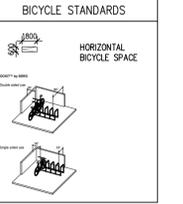
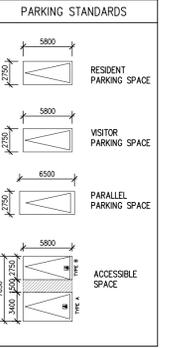
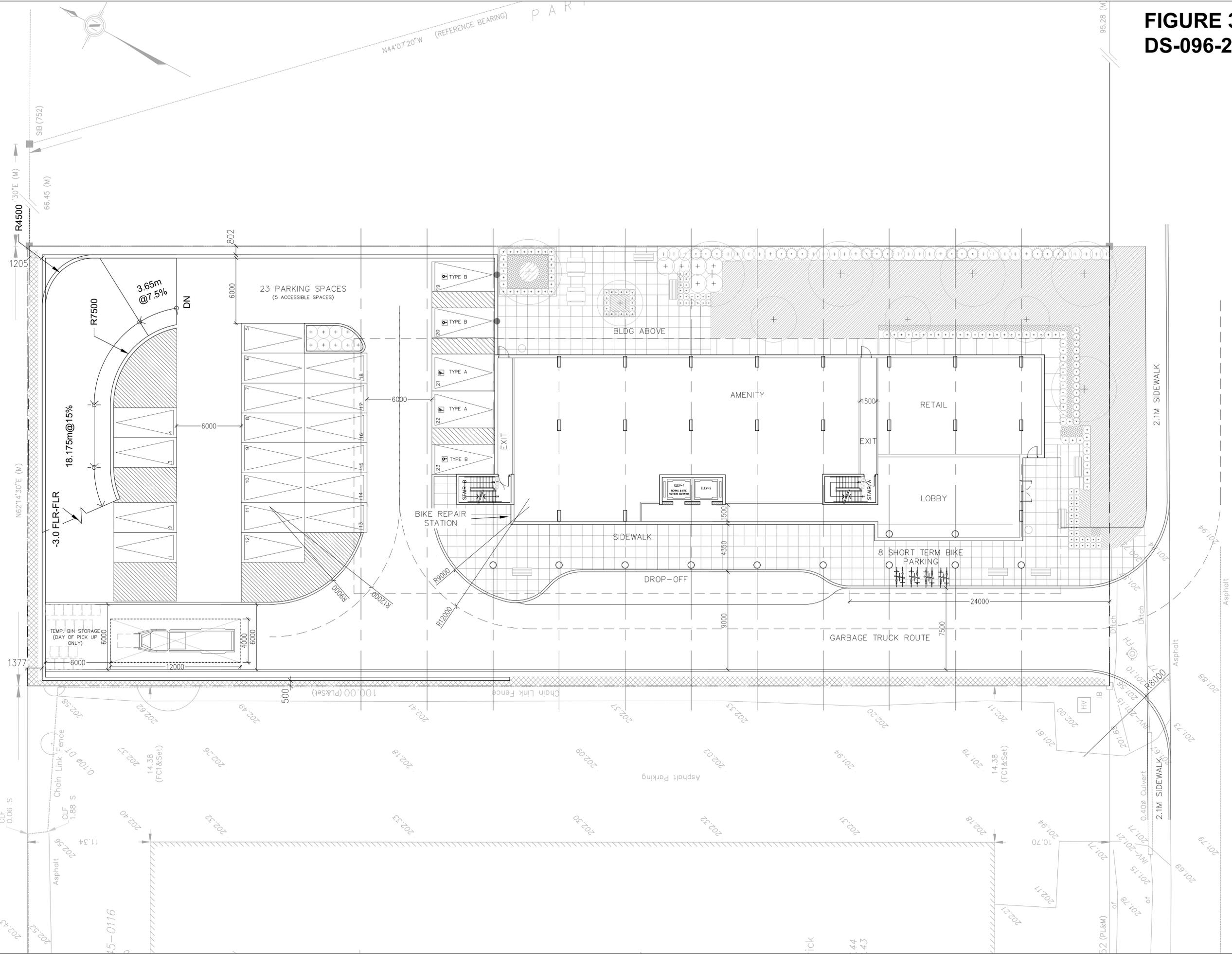
DRAWN: MZ  
 DATE: 23.08.2021 SCALE: 1:200  
 JOB NUMBER: 20-42 SHEET NUMBER: A1.2

N44°07'20"W (REFERENCE BEARING) PARK

**FIGURE 3  
DS-096-21**



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.



1	08/27/21	ISSUED FOR REZONING
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		



HICKS DESIGN STUDIO  
295 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L6J 1G7  
WWW.HICKSDSIGNSTUDIO.CA TEL: 905.339.1212

CLIENT:

ADDRESS: 155 Nipissing Rd  
CITY: Milton, Ontario  
DRAWING TITLE:  
**GROUND FLOOR PLAN**

DRAWN: MZ	DATE: 23.08.2021	SCALE: 1:150
JOB NUMBER:	20-42	SHEET NUMBER: A3.10



**FIGURE 4  
DS-096-21**



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

1	08/27/21	ISSUED FOR REZONING
REF:	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		



HICKS DESIGN STUDIO  
216 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L4J 1G7  
WWW.HICKSDSIGNSTUDIO.CA T 905.339.1212

CLIENT:

ADDRESS: 155 Nipissing Rd  
CITY: Milton, Ontario

DRAWING TITLE:  
  
VIEW

DRAWN: MZ	DATE: 23.08.2021	SCALE: NTS
JOB NUMBER: 20-42	SHEET NUMBER: A4.2	

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 155 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 08/21)

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 a mixed use building with a height of 19 storeys, at lands located at 155 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)**

**155 Nipissing Road**

**Town of Milton**

**(Town File: LOPA-08/21)**

**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

155 Nipissing Road  
(Part of Lot 13, Concession 3 (NS Trafalgar))  
(Town of Milton)  
(LOPA 08/21)

### **PURPOSE OF THE AMENDMENT**

The purpose of this amendment is to add Specific Policy Area XX to the lands at 155 Nipissing Road, with a maximum density of 673 units per net hectare to facilitate the development of a 19-storey residential apartment building with ground floor commercial space.

### **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 155 Nipissing Road and are legally described as Part of Lot 13, Concession 3 (NS Trafalgar), Town of Milton.

### **BASIS OF THE AMENDMENT**

Provincial Policy establishes the foundation for regulating the development and use of land to sustain healthy, liveable and safe communities, including accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long term needs. The focus of growth and development, including residential and employment intensification shall be directed to settlement areas where infrastructure and public amenities are available. Residential intensification includes infill development, the development of vacant or underutilized lots within previously developed areas, and the conversion and expansion of existing residential buildings to create new residential units for and/or employment uses. The type and scale of development, which is intended to be more compact, and the transition of new development to adjacent areas should also be considered. The subject lands are located within the Urban Area, and Urban Growth Centre, and a Major Transit Station Area within the Town of Milton Official Plan.

The proposed amendment permits the redevelopment of an underutilized site with a residential apartment building containing a range of residential apartment unit sizes and ground floor commercial space, in a 19-storey tower form, designed to be consistent with the objectives of the Town of Milton High-Rise Guidelines, to fit within its surrounding context, and to transition appropriately to adjacent areas. The proposed development is located in an area with good access to local and regional transit and active transportation infrastructure and will contribute to the achieving both the overall growth targets, and the targeted form of growth, established in Provincial, Regional, and Local policy.

The proposal is located within an area designed for intensification as identified in both the Halton Region Official Plan and the Milton Official Plan. The proposed development contributes to the prescribed minimum of 50 percent of new housing units produced annually in Halton to be in the form of townhouses or multi-storey buildings, as identified in the Regional Official Plan.

## **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 155 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 19 storeys on the lands at 155 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 155 Nipissing Road may be developed to provide a mixed use building at a maximum of 19 storeys in height.

# TOWN OF MILTON OFFICIAL PLAN

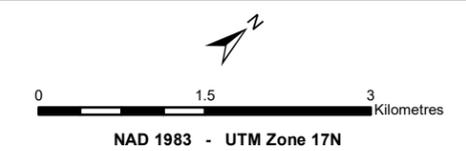
## Schedule I1

### URBAN AREA SPECIFIC POLICY AREAS

(Refer to sections 4.11 & 3.8.3.2)

Files: LOPA-08/21 & Z-19/21

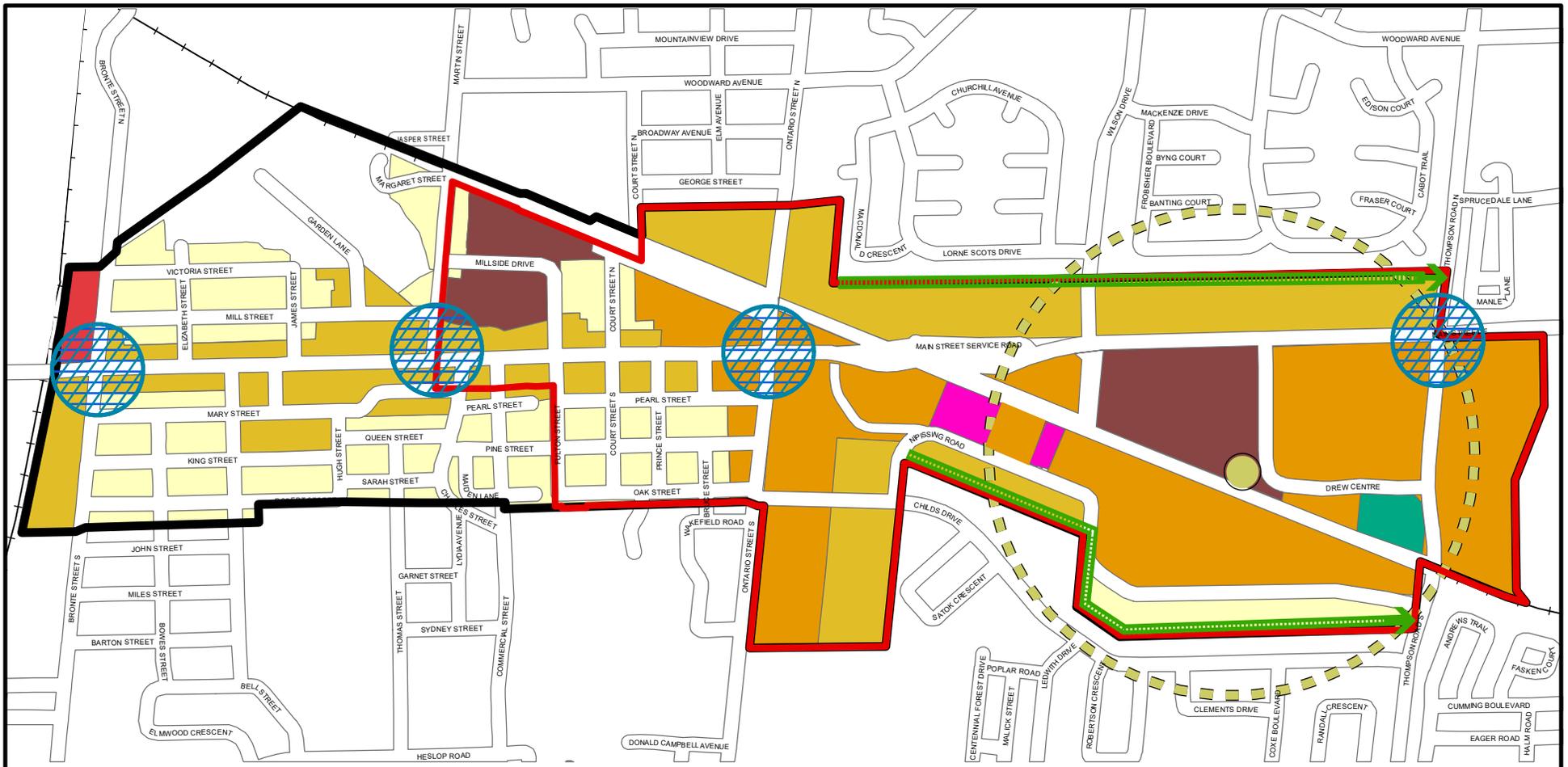
- TOWN OF MILTON BOUNDARY
- URBAN EXPANSION AREA BOUNDARY
- EXISTING URBAN AREA BOUNDARY
- RAILWAY
- SPECIFIC POLICY AREA
- XX SPECIFIC POLICY NUMBER



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 November 2021



-  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 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.

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**November, 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 IN RESPECT OF THE LANDS KNOWN MUNICIPALLY AS 155 NIPISSING ROAD AND DESCRIBED AS PART OF LOT 13, CONCESSION 3, FORMER GEORGRAPHIC SURVEY OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (2587523 ONTARIO INC) FILE: Z-19/21

**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 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 “Urban Area Zoning” to Comprehensive Zoning By-law 016-2014 is hereby further amended by changing the Urban Growth Centre – Mixed Use Zone (UGC-MU) Zone symbol to the Urban Growth Centre – Mixed Use Zone (UGC-MU\*XX) Zone symbol on the lands shown on Schedule A attached hereto;
- 2.0 THAT** Schedule D “Central Business District - Building Heights” to Comprehensive Zoning By-law 016-2014 is hereby further amended by changing the Maximum Building Height to “19 Storeys and 65.0 metres” on the lands shown on Schedule A attached hereto;
- 3.0 THAT** Section 13.1 of By-law 016-2014 is hereby further amended by deleting Section 13.1.1.XX and replacing it with the following:

Urban Growth Centre – Mixed Use Zone (UGC-MU\*~~XXX~~) Zone

- (i) Additional permitted uses:
  - a. Apartment Building
  - b. Apartment Building, Hybrid
  - c. Mixed Use Building

- (ii) Definitions:

For the purpose of this by-law:

- a. **BALCONY** means a platform that may be partially enclosed projecting from the main wall of a building which is not supported by vertical uprights other than the wall itself except when located above a porch/veranda, patio or exclusive use driveway and which is only accessible from within the building.

(iii) Zone Standards:

Notwithstanding any provisions to the contrary, for an Apartment Building, an Apartment Building – Hybrid, or a Mixed Use Building, the following shall apply:

- a. Maximum Building Height: 19 Storeys and 65 metres;
- b. Maximum number of apartment dwelling units: 271;
- c. Maximum residential gross floor area: 20,500 m<sup>2</sup>;
- d. Minimum front yard setback: 4.5 metres;
- e. Minimum front yard setback above the 7<sup>th</sup> Storey: 7.5 metres;
- f. Minimum front yard setback above the 16<sup>th</sup> Storey: 20.0 metres;
- g. Minimum rear yard setback: 0.0 metres;
- h. Minimum side yard setback: 8.5 metres;
- i. Minimum side yard setback above the 7<sup>th</sup> Storey: 12.5 metres;
- j. No portion of any dwelling unit will be located within 30 metres of the rear lot line;
- k. A minimum of 4.0 m<sup>2</sup> per dwelling unit of outdoor communal amenity space shall be provided on the lot and shall be maintained and operated by a common entity;
- l. A minimum of 1.6 m<sup>2</sup> per dwelling unit of indoor communal amenity space shall be provided on the lot and shall be maintained and operated by a common entity; and,
- m. No portion of a mechanical penthouse may be within 30 metres of a front lot line and 14 metres of a side lot line.

(iv) Special Provisions:

- n. Notwithstanding the provisions of Section 4.5.i, Balconies, balconies are permitted in all yards for an Apartment Building, an Apartment Building, Hybrid, and a Mixed Use Building;
- o. 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.
- p. Notwithstanding Section 5.8.1, Table 5E, the minimum off-street parking requirements shall be:
  - i. 271 spaces for residents; and,
  - ii. 64 spaces for visitors.

- iii. a minimum of 9 of the total parking spaces required by 3.0 (iv) p. i. and ii, above, will be accessible parking spaces.
- q. Notwithstanding Section 5.11, Table 5J, a minimum of 1 loading space is required

**4.0 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 .....**

\_\_\_\_\_ Mayor  
G.A. Krantz

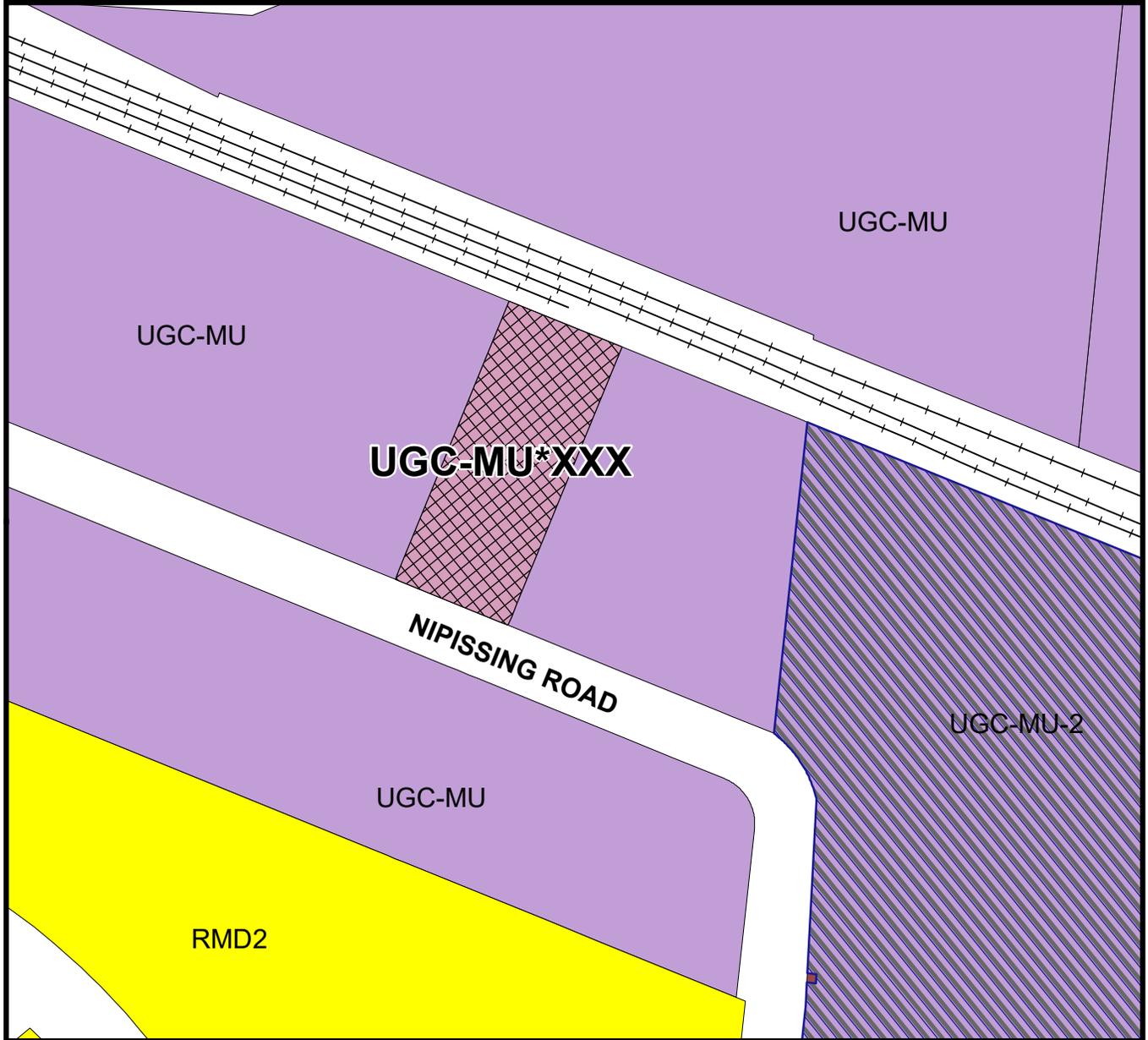
\_\_\_\_\_ Town Clerk  
Meaghen Reid

DRAFT

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

PART OF LOTS 13, CONCESSION 3, New Survey

*Town of Milton*



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

 UGC-MU\*XXX Urban Growth Centre  
Mixed-Use Zone Special

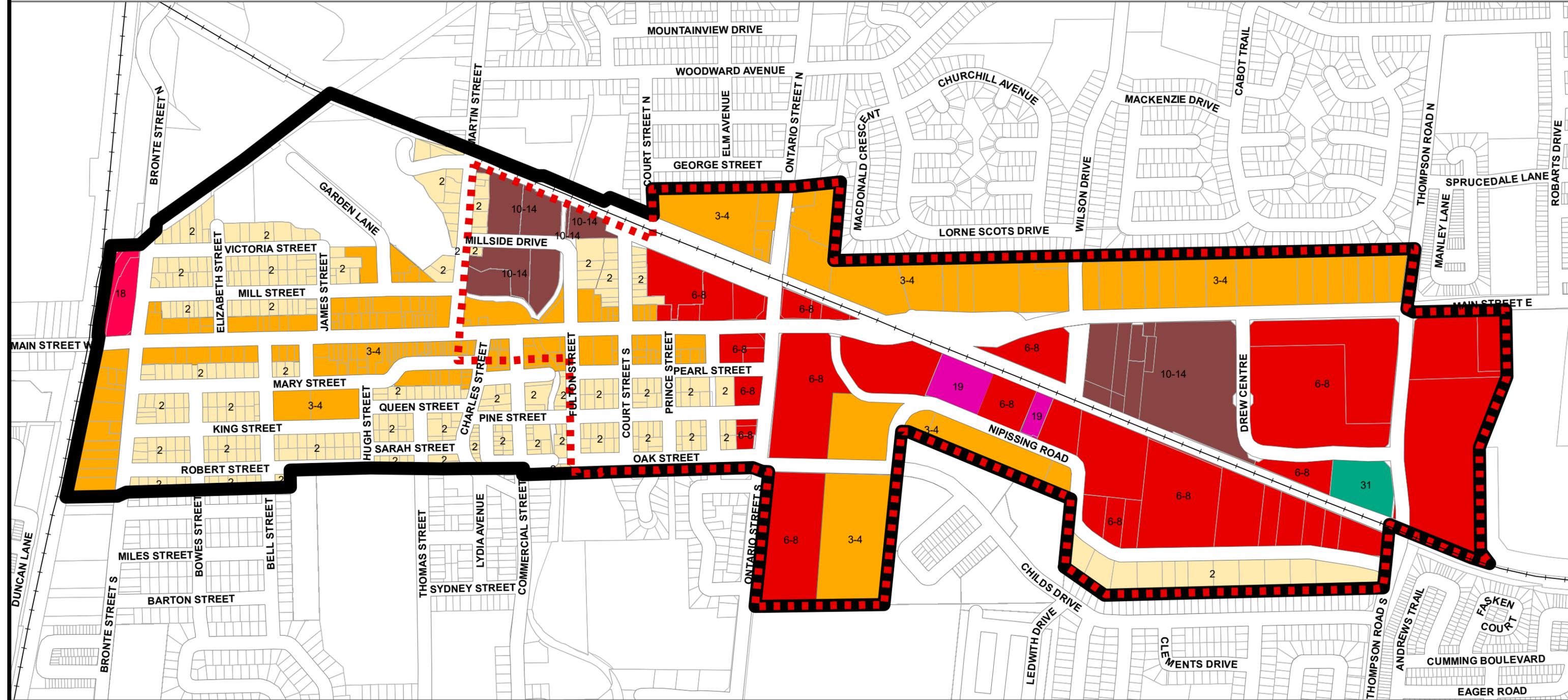
\_\_\_\_\_  
MAYOR - Gordon A. Krantz

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



# 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 10 Storeys and 31.5m<br>Max 14 Storeys and 42m |  Min 19 Storeys and Max 23 Storeys |
|  Min 3 Storeys and 10.5m<br>Max 4 Storeys and 16.5m                  |  Max 18 Storeys                                     |  Max 31 Storeys                    |
|  Min 6 Storeys and 19.5m<br>Max 8 Storeys and 29m                    |  Max 19   |  Central Business District         |
|   |  |  Urban Growth Centre               |

