



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: November 3, 2025

Report No: DS-062-25

Subject: Public Meeting and Initial Report: Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision by 150 Steeles Inc. and 248 Martin Inc., applicable to lands known 150 Steeles Avenue East and 248, 250 and 314 Martin Street, Milton. (Town Files: LOPA-03/25, Z-09/25 and 24T-25003/M)

Recommendation: THAT Development Services Report DS-062-25 be received for information.

EXECUTIVE SUMMARY

Applications have been submitted for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for the lands located at 150 Steeles Avenue East and 248, 250 and 314 Martin Street ('subject lands'). The proposed development includes the redevelopment of the subject lands to a mixed-use transit-supportive community, including a range of building heights and densities and at-grade commercial uses, to be developed in two phases. Phase 1 proposes a total of 1,083 units (82 townhouse units and 1,001 apartment units) and a floor space index of 2.17.

The proposed development is anchored by public realm features including a large central parkland area and other open space areas. The proposed development also includes a stormwater management pond and promenade, public roads and natural heritage system.

The proposed Official Plan Amendment applies to the entirety of the subject lands and the purpose of the amendment is to re-designate the subject lands and introduce a site-specific policy area to facilitate the proposed development.

The proposed Zoning By-law Amendment seeks to amend the Town's Urban Zoning By-law 016-2014, as amended, to rezone the subject lands to a site-specific Residential Medium Density II (RMD2*XX) zone, site-specific Mixed Use (MU*XX) zone and an Open Space 2 (OS-2) zone to facilitate the proposed development in Phase 1 only. The Natural Heritage System (NHS) zone was established through a previous zoning by-law amendment approved by Town Council on December 18, 2023. A Future Development (FD) zone is proposed for all Phase 2 lands. Any future development proposed in Phase

EXECUTIVE SUMMARY

2 would require a Zoning By-law Amendment, which includes a public consultation process.

The proposed Draft Plan of Subdivision applies to the entire subject lands. The Draft Plan of Subdivision includes sixteen blocks. Phase 1 includes eight development blocks for back-to-back, street and rear-lane townhouses, one mixed-use building and four residential buildings. Phase 1 also includes four roads, a stormwater management pond, and the natural heritage system and an associated 15-metre buffer. Phase 2 includes eight development blocks for mixed-use, medium- and high-density residential buildings, open space and parkland area and one road. There are two accesses proposed from Steeles Avenue East with one fully signalized intersection and the other configured as a right-in/right-out access. Another two accesses to the subject lands are proposed from Martin Street, both as fully signalized intersections.

The applications are 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: 150 Steeles Milton Inc. and 248 Martin Inc., 775 Main Street East, Unit 1b, Milton, ON.

Agent: Urban Strategies Inc., 197 Spadina Avenue, Suite 600, Toronto, ON.

Location/Description: The subject lands comprise four properties and are located on the south side of Steeles Avenue East, west of the intersection of Steeles Avenue East and Martin Street. Three of the four properties that comprise the subject lands have frontage onto Martin Street. The subject lands area municipally known as 150 Steeles Avenue East and 248, 250 and 314 Martin Street. Figure 1 to this Report identifies the subject lands.

The subject lands are irregular in shape and include frontage along Steeles Avenue East, Martin Street and Bronte Street. The property located at 150 Steeles Avenue East has frontage on the east side of Bronte Street (8 metres), south side of Steeles Avenue East (249 metres) and west side of Martin Street (15 metres). The Martin Street properties have frontage on the west side of Martin Street as follows: 248 Martin Street (21 metres), 250 Martin Street (11 metres) and 314 Martin Street (15 metres).

Background

The subject lands have a total area of approximately 20.8 hectares (51 acres). The property located at 150 Steeles Avenue East comprises the majority of the subject lands and is currently vacant. The property located at 248 Martin Street currently contains a residential dwelling that is a listed property on the Town's Heritage Register. The property located at 250 Martin Street currently contains a commercial storage building. The property located at 314 Martin Street currently contains an existing residential dwelling.

The property located at 150 Steeles Avenue East was formerly occupied by Meritor Suspension Systems Company ('MSSC') that manufactured car parts. MSSC occupied the property from 1954 to 2009. Areas of the site became contaminated as a result of the former industrial use. Contaminants were located primarily around the factory building, which has been demolished, as well as within the limits of the Regional natural heritage system located in the southern area of the subject lands.

Since 2023, the above-noted property has been undergoing an extensive site remediation process to address the contamination caused by the previous industrial uses. The remediation process has included removing contaminated soil from the site, treating groundwater on-site, managing invasive species, restoring the woodland area and creating a new wetland within the Regional natural heritage system.

The subject lands are surrounded by a range of land uses. Employment uses are located to the north and northwest, and residential uses are located to the east, along both sides of Martin Street and extending east into the Mountain View neighbourhood. The Sixteen Mile Creek, valley and surrounding natural heritage system are located to the south and southwest of the subject lands. The Town's Downtown Area and Central Business District are located to the south of the subject lands as well.

There are a number of existing community amenities that are also located within 800 metres of the subject lands. Downtown Milton is located within a 10-minute walk from the subject lands. There are four schools located in the area and these include: Martin Street Public Elementary School, Holy Rosary Catholic Elementary School and W.I. Dick Public Middle School and Milton Community Nursery School (childcare centre). There are also several public parks within the area and these include: Chris Hadfield Park, Kingsleigh Park, Livingston Park and Rotary Park.

Proposal:

Applications have been submitted for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision to facilitate the proposed development on the subject lands. The proposed development includes the redevelopment of the subject lands into a mixed-use, transit-supportive community that provides for a range of housing options, at-grade commercial uses, parkland and open space area, natural heritage

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system and a stormwater management pond and promenade. Below is an overview of the proposed development and community framework.

Built Form and Housing Options

The proposed development is intended to occur over two phases. Phase 1 generally incorporates the development on the east half of the subject lands, the stormwater management pond, four roads and the natural heritage system. Phase 2 includes future development lands on the west half of the subject lands. Below is an overview of the proposed built form and housing options in Phase 1.

Phase 1 of the proposed development includes a varied built form that generally increases in height and density from east to west across the subject lands. The lowest building heights are proposed abutting the existing residential properties that front onto Martin Street and these include three-storey townhouses and two apartment buildings with three- and four-storey stepbacks.

Figure 2 to this Report includes a concept plan for the Phase 1 lands and identifies the proposed building heights for each of the buildings. Figure 3 to this Report includes a conceptual rendering (looking northwest) of the proposed development in Phase 1 and Figure 4 includes architectural renderings of each building proposed in Phase 1.

Phase 1 of the proposed development includes a total of 1,083 residential units to be provided in a mix of unit types with a floor space index ('FSI') of 2.17. The development concept includes 82 townhouse units (street, rear lane and back-to-back) that are three-storeys in height and are abutting the existing residential dwellings that front onto Martin Street. The remaining five buildings are proposed to accommodate a total of 1,001 units ranging in height from three- to ten-storeys, where the height generally increases from east to west on the subject lands. One of the five proposed buildings is a mixed-use building with at-grade commercial space (209 square metres) located across from the proposed central parkland area and stormwater management pond.

Below is table that summarizes the proposed unit types in Phase 1.

Phase 1 Proposed Unit Types	Number of Units	Percentage
1-bedroom	202	18.65%
1-bedroom + den	499	46.08%
2-bedroom	300	27.70%
3-bedroom (townhouses only)	82	7.57%
Total	1,083 units	100%

Surface parking is proposed for the townhouse units. Limited surface parking for visitors is proposed for all other buildings, and nearly all the required parking is provided in

Background

underground parking structures that are between two to three levels below grade. With respect to bicycle parking, Phase 1 includes a total of 1,160 bicycle parking spaces.

Each of the five proposed buildings include two residential entries to main floor lobbies that provide connection to residential amenity areas. The five proposed buildings also include residential unit entrances for units proposed at-grade along street frontages.

Phase 2 of the proposed development is intended to provide for a range of medium- to high-density apartment and mixed-use buildings. The technical studies prepared to support the development applications contemplate up to 4,133 units and total floor space index of 3.2 for the entirety of the subject lands. However, actual unit counts for future phases will be dependent on the built form that is proposed through future Zoning By-law Amendment applications and supporting studies and documents. Public consultation will be required as part of any future Zoning By-law Amendment application.

Site Access and Circulation

The proposed transportation network includes four accesses to the subject lands. There are two accesses proposed from Steeles Avenue East and two accesses proposed from Martin Street. The access closest to the intersection of Steeles Avenue East and Martin Street is proposed as a right-in/right-out only. The other access to the west along Steeles Avenue East is proposed as a fully signalized intersection that aligns with Morobel Drive. The two proposed accesses from Martin Street are both proposed as fully signalized intersections. The southern access along Martin Street is proposed to align with Caves Court on the east side of Martin Street. Figure 5 to this Report illustrates the proposed transportation network.

Four public roads are proposed within Phase 1. Street A is proposed as a public road with a 26-metre right-of-way that provides connections from the proposed signalized intersection at Steeles Avenue East and the proposed north signalized intersection at Martin Street. Street A is described as the main spine road through the proposed community and is intended to serve as a multi-functional street supporting residential and retail uses, a variety of travel modes and provide for potential future transit connections through the subject lands.

Street B and D are contiguous and together form a second access through the subject lands from Steeles Avenue East to Martin Street. Street B is proposed as a public road with a 24-metre right-of-way that provides connection from the right-in/right-out access from Steeles Avenue East to the intersection at the center of the site. Street D is proposed as a public road with a 20-metre right of way that connects from the intersection at the center of the subject lands and connect to the southern proposed signalized intersection at Martin Street.

Background

Street C is identified as a potential future road with a 16-metre right-of-way that would serve development in Phase 2.

Street E is proposed as an internal public road with a 16-metre right-of-way that connects Street A and Street D and provides access to the townhouses and three of the proposed buildings.

The proposed transportation network also includes footpaths and multi-use pathways to provide convenient routes for pedestrians and cyclists within the subject lands. Multi-use pathways are proposed along Street B and Street D, adjacent to the proposed central parkland area and connecting to Steeles Avenue East. The proposed multi-use pathway connects to the promenade along the stormwater management pond as well as a multi-use trail that is proposed abutting the Regional natural heritage system and Sixteen Mile Creek valley.

Parkland, Open Space and the Natural Heritage System

The proposed community includes parkland, open space and a refined Regional natural heritage system. Within the Regional natural heritage system, remedial works have been completed to remove contaminated soils. Invasive species were also removed from the Regional natural heritage system and a new wetland was recreated. The limits of the refined Regional natural heritage system, and an associated 15-metre buffer, were established through a Zoning By-law Amendment approved by Town Council on December 18, 2023. The refined Regional natural heritage system comprises approximately 5.35 hectares (13.22 acres) of the subject lands (20.8 hectares / 51.40 acres).

The proposed development includes 1.28 hectares (3.16 acres) of parkland and open space area. The central parkland area is described as the Community Green in the proposed development and is located in the central area of the subject lands, connecting to the Regional natural heritage system. At the time the development applications were submitted, parkland was identified as an area requiring further discussion between the applicant and the Town. Through the development process, Town staff have begun discussions with the applicant and the Community Green is intended to be public parkland.

Additional open space areas are proposed to the north of the central intersection in the form of a civic plaza, along Street D to Steeles Avenue East in the form of a green gateway area and at the intersection of Street A and Steeles Avenue East. These proposed open space areas are within Phase 2.

Servicing and Stormwater Management

Connections to municipal water and wastewater services are proposed to service the development. With respect to water services, the subject lands are located within Water



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Pressure Zone M5G, a groundwater-based service area supplied through the existing Kelso Well Field and Kelso Water Purification Plant. The applicant's water servicing strategy currently proposes to connect to the groundwater-based distribution system, however Halton Region has recently advised that connections to the lake-based system would be required for Phase 1 buildout. A lake-based watermain is available along Steeles Avenue East.

Wastewater from the proposed development is proposed to drain from north to south through a network of pipes that convey flows to the Fulton Wastewater Pump Station and then to the Boyne Trunk Sewer along Regional Road 25. This trunk serves as the primary wastewater conveyance system for Milton that ends up at the Mid-Halton Wastewater Treatment Plant in Oakville. A number of infrastructure upgrades would be required to support the proposed development.

A stormwater management pond is also proposed in the southeastern area of the subject lands. This area is the lowest part of the subject lands and is also adjacent to the Sixteen Mile Creek. All stormwater on the subject lands is proposed to be conveyed to this stormwater management pond and the proposed design outlets to the Sixteen Mile Creek. A retaining wall is also proposed along the western edge of the stormwater management pond. The proposed concept for the stormwater management pond also includes a stormwater promenade intended to function as a public realm feature.

Development Applications

In order to facilitate the proposed development, the applicant has submitted applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision. The purpose of the Official Plan Amendment is to redesignate the subject lands to the Residential Area and Natural Heritage System designations for the subject lands and create a new special policy area that includes site-specific policies to implement the proposed Phase 1 development and provide guidance for future proposed development on the Phase 2 lands (subject to a zoning by-law amendment and supporting studies). Since the initial application submission, the proposed OPA attached to this Report has been updated to provide additional details on the framework for development on the subject lands.

The proposed Zoning By-law Amendment seeks to amend the Town's Urban Zoning By-law 016-2014, as amended, to rezone the subject lands to a site-specific Residential Medium Density II (RMD2*XX) zone, site-specific Mixed Use (MU*XX) zone and an Open Space 2 (OS-2) zone to facilitate the proposed development in Phase 1 only. The Natural Heritage System (NHS) zone was established through a previous zoning by-law amendment approved by Town Council on December 18, 2023. A Future Development (FD) zone is proposed for all lands in Phase 2. Any future development proposed in Phase

Background

2 would require a Zoning By-law Amendment, which includes a public consultation process.

Figure 6 to this Report includes the Draft Plan of Subdivision. The Draft Plan of Subdivision proposes back-to-back townhouses, street townhouses and rear-lane townhouses, one mixed use building and four residential buildings as part of Phase 1. A number of development blocks are identified in Phase 2 for mixed-use, mid and high-density residential buildings as well. The proposed development will be anchored by public realm features including a variety of open space and parkland areas (1.28 ha), stormwater management pond and promenade as well as a trails system.

The Draft Plan of Subdivision includes: sixteen (16) development blocks which include three public open space/park areas, five (5) new public roads, one (1) stormwater management block, one (1) natural heritage system block and one (1) natural heritage system buffer block.

Submission Materials

The following materials have been submitted in support of the applications:

- Cover letter, prepared by Urban Strategies Inc., dated April 23, 2025;
- Application Forms for Official Plan Amendment and Zoning By-law Amendment, prepared by Urban Strategies Inc., dated April 23, 2025;
- Application Form for Draft Plan of Subdivision, prepared by Urban Strategies Inc., dated April 23, 2025;
- Record of Pre-Consultation Form, issued by the Town, dated March 26, 2024;
- Draft Plan of Subdivision, prepared by Urban Strategies Inc., dated March 5, 2025;
- Draft Official Plan Amendment Text/Mapping, prepared by Urban Strategies Inc., dated April 21, 2025;
- Draft Zoning By-law Amendment Text/Mapping, prepared by Urban Strategies Inc., dated April 16, 2025;
- Architectural Drawing Package, prepared by Core Architects, dated March 21, 2025;
- Survey for 248-250 Martin Street, prepared by Avanti Surveying Inc., dated January 11, 2017;
- Survey for 150 Steeles Avenue East and 314 Martin Street, prepared by Wahba Surveying, dated August 22, 2022;

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- Planning Justification Report, prepared by Urban Strategies Inc., dated April 17, 2025;
- Comprehensive Development Plan, prepared by Urban Strategies Inc., dated April 17, 2025;
- Pedestrian Wind Assessment, prepared by SLR Consulting Canada (Ltd.), dated April 14, 2025;
- Residential, Population and Commercial Market Assessment, prepared by N. Barry Lyon Consultants Ltd., dated April 22, 2025;
- Scoped Environmental Impact Assessment, prepared by Beacon Environmental Ltd. and Jennifer Lawrence and Associates Inc., dated April 5, 2025;
- Slope Stability Assessment, prepared by DS Consultants Ltd., dated January 17, 2023;
- Slope Stabilization Memo - Additional Comments, prepared by DS Consultants Ltd., dated June 6, 2023;
- Noise Study, prepared by SLR Consulting (Canada) Ltd., dated April 14, 2025;
- Transportation Impact Study, prepared by BA Group, dated April 17, 2025;
- Transportation Impact Study Appendices, prepared by BA Group, dated April 17, 2025;
- Updated Report on Preliminary Geotechnical Investigation, prepared by DS Consultants Ltd., dated July 1, 2023;
- Preliminary Hydrogeological Investigation, prepared by DS Consultants Ltd., dated April 7, 2025;
- Functional Servicing and Stormwater Management Report, prepared by Urbantech Consulting, dated March, 2025;
- Preliminary Grading Plan, prepared by Urbantech Consulting, dated March, 2025;
- Preliminary Sanitary Servicing Plan, prepared by Urbantech Consulting, dated March, 2025;
- Pre-Development Storm Drainage Plan, prepared by Urbantech Consulting, dated March, 2025;
- Preliminary Storm Servicing Plan, prepared by Urbantech Consulting, dated March, 2025;

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- Stormwater Management Pond Plan, Urbantech Consulting, dated March 2025;
- Preliminary Water Servicing Plan, prepared by Urbantech Consulting, dated March, 2025;
- Phase 1 Environmental Site Assessment, prepared by Pinchin Environmental, dated July 3, 2009;
- Phase 2 Environmental Site Assessment, prepared by AEL Environment, dated December 16, 2013;
- Phase 2 Environmental Site Assessment Update, prepared by AEL Environment, dated October 3, 2014;
- Supplemental Phase 2 Environmental Site Assessment Landfill Test Pitting Program, prepared by AEL Environment, dated August 26, 2014;
- Final Remedial Investigation, prepared by Pinchin Environmental, dated November 11, 2020;
- Phase 1 Environmental Site Assessment - Area 1, prepared by DS Consultants Ltd., dated July 15, 2022;
- Phase 2 Environmental Site Assessment - Area 2, prepared by DS Consultants Ltd., dated July 18, 2022;
- Area 1 Record of Site Condition B-403-8196304305, prepared by the Ontario Ministry of the Environment, Conservation and Parks, dated December 15, 2022;
- Area 2 Record of Site Condition B-403-6246094168, prepared by the Ontario Ministry of the Environment, Conservation and Parks, dated March 26, 2024; and,
- Area 3 Record of Site Condition B-403-6303613911, prepared by the Ontario Ministry of the Environment, Conservation and Parks, dated October 28, 2024.

Discussion

This section of the Report provides a high-level overview of the Regional and Town Official Plan schedules and policies that apply to the subject lands. A fulsome review of the applicable policies will be provided in a future technical recommendation report.

Halton Region Official Plan

As of July 1, 2024, Halton Region became an upper-tier municipality without planning responsibilities, however the Halton Region Official Plan (ROP') remains in-effect and the

Discussion

local municipalities are responsible for administering the plan until such time that it is revoked or amended by the respective municipalities.

On October 24, 2016, Town Planning staff brought forward a report to Town Council requesting their endorsement of the recommendations in Phase 2 of the Employment Land Needs Assessment Study. The recommendations included the Employment Area conversion of the 150 Steeles Avenue East property to allow for mixed-use development (Report PD-040-16). Town Council's endorsement and the recommendations were provided to Halton Region for consideration in the Region's Official Plan Review at the time. On May 3, 2021, Town Council directed Planning staff to submit comments to the Region on the draft Official Plan Amendment for the Region's Official Plan Review that again included the conversion of the 150 Steeles Avenue East property (Report DS-027-21).

On July 7, 2021 following the completion of the above-noted Regional Official Plan review of the ROP. Regional Official Plan Amendment No. 48 ('ROPA 48') was adopted by Halton Region Council. ROPA 48 identified a new regional urban structure and provided direction on, among other things, a limited number of Employment Area conversions to support mixed-use development within certain local strategic growth areas. On November 10, 2021, the Minister of Municipal Affairs and Housing issued approval of ROPA 48, and it subsequently came into effect.

One of ROPA 48 Employment Area conversions included the property located at 150 Steeles Avenue East, also referred to as the Meritor lands at the time. ROPA 48 removed the employment area designation from the property at 150 Steeles Avenue East meaning that the property would no longer be protected for employment uses and could be considered for mixed-use redevelopment.

On the basis of the above, the subject lands are currently designated Urban Area on Map 1: Regional Structure in the ROP. All development is subject to the policies of the ROP, however Section 76 of the ROP states that the permitted uses in the Urban Area are to be in accordance with the local Official Plan and Zoning By-law.

Town of Milton Official Plan

Schedule 1 - Town Structure in the Town of Milton Official Plan ('Town's OP') identifies the subject lands as being within the Urban Area and Natural Heritage System. A range of uses are permitted within the Town's Urban Area. Further direction for permitted uses and policies that apply to new development are set out in secondary plans and/or policies for the Town's strategic growth areas.

Schedule 1 - Town Structure and Schedule N - Future Strategic Employment Area in the Town's OP currently identify the subject lands as being as being within the Employment Area Overlay. On March 17, 2025, Town of Milton Council adopted Official Plan

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Amendment No. 86 ('OPA 86') that had the effect of implementing Provincial direction on the uses permitted in Areas of Employment. As part of OPA 86, the property located at 150 Steeles Avenue East was removed from the Employment Area overlay to conform to the approved employment conversion through ROPA 48. At the time of writing this Report, OPA 86 in its entirety is currently under appeal, however the appeals are not related to the subject lands. Once the appeals are resolved, the property at 150 Steeles Avenue East will no longer be within the Employment Area overlay.

Schedule B - Urban Area Land Use Plan in the Town's OP designates the subject lands as Business Park Area, Residential Area (lands along Martin Street) and Natural Heritage System. Section 3.8.1.1 of the Town's OP applies to lands within the Business Park Area designation, which is an employment designation where the full range of light industrial and office uses are permitted, subject to a high standard of design. Section 3.8.2 of the Town's OP permits the following uses in the Business Park Area: light industrial and office uses as well as accessory service, wholesale, retail and office uses directly related to and within the industrial building, research and development uses (excluding produce biomedical waste) and restaurants that are part of and located wholly within a light industrial or office building, other than an industrial mall. Mixed-use residential development is not permitted in the Business Park Area designation.

Schedule K - Strategic Growth Areas in the Town's OP identifies the property located at 150 Steeles Avenue East (the largest property of the subject lands) as a strategic growth area. The Town's OP defines strategic growth areas as lands that have been identified in the Town's Urban Area to be the focus for accommodating population and employment intensification and higher-density mixed uses in a more compact built form. Section 2.1.6.5 of the Town's OP includes policies for the development, design and vision of strategic growth areas. In strategic growth areas, the policies support development of higher densities, including mixed uses and transit-supportive land uses, promote active transportation, supports the use of existing infrastructure and promote the use of rehabilitated brownfield sites for residential intensification.

Since the subject lands were previously considered employment lands, they are still within the Milton 401 Industrial/Business Park Secondary Plan. The subject lands are identified as being located on a major arterial road (150 Steeles Avenue East) and contain Natural Heritage System as shown on Schedule C.2.A - Structure Plan in the Milton 401 Industrial/Business Park Secondary Plan.

Schedule C.2.B - Land Use Plan in the Milton 401 Industrial/Business Park Secondary Plan designates the subject lands as Residential Area, Business Park Area and Natural Heritage System. The 150 Steeles Avenue East property is designated Business Park Area and the permitted uses within the secondary plan are the same as those described above in Sections 3.8.1.1 and 3.8.2. The remaining properties that comprise the subject

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lands (248, 250 and 314 Martin Street) are designated Residential Area and residential uses are permitted.

The subject lands are also identified as Special Study Area on Schedule C.2.B. The policy requires further studies with respect to land uses, transportation, servicing and environmental issues to be completed prior to redevelopment. Consideration of the introduction of any non-employment uses requires the completion of a municipal comprehensive review, which was addressed through ROPA 48.

On the basis of the above, the applicant has applied for an Official Plan Amendment to facilitate the proposed development on the subject lands. The purpose of the proposed Official Plan Amendment is to re-designate the subject lands to the Residential Area and Natural Heritage System designations. A site-specific policy area is also proposed to implement the proposed Phase 1 development and guide future development on the Phase 2 lands.

Appendix 1 to this Report includes the proposed Official Plan Amendment.

A fulsome review of all relevant Provincial, Regional and Local policies will be provided in a future technical report.

Zoning By-law 016-2014, as amended.

The subject lands are currently zoned Business Park with a special exception (M1*38), Business Park (M1), Low Density Residential I with a special exception (RLD1*281) and Natural Heritage System (NHS) under the Town's Urban Zoning By-law 016-2014, as amended. The proposed mixed-use development is not permitted under any of the current zones.

The applicant has submitted an application for a Zoning By-law Amendment to rezone the Phase 1 lands to a site-specific Residential II (RMD2*XX) zone, a site-specific Mixed Use (MU*XX) zone and an Open Space 2 (OS-2) zone. The RMD2*XX zone applies to the proposed townhouses and the MU*XX zone applies to the five proposed buildings in Phase 1. The OS-2 zone applies to the stormwater management pond. The proposed site-specific zones include a number of site-specific provisions that address setbacks, parking, building height, landscaping and others to facilitate the proposed development.

As noted previously, all lands within Phase 2 are proposed to be zoned Future Development (FD), which will require a future Zoning By-law Amendment to establish permitted uses and zoning provisions and will include a public consultation process.

No changes are proposed to the limits of the Regional natural heritage system and the associated 15-metre buffers on the subject lands as these features were previously zoned



Discussion

Natural Heritage System (NHS) through By-law 099-2023, which was approved by Town Council on December 18, 2023.

Appendix 2 to this Report includes the proposed Zoning By-law Amendment.

Subdivision Approval

The applicant has also submitted an application for a Draft Plan of Subdivision to create the various blocks, roads, stormwater management pond and natural heritage system limits to facilitate the proposed development. Approval of the Draft Plan of Subdivision will include conditions from all relevant Town departments and external agencies to outline how the land will be developed and address any technical requirements related to infrastructure (roads, water, sewer and stormwater), transportation network, records of site condition, environmental protection measures, the design of blocks, creation of parks and coordination with utility providers.

Site Plan Control

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

Public Consultation and Review Process

The development applications were deemed completed on April 25, 2025. In accordance with the Planning Act requirements, Town Planning staff mailed Notice of Complete Applications to property owners within 200 metres of the subject lands. The submission materials were also posted on each of the assessed properties that comprise the subject lands. Notice of the statutory public meeting was provided pursuant to the requirements of the Planning Act.

On July 14, 2025, the applicant held an in-person Public Information Centre ('PIC') meeting at Hugh Foster Hall. The PIC meeting was attended by approximately 32 individuals as well as applicant's consulting team and Town Planning staff. The PIC meeting format was a drop-in-style meeting with no formal presentation. The purpose of the PIC meeting was to provide the public with an informal opportunity to obtain more information on the development proposal and provide initial feedback to the applicant's consultant team. The applicant's consultant team provided a series of display boards with information on the development proposal and was available to answer questions with property owners in the area. A 3-D rendering of the Phase 1 development proposal and a video of the remedial works completed to date were also available.

A number of concerns were raised with respect to site alteration and dust associated with the ongoing remedial works, future construction noise and dust, traffic and pedestrian

Discussion

safety, the appropriateness of the proposed scale and density and potential impact to the existing character of the area.

In addition to the above, Town Planning staff has received written comments related to the development applications. At the time of writing this Report, the Town has received written comments from five individuals and one neighbourhood letter provided on behalf of thirteen property owners. The concerns include: 1) accesses and traffic impacts along Martin Street, 2) pedestrian safety, particularly for school-aged children walking and biking to school, 3) drainage and grading impacts on abutting existing residential properties, 4) commercial/retail space in Phase 1, 5) accessibility considerations, 6) construction disturbances, 7) impact to property value and 8) loss of privacy and views of the escarpment.

At the time of writing this Report, the first submission technical review is complete, including external peer reviews of various studies. The applicant has been provided with technical comments from Town departments and external agencies as well as redacted public comments. The applicant is in the process of preparing a second submission package to respond to all comments issued to date.

With regard to the proposal, (in addition to the public concerns noted above), Town staff have identified the following matters to be addressed through the review process:

- Consistency with Provincial Planning Statement and conformity with the Halton Region and Town of Milton Official Plans;
- Traffic impacts, site accesses and circulation;
- Water and wastewater servicing and stormwater management;
- Contamination and records of site condition;
- Parkland tenure, programming and maintenance;
- Site design and shadow impacts; and,
- Built form and urban design.

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

Financial Impact

There are no financial implications associated with this Report.

Respectfully submitted,



The Corporation of the Town of Milton

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DS-062-25
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Jill Hogan
Commissioner, Development Services

For questions, please contact: Jessica Tijanic MSc., MCIP, RPP Phone: Ext. 2221
Senior Planner, Development
Review

Attachments

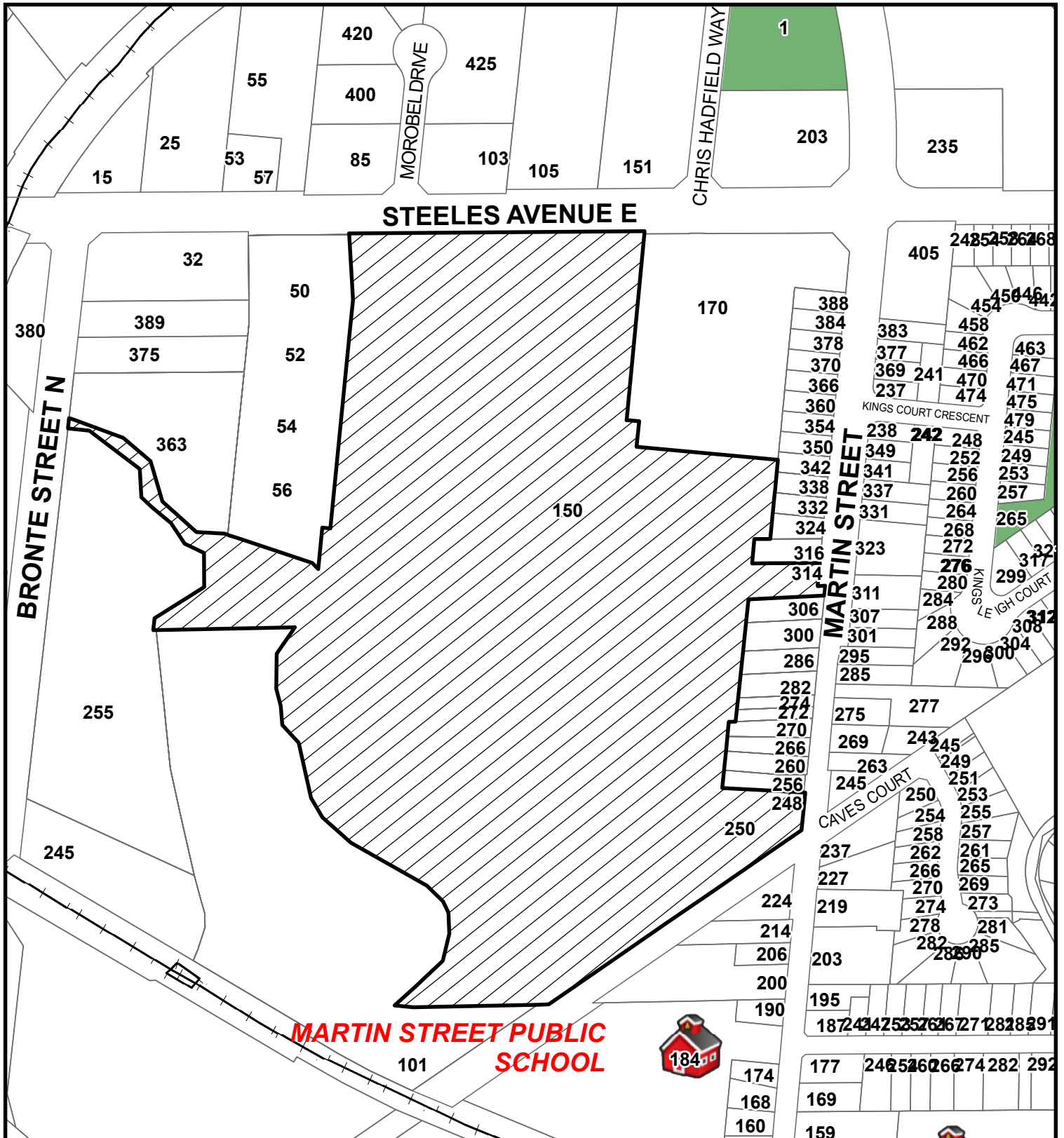
Figure 1 - Location Map
Figure 2 - Proposed Development in Phase 1
Figure 3 - Proposed Conceptual Renderings for Development in Phase 1
Figure 4 - Proposed Architectural Renderings for Development in Phase 1
Figure 5 - Proposed Transportation Network
Figure 6 - Proposed Draft Plan of Subdivision
Appendix 1 - Draft Official Plan Amendment
Appendix 2 - Draft Zoning By-law Amendment

Approved by CAO
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:
November 3, 2025

Scale: 1: 5,000

Files: LOPA-03/ 54, Z-09/25
and 24T-25003/M

Development Services Department



Subject Properties

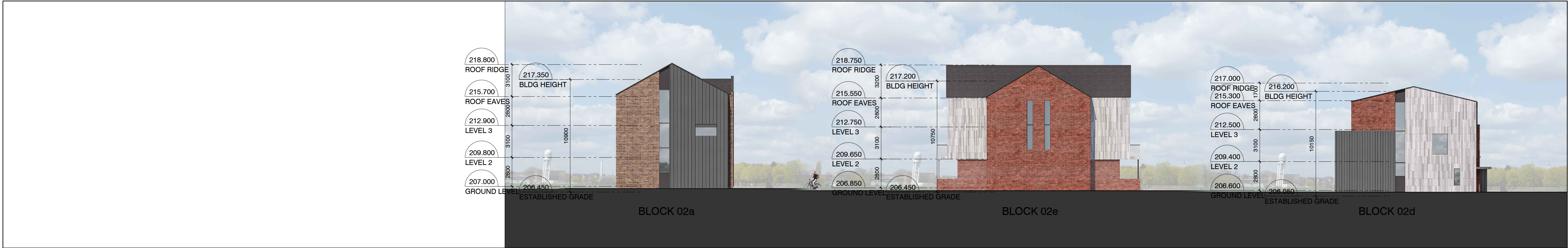


- Legend**
- Low-rise
 - Mid-rise
 - General Frontage
 - Priority Use Frontage
 - * Landmark Building

Figure 2 - Proposed Development on the Phase 1 Lands (Page 38 from the Urban Strategies Inc. Planning Rationale)



Figure 3 - Rendering of the Proposed Development in Phase 1 (Page 45 from the Urban Strategies Inc. Planning Rationale)



8 WEST ELEVATION



3 SOUTH ELEVATION



6 WEST ELEVATION



2 EAST ELEVATION



5 SOUTH ELEVATION



1 NORTH ELEVATION

1	ISSUED FOR OPAZBA	2025-03-21
NO.	REVISIONS	DATE

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150 STEELES AVE
MILTON, ON

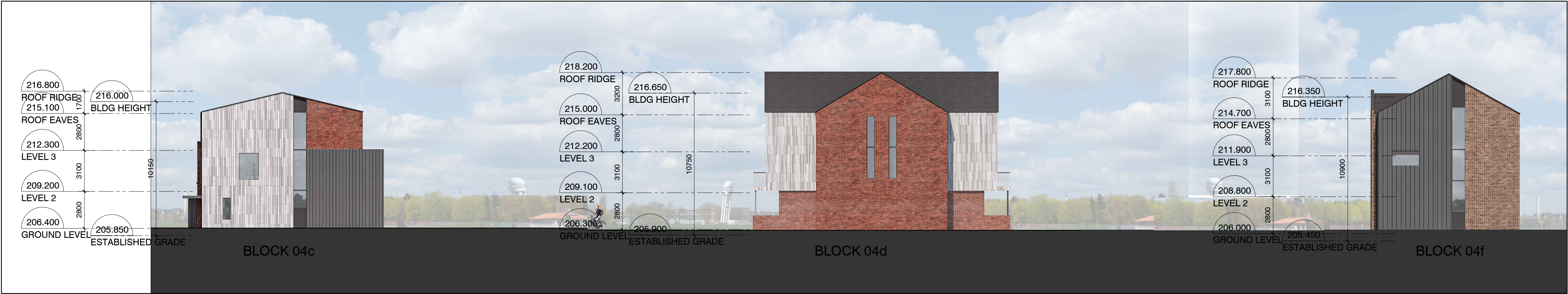
neatt



Drawn	Scale
Checked	Date

Title
PHASE 2
BLOCK 1
BUILDING ELEVATIONS

Project No. 22-207	Drawing No. A430
-----------------------	---------------------



4 SOUTH ELEVATION



3 WEST ELEVATION



2 WEST ELEVATION



1 NORTH ELEVATION

1	ISSUED FOR OPAZBA	2025-03-21
NO.	REVISIONS	DATE

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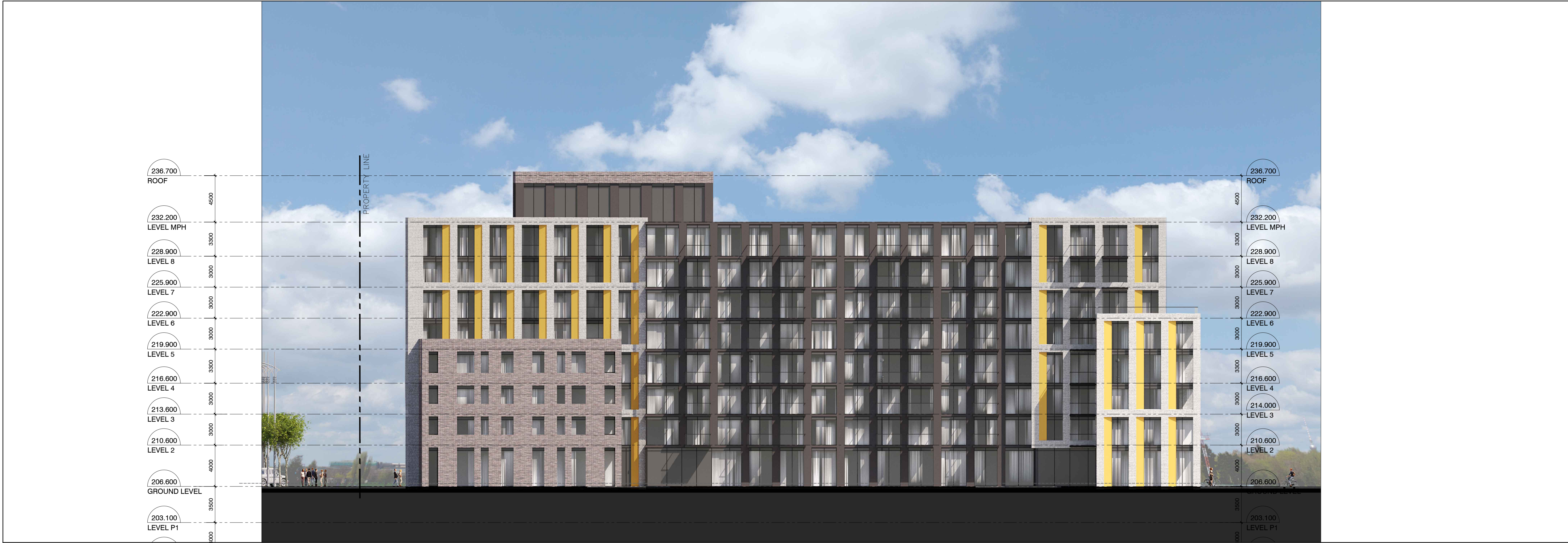
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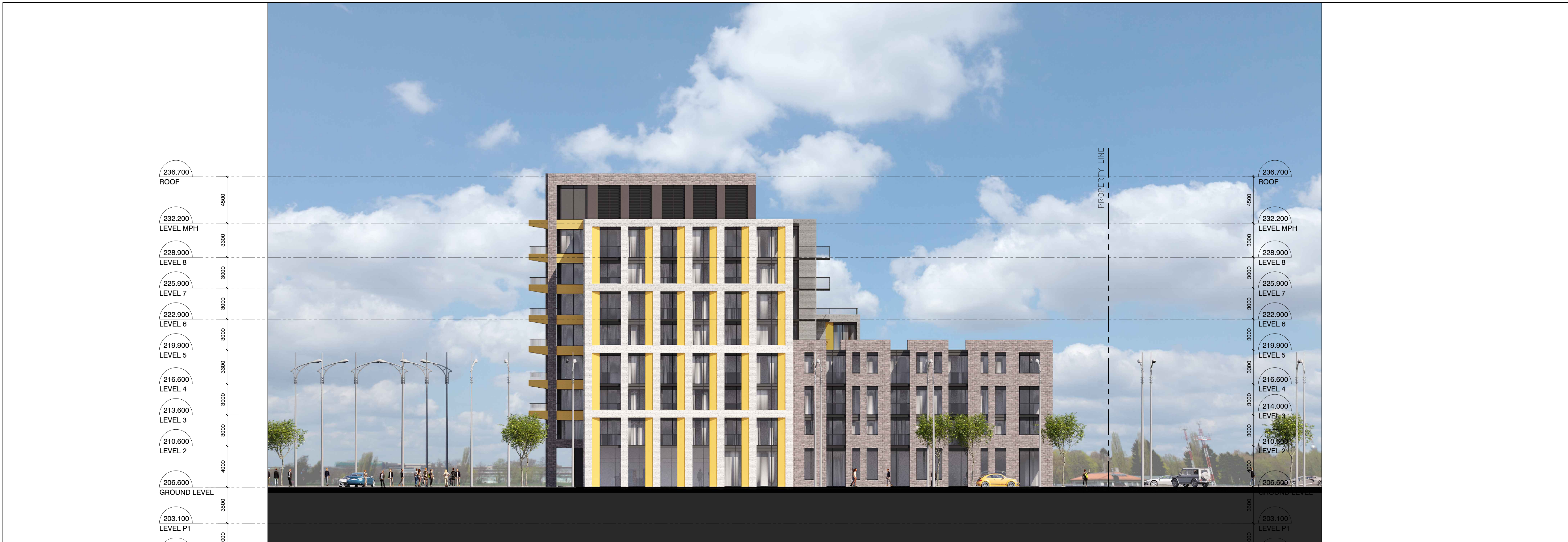
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MILTON, ON

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Drawn	Scale
Checked	Date
Title	Project No.
PHASE 1 BLOCK 4 BUILDING ELEVATION	22-207
Drawing No.	A450



2 EAST ELEVATION
A420



1 SOUTH ELEVATION
A420

1	ISSUED FOR OPAZBA	2025-03-21
NO.	REVISIONS	DATE

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MILTON, ON

neatt



Drawn	Scale
Checked	Date
	2025-10-03

Title
PHASE 1
BLOCK 1
BUILDING ELEVATION

Project No. 22-207	Drawing No. A420
-----------------------	---------------------



2 EAST ELEVATION
A481



1 SOUTH ELEVATION
A481

1	ISSUED FOR OPAZBA	2025-03-21
NO.	REVISIONS	DATE

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150 STEELES AVE
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Drawn	Scale
Checked	Date
	2024-08-02

Title
PHASE 1
BLOCK 8 / 9
BUILDING ELEVATION

Project No. 22-207	Drawing No. A481
-----------------------	---------------------



2 EAST ELEVATION
A440



1 SOUTH ELEVATION
A440

1	ISSUED FOR OPAZBA	2025-03-21
NO.	REVISIONS	DATE

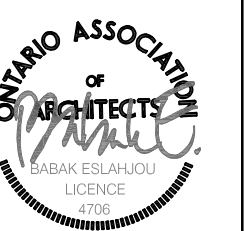
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Drawn	Scale
Checked	Date
	2024-08-02

Title
PHASE 1
BLOCK 3
BUILDING ELEVATION

Project No. 22-207	Drawing No. A440
-----------------------	---------------------



2 WEST ELEVATION
A441



1 NORTH ELEVATION
A441

1	ISSUED FOR OPAZBA	2025-03-21
NO.	REVISIONS	DATE

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MILTON, ON

neatt



Drawn	Scale
Checked	Date
	2024-08-02

Title
PHASE 1
BLOCK 3
BUILDING ELEVATION

Project No. 22-207	Drawing No. A441
-----------------------	---------------------



2 WEST ELEVATION
A480



1 NORTH ELEVATION
A480

1	ISSUED FOR OPAZBA	2025-03-21
NO.	REVISIONS	DATE

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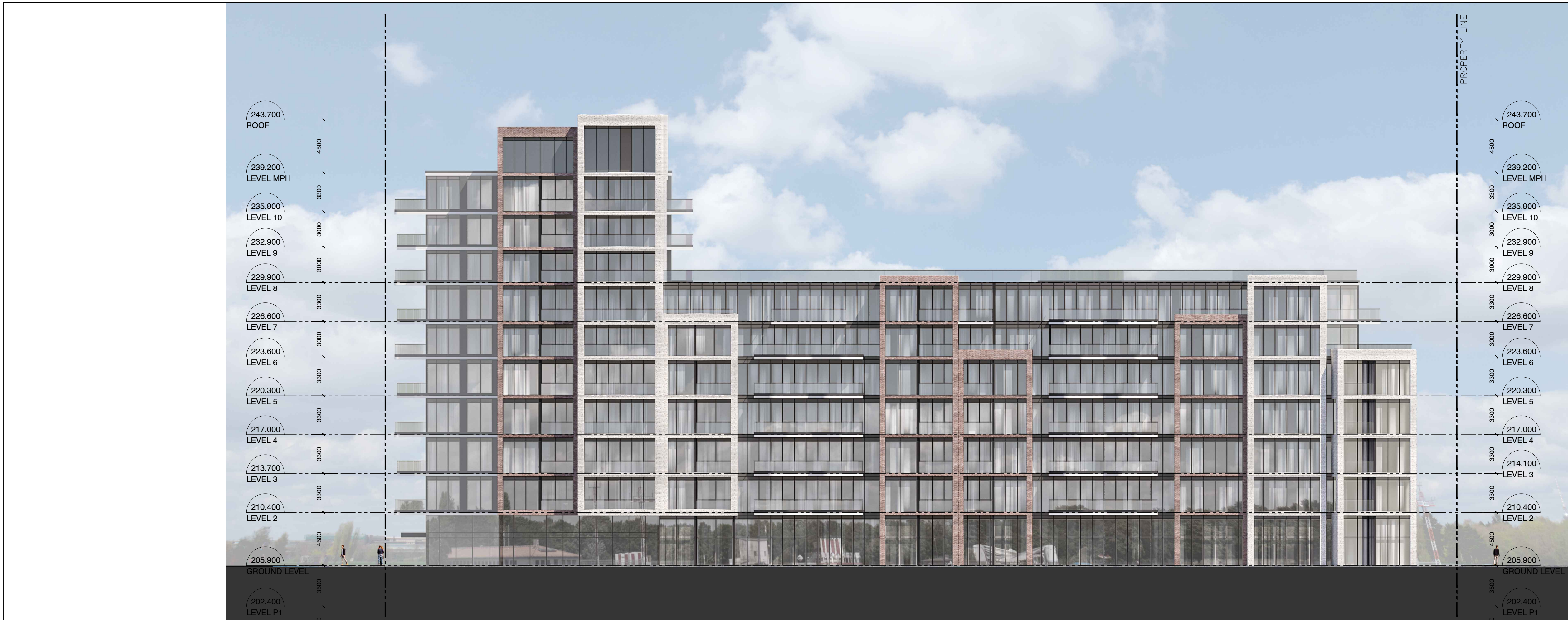
Drawn	Scale
Checked	Date
	2024-08-02

Title
PHASE 1
BLOCK 8 / 9
BUILDING ELEVATION

Project No. 22-207	Drawing No. A480
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2 EAST ELEVATION
A460



1 SOUTH ELEVATION
A460

1	ISSUED FOR OPAZBA	2025-03-21
NO.	REVISIONS	DATE

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Drawn	Scale
Checked	Date
	2024-08-02

Title
PHASE 1
BLOCK 5
BUILDING ELEVATION

Project No. 22-207	Drawing No. A460
-----------------------	---------------------



2 WEST ELEVATION
A461



1 NORTH ELEVATION
A461

1	ISSUED FOR OPAZBA	2025-03-21
NO.	REVISIONS	DATE

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Drawn	Scale
Checked	Date
	2024-08-02

Title
PHASE 1
BLOCK 5
BUILDING ELEVATION

Project No. 22-207	Drawing No. A461
-----------------------	---------------------



2 EAST ELEVATION
A470



1 SOUTH ELEVATION
A470

1	ISSUED FOR OPAZBA	2025-03-21
NO.	REVISIONS	DATE

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150 STEELES AVE
MILTON, ON

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Drawn	Scale
Checked	Date
	2024-08-02

Title
PHASE 1
BLOCK 6
BUILDING ELEVATION

Project No. 22-207	Drawing No. A470
-----------------------	---------------------



2 WEST ELEVATION
A471



1 NORTH ELEVATION
A471

1	ISSUED FOR OPAZBA	2025-03-21
NO.	REVISIONS	DATE

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MILTON, ON

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Drawn	Scale
Checked	Date
	2024-08-02

Title
PHASE 1
BLOCK 6
BUILDING ELEVATION

Project No. 22-207	Drawing No. A471
-----------------------	---------------------



Phase 1 Boundary

Figure 42: Phase 1 Mobility and Access

Legend

- Public Street
- Potential Private Road
- Multi-Use Pathway
- Potential Future Multi-Use Pathway
- Signalised Intersection
- Right-in-right-out intersection

- Pick-up drop-off
- Underground parking access
- Pedestrian Mews
- Townhouse parking stall
- Visitor parking stall

Figure 4 - Proposed Transportation Network (Page 42 from the Urban Strategies Inc. Planning Rationale)

DRAFT PLAN OF SUBDIVISION

150 Steeles Avenue East

PART OF LOT 15
CONCESSION 2, AND PART OF LOT 7

GEOGRAPHIC TOWNSHIP OF TRAFALGAR
NOW IN THE
TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON

OWNER'S AUTHORIZATION

I HEREBY AUTHORIZE URBAN STRATEGIES INC. TO PREPARE AND SUBMIT
THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF OAKVILLE FOR APPROVAL.

SIGNED _____ DATE _____
Mike Vernooy, A.S.O.

MIKE VERNOOY
150 STEELES MILTON INC.
775 MAIN ST. E.
MILTON, ON L9T 3Z3
TEL. (905) 876-7129

SURVEYOR'S CERTIFICATE

AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE
CORRECTLY AND ACCURATELY SHOWN.

SIGNED _____ DATE _____
Christopher Wahba, OLS, OLIP

C. Wahba Surveying Ltd.
285 Vaughan Valley Boulevard, Vaughan,
Ontario L4H 3B5, Canada
Tel. (905) 851-1300

BLOCK SCHEDULE

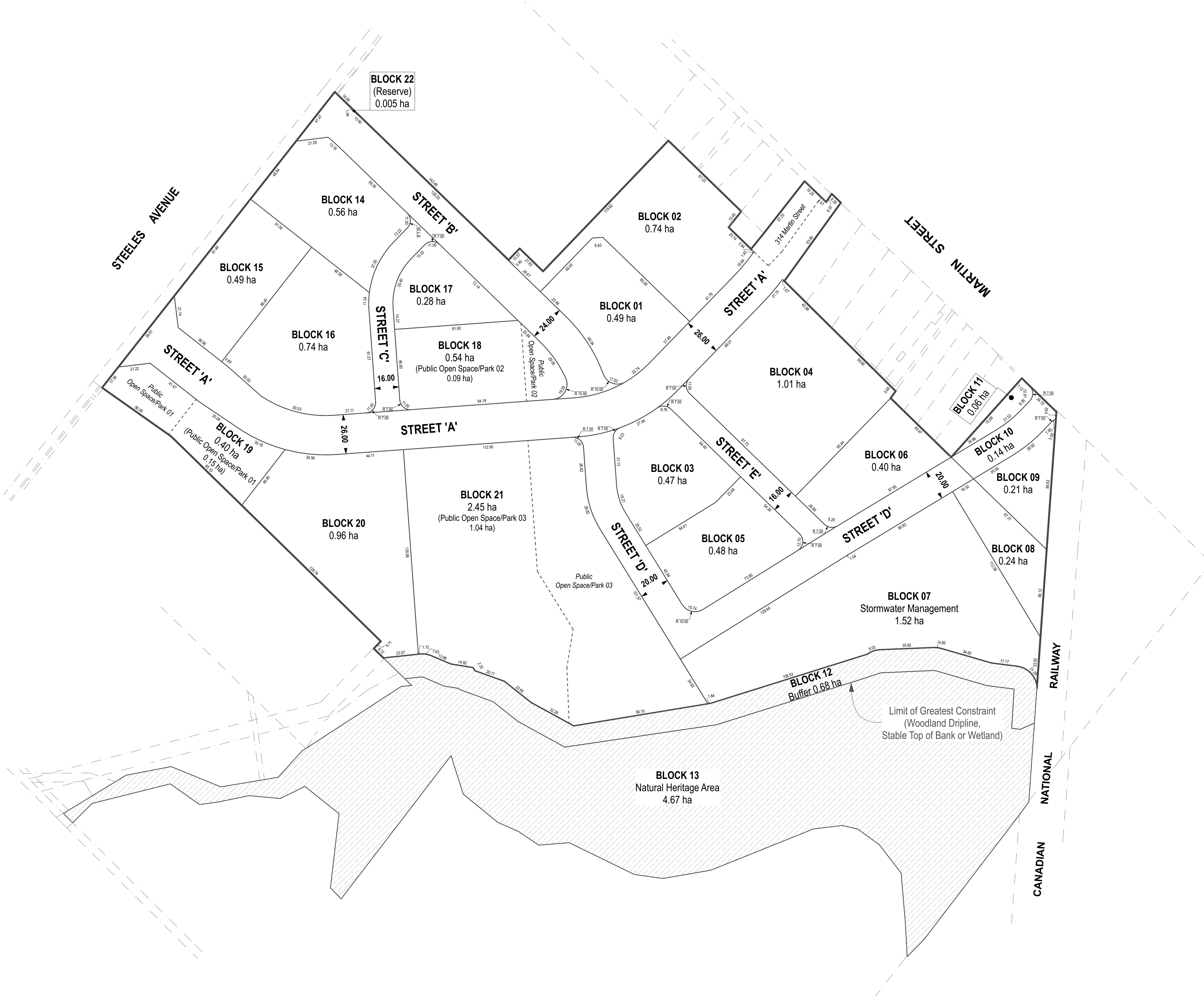
Name	Area (ha)
BLOCK 01	0.49
BLOCK 02	0.74
BLOCK 03	0.47
BLOCK 04	1.01
BLOCK 05	0.48
BLOCK 06	0.40
BLOCK 07	1.52
BLOCK 08	0.24
BLOCK 14	0.56
BLOCK 15	0.49
BLOCK 16	0.74
BLOCK 17	0.28
BLOCK 18	0.54
BLOCK 19	0.40
BLOCK 20	0.96
BLOCK 21	2.45
BLOCK 22 (Reserve)	0.005
STREET 'A'	1.45
STREET 'B'	0.65
STREET 'C'	0.21
STREET 'D'	0.74
STREET 'E'	0.22
	15.04
Natural Heritage	
BLOCK 12 (Buffer)	0.68
BLOCK 13	4.67
	5.35
248 Martin	
BLOCK 09	0.21
BLOCK 10	0.14
BLOCK 11	0.06
	0.41
TOTAL	20.80

NOTES:



SCALE: 1:1250 @ ARCH D March 05, 2025

DRAWN BY : M.S. CHECKED BY :



THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2025

BEING A BY-LAW TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTION 22 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS MUNICIPALLY IDENTIFIED AS 150 STEELES AVENUE EAST AND 248, 250, AND 314 MARTIN STREET AND LEGALLY DESCRIBED AS PART OF LOT 7, CONCESSION 2NS, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (150 STEELES MILTON INC. AND 248 MARTIN INC.) - FILES: LOPA-03/25, Z-09/25 AND 24T-25003/M.

The Council of the Corporation of the Town of Milton, in accordance with the provisions of Section 22 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 remove Policy C.2.5.12 and amend Schedules 1, A, B, D, D1, H, I1, M, N, C.2.A and C.2.B of the Town of Milton Official Plan to remove the subject lands from the Milton 401 Industrial/Business Park Secondary Plan in its entirety, designate the subject lands Residential Area and Natural Heritage System and apply a Specific Policy Area XX , on the lands known municipally as 150 Steeles Avenue East and 248, 250, and 314 Martin Street and legally described as Part of Lot 7, Concession 2NS, Town of Milton, consisting of the attached maps and explanatory text, is hereby adopted.
2. Pursuant to Subsection 22(9.3) 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 22(6.4) and 22(7). Where one or more appeals have been filed under Subsection 22(6.4) or 22(7) 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 [DATE].

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

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**

PART 1: 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
150 Steeles Avenue East
Part of Lot 7, Concession 2NS
(File: LOPA-03/25)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend certain schedules and policies of the Official Plan of the Town of Milton and the Milton 401 Industrial/Business Park Secondary Plan, to remove the subject lands from the Milton 401 Industrial/Business Park Secondary Plan in its entirety, designate the lands Residential Area and Natural Heritage System and to add a Specific Policy Area No. XX to the lands located at 150 Steeles Avenue East and 248, 250, and 314 Martin Street.

LOCATION OF THE AMENDMENT

The subject lands are located on the south side of Steeles Avenue East, east of Bronte Street North and west of Martin Street and are approximately 20.8 hectares in size. The lands are legally described as Part of Lot 7, Concession 2NS, Town of Milton, and municipally known as 150 Steeles Avenue East and 248, 250, and 314 Martin Street.

BASIS OF THE AMENDMENT

The amendment proposes to remove the subject lands in their entirety from the Milton 401 Industrial/Business Park Secondary Plan, designate the subject lands as Residential Area and Natural Heritage System and add a new Specific Policy Area No. XX to permit the development of a compact mixed-use community consisting of low-, medium-, and high-density development; including heights ranging from low-rise buildings to a maximum height of 25 storeys in select areas, with a total maximum floor space index of 3.2. The following provides basis for the amendment:

- a) The subject application proposes intensification that is consistent with the Provincial Planning Statement (PPS). The Provincial policies contained in the PPS actively promote and encourage compact urban form, intensification, optimization of the use of existing land base and infrastructure, conserving and expanding natural heritage areas, and the redevelopment of brownfield sites. In addition, the PPS prioritizes focusing growth and intensification with higher densities in strategic growth areas. The proposal is for the redevelopment of a brownfield site and is located within a strategic growth area per the Official Plan of the Town of Milton.

- b) The subject lands have been removed from the Employment Area designation through Regional Official Plan Amendment (ROPA) 48, which determined that the subject lands are suitable to permit non-employment uses. The amendment will ensure conformity with the Regional Official Plan.
- c) The proposed Draft Plan of Subdivision will create 5 new public streets, 7 Phase 1 development Blocks, a stormwater management pond block, 3 Future Development Area blocks to be further demised in Phase 2, and a Natural Heritage Area and buffer zone. Phase 1 also includes 2 small blocks required to create one of the public streets (Street D). The 3 Future Development Area blocks for Phase 2 are contemplated to be demised into 8 smaller blocks which include within them 3 Community Open Spaces, and private street. In total, the development framework contemplates 15 development blocks.
- d) The proposal contributes to building a complete community that is compact and creates a mixed-use, active transportation-friendly, transit supportive area where residents could live, work and recreate.
- e) The proposal would introduce mixed-use intensification that is complementary to Milton's commercial core in the Downtown Area, and will support the vitality of the Central Business District.
- f) The proposal represents intensification that would make a positive contribution to meeting the Town's growth targets in accordance with Town, Regional and the PPS.
- g) The proposed development is compatible with surrounding land uses and an appropriate form of residential intensification aligning with the regional policy intentions for these lands.

PART 2: THE AMENDMENT

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. XX to the Town of Milton Official Plan.

DETAILS OF THE AMENDMENT

The Town of Milton Official Plan is hereby amended by Official Plan Amendment No. XX, pursuant to Sections 17 and 21 of the Planning Act, as amended, as follows:

1.0 Map Change(s)

- 1.1 “Schedule 1 - Town Structure Plan” is hereby amended by designating a portion of the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from “Urban Area” to “Natural Heritage System” as shown on Schedule ‘1’ attached hereto.
- 1.2 “Schedule A - Rural Land Use Plan” is hereby amended by designating a portion of the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from “Urban Area” to Natural Heritage System” as shown on Schedule ‘2’ attached hereto.
- 1.3 “Schedule B - Urban Area Land Use Plan” is hereby amended by redesignating the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from “Business Park Area” and “Natural Heritage System” to “Residential Area” and “Natural Heritage System” as shown on Schedule ‘3’ attached hereto.
- 1.4 “Schedule C.2.A - Milton 401 Industrial/Business Park Secondary Plan - Structure Plan” is hereby amended by removing the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from the “401 Industrial / Business Park Secondary Plan” as shown on Schedule ‘4’ attached hereto.
- 1.5 “Schedule C.2.B - Milton 401 Industrial/Business Park Secondary Plan - Land Use Plan” is hereby amended by removing the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from the “401 Industrial / Business Park Secondary Plan” as shown on Schedule ‘5’ attached hereto.
- 1.6 “Schedule D - Urban Area Planning Districts, Character Area and Community Improvement Area” is hereby amended by removing the lands identified in red hatch on Diagram ‘1’, attached to and forming part of this amendment, from the “401 Industrial/Business Park” Planning District and adding the lands to the “Milton Central” Planning District as shown on Schedule ‘6’ attached hereto.
- 1.7 “Schedule D1 - Urban and Rural Districts” is hereby amended by

removing the lands identified in red hatch on Diagram '1', attached to and forming part of this amendment, from the "401 Industrial/Business Park" Planning District and adding the lands as part of the "Milton Central" Planning District as shown on Schedule '7' attached hereto.

- 1.8 "Schedule H - Phasing of Urban Expansion" is hereby amended by removing the lands identified in red hatch on Diagram '1', attached to and forming part of this amendment, from the "401 Industrial/Business Park Phase 1" and adding the lands to the "Established Urban Area" as shown on Schedule '8' attached hereto.
- 1.9 "Schedule I1 - Urban Area Specific Policy Areas" is hereby amended by adding a new Special Policy Area No. XX to the lands identified in red hatch on Diagram '1', attached to and forming part of this amendment, as shown on Schedule '9' attached hereto.
- 1.10 "Schedule M - Key Features within the Greenbelt and Natural Heritage System" is hereby amended by adding to the "Natural Heritage System and Enhancement Area" to include the lands identified in red hatch on Diagram '1', attached to and forming part of this amendment, as shown on Schedule '10', attached hereto.
- 1.11 "Schedule N - Future Strategic Employment Areas" is hereby amended by removing the lands identified in red hatch on Diagram '1', attached to and forming part of this amendment, from the "Employment Area" overlay as shown on Schedule '11' attached hereto.

1.0 Text Change(s) (Additions are shown in red underline and deletions are shown in ~~yellow strikethrough~~).

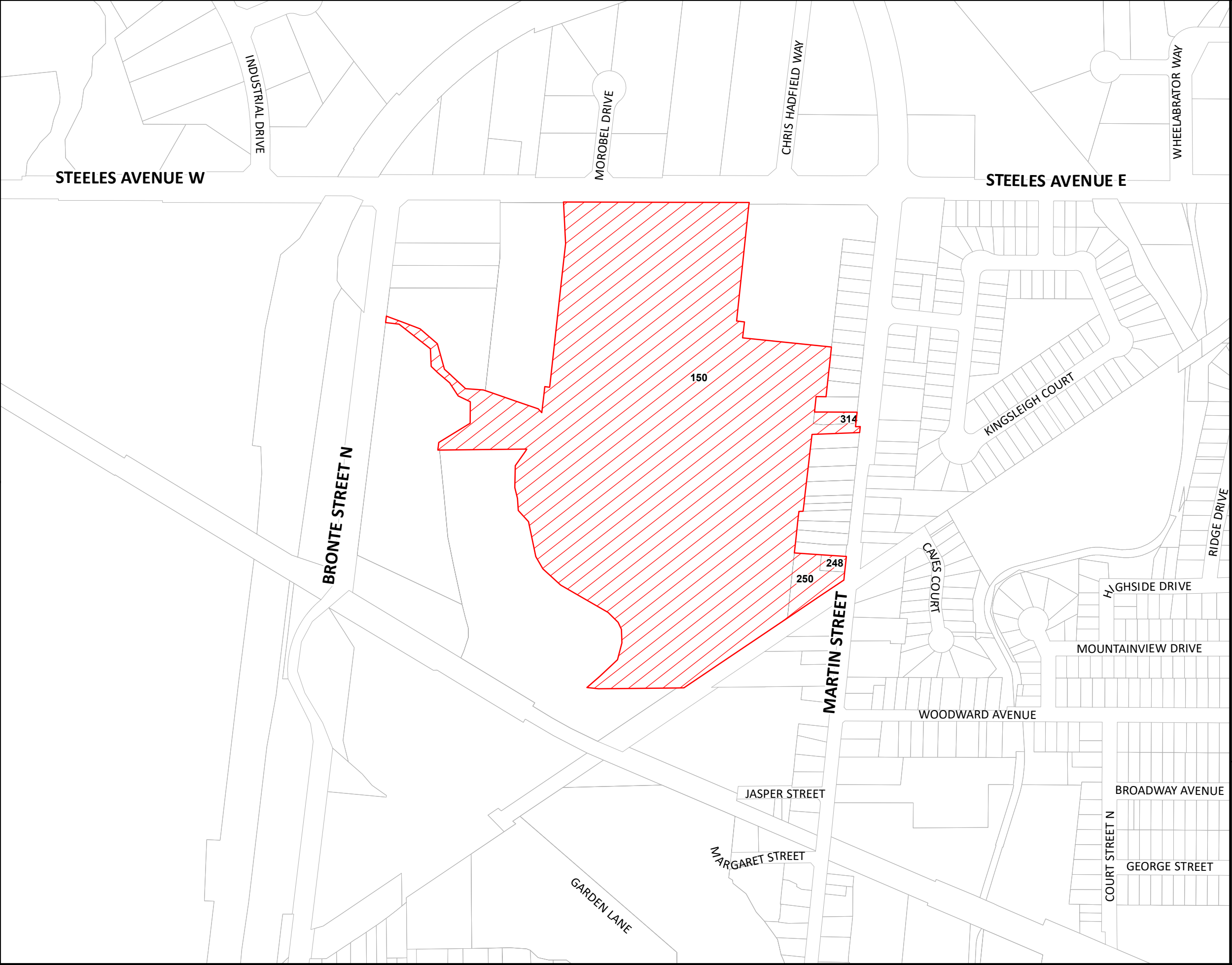
No.	Section No.	Modification
1.	C.2.1.2.1c)	Amend subsection c) to read as follows: "c) South - Highway 401, Steeles Avenue, Martin Street, and former rail right-of-way, <u>but not including the lands south of Steeles Avenue that are generally between Martin Street and Morobel Drive</u> ; and,"
2.	C.2.5.12	Amend the first paragraph of the existing policy to read as follows: "The "Special Study Area" designation for the area bound by Steeles Avenue, Martin Street <u>lands generally west of Morobel Drive</u> , the CP Rail line and the CN Rail line on Schedule "C.2.B" is an overlay designation. The lands in this Special Study Area, with the exception of the Natural Heritage System

No.	Section No.	Modification
		and the <i>Residential</i> Area along Martin Street, have been identified as a Strategic Growth Area on Schedule “K” to this Plan.”
	<i>4.11</i>	<i>Specific Policy Areas</i>
3.	Specific Policy Area XX - Section 4.11.3.XX	Include a new Specific Policy Area No. XX to read as follows: <u>“4.11.3.XX Notwithstanding Policies 3.2.3.2.c) and 3.2.3.3.c), the lands identified as Specific Policy Area No. XX on Schedule “I1” of this Plan - being the lands legally known as 150 Steeles Avenue East and 248, 250, and 314 Martin Street and legally described as Part of Lot 7, Concession 2NS, Town of Milton - shall be developed according to the land use designations shown on Schedule B and the policies of this Specific Policy Area.</u> <u>The following policies apply to development of the lands subject to Special Policy Area XX:</u> a) <u>The lands subject to Special Policy Area XX are designated Residential Area, Open Space Area and Natural Heritage System as shown on Schedule B - Urban Area Land Use Plan to this Plan and as identified on Figure 1 - Land Uses and Active Frontages.</u> b) <u>In the Residential Area designation that applies to the lands, the following uses are permitted:</u> a. <u>Residential uses in the form of low-rise, mid-rise and high-rise buildings, including ground and non-ground-oriented townhouse and stacked townhouse dwellings and apartments units, excluding single-detached and semi-detached dwellings.</u> b. <u>Notwithstanding the policies in Section 3.2.3.7 of this Plan, retail and <i>service commercial uses</i> are permitted, and such uses that exceed 930 square metres may be permitted without an amendment to this Plan, subject to satisfying the general criteria in Section 3.2.3.6 of this Plan.</u>

No.	Section No.	Modification
		c) <u>The maximum permitted building heights and block level densities shall be in accordance with the ranges provided on Figure 2 - Height Limits and Block Level Densities.</u> d) <u>Where <i>development</i> abuts existing residential uses, buildings shall be designed in a manner to provide for an appropriate transition and relationship between different built forms and fencing, landscaping and other design features will be considered to mitigate potential impacts to existing residential uses.</u> e) <u>Active uses shall generally be located in accordance with Figure 1 - Land Uses and Active Frontages and shall be required to:</u> a. <u>Provide local retail or <i>service commercial uses</i> at the street level;</u> b. <u>Incorporate transparent windows for the majority of the street facing the ground floor wall; and,</u> c. <u>Include at least one accessible entrance from the sidewalk.</u> f) <u>All <i>development</i> shall have regard for the general design policies in Section 2.8 of this Plan and shall implement the intent of the Comprehensive Development Plan and Urban Design Guidelines prepared to support <i>development</i> on the lands.</u> g) <u>The majority of the required parking for the lands shall be provided in underground parking garages.</u> h) <u>Phasing of development shall be achieved in at least two phases, in accordance with Figure 3 - Phasing Plan, and the following phasing policies apply:</u> a. <u><i>Development</i> within Phase 1 that abuts existing residential uses will be prioritized in order to minimize potential impacts of the broader site development on existing residential uses.</u> b. <u>Before <i>development</i> applications within the Phase 2 Development Block identified on Figure 3 - Phasing Plan can be considered for approval, the Comprehensive <i>Development Plan</i> and Urban Design Guidelines shall be</u>

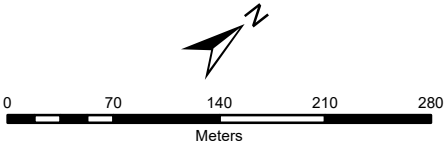
No.	Section No.	Modification
		<u>updated in consultation with the Town and relevant stakeholders. The updated Comprehensive <i>Development Plan</i> and Urban Design Guidelines shall be consistent with the policies of this Plan and shall demonstrate to the satisfaction of the <i>Town</i>:</u> i. <u>How the ultimate build-out of the Development Block will achieve the block-level density established on Figure 2 - Height Limits and Block Level Densities;</u> ii. <u>How the <i>development plan</i> responds to any applicable urban design guidelines; and,</u> iii. <u>How the <i>development</i> will address any infrastructure needs identified by the <i>Town</i> and the Region in accordance with policy XX of this Plan.</u> <u>The <i>Town</i> may permit a variation of the maximum prescribed building heights and block-level densities for the Phase 2 Development Block established on Figure 2 - Height Limits and Block Level Densities through the updated Comprehensive <i>Development Plan</i> and Urban Design Guidelines without the need for an amendment to this Plan.”</u>

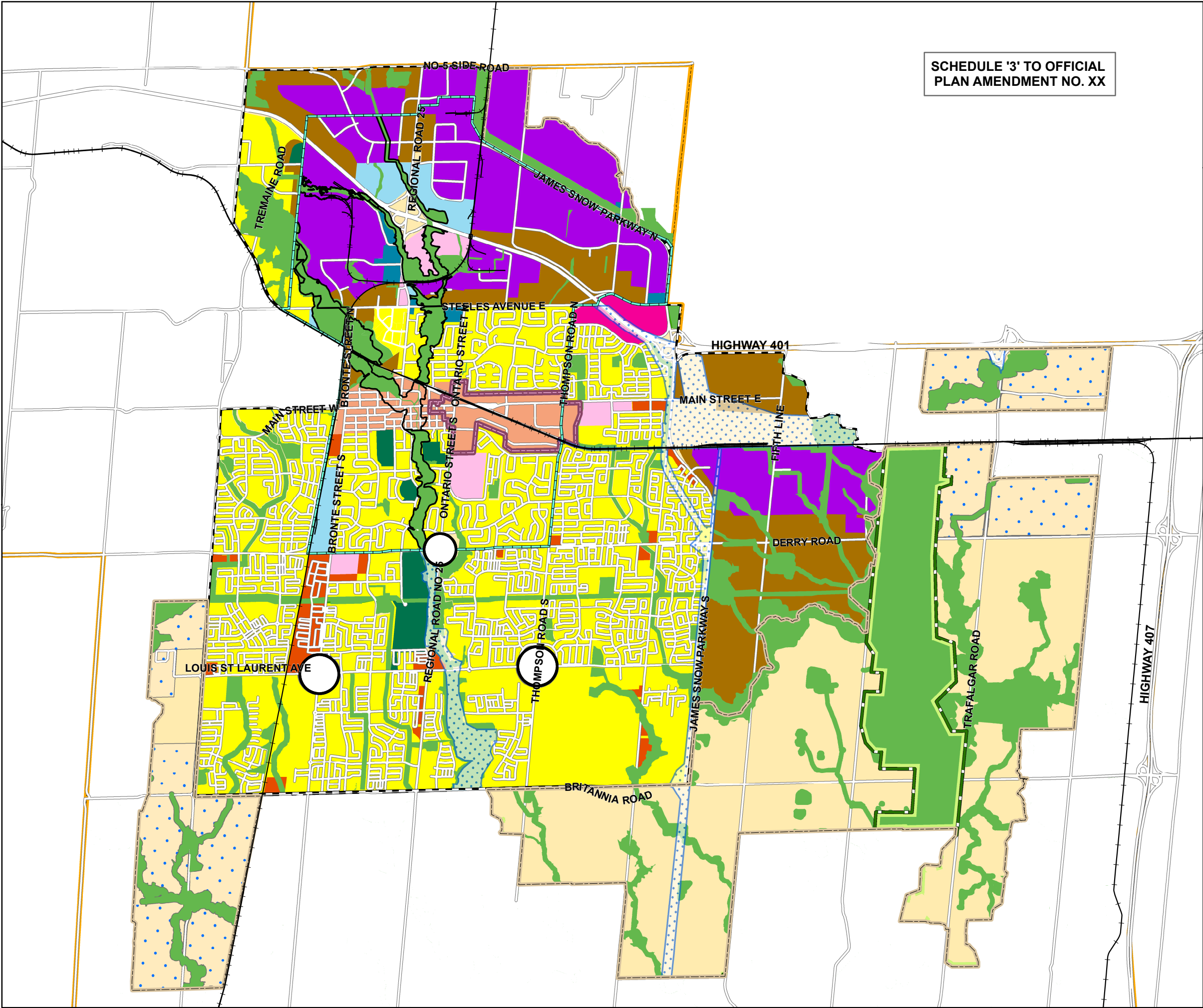
End of text



**Diagram 1
Overview Plan**

 Draft Amendment Area





SCHEDULE '3' TO OFFICIAL
PLAN AMENDMENT NO. XX

TOWN OF MILTON OFFICIAL PLAN

Schedule B Urban Area Land Use Plan

- Business Park Area
- Business Commercial Area
- Central Business District
- Community Park
- SHP Growth Area
- SHP Growth Area- Employment
- Industrial Area
- Institutional Area
- Office Employment Area
- Major Commercial Centre
- Residential Area
- Residential Office Area
- Secondary Mixed Use Node
- Natural Heritage System
- Milton GO MTSA/Downtown Milton UGC
- Greenbelt Plan Protected Countryside
- Parkway Belt West Plan Area
- Regulatory Flood Plain
(Within Established Urban Area)
- SHP Urban Area Boundary
- Established Urban Area Boundary
- HUSP Urban Area Boundary
- Milton Boundary



0 375 750 1,500 2,250 3,000 Meters

This schedule forms part of the Official Plan
and should be read in conjunction with the text.

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November, 2025

SCHEDULE '4' TO OFFICIAL
PLAN AMENDMENT NO. XX

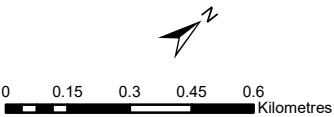
TOWN OF MILTON
OFFICIAL PLAN

Schedule C.2.A

MILTON 401 INDUSTRIAL/BUSINESS
PARK SECONDARY PLAN

STRUCTURE PLAN

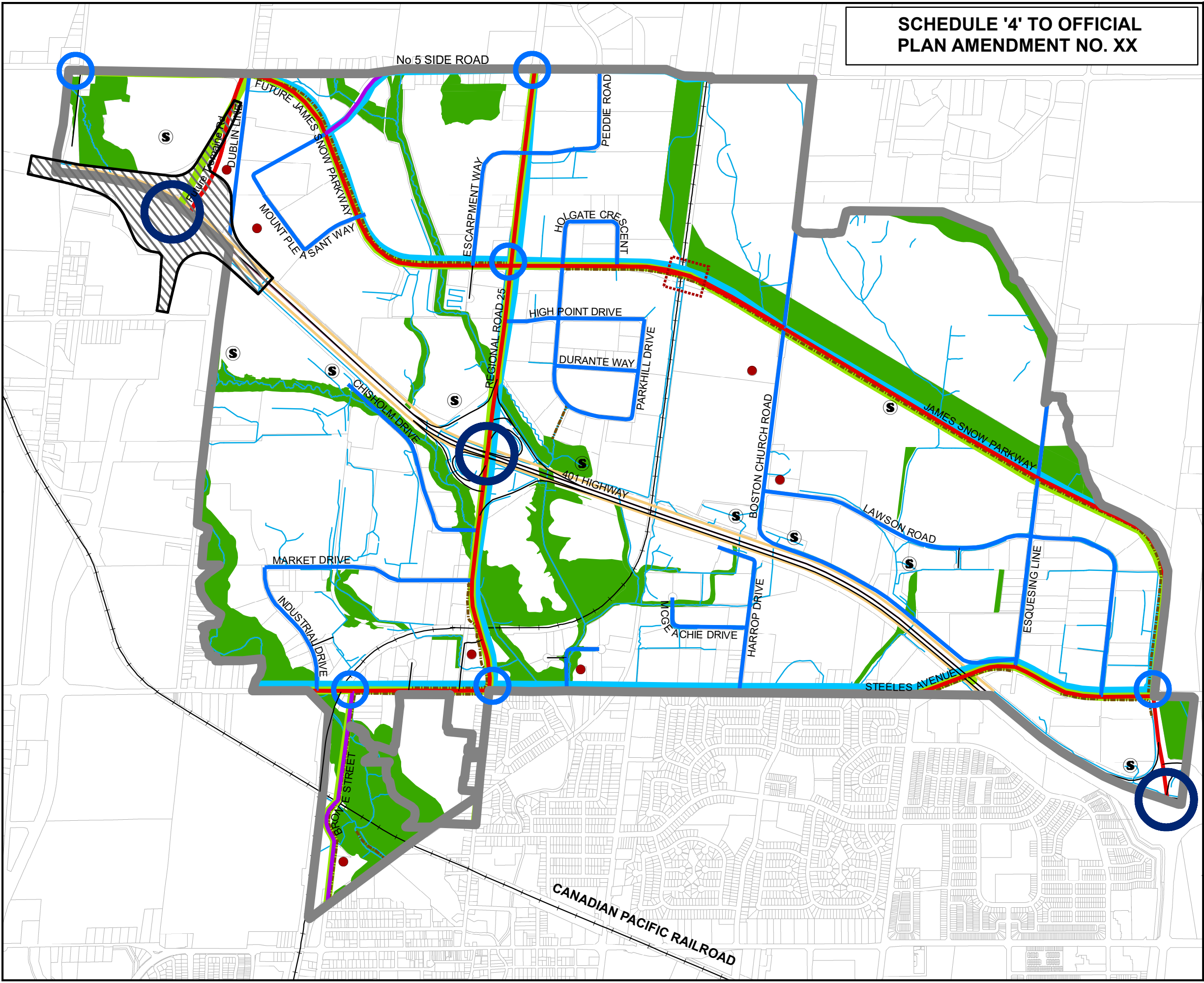
- 401 LANDSCAPE CORRIDOR
- GATEWAY STREET/
ENHANCED STREETSCAPE DESIGN
- ON-STREET BIKE SYSTEM
- MAJOR ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROADS
- TRAIL
- PRIMARY GATEWAY
- SECONDARY GATEWAY
- STORMWATER MANAGEMENT POND
- CHARACTER BUILDING
- RAILWAY CROSSING
- PLANNED 401 INTERCHANGE
- NATURAL HERITAGE SYSTEM
- SECONDARY PLAN BOUNDARY
- WATERWAY
- RAILWAY



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SCHEDULE '5' TO OFFICIAL
PLAN AMENDMENT NO. XX

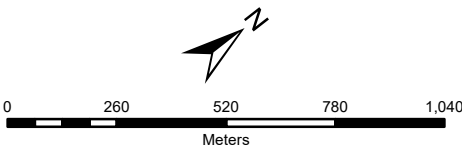
TOWN OF MILTON
OFFICIAL PLAN

Schedule C.2.B

MILTON 401 INDUSTRIAL/BUSINESS
PARK SECONDARY PLAN

LAND USE PLAN

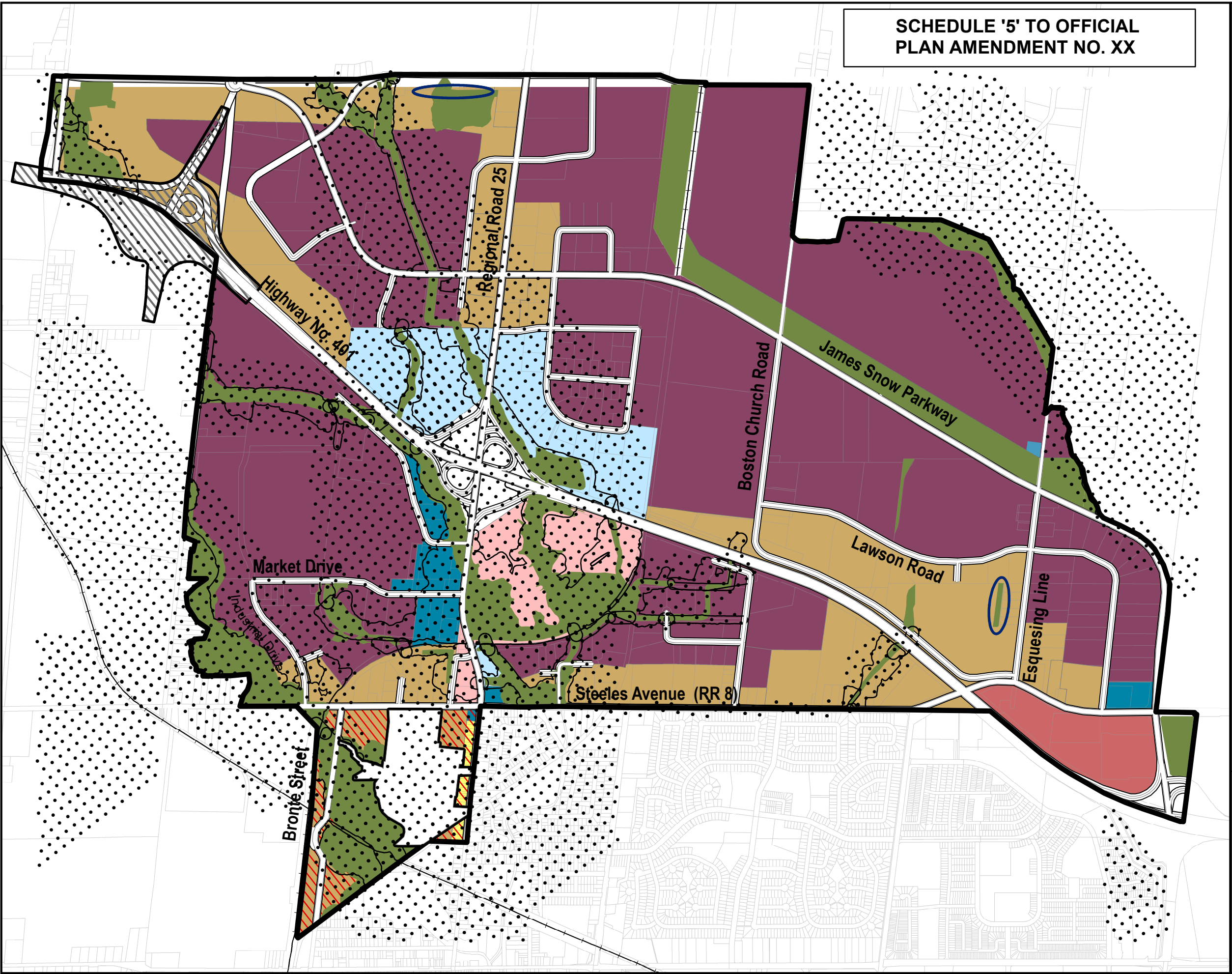
- Railway
- Planned 401 Interchange
- Regulatory Flood Plain
- Natural Heritage System
- Institutional Area
- Business Park Area
- Business Commercial Area
- Industrial Area
- Office Employment Area
- Residential
- Major Commercial Centre
- Residential Special Policy Area
- Special Study Area



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SCHEDULE '6' TO OFFICIAL
PLAN AMENDMENT NO. XX

TOWN OF MILTON OFFICIAL PLAN

Schedule D

URBAN AREA PLANNING DISTRICTS,
CHARACTER AREA AND COMMUNITY
IMPROVEMENT AREA

PLANNING DISTRICTS

- Agerton
- Boyne Survey
- Bristol Survey
- Britannia East / West
- Derry Green Corporate Business Park
- Milton Education Village
- Sherwood Survey
- Trafalgar
- 401 Industrial / Business Park
- Urban Area

- Major Gateways
- HUSP Urban Area Boundary
- Town of Milton Boundary
- Character Area
- Community Improvement Area

NOTE: The Planning District Boundaries
are subject to change in accordance with
the ultimate phasing scheme.



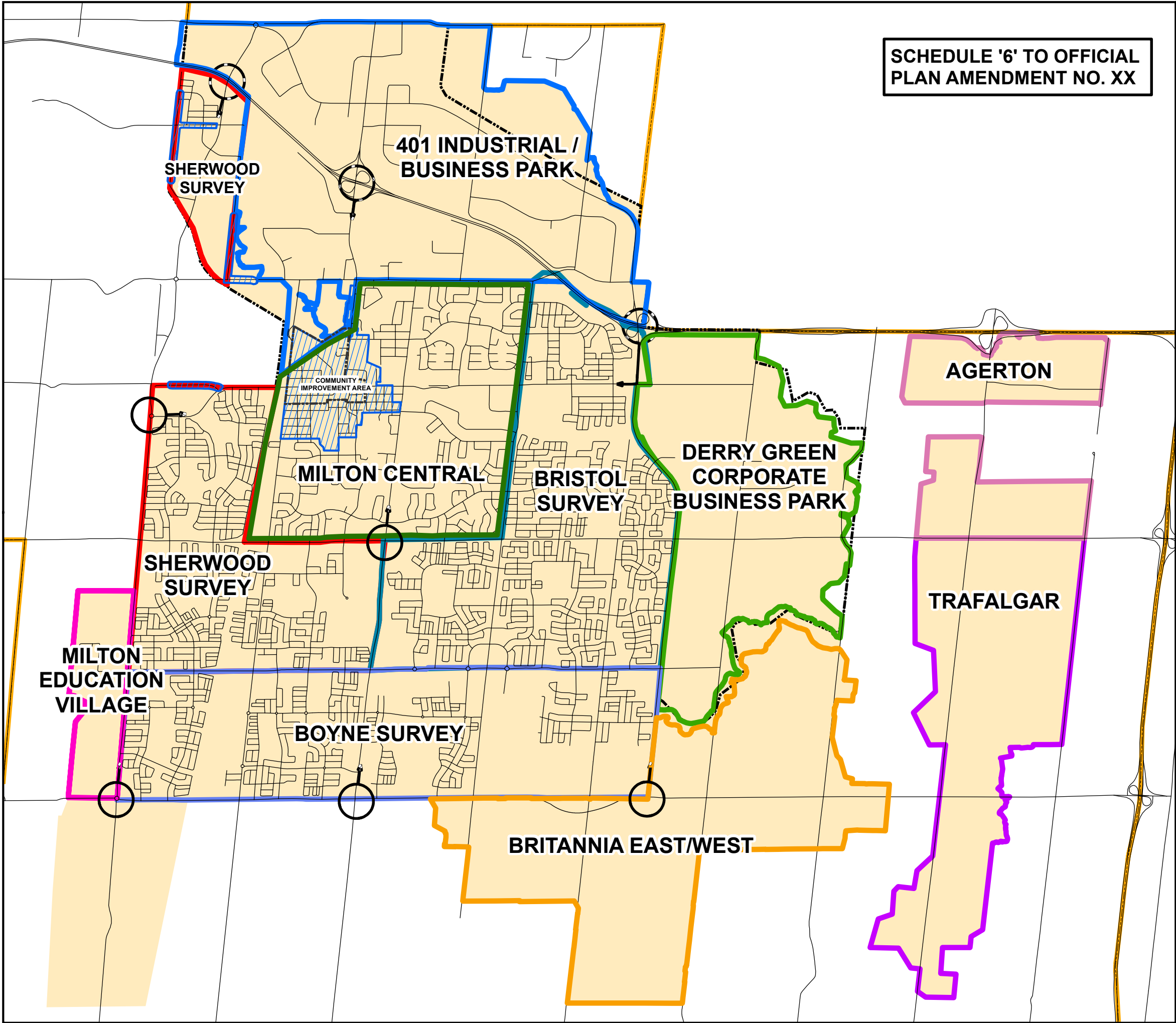
NAD 1983 - UTM Zone 17N

0 0.1 0.2 0.4 0.6 0.8 1
Kilometres

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

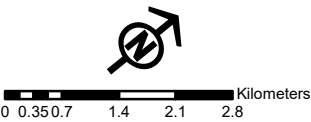
(C) Copyright Teranet, Town of Milton 2025

November, 2025



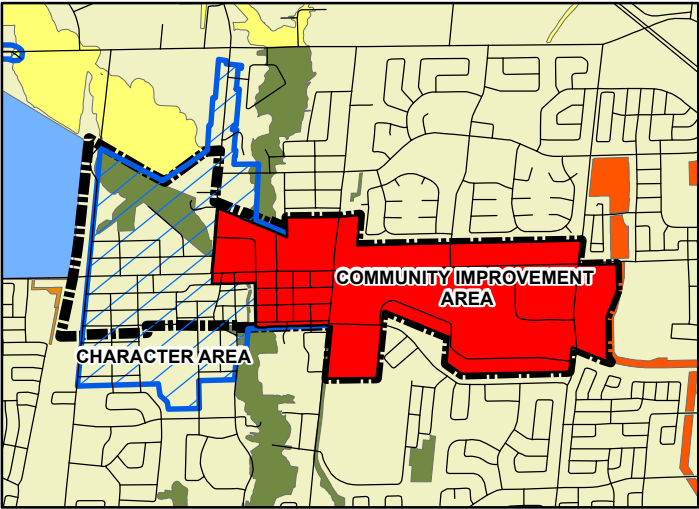
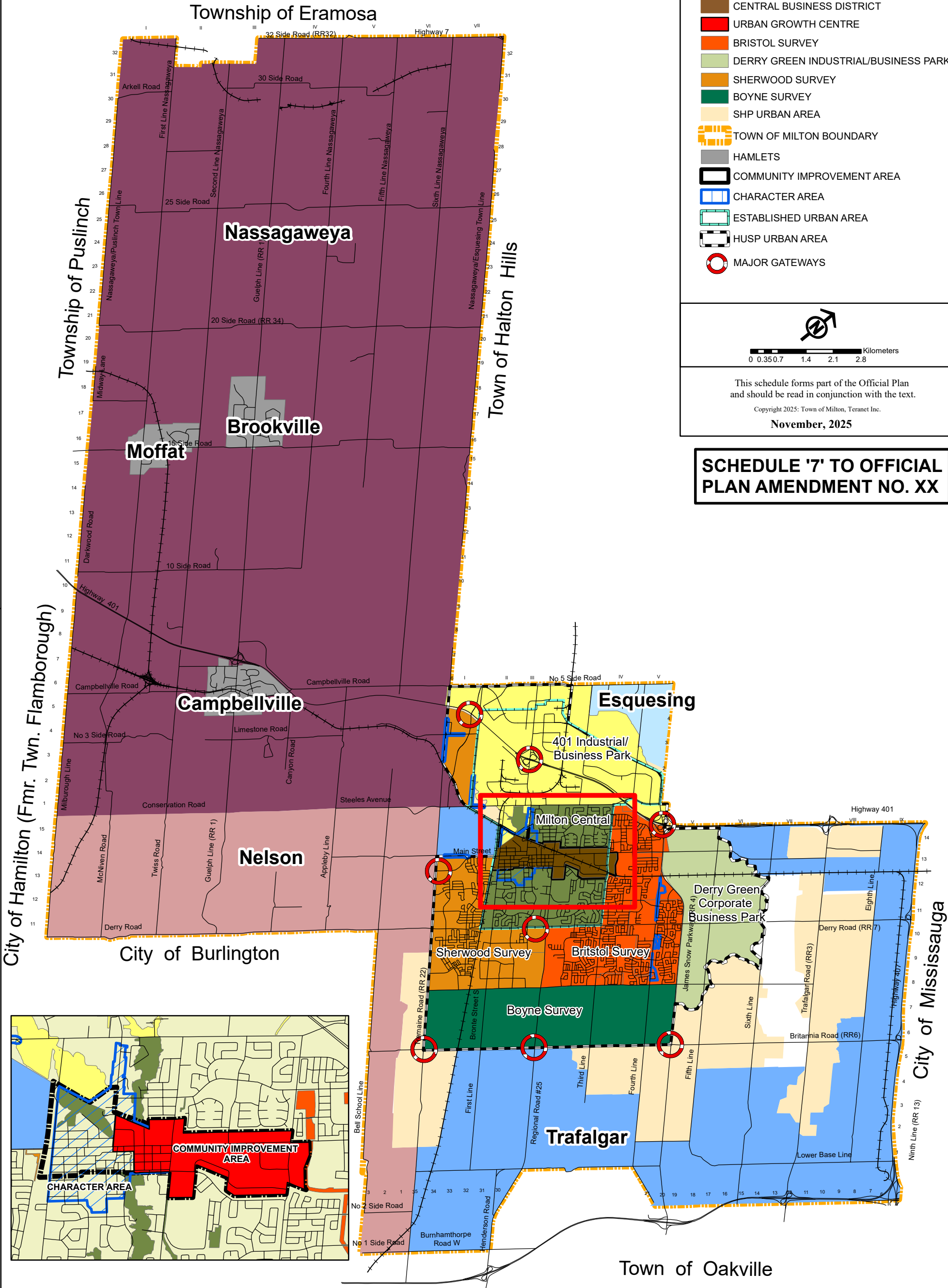
TOWN OF MILTON
OFFICIAL PLAN
Schedule D1
Urban and Rural Districts

- FORMER TOWNSHIPS**
- ESQUESING
 - NASSAGAWEYA
 - NELSON
 - TRAFALGAR
- PLANNING DISTRICTS**
- 401 INDUSTRIAL/BUSINESS PARK
 - MILTON CENTRAL
 - CENTRAL BUSINESS DISTRICT
 - URBAN GROWTH CENTRE
 - BRISTOL SURVEY
 - DERRY GREEN INDUSTRIAL/BUSINESS PARK
 - SHERWOOD SURVEY
 - BOYNE SURVEY
 - SHP URBAN AREA
- TOWN OF MILTON BOUNDARY
- HAMLETS
- COMMUNITY IMPROVEMENT AREA
- CHARACTER AREA
- ESTABLISHED URBAN AREA
- HUSP URBAN AREA
- MAJOR GATEWAYS



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November, 2025

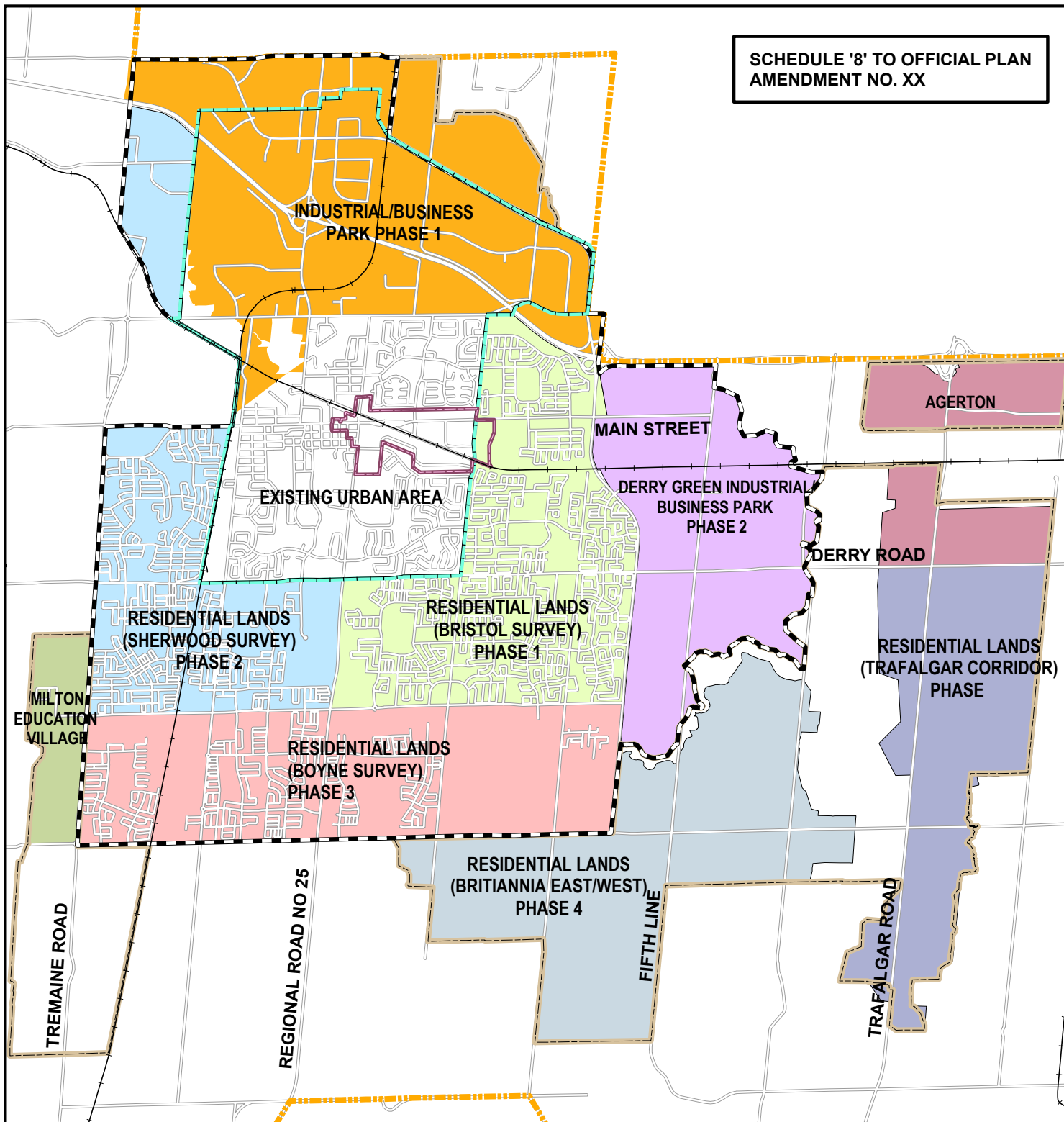
SCHEDULE '7' TO OFFICIAL
PLAN AMENDMENT NO. XX



SCHEDULE '8' TO OFFICIAL PLAN
AMENDMENT NO. XX

TOWN OF MILTON OFFICIAL PLAN

Schedule H Phasing of Urban Expansion



- URBAN GROWTH CENTRE/MAJOR TRANSIT STATION AREA BOUNDARY
- ESTABLISHED URBAN AREA
- FUTURE GROWTH AREA
- HUSP AREA
- NON-RESIDENTIAL PHASE 1
- NON-RESIDENTIAL PHASE II
- RESIDENTIAL PHASE I
- RESIDENTIAL PHASE II
- RESIDENTIAL PHASE III
- AGERTON
- BRITANNIA EAST/WEST
- MILTON EDUCATION VILLAGE
- TRAFALGAR CORRIDOR
- TOWN OF MILTON BOUNDARY
- RAILWAY

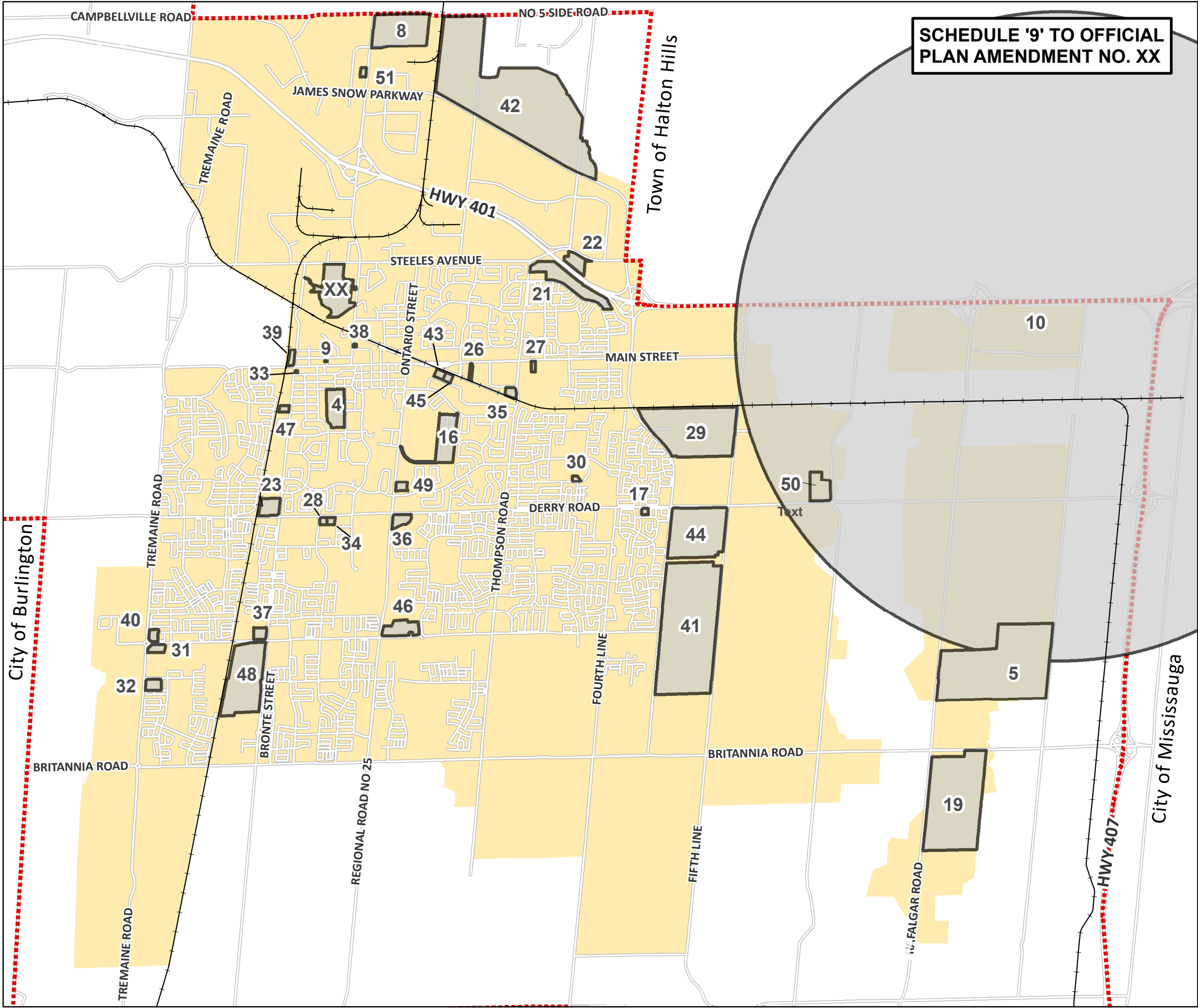


NAD 1983 - UTM Zone 17N

0 0.55 1.1 1.65 2.2 kilometres

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November 2025



SCHEDULE '9' TO OFFICIAL
PLAN AMENDMENT NO. XX

TOWN OF MILTON OFFICIAL PLAN

Schedule I1

URBAN AREA
SPECIFIC POLICY AREAS
(Refer to section 4.11)

- Rail
- Urban Area Specific Policy Area
- Milton Boundary
- Urban Area

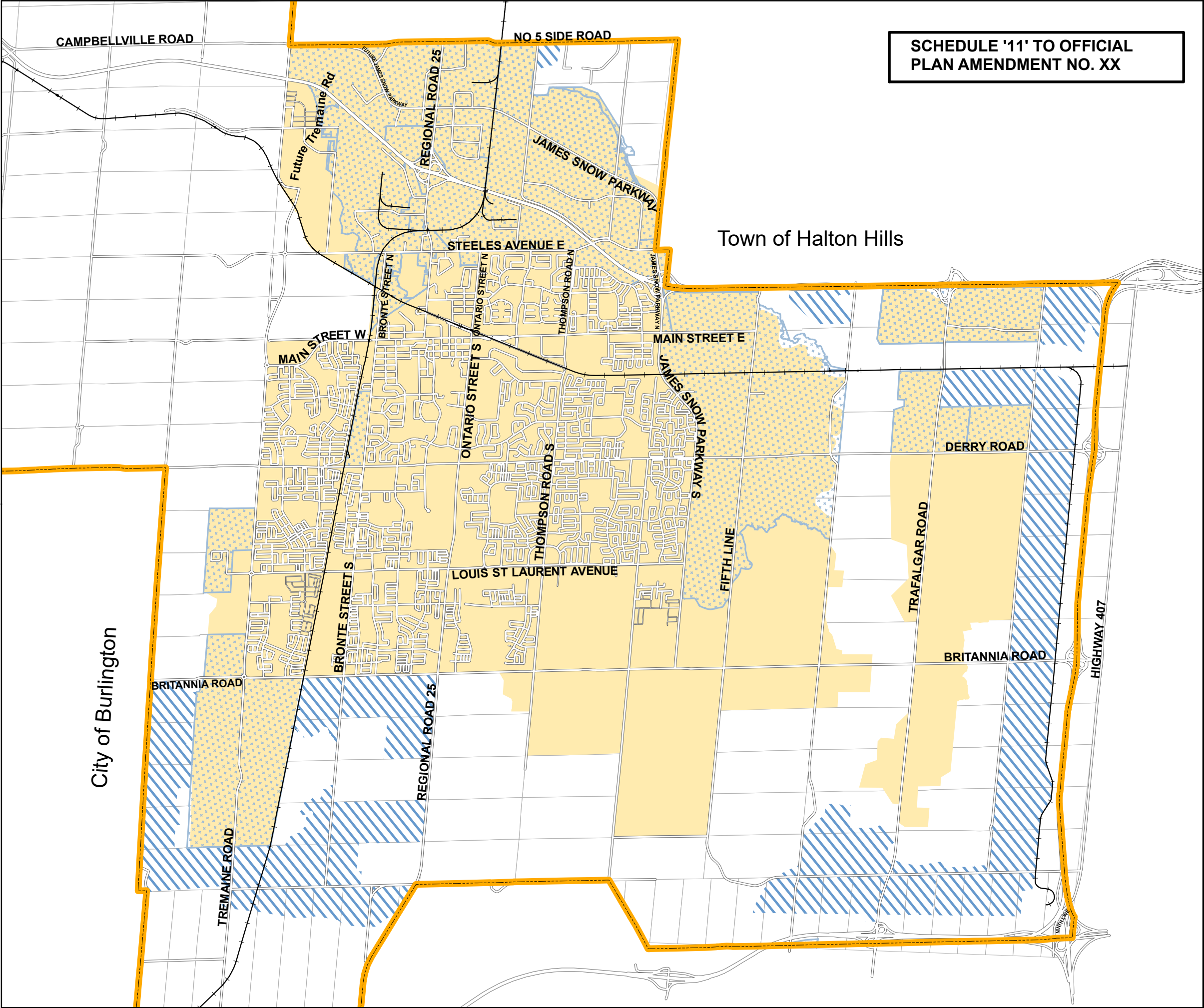


0 0.75 1.5 3 Km

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November, 2025



SCHEDULE '11' TO OFFICIAL
PLAN AMENDMENT NO. XX

TOWN OF MILTON OFFICIAL PLAN

Schedule N

Future Strategic
Employment Areas

- URBAN AREA
- EMPLOYMENT AREA
- FUTURE STRATEGIC
EMPLOYMENT AREAS
(OVERLAY)*
- LOTS AND CONCESSIONS
- RAIL
- MILTON BOUNDARY

Note: The Future Strategic Employment Areas are not land use designations but represent a constraint to development. Refer to section 2.1.8 of this plan



0 375 750 1,500 2,250 3,000 Meters

This schedule forms part of the Official Plan
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November, 2025

Figure 1: Land Use and Active Frontage

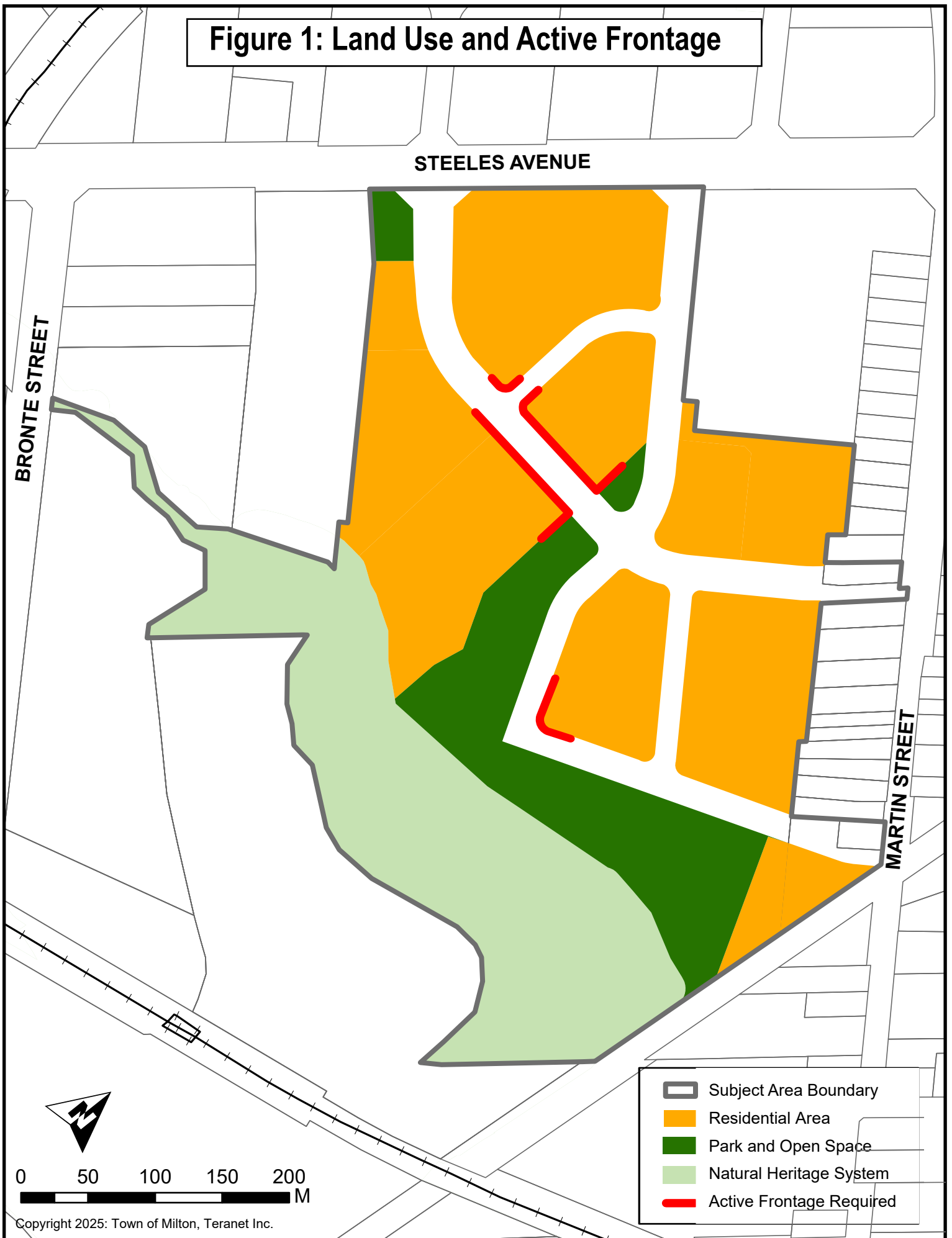


Figure 2: Height Limits and Block Level Densities

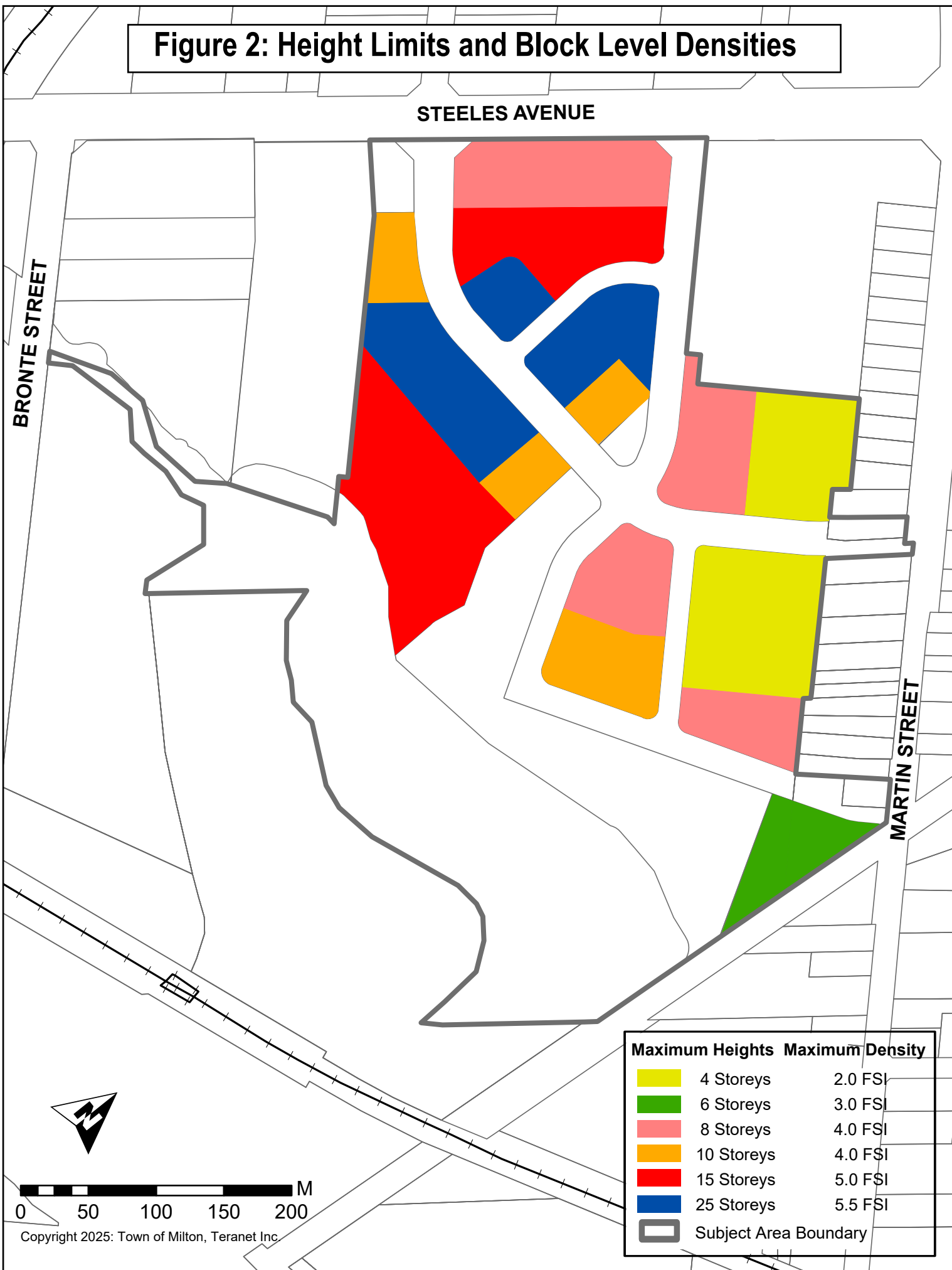
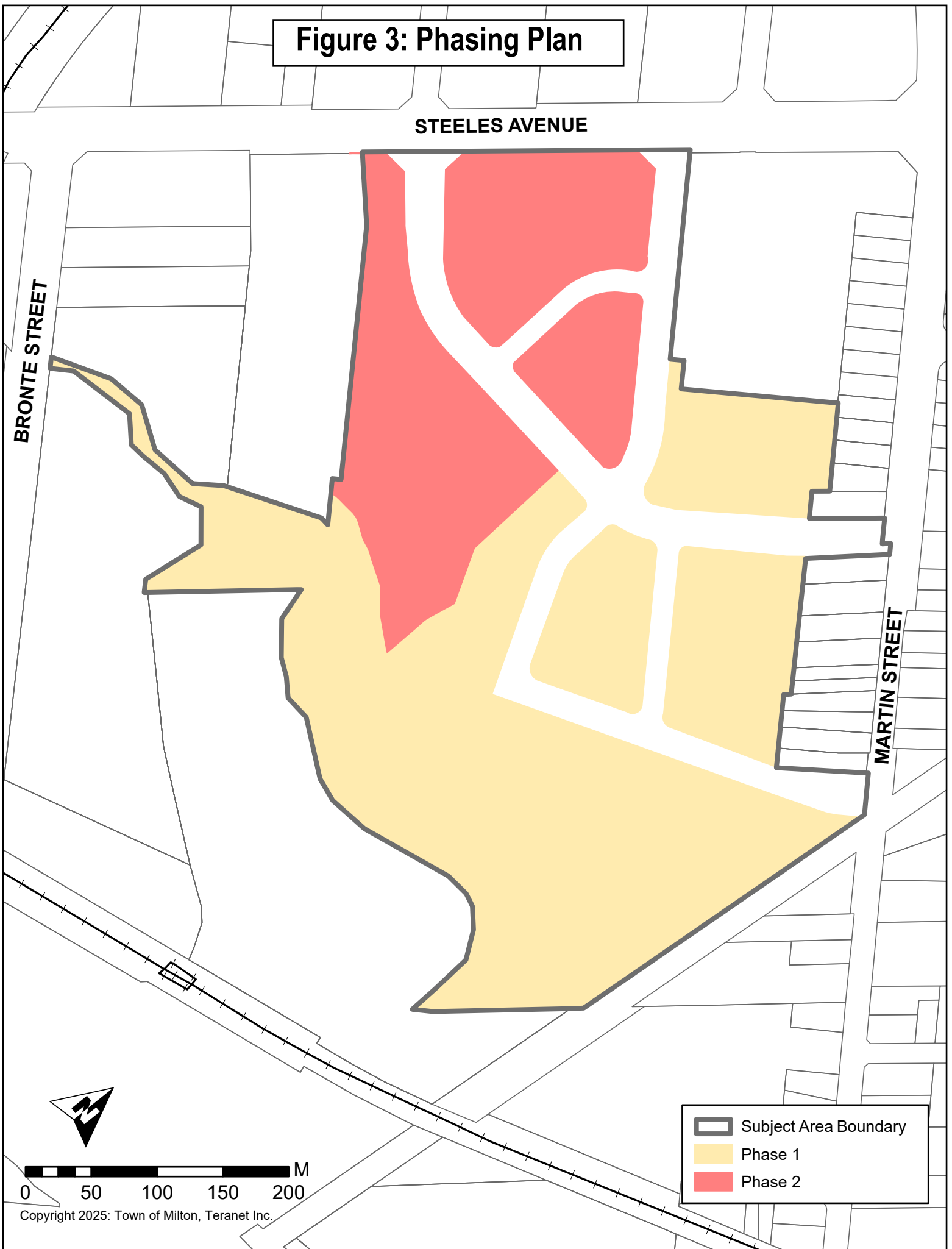


Figure 3: Phasing Plan



**THE CORPORATION OF THE TOWN OF MILTON
BY-LAW NO. XXX-2025**

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 150 STEELES AVENUE EAST AND 248, 250, AND 314 MARTIN STREET AND LEGALLY DESCRIBED AS PART OF LOT 7, CONCESSION 2NS, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (150 STEELES MILTON INC. AND 248 MARTIN INC.) - FILES LOPA-03/25, Z-09/25 AND 24T-25003/M

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 lands affected by this By-law will comply with the Town of Milton Official Plan upon Official Plan Amendment No. XX taking full effect;

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 is hereby further amended by changing the existing Business Park (M1/M1*38) Zone to the Future Development (FD) Zone symbol on this property as shown on **Schedule A** attached hereto.
2. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014 is hereby further amended by changing the existing Business Park (M1*38) Zone to the Medium Density Residential II Zone - Special Section XXX (RMD2*XXX) Zone symbol on this property as shown on **Schedule A** attached hereto.
3. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014 is hereby further amended by changing the existing Business Park (M1*38) Zone to the Open Space - Stormwater Management (OS-2) Zone symbol on this property as shown on **Schedule A** attached hereto.
4. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014 is hereby further amended by changing the existing Low Density Residential (RLD1*281) Zone to the Mixed Use - Special Section XXX (MU*XXX) Zone symbol on this property as shown on **Schedule A** attached hereto.
5. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014 is hereby further amended by changing the existing Business Park (M1*38) Zone to the Mixed Use - Special Section XXX (MU*XXX) Zone symbol on this property as shown on **Schedule A** attached hereto.
6. **THAT** Section 13.1 of Comprehensive By-law 016-2014 is hereby further amended by adding subsection 13.1.1.XXX as follows:

Residential Medium Density II - Special Section XXX (RMD2*XXX)

i. Special Site Provisions:

- a) For the purpose of this by-law, where a lot line of a lot abuts a reserve of 0.3 m or less that has been established by the Town to restrict or control access to an abutting street, the lot is considered to have frontage on a public street.
- b) Notwithstanding Section 4.19.5, Table 4H:
 - i. Porches/verandas are permitted to be setback 0.0 m from the lot line.
 - ii. Balconies may encroach 2.0 metres into any yard.
- c) Notwithstanding Section 5.8.1, Table 5E, the minimum visitor parking requirement for townhouse dwelling units shall be 0.2 parking spaces per unit for visitors on a lot with four or more dwelling units.

ii. Zone Standards:

Notwithstanding the provisions of Section 6.2, Table 6D to the contrary:

- a) Minimum lot frontage for a corner townhouse unit accessed off a local street shall be 6.8 metres.
- b) Minimum lot frontage for an interior townhouse unit accessed off a local street shall be 5.5 metres.
- c) Minimum lot frontage for an end townhouse unit accessed off a local street shall be 7.0 metres.
- d) Minimum exterior side yard setback for a corner townhouse unit accessed off a lane shall be 1.3 metres.
- e) Minimum rear yard setback for a townhouse unit with an attached garage accessed off a lane shall be 6.0 metres.
- f) Minimum exterior side yard setback for a corner back-to-back townhouse unit shall be 1.5 metres.

Mixed Use - Special Section XXX (MU*XXX)

i. Special Site Provisions:

- g) For the purpose of this by-law, where a lot line of a lot abuts a reserve of 0.3 m or less that has been established by the Town to restrict or control

access to an abutting street, the lot is considered to have frontage on a public street.

- h) Notwithstanding anything to the contrary, no non-conformity will be created as a result of any severance of the land for the purpose of mortgaging or conveying to a condominium corporation or any public authority.
- i) Notwithstanding Section 4.19.5, Table 4H:
 - i. Porches/verandas are permitted to be setback 0.0 m from the lot line.
 - ii. Stairs and air vents associated with an underground parking structure shall be permitted in any yard.
 - iii. Balconies may encroach 2.0 metres into any yard.
- j) Notwithstanding Section 5.8.1, Table 5E and Section 5.8.2, Table 5F, the minimum off-street parking requirement for apartment buildings or mixed- use buildings shall be:
 - i. 1.0 parking space per dwelling unit
 - ii. 0.2 parking spaces per residential unit for visitor parking or for the non-residential component in a mixed use building.
- k) Notwithstanding Section 5.11.1 ii), Table 5K, the minimum setback of a loading space to a building shall be 2.0 metres.
- l) Notwithstanding Section 5.14.1, the underground parking structure may be located within 0.0 metres of a street line or lot line.
- m) A minimum of 4 square metres of outdoor communal amenity space per apartment dwelling unit 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).
- ii. Zone Standards:

Notwithstanding the provisions of Section 6.2, Table 6F to the contrary:

 - n) Minimum front yard setbacks for residential apartments or mixed use buildings shall be 2.5 metres.
 - o) Minimum rear yard setbacks for residential apartments or mixed use buildings shall be:
 - i. 1.9 metres, if yard is adjacent to a storm water management pond facility;

- ii. 0.1 metres, if yard is adjacent to a shared driveway access;
 - iii. 5.2 metres, in all other cases.
 - p) Minimum side yard setbacks for residential apartments or mixed use buildings shall be:
 - i. 3.1 metres for an interior side yard, if adjacent to a shared driveway access;
 - ii. 2.9 metres for an exterior side yard, if abutting a street;
 - q) For buildings above 10.5 metres in height, 45-degree angular plane requirements shall not apply.
 - r) Maximum height of all buildings is established in **Schedule B**.
 - s) Maximum length of a main wall shall be 84.0 metres.
 - t) Minimum landscape open space for residential buildings shall be 25%
 - u) Maximum Floor Space Indexes for blocks zoned Mixed Use and Residential Buildings are established in **Schedule C**.
 - v) Where residential units are located at-grade within the first storey of a residential building, the principal access is not required to be directly accessible from and oriented towards a public street.
7. 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.

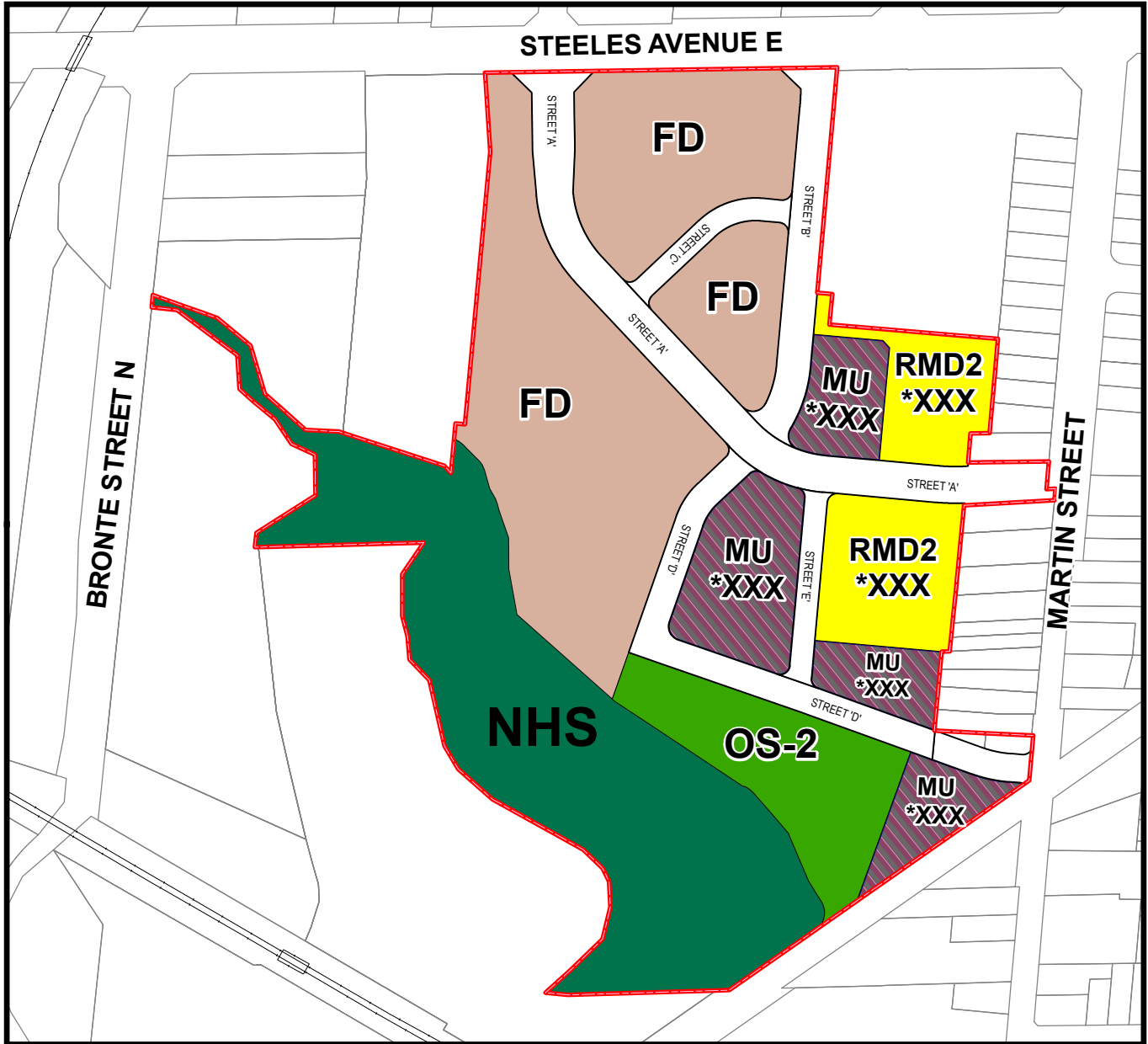
PASSED IN OPEN COUNCIL ON [DATE]

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

SCHEDULE A
TO BY-LAW No. -2025

TOWN OF MILTON
150 Steeles Avenue East, 248, 250 and 314 Martin Street
PART OF LOT 15, CONCESSION 2 AND PART OF LOT 6, REGISTERED PLAN 364
Town of Milton



Rezoned from M1, M1*38 and RLD1*281:

THIS IS SCHEDULE A
TO BY-LAW NO. _____ PASSED
THIS ____ DAY OF _____, 2025.

MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid



MU*XXX - Mixed Use Zone Special



RMD2*XXX - Residential Medium Density II Zone Special



OS-2 - Stormwater Management Zone



FD - Future Development Zone



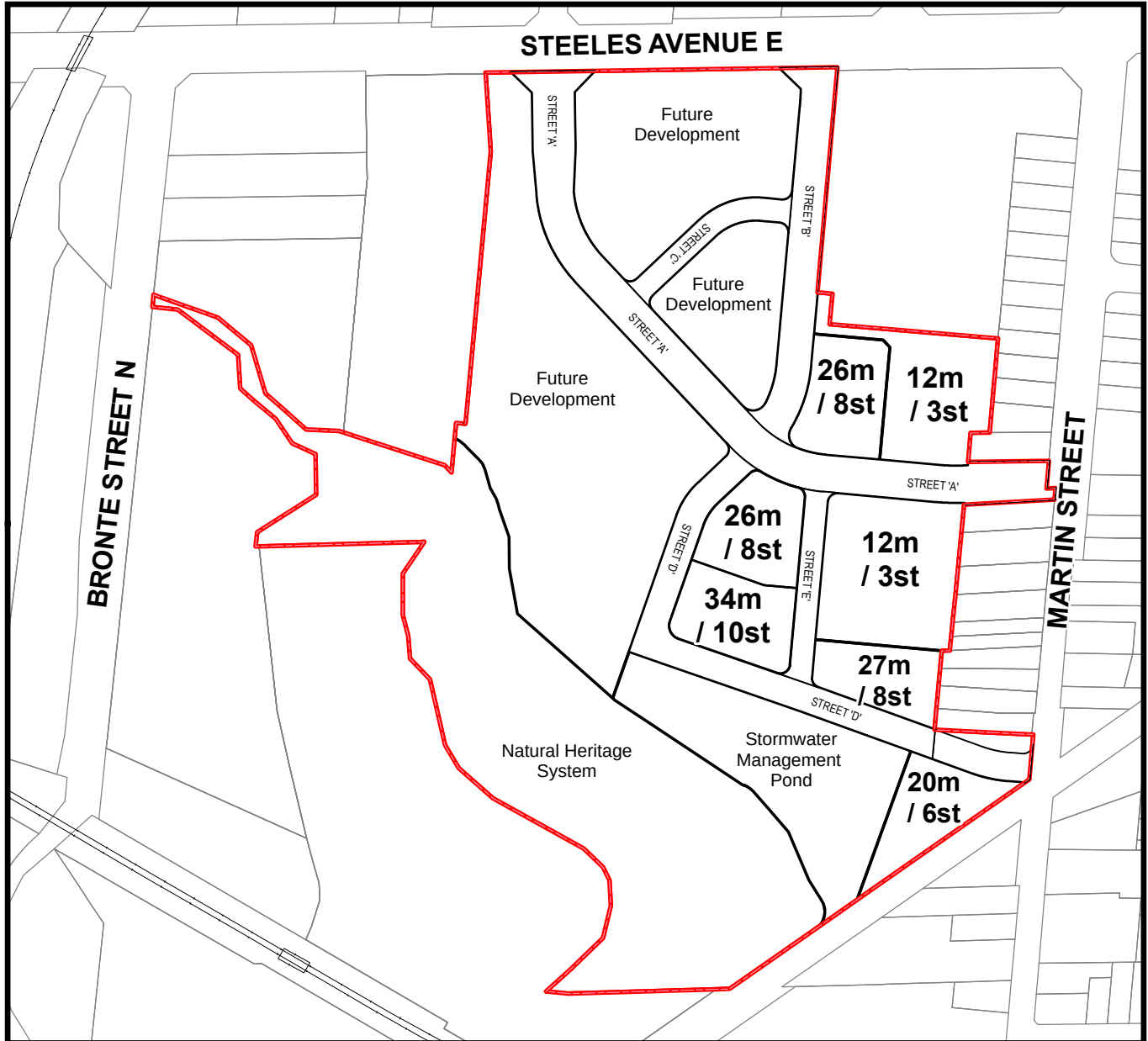
Subject Lands



SCHEDULE B - MAXIMUM BUILDING HEIGHT
TO BY-LAW No. -2025

TOWN OF MILTON

150 Steeles Avenue East, 248, 250 and 314 Martin Street
PART OF LOT 15, CONCESSION 2 AND PART OF LOT 6, REGISTERED PLAN 364
Town of Milton



THIS IS SCHEDULE B
TO BY-LAW NO. _____ PASSED
THIS ____ DAY OF _____, 2025.

Building Height Limits:
'm' – metres
'st' – storeys

 Subject Lands

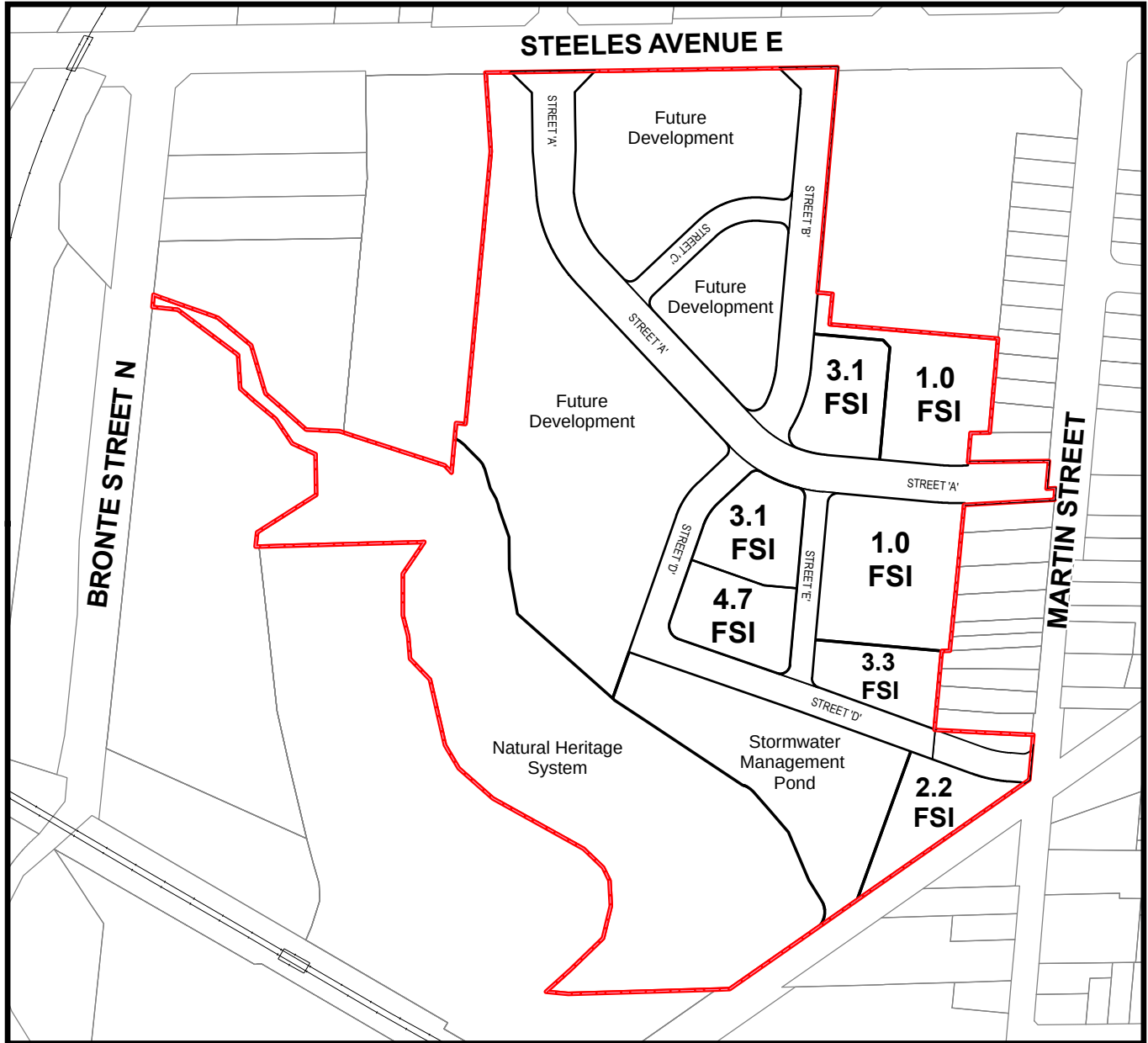
MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid

SCHEDULE C - DENSITY
TO BY-LAW No. -2025

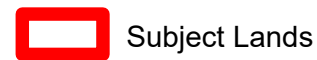
TOWN OF MILTON

150 Steeles Avenue East, 248, 250 and 314 Martin Street
PART OF LOT 15, CONCESSION 2 AND PART OF LOT 6, REGISTERED PLAN 364
Town of Milton



THIS IS SCHEDULE C
TO BY-LAW NO. _____ PASSED
THIS ____ DAY OF _____, 2025.

Density
'FSI' – floor space index



MAYOR - Gordon A. Krantz

CLERK- Meaghen Reid