



# The Corporation of the Town of Milton

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Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: March 4, 2024

Report No: DS-011-24

Subject: Technical Report - Zoning By-law Amendment Application by 2376439 Ontario Inc. for the lands known municipally as 6360 and 6382 Regional Road 25 (Town File: Z-11/23)

**Recommendation:** THAT Staff Report DS-011-24 outlining an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to facilitate the construction an 8 storey long term care facility with ground floor commercial BE APPROVED;

AND THAT staff be authorized to bring forward an amending Zoning By-law in accordance with the draft By-law attached as Appendix 1 to Report DS-011-24 for Council adoption.

## EXECUTIVE SUMMARY

The applicant is seeking an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to facilitate the development of an eight (8) storey long term care facility with 192 beds and approximately 850 square metres of ground floor commercial uses. The Zoning By-law Amendment application proposes to rezone the subject property located at 6360 and 6382 Regional Road 25 from the current Future Development (FD) zone to a site-specific Mixed Use Zone with a holding provision (MU\*346-H90).

All internal Town of Milton departments and responding external agencies have provided correspondence to Town Planning staff indicating their support for the application as currently presented. Staff has reviewed all of the documentation, plans and comments provided to date and is of the opinion that the application as submitted can be considered by Town Council for approval.

The subject Zoning By-law Amendment application has been processed in accordance with the Province of Ontario Bill 109 planning application fee refund requirements. Should a decision not be made on the application by March 20, 2024, the applicant will be eligible for an appeal for non-decision and a fee refund.

## EXECUTIVE SUMMARY

### Conclusions and Recommendations

Staff recommends that the application for an amendment to the Town of Milton Zoning By-law 016-2014, as amended, **BE APPROVED** for the following reasons:

1. The proposal conforms to Provincial, Regional and Town planning policy;
2. The proposal represents intensification within a Major Node and Intensification Corridor that would make a positive contribution to meeting the Town's growth targets in accordance with Town, Regional and Provincial planning policy;
3. The proposal meets all of the technical requirements of the affected Civic Departments and all other agencies;
4. The proposed land use is compatible with surrounding land uses; and
5. The proposal represents an efficient use of land and infrastructure.

## REPORT

### Background

**Owner:** 2376439 Ontario Inc.

**Applicant:** Bousfields Inc.

#### Location/Description:

The subject lands are located in Ward 4, on the west side of Regional Road 25 and south of Louis Saint Laurent Avenue. The lot is municipally known as 6360 and 6382 Regional Road 25 and currently contains a single detached dwelling. The legal description is Concession 2 NS Part Lot 8, and Parts 1 and 2 on 20R-9286.

The lands are located within a Major Node in the Boyne Survey Secondary Plan. The remaining lands located within the node are vacant, including the lands immediately north and south of the subject property. An existing residential subdivision is located to west of Restivo Lane. The location of the parcel is illustrated in Figure 1 to this report.

#### Proposal:

The applicant has applied for a Zoning By-law amendment to rezone the lands from the existing Future Development (FD) Zone to a site-specific Mixed Use zone with a holding provision (MU\*346-H90), to permit the development of an 8 storey long term care facility with non-residential uses at grade. The building is proposed to contain 192 long term care beds and approximately 850 square metres (9,150 square feet) of ground floor commercial/office uses. Figures 2 and 3 of this report include the concept site plan and building elevations.

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

## Background

- Draft Zoning By-law Amendment, prepared by Bousfields Inc.
- Urban Design Brief, prepared by G Architects and dated Nov 28, 2023
- Concept Architectural Plans & Elevations, prepared by G Architects and dated Nov 28, 2023
- Existing Conditions and Removals Plan, prepared by MTE on April 13, 2023
- Site Grading Plan, prepared by MTE on April 13, 2023
- Site Servicing Plan, prepared by MTE on April 4, 2023
- Noise report, prepared by Jade Architects on April 24, 2023
- Phase 1 Environmental Site Assessment, prepared by Terraprobe on Dec 8, 2022
- Phase 2 Environmental Site Assessment, prepared by Terraprobe on March 8, 2023
- Traffic Impact Study, prepared by GHD on Nov 28, 2023
- Geotechnical Report, prepared by Terraprobe on Jan 25, 2023
- Hydrogeological Assessment, prepared by Terraprobe on March 7, 2023
- Planning Justification Report, prepared by GSAI on April 24, 2023
- Functional Servicing and Stormwater Management Report, prepared by MTE on Oct 27, 2023
- Structure Basement Foundation Plan, prepared by G Architects on Nov 10, 2023
- Site Survey, prepared by Cunningham McConnell Ltd on June 15, 2022

## Planning Policy

The subject lands are located within the Urban Area in the Boyne Survey Planning District. On Schedule C.10.C Land Use Schedule of the Boyne Survey Secondary Plan, the lands are designated Major Node Area. The lands are additionally designated as an Intensification Corridor on Schedule K of the Official Plan.

The Major Node Area designation permits a variety of high density residential, institutional and office uses. The Secondary Plan policies require a minimum building height of 3 storeys and 1.0 floor space index (FSI) and a maximum building height of 15 storeys and 3.0 FSI for the node. Retail and commercial uses are permitted provided that they are located within the main floor of a multi-storey building and do not exceed a maximum of 2,787 square metres (approximately 30,000 square feet).

Staff reviewed the application in relation to the policies of the Provincial Policy Statement, the Provincial Growth Plan, the Halton Region Official Plan and the policies of the Town's Official Plan and Boyne Survey Secondary Plan. Town staff and our agency partners are satisfied that the application for the zoning by-law amendment as presented through this report, conforms to the applicable Provincial, Regional and Town land use planning policies and regulations.

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

The subject lands are currently zoned Future Development (FD), which does not permit any new buildings on the lot. A zoning by-law amendment is required to permit the development

## Background

of the lands as proposed. The applicant has proposed to rezone the lands to the Mixed Use (MU) zone with site specific provisions.

Staff have reviewed the Zoning By-law Amendment application, and recommend that the lot be rezoned to the Mixed Use (MU) zone with site specific provisions to specify the permitted height, density, building setbacks, parking setbacks, loading space requirements and parking requirements. A Holding provision is also recommended to require that a Letter of Reliance for the Phase 1 and Phase 2 Environmental Site Assessment and an updated Transportation Impact/Parking Study be provided, prior to development proceeding on the site.

Attached to this report as Appendix 1 is the site specific Zoning By-law Amendment including the respective holding provisions.

### Site Plan Control

Should the application be approved, the applicant will be required to obtain Site Plan Approval prior to issuance of a building permit and commencement of any development.

## Discussion

### Public Consultation

Notice for the Statutory Public Meeting was provided pursuant to the requirements of the Planning Act on January 4, 2024. The Statutory Public Meeting was held on January 29, 2024. One (1) member of the public provided written comments in objection to the application in advance of the Council Meeting. The resident had concerns regarding the building type and traffic impacts. The resident also noted that low density single-family residential units were preferred.

No other public comments were received.

### Agency Circulation

The Zoning By-Amendment and all supportive documents were circulated to both internal and external commenting agencies. Halton Region, Town Departments, School Boards and other agencies offered no objection to the application. Agencies will continue to work with the applicants through the detailed Site Plan approval process.

### Summary of Issues

#### Height and Density

The subject lands are located within the Boyne Survey Secondary Plan and are designated as a Major Node. The Major Node area designation permits a variety of high density

## Discussion

residential, institutional and office uses. The policies require a minimum building height of 3 storeys and 1.0 floor space index (FSI) and a maximum building height of 15 storeys and 3.0 FSI for the node.

The applicant has proposed an 8 storey institutional building (long term care home) with an FSI of 1.95. The height and density proposed is consistent with the policies Secondary Plan.

### Noise from Regional Road 25

The Applicant has submitted an Environmental Noise Study in accordance with the Ministry of the Environment, Conservation and Parks (MOE) Publication NPC-300 guidelines. The report reviewed the impact from existing noise sources on the proposed development, including the Noise from Regional Road 25 and Louis St. Laurent Avenue. The study concluded that noise mitigation measures should be incorporated into the development including providing air conditioning units and incorporating exterior walls, windows and doors with a higher sound transmission class rating.

Town of Milton and Halton Region staff have reviewed the Noise Study and have no concerns. An updated noise study will be required with the detailed design during the site plan review stage. Staff will ensure that all required noise mitigation measures are incorporated into the proposed development.

### Driveway Access

The subject lands only have frontage directly onto Regional Road 25. As a result, the proposed development includes one driveway access directly to Regional Road 25 to the south of the site. No driveway access to Restivo Lane is proposed.

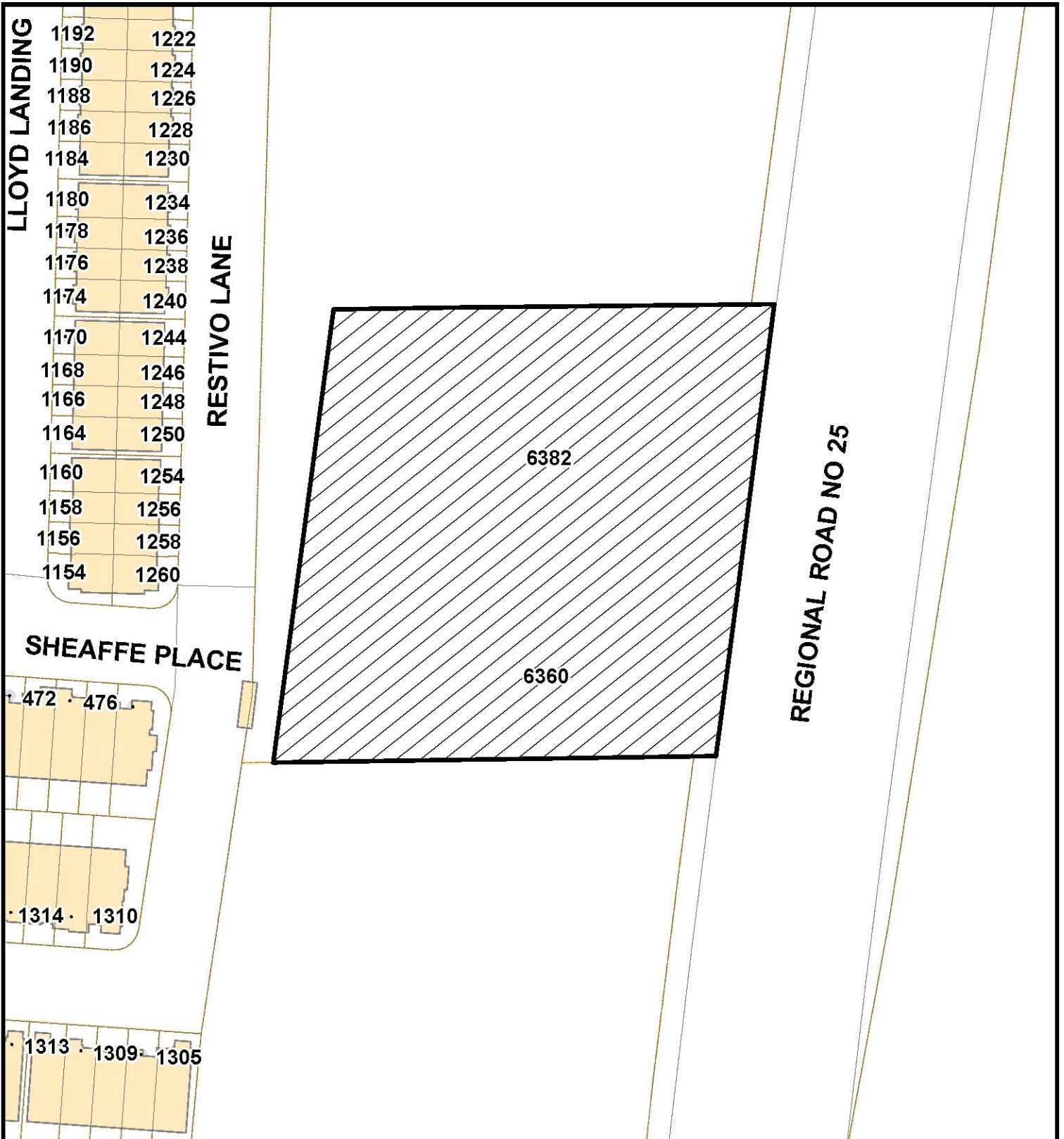
Halton Region transportation planning staff have reviewed the proposed driveway entrance onto Regional Road 25 and have no concerns.

## Conclusion

It is the opinion of Planning staff that the proposed amendment to the Town's Zoning By-law conforms to Provincial and Regional planning policy, meet the intent of the Town's Official Plan and achieves acceptable engineering and urban design standards. The proposed use, height and density are compatible with adjacent land uses, resulting in appropriate development of the subject lands. It is the opinion of staff that the proposed development will not only achieve appropriate intensification in a planned location but will also contribute to creating a complete community by providing long term care housing and commercial amenities to the surrounding community.



# FIGURE 1 LOCATION MAP



Council Meeting Date:  
March 4, 2024

Scale: 1: 1,100

Files: Z-11/23

Development Services Department



Subject Property  
Page 59 of 181

Copyright 2023: Town of Milton, Teranet Inc.

**LEGAL DESCRIPTION:**

PART OF LOT 1 CONVESSION 3 NEW SURVEY GEOGRAPHIC TOWNSHIP OF TRAFALGAR TOWN OF MILTON REGIONAL MUNICIPALITY OF HALTON

ALL PROPERTY BOUNDARY INFORMATION AS PER SURVEY PREPARED BY ROBERT C. MCNEIL, DATED JUNE 16, 2022

**SITE STATISTICS:**

PROPERTY ADDRESS:	6360 Regional Rd. 25, Milton, ON, L2T 2A5
PROPERTY LINE:	LONG TERM CARE
PROPOSED SITE USE:	LONG TERM CARE
TOTAL LOT AREA:	8,146.97 sq ft (752.95 sq m)
TOTAL BUILDING AREA:	3,371.95 sq ft (310.88 sq m) = 41%
TOTAL LANDSCAPED AREA:	2,897.71 sq ft (268.82 sq m) = 36%
TOTAL PAVED AREA:	1,879.31 sq ft (173.84 sq m) = 23%
TOTAL PROPOSED GFA:	18,613 sq ft (1,718.48 sq m)
FLOOR SPACE INDEX:	2.28
TOTAL NUMBER PARKS:	1
BASIC BEDS:	12 BASIC
PRIVATE BEDS:	139 PRIVATE
SEMIPRIVATE BEDS:	72 SEMIPRIVATE
TOTAL NUMBER OF BEDS:	163 TOTAL BEDS
PROPOSED BUILDING HEIGHT (EXCLUDING MPP):	51.15 m
PROPOSED BUILDING HEIGHT (STOREYS):	8 STOREYS
LOADING SPACE DIMENSIONS:	5.9m x 4.1m (19' x 13')
REGULATED PARKING SPACES (2.5m x 7.5m + 1.5m x 5.5m) (see all applicable):	103 SPACES
PROPOSED PARKING SPACES:	103 SPACES
AMBI-LIGHT PARKING SPACE DIMENSIONS:	2.70m x 5.90m
BARREL-FREE PARKING SPACE DIMENSIONS:	2.70m x 5.90m
TREES REMOVED:	XX TREES (XX Selected for every X tree removed)
TREES PLANTED:	XX TREES (XX Selected for every X tree removed)

**SITE LEGEND:**

[Symbol]	EXISTING
[Symbol]	SOIL
[Symbol]	SEEDS - FEATURE PLANTING
[Symbol]	BORISIAE TRAIN GARDEN
[Symbol]	ASPHALT PAVING - HEAVY DUTY
[Symbol]	ASPHALT PAVING - LIGHT DUTY
[Symbol]	CONCRETE PAVING 1
[Symbol]	CONCRETE PAVING 2
[Symbol]	HEAVY DUTY CONCRETE PAVING
[Symbol]	PERMEABLE LINT PAVING 1
[Symbol]	PERMEABLE LINT PAVING 2
[Symbol]	PAINTED LINES
[Symbol]	PROPERTY LINE
[Symbol]	BACKTRACK LINE
[Symbol]	FIRE ROUTE
[Symbol]	FENCE
[Symbol]	RETAINING WALL LOW GUARD RAIL
[Symbol]	FIRE HYDRANT
[Symbol]	FIRE ROUTE SIGN
[Symbol]	ACCESSIBLE PARKING SIGN
[Symbol]	BY CHARGING PARKING SIGN
[Symbol]	BAMBER CONNECTION
[Symbol]	PRINCIPAL BUILDING ENTRANCE
[Symbol]	BUILDING ENTRANCE - EXIT
[Symbol]	EXTERIOR BUILDING LIGHTING
[Symbol]	EXTERIOR SITE LIGHTING
[Symbol]	ISLAND WITH LIGHT
[Symbol]	ISLAND
[Symbol]	CURB RAMP WITH TACTILE MARKING STRIP INDICATOR
[Symbol]	BY CHARGING PARKING SPACE ONLY
[Symbol]	BY CHARGING STATION
[Symbol]	PARKING CURB

**PARKING LEGEND:**

[Symbol]	BARREL-FREE PARKING SPACE DIMENSIONS
[Symbol]	STANDARD PARKING SPACE DIMENSIONS



1 SITE PLAN  
1:200

10 2023-11-27	Issued for Reasoning Pre-Submission	G
9 2023-11-10	Issued for 100% CD	G
7 2023-10-17	Issued for Comprehensive Design Review	G
6 2023-10-06	Issued for MTC Preliminary Plan Resubmission	G
5 2023-09-02	Issued for CTR Expression of Interest	G
4 2023-07-05	Issued for 50% CD	G
3 2023-05-01	Issued for MTC Preliminary Plan Submission	G
2 2023-04-06	Issued for 100% SD	G
1 2023-04-06	Issued for Reasoning	G
#	date	revision



Excelligent Milton LTC  
6360 Regional Rd. 25, Milton, Ontario

**SITE PLAN - PROPOSED**



date:	As noted
drawn by:	
reviewed by:	
job number:	20212
sheet date:	2023-11-28 1:21:40 PM
drawing number:	

**A1.12**





STREET PERSPECTIVE

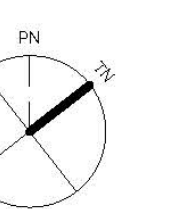
10	2025-11-07	Issued for Planning File Submission	CG
9	2025-11-10	Issued for 10% PCD	CG
7	2025-10-17	Issued for Comprehensive Design Review	CG
5	2025-09-22	Issued for CME Expression of Interest	CG
#	date	revision	by

**NOT FOR CONSTRUCTION**

All drawings and specifications are the property of the Architect. The Contractor shall verify all dimensions and information in situ and report any discrepancies to the Architect before proceeding.

**Excellent Milton LTC**  
6363 Reginald Rd. 25, Milton, Ontario

**BUILDING RENDERING**



scale:  
drawn by:  
checked by:  
job number: 20002  
plot date: 2025-11-26 1:22:46 PM  
drawing number:

**A5.11**

Concept Elevation

## THE CORPORATION OF THE TOWN OF MILTON

### BY-LAW XXX-2024

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 CONCESSION 2 NS PART LOT 8, RP 20R-9286, PARTS 1 & 2, FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (2376439 ONTARIO INC) – FILE: Z-11/23

**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. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Future Development (FD) zone symbol to a site specific Mixed Use (MU\* 346-H90) zone symbol on the land 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 Section 13.1.1.346 to read as follows:
  - a. Notwithstanding any provisions of the By-law to the contrary, for lands zoned site specific Mixed Use \*346 (MU\*346) the following standards and provisions shall apply:
    - i. A maximum of 192 long term care beds shall be permitted as part of a *Long-Term Care Facility*;
    - ii. A minimum of 900 square metres of non-residential *Gross Floor Area* shall be provided;
    - iii. The maximum *Floor Space Index (FSI)* of a *Mixed Use Building* shall be 1.96;
    - iv. The minimum *Interior Side Yard Setback* shall be 1.5 metres;
    - v. *Balconies* oriented towards Regional Road 25 are only permitted above 5.5 metres from established grade;

- vi. The maximum surface *Parking Area* shall be 42%;
- vii. The maximum *Building Height* (exclusive of mechanical penthouses, rooftop equipment, elevator tower, stair tower and/or architectural features) shall be 8 *Storeys* or 33.5 metres;
- viii. Loading bay doors shall not be permitted facing Regional Road 25;
- ix. One (1) *Loading Space* shall be required;
- x. The *Loading Space* in the *Rear Yard* can be set back 0 metres from the *Building*;
- xi. The support columns of the covered drop off canopy can be setback a minimum 0 metres from a *Parking Area*;
- xii. The minimum *Setback* from a *Parking Area* to a *Front Lot Line* shall be 1.3 metres;
- xiii. The minimum *Setback* from a *Parking Area* to an *Interior Lot Line*, shall be 2.8 metres;
- xiv. The minimum *Setback* from a *Parking Area* to a *Rear Lot Line*, shall be 1.5 metres;
- xv. For non-residential uses, a minimum of 1 *Parking Space* for 32 square metres of *Gross Floor Area* shall be required;
- xvi. Ornamental projections may project into any required yard up to 0.5m;
- xvii. The below grade parking *Structure* shall be setback a minimum of 0.0 metres from the *Front Lot Line*.

3. **THAT** Section 13.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.2.1.127 and the following conditions for removal of the “H90” Holding Provision:

“H90” shall not be removed until:

- a) The submission of a Letter of Reliance for the Phase 1 and Phase 2 Environmental Site Assessment pursuant to Ontario Regulation 153/04, to the satisfaction of the Town of Milton and the Region of Halton.
- b) The submission of an updated Transportation Impact Study and Parking Report to the stratification of Town of Milton.

4. 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 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 MARCH 4, 2024**

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

Mayor

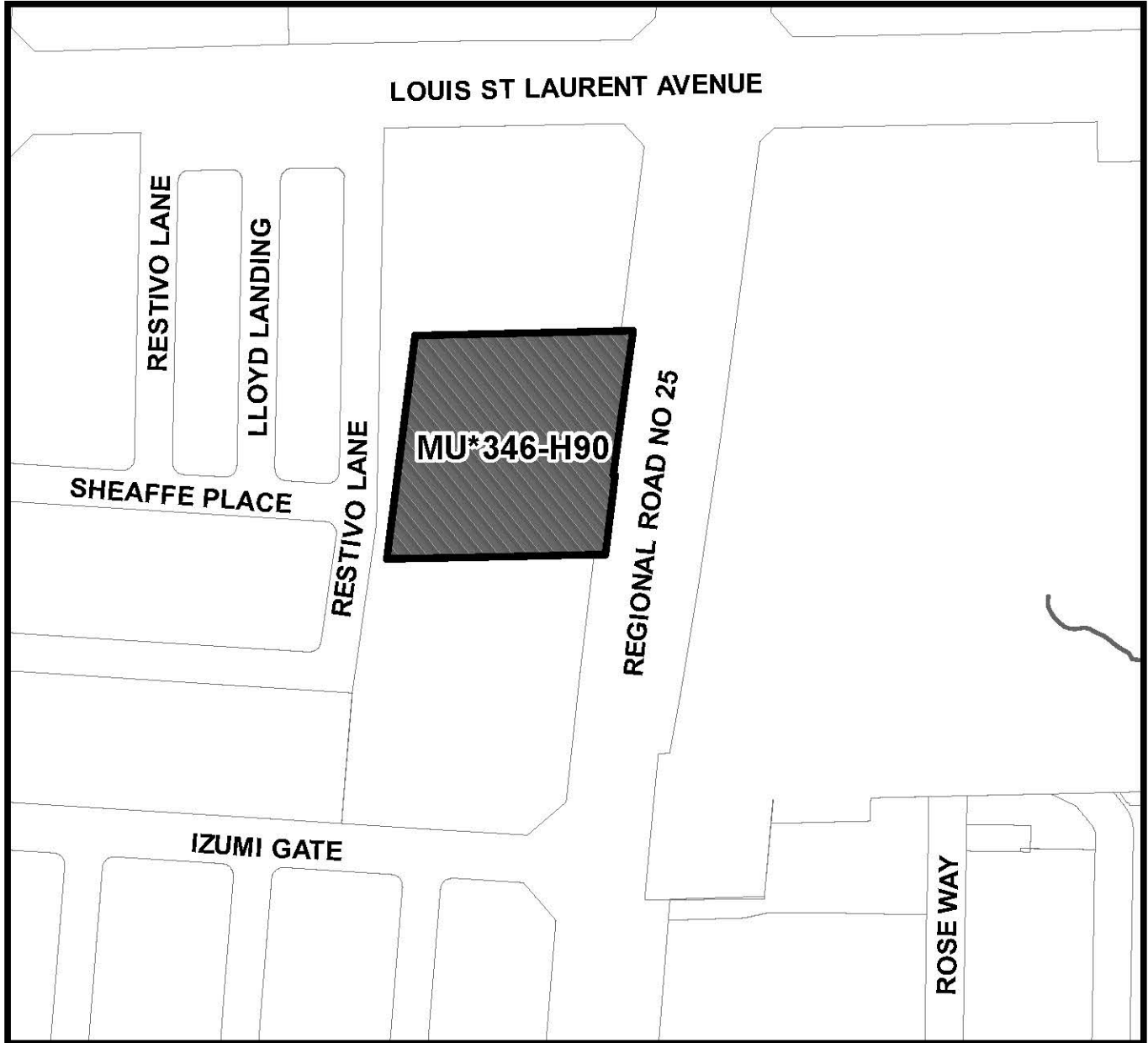
\_\_\_\_\_  
Meaghen Reid

Town Clerk

SCHEDULE A  
TO BY-LAW No. -2024

TOWN OF MILTON

6360 & 6382 Regional Road 25  
(TRAFALGAR CON 2 NS PT LOTS 7 AND 8 RP 20R19305 PT PARTS 1 AND 2 IRREG 17.94AC FR D)  
*Town of Milton*



THIS IS SCHEDULE A  
TO BY-LAW NO. \_\_\_\_\_ PASSED  
THIS 4th DAY OF MARCH, 2024.



Rezoned from Future Development Zone (FD)  
to Mixed-Use Residential Zone with Site Specific  
Provisions 346 and Holding Provision H90 (MU\*346-  
H90)

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

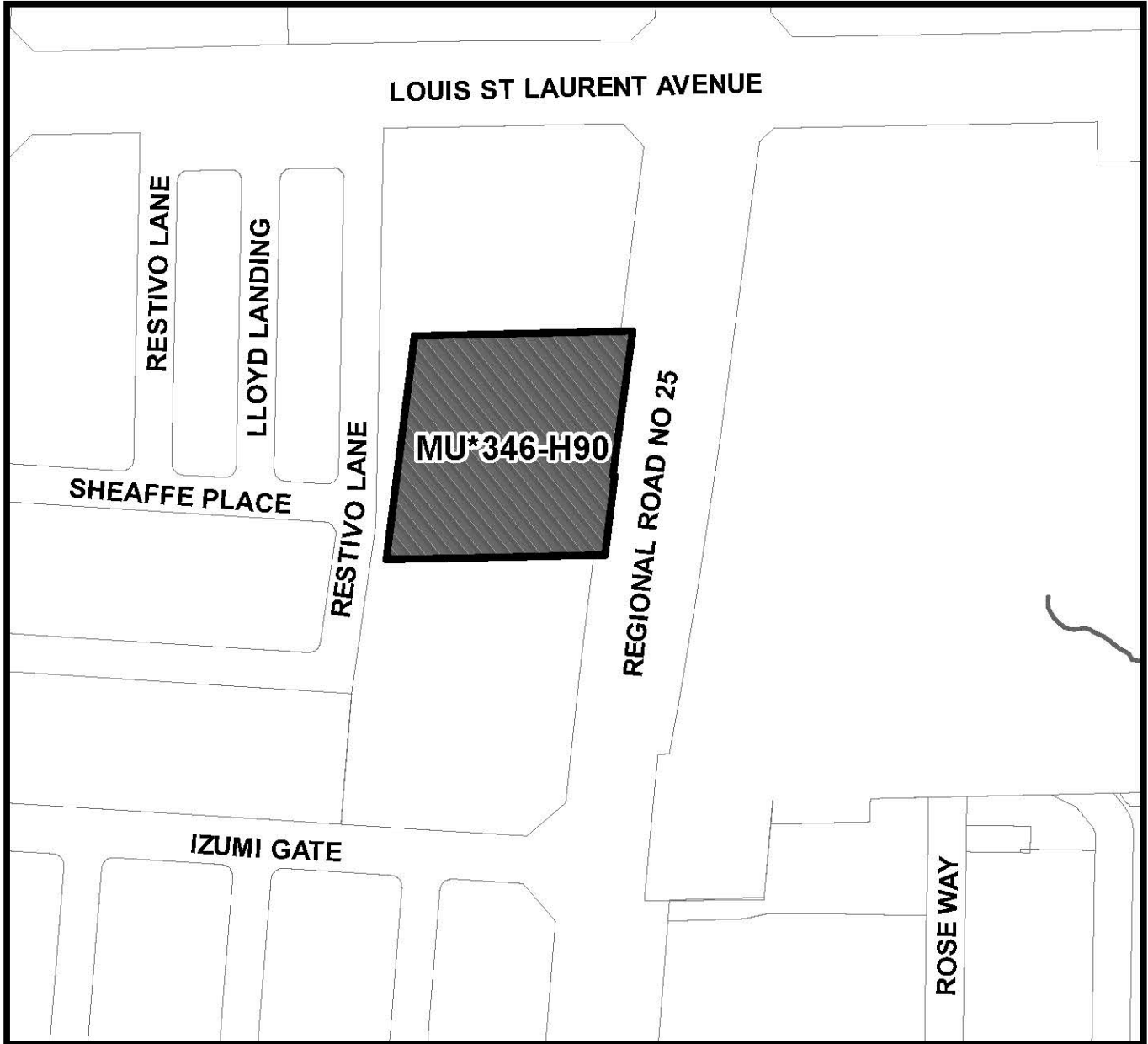
\_\_\_\_\_  
CLERK- Meaghen Reid



SCHEDULE A  
TO BY-LAW No. -2024

TOWN OF MILTON

6360 & 6382 Regional Road 25  
(TRAFALGAR CON 2 NS PT LOTS 7 AND 8 RP 20R19305 PT PARTS 1 AND 2 IRREG 17.94AC FR D)  
*Town of Milton*



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Provisions 346 and Holding Provision H90 (MU\*346-  
H90)

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

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





## Written Delegations for the January 29, 2024 Council Meeting

Please be advised that the following persons do not wish to speak to Council at the January 29, 2024 Council meeting and have provided the attached written submissions only.

Name	Report Number	Report Subject
Laura Di Giulio	DS-005-24	PM and Initial Report: Zoning By-law Amendment by 2376439 Ontario Inc. to the lands known municipally as 6360 and 6382 Regional Road 25 (Town File: Z-11/23)



## 6.1 - PUBLIC MEETING - 6360 and 6382 Regional Road 24 Z-11/23

**Subject:** Website Delegation Request - Laura Di Giulio -

Hello Town Clerk's Staff,

Please note the following response to Delegate Request Application has been submitted at Wednesday January 10<sup>th</sup> 2024 7:39 PM with reference number 2024-01-10-168.

<https://forms.milton.ca/Management/Response/View/7fee045f-6bb2-4b29-94b0-b0f4f0de2c57>

### Application Information

- **First Name:**  
Laura
- **Last Name**  
Di Giulio
- **Email Address:**
- **Phone number:**
- **Street Address:**
- **Town**  
Milton
- **Postal Code:**
- **Are you representing a group?**  
No
- **Council Meeting Date**  
1/29/2024
- **Please indicate how you intend to participate during the Council Meeting**  
Provide written comments only





- **Please describe the issue you intend to present:**  
I repeal this decision. I am not in agreement to pricing a low-rise building at the end of our street. My vote is against this.

- **Please describe specific actions you want Council to take:**

This is not what the owners want, including myself. We are against this building. We would prefer single-family residential units to be placed in this area and perhaps a playground.

- **Please provide your comments in support of or in opposition to the staff recommendation:**

We have a small, family-oriented community and a building like this would create a lot additional traffic and use of our personal roads and space. We have small children and cannot guarantee that this would be an owners-only facility, which poses a significant risk and threat to our children and other members of the trusted community who reside on Sheaffe and Restivo. We are against this decision.

- **Do you give your permission to be audio and video recorded on the Town of Milton's live Council meeting stream?**

Yes I give my permission