



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: November 3, 2025

Report No: DS-061-25

Subject: Public Meeting and Initial Report: Official Plan Amendment and Zoning By-law Amendment by Slessor Square LP Inc. applicable to lands known as 388 Main Street East, 389, 395, 399, 405 and 409 Pearl Street and 17 Prince Street, Milton. (Town Files: LOPA-07/25 and Z-18/25)

Recommendation: THAT Development Services Report DS-061-25 be received for information.

EXECUTIVE SUMMARY

Applications have been submitted for an Official Plan Amendment and Zoning By-law Amendment for the lands located at 388 Main Street East and 389, 395, 399, 405 and 409 Pearl Street and 17 Prince Street ('subject lands'). The proposed development is to redevelop the subject lands to a high-density mixed-use building with two towers (16- and 18-storeys) on a six-storey podium. A total of 570 residential units are proposed as well as 815 square metres of ground floor commercial area along Main Street East and a portion of Bruce Street. The proposed density includes a floor space index of 9.37. Three levels of underground parking are proposed to accommodate 417 parking spaces for residents and visitors.

The purpose of the proposed Official Plan Amendment is to re-designate the subject lands to the Urban Growth Centre Mixed-Use Sub-Area designation and establish a site-specific policy area to facilitate the proposed development.

The proposed Zoning By-law seeks to amend the Town's Urban Zoning By-law 016-2014, as amended, to rezone the subject lands to a site-specific Urban Growth Centre Mixed-Use (UGC-MU*XX) zone to permit the proposed high-density mixed-use development as well as apply site-specific provisions that address parking, amenity space, floor space index, building height, setbacks, stepbacks, tower height, tower separation and floor plates.

The applications are complete pursuant to the requirements of the Planning Act and are being processed accordingly. Upon completion of the consultation and review process, a Technical Report, including recommendations, will be brought forward for Council



EXECUTIVE SUMMARY

consideration. The Technical Report will address issues raised through the consultation and review process.

REPORT

Background

Owner: Slessor Square LP Inc., 1442 Centre Road, Hamilton, ON.

Agent: Arcadis Professional Services (Canada) Inc., 360 James Street North, Hamilton, ON.

Location/Description: The subject lands comprise an entire block and are bounded by Main Street East, Bruce Street, Pearl Street and Prince Street. The subject lands include a total of seven properties and are legally described as Part of Lot 6 and all of Lots 7, 8 and 9, South of Main Street and all of Lots 4, 5, 6 and 7 North of Pearl Street Block 14 Registered Plan (Teetzel's Survey), Town of Milton. The subject lands are municipally known as 388 Main Street East and 389, 395, 399, 405 and 409 Pearl Street and 17 Prince Street. The subject lands are square in shape and include frontage on Main Street East (81.68 metres), Prince Street (81.01 metres), Pearl Street (81.66 metres) and Bruce Street (79.66 metres).

The subject lands comprise a total area of approximately 0.57 hectares (1.41 acres). The property located at 388 Main Street East currently contains an automobile dealership and repair garage, a restaurant and a midwifery clinic. The remaining properties are currently occupied by single detached dwellings along Pearl Street and Prince Street. The properties located at 389, 395, 399, 405 and 409 Pearl Street are listed on the Town's Heritage Register.

The subject lands are located within Milton's downtown area and are surrounded by a range of land uses. On the north side of Main Street East are a number of existing commercial uses as well as a six-storey condominium building situated behind the commercial plazas. The CP Railway line abuts the six-storey condominium building and provides service to the Milton GO Transit Station. A nine-storey apartment building is situated on the north side of the CP Railway line.

East of the subject lands is an existing two-storey building with commercial uses on the ground floor and office uses on the second floor. A restaurant is also located on the same property to the east of the building fronting Ontario Street. On the east side of Ontario Street is the Milton Mall and other commercial uses. The Milton GO Transit Station is located approximately 1.6 kilometers to the east of the subject lands.

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On the south side of Pearl Street is the Milton Christian School, associated parking and an existing low-rise residential neighbourhood. To the west of the subject lands is an existing commercial plaza containing restaurants, office uses, a medical centre, a parking lot and existing low-rise residential dwellings.

There are also a number of properties in close proximity (within two blocks) to the subject lands that are listed on the Town's Heritage Register, and these include: 350 and 358 Main Street, 26 Prince Street, 35 Court Street and 359, 362, 365, 366, 372, 376 and 392 Pearl Street.

Figure 1 to this Report identifies the subject lands on a map.

Proposal:

Applications have been submitted for an Official Plan Amendment and Zoning By-law Amendment to facilitate the proposed development on the subject lands. The proposed development is to redevelop the subject lands with a high-density mixed-use development that includes two towers (16-storeys and 18-storeys) on a six-storey podium and ground floor units along Pearl Street. The proposed development includes 570 residential units, ranging in unit types, and includes a floor space index (FSI) of 9.37. The proposal also includes 815 square metres (8,772.59 square feet) of commercial space at-grade along the Main Street East frontage and a portion of the Bruce Street frontage.

Figure 2 to this Report includes the proposed site plan. Figure 3 to this Report includes the architectural renderings of the proposed built form.

Phase 1 generally applies to the east portion of the subject lands and Phase 2 applies to the remaining area. Phase 1 is proposed to commence along Bruce Street and Phase 2 continues along Prince Street. Figure 4 to this Report includes the proposed phasing plan.

Below is table that summarizes the proposed unit types for the proposed development.

Unit Types	Number of Units by Phase		Total Units by Type	Percentage
	Phase 1	Phase 2		
1-bedroom	231	82	313	54.91%
1-bedroom + den	29	167	196	34.39%
2-bedroom	18	29	47	8.24%
2-bedroom + den	0	14	14	2.46%
Totals	Phase 1: 278 units	Phase 2: 292 units	570 units	100%
	Full buildout: 570 units			

Vehicular access to the subject lands is proposed from Bruce Street and Pearl Street. The proposed access from Bruce Street is for the purpose of drop-offs, pick-ups and loading

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spaces. There are no proposed parking spaces at-grade. The proposed access from Pearl Street provides access to three levels of underground parking where there are 417 vehicular parking spaces proposed (including visitor parking spaces). The proposed parking ratio is 0.58 parking spaces per unit and 0.15 parking spaces per unit for visitors. With respect to bicycle parking, the proposed concept includes 311 long-term bicycle parking spaces, 32 short-term bicycle parking spaces and 232 bicycle lockers.

The main pedestrian entrance to the proposed development is along Main Street East, which provides access to a centralized lobby area on the ground floor. The proposed ground floor commercial units are also accessible from the street along the Main Street East and Bruce Street frontages. Along Prince Street, there are seven proposed residential units that are accessible at-grade and another two units with at-grade access along Pearl Street. There are also two units internal to the site that are accessible at-grade. In addition to the above, there are a number of other ground floor entrances to multiple garbage rooms, moving rooms, bulk storage rooms and the large locker/bicycle room.

The proposed development includes balconies for each unit. Two amenity rooms are proposed on the ground floor with access from the centralized lobby area. Outdoor communal amenity area is proposed in the form of a rooftop patio on top of the six-storey podium and comprises an area of 859 square metres (9,246.2 square feet) or 1.5 square metres (16.1 square feet) per dwelling unit of outdoor communal amenity area.

The servicing strategy for the proposed development includes connections to municipal water and wastewater services.

The applicant has submitted applications for an Official Plan Amendment and Zoning By-law Amendment to facilitate the proposed development. The purpose of the Official Plan Amendment is to redesignate the subject lands to the Urban Growth Centre Mixed Use Sub-Area designation and apply a site-specific policy area to facilitate the proposed development.

The purpose of the proposed zoning by-law amendment is to establish site-specific zoning permissions and provisions to facilitate the proposed development. The proposed zoning by-law seeks to apply a site-specific Urban Growth Centre Mixed Use (UGC-MU*XX) zone to permit the high-density mixed-use building. A number of site-specific provisions are proposed to address parking, amenity space, floor space index, building height, setbacks, setbacks, tower height, tower separation and floor plates.

Submission Materials:

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

- Cover letter, prepared by Arcadis Professional Services (Canada) Inc. ('Arcadis'), dated March 25, 2025;
- Application Forms, prepared by Arcadis, dated March 18, 2025;
- Draft Official Plan Amendment, prepared by Arcadis, dated March 25, 2025;
- Draft Zoning By-law Amendment, prepared by Arcadis, dated March 25, 2025;
- Site Plan, prepared by Arcadis, dated March 21, 2025;
- Architectural Drawing Set, prepared by KNYMH Inc., dated February 25, 2025;
- Existing Conditions Plan, prepared by MTE, dated February 25, 2025;
- Functional Grading and Servicing Plan, prepared by MTE, dated February 25, 2025;
- Landscape Plans, dated January 23, 2025;
- Survey, prepared by J.D. Barnes Limited, dated October 28, 2024;
- Tree Protection Plan, prepared by Adesso Design Inc., dated December 2, 2024;
- Design Impact Analysis, prepared by KNYMH Inc., dated December 2, 2024;
- Functional Site Servicing and Stormwater Management Report, prepared by MTE, dated February 25, 2025;
- Geotechnical Investigation Report, prepared by Soil-Mat Engineers and Consultants Ltd., dated February 4, 2025;
- Heritage Impact Assessment, prepared by MHBC, dated March 7, 2024;
- Noise and Vibration Study, prepared by dBA Acoustical Consultants Inc., dated November 2024;
- Preliminary Hydrogeological Considerations, prepared by Soil-Mat Engineers and Consultants Ltd., dated April 23, 2025;
- Phase 1: Environmental Site Assessment, prepared by Soil-Mat Engineers and Consultants Ltd., dated May 26, 2023;
- Phase 2: Environmental Site Assessment, prepared by Soil-Mat Engineers and Consultants Ltd., dated August 12, 2025;
- Planning Justification Report, prepared by Arcadis, dated March 25, 2025;

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- Traffic Impact and Parking Study, prepared by Paradigm Transportation Solutions Limited; and,
- Urban Design Brief, prepared by MHBC, dated March 2025.

Discussion

This section of the Report provides a high-level overview of the 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.

The Town of Milton Official Plan ('Town's OP') applies different policies to areas of the subject lands. For ease of reference, this section of the Report identifies the schedules and high-level policies that apply to 1) the entirety of the subject lands, 2) 388 Main Street East and 3) 389, 395, 399, 405, and 409 Pearl Street and 17 Prince Street.

Schedules and Policies Applicable to the Subject Lands

Schedule 1 - Town Structure Plan in the Town's OP identifies the subject lands as being within Town's Urban Area and, more specifically, within the Central Business District.

Schedule B - Urban Area Land Use Plan in the Town's OP identifies the subject lands as being within the Central Business District and the Milton GO Major Transit Station Area ('MTSA')/Downtown Milton Urban Growth Centre ('UGC'). The Central Business District designation permits a variety of commercial, institutional, office and community facility uses. Residential uses are also permitted in accordance with the various sub-areas. The applicable sub-areas for the subject lands are discussed in subsections later in this Report.

Section 3.5.3 of the Town's OP includes policies that speak to permitted uses and development in the Central Business District designation. In this designation, new development is required to exhibit a high quality of architectural and urban design and be integrated with adjacent land uses, particularly with mature neighbourhood areas, through the incorporation of appropriate transitions to minimize impacts. The scale and location of development is to be sensitive and compatible with existing character and appearance.

Section 3.5.3.14 of the Town's OP limits retail uses to approximately 500 square metres, however greater retail space in mixed-use buildings may be permitted when it has been demonstrated that the proposed development contributes to the minimum density target in the UGC and for buildings that are in accordance with the maximum height schedule. Section 3.5.3.15 indicates that the maximum building heights and densities shall be in accordance with the Schedules C.7.A.CBD and C.7.A.1.CBD. These height and density requirements for the subject lands are discussed in subsections later in this Report.

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Schedule D - Urban Area Planning Districts, Character Area and Community Improvement Areas in the Town's OP identifies the entirety of the subject lands as being within a character area. On October 19, 2020, Town Council approved Official Plan Amendment 60 and Zoning By-law 081-2020 (Report DS-043-20) that had the effect of identifying the subject lands as being within a character area and applying new policies in the Town's OP for development within this area. The subject lands, excluding the property at 388 Main Street East, were identified as Mature Neighbourhood Area in By-law 081-2020 and this is discussed further in the appropriate subsection later in this Report.

Schedules and Policies Applicable to 388 Main Street East

The UGC and MTSA are primary focus areas for intensification in the Town of Milton and the Town's OP refers to these areas as strategic growth areas. Schedule K - Strategic Growth Areas in the Town's OP identifies the property at 388 Main Street East as being within a strategic growth area.

Section 2.1.6 in the Town's OP includes policies that apply to strategic growth areas. Strategic growth areas are intended to accommodate development with higher densities including mixed uses and transit-supportive land uses. The policy framework requires, among other matters, the proper integration of strategic growth areas with surrounding neighbourhoods through pedestrian walkways, cycling paths and transit routes, and the protection of the physical character of the neighbourhoods through urban design.

Schedule C - Central Business District Land Use Plan in the Town's OP identifies the property located at 388 Main Street East is being within the UGC Mixed Use Sub-Area. In this sub-area, higher density residential and employment uses, major office, retail, hotels and convention centre and appropriate major institutional uses may be permitted. New development and redevelopment in the UGC Mixed Use Sub-Area may take the form of purpose designed mixed-use buildings subject to criteria such as, but not limited to, lot consolidation opportunities, pedestrian oriented uses, location of parking, land use compatibility and character, built form and design, tower stepbacks and building height and density.

Schedules C.7.A.1.CBD - MTSA Height and Density Limits and C.7.C.CBD - Minimum Block Level Densities in the Town's OP identify height and density requirements. In this regard, a maximum height of six-storeys and a maximum floor space index of 3.0 is identified for the property located at 388 Main Street East. A minimum FSI of 2.0 also applies to this property.

Schedule C.7.B.CBD - Open Space, Linkages and Nodes in the Town's OP identifies a major linkage along the frontage of the property located at 388 Main Street East. Major linkages refer to active transportation connections between popular destinations, the GO Station and the wider community. Policies contained in Section 3.5.3.39 speak to the

Discussion

importance of Main Street East as a landmark street and central focus for the UGC/MTSA and includes design parameters such as active pedestrian boulevards, wide sidewalks, consistent paving treatment, street tree planting and active frontages. Buildings along Main Street East should have a generous setback along the south side for an additional row of trees and plantings within the private setback.

Schedules and Policies Applicable to 389, 395, 399, 405 and 409 Pearl Street and 17 Prince Street

The properties located at 389, 395, 399, 405 and 409 Pearl Street and 17 Prince Street are within the Low Density Residential Sub-Area on Schedule C - Central Business District Land Use Plan in the Town's OP. The Low Density Residential Sub-Area permits single-detached, semi-detached and duplex dwellings and additional residential units, subject to the criteria.

The properties located at 389, 395, 399, 405 and 409 Pearl Street and 17 Prince Street are within the Mature Neighbourhood Area, as delineated on Schedule F in the Town's Urban Zoning By-law 016-2014, as amended. Development within these areas may be permitted provided the development is compatible and respectful of the character of the neighbourhood by incorporating scale, massing, building height and other characteristics that are prevalent in the area.

The properties located at 389, 395, 399, 405 and 409 Pearl Street are listed on the Town's Heritage Register. Sections 2.10 of the Town's OP includes policies that apply to cultural heritage and requires that new development identify and evaluate listed properties through the development review process.

Schedule C.7.A.CBD - Central Business District Height Limits in the Town's OP identifies a maximum height of 1-2 storeys for the properties located at 389, 395, 399, 405 and 409 Pearl Street and 17 Prince Street.

Proposed Official Plan Amendment

The applicant has submitted an application 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 properties located at 389, 395, 399, 405 and 409 Pearl Street and 17 Prince Street to the Urban Growth Centre Mixed Use Sub-Area designation and apply a site-specific policy area to the entirety of the subject lands. The proposed site-specific policy area seeks to permit a high-density mixed-use building, a maximum building height of 18-storeys and a maximum density of 9.37 FSI. A number of Official Plan schedule changes are included in the proposed Official Plan Amendment as well.

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

Discussion

Zoning By-law 016-2014, as amended

The subject lands are currently split zoned in the Town's Urban Zoning By-law 016-2014, as amended. The property located at 388 Main Street East is zoned Urban Growth Centre Mixed Use Sub Area with Holding provisions (UGC-MU-H). The UGC-MU zone permits a range of residential, commercial and institutional uses. A mixed-use building is permitted in the UGC-MU zone.

Schedule D1 - Building Heights in the Town's Urban Zoning By-law 016-2014, as amended, applies a maximum height of 6 storeys and 20 metres and a maximum density of 3.0 FSI for the property located at 388 Main Street East.

In addition to the above, various Holdings (H1-H2-H4-H71-H74) apply to the property located at 388 Main Street East that require technical reports/studies to be satisfied prior to the lifting of the Holdings and enabling development to proceed. The applicable Holding provisions relate to the confirmation of servicing (water and wastewater) capacity, the submission of technical reports such as a Noise Study, Functional Servicing Report, Stormwater Management Report and Traffic Impact Study, the submission of an Employment Study demonstrating that a similar number of replacement jobs are being provided and the submission of an application for Site Plan Approval including a Sun-Shadow Analysis, a Pedestrian Wind Study and an Urban Design Brief prepared to the satisfaction of the Town.

The properties located at 389, 395, 399, 405 and 409 Pearl Street and 17 Prince Street are identified on Schedule F - Mature Neighbourhood Area Overlay in the Town's Urban Zoning By-law 016-20, as amended. The properties have also been zoned Low Density Residential I (RLD1) to implement the recommendations from the Mature Neighbourhood Area Study completed by the Town in 2020. The RLD1 zone permits detached, duplex and semi-detached dwellings, shared housing and short-term rental uses. The RLD1 zone does not permit a mixed-use building.

Schedule D1 - Building Heights in the Town's Urban Zoning By-law 016-2014, as amended, applies a maximum height of 2 storeys and 8.0 metres (flat roof) or 9.5 metres (gable, hip, gambrel or mansard roof) for the properties located at 389, 395, 399, 405 and 409 Pearl Street and 17 Prince Street.

Proposed Zoning By-law Amendment

The applicant is seeking to rezone the subject lands to a site-specific Urban Growth Centre Mixed Use Sub Area (UGC-MU*XX) zone to permit the proposed high-density mixed-use building as well as apply a number of site-specific provisions. The proposed site-specific provisions address parking, amenity space, floor space index, building height, setbacks, stepbacks, tower height, tower separation and flood plates.

Discussion

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

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 complete on September 10, 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 made available on the Town's website. Notice signs were subsequently posted on each of the assessed properties that comprise the subject lands. Notice of the statutory public meeting was provided in accordance with the Planning Act requirements.

The Town has received written comments highlighting concerns with the proposed development. The concerns include impact on the existing heritage and character of the area, the size and scale of development within the existing mature neighbourhood, increased traffic and congestion, loss of privacy, impact to property values and disruption from prolonged construction activity.

At the time of writing this Report, the first submission technical review is underway by Town departments and external agencies. Once complete, a comment package will be provided to the applicant to respond to in a complete second submission.

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

- Consistency with the Provincial Planning Statement and conformity with the Halton Region Official Plan and Town of Milton Official Plan;
- Compatibility with the surrounding established mature neighbourhood area;
- Site design (including shadow impacts), built form and urban design;
- Traffic Impacts, site access and circulation for vehicles and pedestrians;
- Hydrogeological (groundwater) implications from the proposed underground parking structure;
- Environmental site contamination; and,
- Servicing and stormwater management.

A technical report with recommendations will be brought forward for Council consideration at a later date.



The Corporation of the Town of Milton

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Financial Impact

There are no financial implications associated with this Report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

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

Attachments

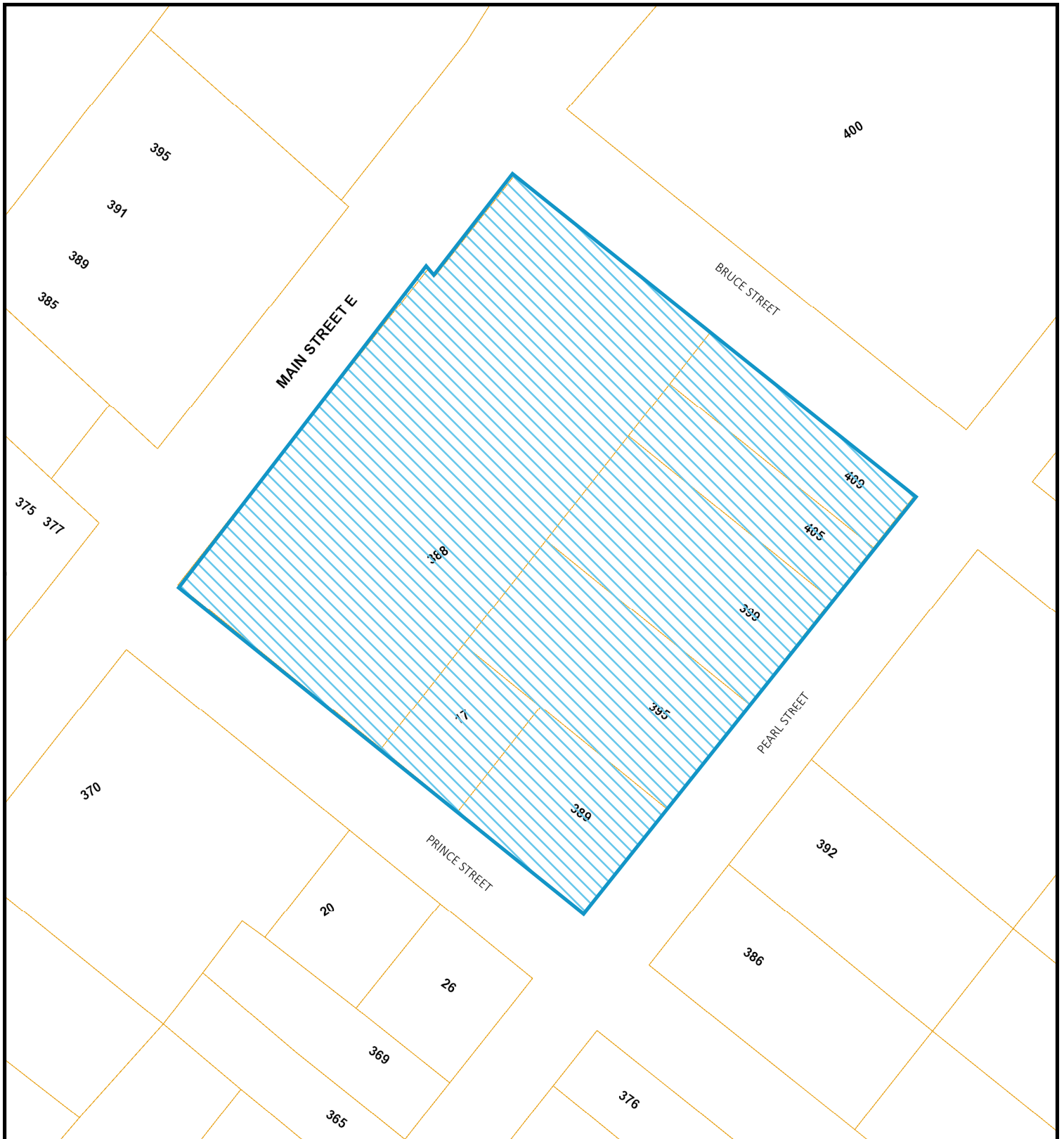
Figure 1 - Location Map
Figure 2 - Proposed Site Plan
Figure 3 - Proposed Architectural Drawings
Figure 4 - Proposed Phasing Plan
Appendix 1 - Proposed Official Plan Amendment
Appendix 2 - Proposed Zoning By-law Amendment

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: 1:1,128.5

File Numbers: LOPA-07/25 & Z-18/25

Development Services



Subject Lands

TOWN OF MILTON ZONING BY-LAW

URBAN GROWTH CENTRE MIXED USE UGC-MU ZONE	REQUESTED	PROVIDED	VARIANCE
MIXED USE BUILDING	MIXED USE BUILDING		
[9"] A MINIMUM OF 4m² PER DWELLING UNIT OF OUTDOOR COMMUNAL AMENITY AREA SHALL BE PROVIDED AT GRADE AND/OR AS A ROOFTOP AMENITY AREA ON THE PODIUM AND SHALL BE MAINTAINED AND OPERATED BY A COMMON ENTITY (SUCH AS A CONDOMINIUM CORPORATION). THIS OUTDOOR COMMUNAL AMENITY AREA SHALL BE AGGREGATED INTO AREAS OF NOT LESS THAN 50m² AND HAVE A MINIMUM WIDTH OF 6.0m.	859m² /570 = 1.50m² PER UNIT	X	
[11"] WHERE RESIDENTIAL AND/OR NON-RESIDENTIAL USES ARE LOCATED ON THE FIRST STOREY OF AN APARTMENT BUILDING OR MIXED USE BUILDING, A MINIMUM OF ONE PRINCIPAL BUILDING ENTRANCE TO EACH DWELLING UNIT AND USE SHALL BE DIRECTLY ACCESSIBLE FROM, AND ORIENTED TOWARDS, A PUBLIC STREET.	2 DWELLING UNITS ON THE FIRST STOREY ARE FACING AN INTERNAL ROAD	X	
[13"] WHERE A MIXED USE BUILDING(S) WILL REPLACE AN EXISTING NON-RESIDENTIAL BUILDING ON THE SAME LOT, THE REPLACEMENT BUILDING OR BUILDINGS MUST CONTAIN ONE OR MORE PERMITTED NON-RESIDENTIAL USE(S) WITH THE SAME OR GREATER GROSS FLOOR AREA AS THE EXISTING NON-RESIDENTIAL USE OR, WHERE A LESSER NON-RESIDENTIAL GROSS FLOOR AREA IS PROPOSED, THE GROSS FLOOR AREA OF THE PERMITTED NON-RESIDENTIAL USE(S) MUST BE SUFFICIENT TO ACCOMMODATE A SIMILAR NUMBER OF JOBS AS THE EXISTING NON-RESIDENTIAL USE(S) ON THE LOT.	THERE ARE NO IDENTIFIED COMMERCIAL USES FOR THE GROUND FLOOR COMMERCIAL	X	
MINIMUM LOT FRONTAGE	50.0m	81.68m [MAIN ST.]	
MINIMUM LOT AREA	3,500m²	5,735.77m²	
MAXIMUM LOT COVERAGE	70%	3,147.00% 54.86%	
FLOOR SPACE INDEX	3.0 FSI	53,792.45 m² = 9.37	X
FRONT YARD SOUTH SIDE OF MAIN ST. E.	MINIMUM: 6.0m (*) MAXIMUM: 9.0m (*)	5.27m	X
	A MINIMUM STEP BACK OF 10 METRES IS REQUIRED ABOVE A HEIGHT OF 19.5 METRES OR 6 STOREYS.	3.30m	X
INTERIOR SIDE YARD	MINIMUM: 1.8m FLOORS 9 AND ABOVE : 12.5m	N/A	
	MINIMUM: 3.0m (*)	5.00m TO PRINCE ST. 5.18m TO BRUCE ST. 5.00m TO PRINCE ST. 5.53m TO BRUCE ST.	X
EXTERIOR SIDE YARD ALL OTHER STREETS	MAXIMUM: 5.5m (*)	0m	X
	A MINIMUM STEP BACK OF 1.5 METRES IS REQUIRED ABOVE A HEIGHT OF 13.5m OR 4 STOREYS		
REAR YARD ABUTTING A RESIDENTIAL ZONE	MINIMUM: 7.5m (*) FLOORS 1 TO 3: 7.5m FLOOR 4: 10.5m FLOOR 5: 13.5m FLOOR 6: 18.5m	FLOOR 1 TO 3: 5.93m FLOOR 4 TO 5: 8.62m FLOOR 6 TO 18: 24.66m	X
	SEE HEIGHT SCHEDULE ("9") (*)	18 STOREYS	X
	(*) MINIMUM HEIGHT OF A NON-RESIDENTIAL FIRST STOREY (MEASURED FROM TOP-OF-SLAB TO TOP-OF-SLAB) OF A MIXED USED BUILDING IS 4.5m.	4.5m	
	(*) MULTIPLE TOWERS ON THE SAME LOT SHALL HAVE A HEIGHT DIFFERENCE OF AT LEAST 4 STOREYS AND 12.0 M BETWEEN THE HEIGHT OF THE TALLEST TOWER AND THE SHORTEST TOWER ON THE LOT.	6.0m 2 STOREYS	X
	(10") A PEDESTRIAN IMPACTS WIND STUDY SHALL BE PROVIDED FOR BUILDINGS GREATER THAN 8 STOREYS OR 25.5m IN HEIGHT.	PROVIDED	
MINIMUM LANDSCAPE OPEN SPACE	15% OF LOT AREA	1,113.0 m² 19.40%	
MINIMUM LANDSCAPE BUFFER	ABUTTING A STREET LINE: 0.0m	0.0m	X
	ABUTTING A RESIDENTIAL ZONE: 4.5m		
	TOWER SEPARATION: EACH TOWER MUST BE SEPARATED A MINIMUM OF 25.0 METRES FROM ANY OTHER TOWER LOCATED ON THE SAME LOT, MEASURED HORIZONTALLY FROM THE MAIN WALL OF ONE TOWER TO THE OTHER, PROJECTING BALCONIES EXCEPTED.	17.71m	X
TOWER CONTROLS	TOWER FLOOR PLATE AREA: ANY TOWER PORTION OF A BUILDING BETWEEN A HEIGHT OF 9 STOREYS AND 15 STOREYS INCLUSIVE MUST NOT EXCEED A FLOOR PLATE AREA OF 1,000m² ON THE LOT. ANY TOWER PORTION OF A BUILDING ABOVE A HEIGHT OF 15 STOREYS MUST NOT EXCEED A FLOOR PLATE AREA OF 750m² OR 40 LINEAR METRES MEASURED DIAGONALLY ON THE LOT.	900m² FLOOR PLATE AREA FROM FLOOR 9 TO 15 900m² FLOOR PLATE ABOVE A HEIGHT OF 15 STOREYS	X
GENERAL PROVISIONS			
4.5 BALCONIES	i) FOR ALL DWELLING TYPES, EXCLUDING APARTMENT BUILDINGS, BALCONIES ARE PERMITTED IN THE REAR YARD, EXTERIOR SIDE YARD, AND FRONT YARD.	N/A	
	ii) NOTWITHSTANDING THE ABOVE, BALCONIES ARE PERMITTED IN ALL YARDS FOR APARTMENT BUILDINGS AND MIXED USE BUILDINGS ONLY, AND:	PROVIDED	
	iii) UNLESS OTHERWISE SPECIFIED BY THIS BY-LAW, BALCONIES SHALL COMPLY WITH THE SETBACK REQUIREMENTS FOR THE PRINCIPAL USE OR, WHERE APPLICABLE, THE ENCROACHMENT PROVISIONS CONTAINED WITHIN THIS BY-LAW.	PROVIDED	
4.14 WASTE STORAGE AREAS	i) WASTE STORAGE AREAS, INCLUDING RECYCLING FACILITIES ARE PERMITTED ONLY IN THE RHD, RO, AND MU ZONES AS AN ACCESSORY USE TO A PERMITTED RESIDENTIAL USE PROVIDED THEY ARE CONTAINED WITHIN THE MAIN BUILDING, AND:	WASTE STORAGE AREA IS CONTAINED WITHIN THE MAIN BUILDING	
	ii) A 14.2 NOTWITHSTANDING SUBSECTION I) ABOVE, WASTE STORAGE AREAS MAY BE PERMITTED IN THE RMD1 ZONE OR RMD2 ZONE, OR OUTSIDE OF A MAIN BUILDING IN THE MU ZONE, RHD ZONE OR RO ZONE PROVIDED THE WASTE IS CONTAINED WITHIN A DEEP COLLECTION WASTE DISPOSAL SYSTEM, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 4.14.2 V).	WASTE STORAGE AREA IS CONTAINED WITHIN THE MAIN BUILDING	
4.19.4 EXCEPTIONS TO HEIGHT REQUIREMENTS	i) ANY UTILITY BUILDINGS OR STRUCTURES, AIR CONDITIONER DUCT, VENTILATION STACKS, BARN, SILO, CHURCH SPIRE, CHURCH BELLRY, ORNAMENTAL DOWNS AND FEATURES, CUPOLA, CLOCK TOWER, TOWERS AND STEEPLES, CHIMNEY, ELEVATOR PENTHOUSE, FILM OR AUDIO TOWER, FLAG POLE, WATER STORAGE TANK, RADIO OR TELEVISION ANTENNAE OR TOWER, WIND TURBINE, WINDMILL, OR ANY SIMILAR STRUCTURE;	AS REQUIRED	
	ii) MECHANICAL FEATURES, SUCH AS STRUCTURES CONTAINING THE EQUIPMENT NECESSARY TO CONTROL AN ELEVATOR, ARE PERMITTED TO PROJECT A MAXIMUM OF 6.0 M ABOVE THE HIGHEST POINT OF THE ROOF SURFACE, REGARDLESS OF THE HEIGHT OF THE BUILDING;	4.98m	
	iii) MECHANICAL FLOORS / PENTHOUSES PROVIDED THEY ARE SETBACK A MINIMUM OF 3.0 METRES FROM THE EXTERIOR WALLS OF THE FLOOR BENEATH IT;	3.00m	
	iv) IN A RESIDENTIAL ZONE, THE MAXIMUM HEIGHT OF A RADIO OR TELEVISION TOWER ANTENNA SHALL BE 13.0 M MEASURED FROM THE UPPERMOST POINT OF THE TOWER OR ANTENNA TO THE ESTABLISHED GRADE OF THE GROUND ON WHICH THE STRUCTURE IS LOCATED;	N/A	
	v) STRUCTURES OR FEATURES THAT ARE SIMILAR TO THOSE LISTED ABOVE.	AS REQUIRED	

4.19.5 ENCROACHMENTS INTO REQUIRED YARDS			
BALCONIES FOR APARTMENT BUILDINGS, MIXED USE BUILDINGS AND STACKED TOWNHOUSES WITH A COMMON UNDERGROUND PARKING AREA :	1.68m	X	
FRONT SETBACK, INTERIOR SIDE SETBACK, EXTERIOR SIDE SETBACK, REAR SETBACK :			
1.5m INTO A REQUIRED YARD, AND WHERE LOCATED ON TOP OF A PORCH / VERANDA SHALL BE PROVIDED IN ACCORDANCE WITH THE ENCROACHMENTS FOR PORCHES / VERANDAS			
BOXED / BAY WINDOWS: EXTERIOR SIDE SETBACK, FRONT SETBACK OR REAR SETBACK : 0.6m OUT AND 3.0m WIDE	N/A		
EAVES & GUTTERS: FRONT SETBACK, REAR SETBACK, INTERIOR SIDE SETBACK OR EXTERIOR SIDE SETBACK: 0.45M PROVIDED THAT THE EAVES AND GUTTERS ARE 2.0M ABOVE GRADE	N/A		
ORNAMENTAL PROJECTIONS: FRONT SETBACK, REAR SETBACK, INTERIOR SIDE SETBACK OR EXTERIOR SIDE SETBACK: 0.15M PROVIDED THAT THE ORNAMENTAL PROJECTION IS 2.0M ABOVE GRADE	0.25m		
PERMANENT WINDOW AWNINGS: FRONT SETBACK, REAR SETBACK OR EXTERIOR SIDE SETBACK: 1.0M OUT PROVIDED THAT THE AWINGS ARE 2.0M ABOVE GRADE	N/A		
RETRACTABLE DROP CANOPIES & AWNINGS : REAR SETBACK: TO THE EXTENT PERMITTED FOR A DECK BETWEEN 0.6M - 1.2M IN HEIGHT	N/A		
STAIRS AND LANDINGS, ABOVE GRADE ACCESSING A PRINCIPAL BUILDING : FRONT SETBACK, REAR SETBACK OR EXTERIOR SIDE SETBACK: STAIRS SHALL BE LOCATED A MINIMUM OF 1.0M FROM THE PROPERTY LINE, MEASURED TO THE FIRST RISER, WITH NO PART OF THE LANDINGS ANY CLOSER THAN 1.5M FROM THE PROPERTY LINE.	N/A		
STAIRS, BELOW GRADE ACCESSING A PRINCIPAL BUILDING: REAR SETBACK: NO MAXIMUM	N/A		
WHEEL CHAIR OR ACCESSIBLE RAMP: FRONT SETBACK, REAR SETBACK OR EXTERIOR SIDE SETBACK: WITHIN 1.0M OF ANY LOT LINE	N/A		
ii) 4.19.6 UNLESS SPECIFICALLY STATED ABOVE, NO ENCROACHMENT, WITH THE EXCEPTION OF EAVES AND GUTTERS, SHALL BE PERMITTED WITHIN ANY SIDE YARD HAVING A WIDTH OF LESS THAN 1.2M.	PROVIDED		

4.19.5 ENCROACHMENTS INTO REQUIRED YARDS			
5.6 REQUIREMENTS FOR DRIVEWAY ACCESS TO A PARKING AREA OR PARKING SPACE	5.6.1 DRIVEWAY ACCESS TO A PARKING AREA i) ACCESS TO A PARKING AREA FROM A STREET SHALL BE PROVIDED BY AN UNOBSTRUCTED DRIVEWAY; AND	PROVIDED	
5.6.1 DRIVEWAY ACCESS TO A PARKING AREA	ii) DRIVEWAY WIDTHS ACCESSING A PARKING AREA SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING: ONE-WAY DRIVEWAY: 3.5m TO 3.8m TWO-WAY DRIVEWAY: 6.0m TO 15.0m	TWO WAY DRIVEWAY: 6.0m	
5.7 SIZE REQUIREMENTS OF OFF-STREET AISLES	TWO-WAY AISLE: MINIMUM 6.0m	TWO-WAY AISLE: 6.0m	
5.8 SIZE REQUIREMENTS OF OFF-STREET PARKING, LOADING OR QUEUING SPACES AND BICYCLE PARKING	ANGLE - PARKING SPACE : 6.5m X 2.75m PARALLEL - PARKING SPACE : 6.5m X 2.75m PERPENDICULAR - PARKING SPACE : 5.8m X 2.75m	PERPENDICULAR: 5.8m X 2.75m	
	ACCESSIBLE - PARKING SPACE: TYPE A: 5.8m X 3.4m TYPE B: 5.8m X 2.75m	TYPE A: 5.8m X 3.4m TYPE B: 5.8m X 2.75m	
	AN ACCESSIBLE AISLE MUST BE PROVIDED ADJACENT TO AN ACCESSIBLE PARKING SPACE WITH A MINIMUM WIDTH OF 1.5m AND LENGTH OF 5.8m. ADJACENT ACCESSIBLE PARKING SPACES MAY SHARE ONE ACCESS AISLE.		
	LOADING SPACE: 12.0m X 3.5m / VERTICAL CLEARANCE: 4.2m	PROVIDED	
	LOADING AREA: 6.0m X 3.5m / VERTICAL CLEARANCE: 3.0m	PROVIDED	
	BICYCLE PARKING SPACE - HORIZONTAL: 1.8m X 0.6m VERTICAL CLEARANCE: 1.9m	PROVIDED	
BICYCLE PARKING	BICYCLE PARKING SPACE - VERTICAL: 1.2m X 0.4m VERTICAL CLEARANCE: 1.9m	PROVIDED	
	A LONG TERM BICYCLE PARKING SPACE PLACED IN A VERTICAL POSITION ON A WALL, STRUCTURE OR MECHANICAL DEVICE.	PROVIDED	
	UGC-MU APARTMENT BUILDING AND MIXED USE BUILDING 1 LONG TERM BICYCLE PARKING SPACE/UNIT (*) PLUS 0.05 SHORT TERM BICYCLE PARKING SPACE/UNIT (**) (*) LONG-TERM BICYCLE PARKING SPACES MUST BE PROVIDED IN A BICYCLE RACK LOCATED IN AN ENCLOSED, SECURE AREA WITH CONTROLLED ACCESS OR WITHIN INDIVIDUAL, SECURE, BICYCLE ENCLOSURES/LOCKERS FOR USE BY THE OCCUPANTS OF A BUILDING.	311 LT SPACES 32 ST SPACES	X
5.5.2 PARKING IN THE MAJOR TRANSIT STATION AREA	(**) SHORT-TERM BICYCLE PARKING SPACES MUST BE PROVIDED IN A BICYCLE RACK LOCATED IN AN EASILY ACCESSIBLE LOCATION AND AVAILABLE FOR VISITORS TO A LOT OR BUILDING.	PROVIDED	
	VII) NOTWITHSTANDING ANYTHING TO THE CONTRARY, NO MINIMUM VEHICLE PARKING RATES SHALL APPLY FOR LANDS LOCATED IN THE MILTON GO MTSADOWNTOWN UGC AREA AS IDENTIFIED ON SCHEDULE E1 TO THIS BY-LAW.	417 PARKING SPACES ARE BEING PROVIDED	
	VIII) NOTWITHSTANDING VII) ABOVE, WHERE PARKING SPACES ARE PROVIDED, A PERCENTAGE OF PROVIDED PARKING SPACES MUST BE ALLOCATED TO ACCESSIBLE PARKING SPACES, VISITOR PARKING SPACES, AND EV PARKING SPACES AS FOLLOWS:		
ELECTRIC VEHICLE CHARGING EQUIPMENT	A. VISITOR PARKING SPACES SHALL BE PROVIDED AT A RATE OF 17% OF THE PARKING SPACES PROVIDED.	0 SPACES	X
	B. ACCESSIBLE PARKING SPACES SHALL BE CALCULATED IN ACCORDANCE WITH TABLE 54 BASED ON THE NUMBER OF PARKING SPACES PROVIDED. 201-1000 SPACES: 2 ACCESSIBLE PARKING PLUS 2% = 2 + 8.34 = 11 SPACES	19 SPACES 12 TYPE B 7 TYPE A	
	C. EV CHARGING STATIONS SHALL BE CALCULATED IN ACCORDANCE WITH TABLE 50 BASED ON THE NUMBER OF PARKING SPACES PROVIDED.	NO EV PROVIDED	X
	EQUIPMENT FOR THE CHARGING OF AN ELECTRIC VEHICLE IS PERMITTED TO ENCR OACH WITHIN A PARKING SPACE PROVIDED THAT THE CHARGING EQUIPMENT IS LOCATED IN THE SAME PARKING SPACE AS THE VEHICLE TO BE CHARGED AND PROVIDED IT COMPLIES WITH THE FOLLOWING:		
	i) WHERE THE EV CHARGING EQUIPMENT IS MOUNTED ON A PEDESTAL, IT SHALL BE LOCATED WITHIN 0.50m OF THE CORNER OF THE PARKING SPACE AT THE FURTHEST END FROM THE DRIVE AISLE FROM WHICH VEHICLE ACCESS IS PROVIDED, MEASURED AT RIGHT ANGLES, AND BE MOUNTED A MINIMUM OF 1.0m FROM THE GROUND, AND,	NO EV PROVIDED	X
	ii) WHERE THE EV CHARGING EQUIPMENT IS MOUNTED ON A WALL, IT SHALL BE SETBACK A MINIMUM OF 5.3m FROM THE DRIVE AISLE FROM WHICH VEHICLE ACCESS IS PROVIDED, MEASURED AT RIGHT ANGLES, AND BE MOUNTED A MINIMUM OF 1.0m FROM THE GROUND, AND,		
	iii) EQUIPMENT FOR THE CHARGING OF AN ELECTRIC VEHICLE SHALL NOT ENCR OACH INTO A REQUIRED LANDSCAPE BUFFER OR LOADING SPACE AND SHALL NOT OBSTRUCT PEDESTRIAN WALKWAYS OR VEHICULAR TRAFFIC.		

KNOWN AS MAIN STREET
(COUNTRY ROAD No. 36 BY BY-LAW 1971-13)
PIN 24950-0321 (LT)

5' WIDENING BY INSTRUMENT No. 218689

PLAN BA-404

BRUCE STREET
(BY REGISTERED PLAN 9) (12.77m WIDE (41.91'))
PIN 24954-0139 (LT)

PEARL STREET
(BY REGISTERED PLAN 9) (12.77m WIDE (41.91'))
PIN 24954-0018 (LT)

PRINCE STREET
(BY REGISTERED PLAN 9) (12.77m WIDE (41.91'))
PIN 24954-0106 (LT)

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TIME: 2025-02-25 9:24:12 AM FILEPATH: C:\Proj\Loc\222001_Mikmada-Homes_388 Main St_elevations\01025K.dwg



LEGEND

GL	GLAZING PANEL
SP	SPANDREL PANEL
MF	METAL FLASHING
LV	LOUVRED PANEL
AW	AWNING WINDOW
S1	STUCCO COLOUR 1
S2	STUCCO COLOUR 2
AR	ALUMINUM RAILING W/ GLASS
AB	ALUMINUM BALCONY COLOUR
BR	BRICK
STN	STONE
MR	PREFINISHED METAL ROOFING

NOTE: BALCONIES, COLUMNS TO BE STUCCO COLOUR 1

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK

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KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
REVISIONS PER CITY COMMENTS	1	11 - 09 - 23	KNYMH
PHASED CONCEPT	2	20 - 09 - 23	KNYMH
FORMAL CONSULTATION	3	12 - 06 - 24	KNYMH
SPA SUBMISSION	4	25 - 02 - 25	KNYMH

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY
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NOT FOR CONSTRUCTION

BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH
ARCHITECTURE • SOLUTIONS

KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
T 905.639.6595
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MIKMADA
HOMES
Victoria Park Village Inc.
c/o Adam Nesbitt
(905) 336-7335 x 222
anesbitt@mikmadahomes.com

388 MAIN ST. E.
388 MAIN STREET EAST
MILTON, ONTARIO

DRAWING SHEET TITLE:
**ELEVATIONS
(MAIN STREET)**

DRAWING SCALE:
As indicated

DRAWN BY: Author
CHECKED BY: Checker

PLOT DATE:
2024-10-16

PROJECT NUMBER:
22063

DRAWING SHEET NUMBER:
A400

LEGEND	
GL	GLAZING PANEL
SP	SPANDREL PANEL
MF	METAL FLASHING
LV	LOUVRED PANEL
AW	AWNING WINDOW
S1	STUCCO COLOUR 1
S2	STUCCO COLOUR 2
AR	ALUMINUM RAILING W/ GLASS
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(905) 336-7335 x 222
anesbitt@mikmadahomes.com

388 MAIN ST. E.

388 MAIN STREET EAST
MILTON, ONTARIO

DRAWING SHEET TITLE:

ELEVATIONS
(PRINCE STREET)

DRAWING SCALE:	PROJECT NUMBER:
As indicated	22063

DRAWN BY: Author	CHECKED BY: Checker	DRAWING SHEET NUMBER:
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PLOT DATE:
2024-10-16



1 SOUTH ELEVATION (PRINCE STREET)
A401 1 : 200



TIME: 2025-02-25 9:29:22 AM FILEPATH: C:\Users\kloc\Documents\388 Main St\michem\0825K.dwg

LEGEND

GL	GLAZING PANEL
SP	SPANDREL PANEL
MF	METAL FLASHING
LV	LOUVRED PANEL
AW	AWNING WINDOW
S1	STUCCO COLOUR 1
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HOMES
Victoria Park Village Inc.
c/o Adam Nesbitt
(905) 336-7335 x 222
anesbitt@mikmadahomes.com

388 MAIN ST. E.
388 MAIN STREET EAST
MILTON, ONTARIO

DRAWING SHEET TITLE:
ELEVATIONS (BRUCE ST)

DRAWING SCALE: As indicated	PROJECT NUMBER: 22063
DRAWN BY: Author	CHECKED BY: Checker
DRAWING VERSION:	DRAWING SHEET NUMBER: A402
PLOT DATE: 2024-10-16	

Architectural drawing of the East Elevation (Pearl Street) of a 19-story building. The drawing shows a multi-story structure with a central core and side wings. The central core has a dark facade, while the side wings have a lighter, textured facade. The building is surrounded by a parking lot with several cars. The drawing includes a section cut on the right side, showing the internal structure and floor levels. The section cut is labeled with floor numbers and heights. The drawing also includes a north arrow and a scale bar.

Key features and labels:

- Section Cut (Right Side):** Shows internal structure and floor levels. Labels include:
 - MECH. HIGH PARAPET (1) at 263.230'
 - ELEVATOR RO (1) at 262.850'
 - MECH. LOW PARAPET (1) at 261.520'
 - MECH. ROOF at 260.720'
 - PARAPET (1) at 258.250'
 - ROOF (1) at 257.350'
 - Floors 18th through 1st, with heights ranging from 247.750' to 200.050'.
 - MECH. ROOF at 199.300'.
 - GRADE at 198.300'.
- Building Dimensions:**
 - Overall width: 7585'
 - Central core width: 3916'
 - Side wing width: 3000'
 - MIN. 3rd SETBACK: 3000'
- Labels:**
 - S1: Structural column labels.
 - S2: Structural column labels.
 - SP1, SP2, GL: Structural column labels.
 - AR: Architectural column labels.
 - HEIGHT AS PER CBC 3.2.5: 53860
 - 57300: Height label.
 - 2000: Height label.
 - SETBACK: Label for the 1st floor setback.
 - AMENITY ENTRANCE: Label for the entrance at the bottom left.
- Scale:** 1" = 200'
- Section:** 1 A403
- Title:** EAST ELEVATION (PEARL STREET)

GL	GLAZING PANEL
SP	SPANDREL PANEL
MF	METAL FLASHING
LV	LOUVRED PANEL
AW	AWNING WINDOW
S1	STUCCO COLOUR 1
S2	STUCCO COLOUR 2
AR	ALUMINUM RAILING W/ GLASS
AB	ALUMINUM BALCONY COLOUR
BR	BRICK
STN	STONE
MR	PREFINISHED METAL ROOFING

NOTE: BALCONIES, COLUMNS TO BE STUCCO COLOUR 1

[illegible]

BUILDING PERMIT NUMBER:
 NOT FOR CONSTRUCTION WITHOUT PERMIT

The logo for KNYMH ARCHITECTURE • SOLUTIONS is presented within a black rectangular frame. The word "KNYMH" is rendered in a large, bold, white, sans-serif typeface. Below it, the words "ARCHITECTURE • SOLUTIONS" are written in a smaller, white, sans-serif font, separated by a small dot.

KNYMH INC.
 1006 SKYVIEW DRIVE • SUITE 101
 BURLINGTON, ONTARIO • L7P 0V1

T 905.639.6595
 F 905.639.0394

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info@knymh.com

PROJECT NORTH

TRUE NORTH

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388 MAIN ST. E.
388 MAIN STREET EAST
MILTON, ONTARIO

DRAWING SHEET TITLE:

ELEVATIONS
(PEARL STREET)

DRAWING SCALE: As indicated		PROJECT NUMBER: 22063	
DRAWN BY: Author		CHECKED BY: Checker	
DRAWING VERSION:		DRAWING SHEET NUMBER: A403	
PLOT DATE: 2024-10-16			

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LEGEND

GL	GLAZING PANEL
SP	SPANDREL PANEL
MF	METAL FLASHING
LV	LOUVRED PANEL
AW	AWNING WINDOW
S1	STUCCO COLOUR 1
S2	STUCCO COLOUR 2
AR	ALUMINUM RAILING W/ GLASS
AB	ALUMINUM BALCONY COLOUR
BR	BRICK
STN	STONE
MR	PREFINISHED METAL ROOFING

NOTE: BALCONIES, COLUMNS TO BE STUCCO COLOUR 1

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK

ALL DRAWINGS MAY BE TO BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK

THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK

KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

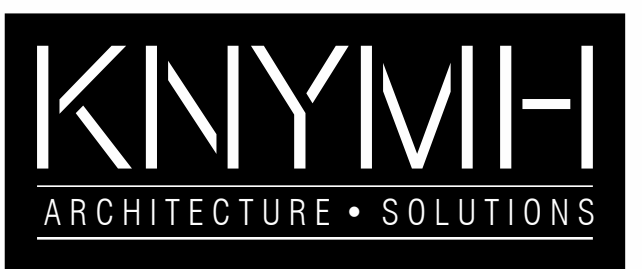
DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
REVISIONS PER CITY COMMENTS	1	11 - 09 - 23	KNYMH
PHASED CONCEPT	2	20 - 09 - 23	KNYMH
FORMAL CONSULTATION	3	12 - 06 - 24	KNYMH
SPA SUBMISSION	4	25 - 02 - 25	KNYMH

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY
NOT FOR CONSTRUCTION			

BUILDING PERMIT NUMBER

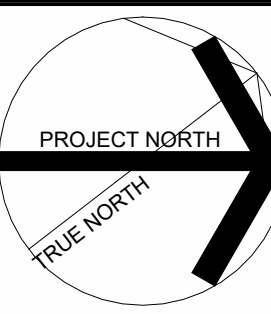
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1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
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388 MAIN ST. E.

388 MAIN STREET EAST
MILTON, ONTARIO

DRAWING SHEET TITLE

ELEVATIONS
(INSIDE NORTH)

DRAWING SCALE:

As indicated

PROJECT NUMBER:

22063

DRAWN BY:

Author

CHECKED BY:

Checker

DRAWING VERSION:

PLOT DATE:

2024-10-16

DRAWING SHEET NUMBER:

A404



1

INSIDE NORTH ELEVATION

1 : 200



4 3D VIEW
A450



3 3D VIEW
A450



2 3D VIEW
A450



1 3D VIEW
A450

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.

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KEY TO DETAIL LOCATION

No. DETAIL NUMBER
No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
REVISIONS PER CITY COMMENTS	1	11 - 09 - 23	KNYMH
PHASED CONCEPT	2	20 - 09 - 23	KNYMH
FORMAL CONSULTATION	3	12 - 06 - 24	KNYMH
SPA SUBMISSION	4	25 - 02 - 25	KNYMH

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED.

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY
----------------------	-----	-----------------	----

NOT FOR CONSTRUCTION

BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT

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388 MAIN ST. E.
388 MAIN STREET EAST
MILTON, ONTARIO

DRAWING SHEET TITLE:
3D VIEW

DRAWING SCALE:
PROJECT NUMBER:
22063

DRAWN BY: CHECKED BY:
Author Checker
DRAWING VERSION:
DRAWING SHEET NUMBER:
A450

PLOT DATE:
2024-10-16

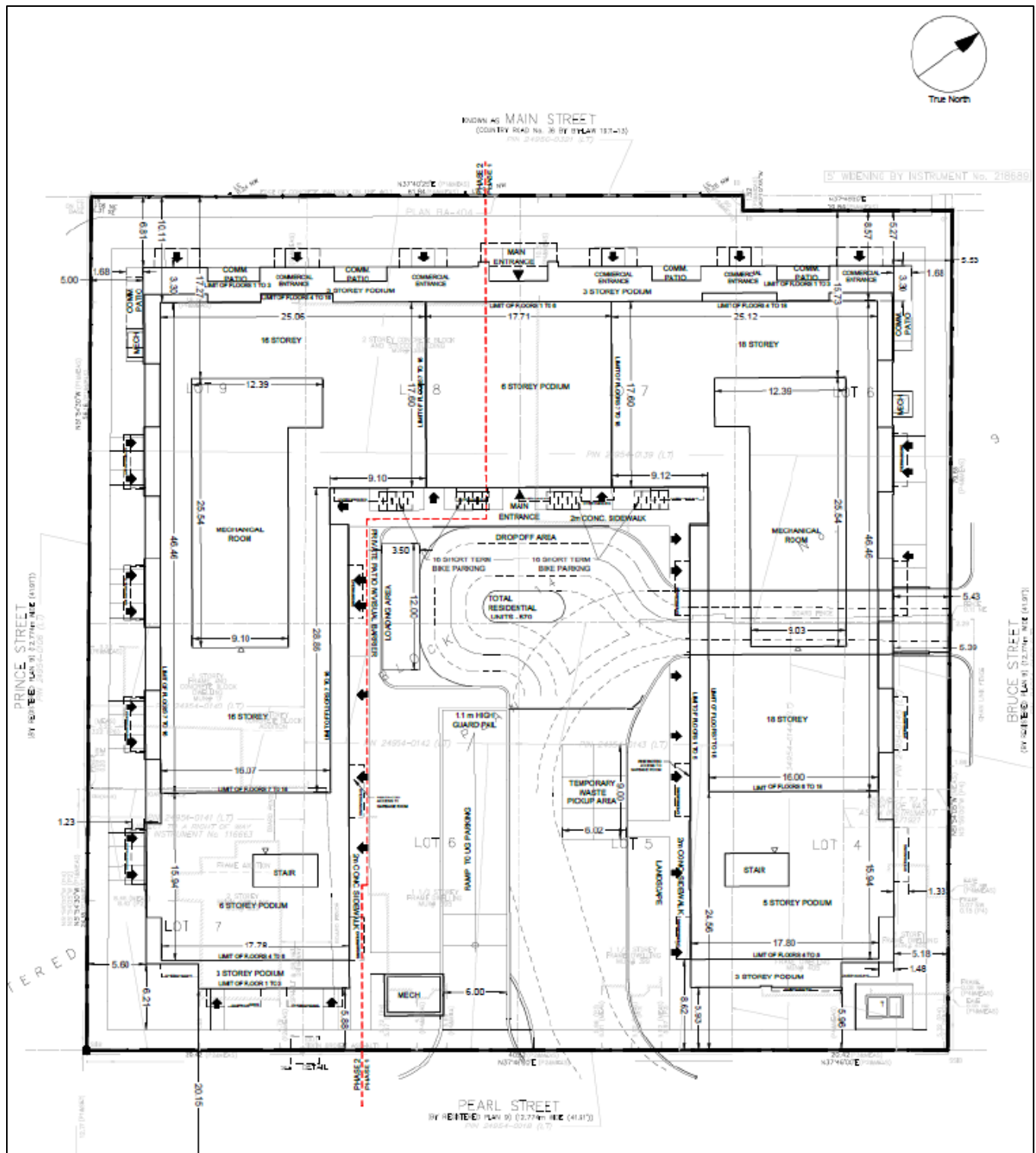


Figure 4 - Proposed Phasing Plan (red dotted line illustrates the anticipated phase limits between Phase 1 and Phase 2) (Arcadis Planning Justification Report, page 17)

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 SECTIONS 17 AND 21 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS KNOWN MUNICIPALLY AS 388 MAIN STREET EAST, 389, 395, 399, 405, 409 PEARL STREET, AND 17 PRINCE STREET AND LEGALLY DESCRIBED AS PART OF LOT 6 AND ALL OF LOTS 7, 8 AND 9, SOUTH OF MAIN STREET AND ALL OF LOTS 4, 5, 6 AND 7 NORTH OF PEARL STREET BLOCK 14 REGISTERED PLAN 9 (TEETZEL'S SURVEY), TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (SLESSOR SQUARE LP INC.) - FILE: LOPA-XX/25

The Council of the Corporation of the Town of Milton, in accordance with the provisions of Sections 17 and 21 of the *Planning Act* R. S. O. 1990, c. P.13, as amended, hereby enacts as follows:

1. Amendment No. XX to the Official Plan of the Town of Milton, to amend Schedule C, Schedule C.7.A.CBD, and Schedule C.7.A.1 CBD of the Town of Milton Official Plan to permit the development of a 16-storey tower and 18-storey tower on a shared six (6) storey podium, at lands known municipally as 388 Main Street East, 389, 395, 399, 405, 409 Pearl Street, and 17 Prince Street and legally described as Part of Lot 6 and all of Lots 7, 8 and 9, South of Main Street and all of Lots 4, 5, 6 and 7 North of Pearl Street Block 14 Registered Plan 9 (Teetzel's Survey), Town of Milton, Regional Municipality of Halton, consisting of the attached maps and explanatory text, is hereby adopted.
2. Pursuant to Subsection 17(27) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, this Official Plan Amendment comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to Subsections 17 (24) and (25). Where one or more appeals have been filed under Subsection 17 (24) or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.
3. In the event that the Regional Municipality of Halton, being the Approval Authority, has declared this Official Plan Amendment to not be exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the aforementioned Amendment Number No. XX to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL ON [DATE]

Gordon A. Krantz Mayor

_____ Town Clerk
Meaghen Reid

AMENDMENT NUMBER XX

TO THE OFFICIAL PLAN OF THE TOWN OF MILTON

PART OF LOT 6 AND ALL OF LOTS 7, 8 AND 9, SOUTH OF MAIN STREET AND ALL OF LOTS 4, 5, 6 AND 7 NORTH OF PEARL STREET BLOCK 14 REGISTERED PLAN 9 (TEETZEL'S SURVEY), TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (SLESSOR SQUARE LP INC.)

388 MAIN STREET EAST, 389, 395, 399, 405, 409 PEARL STREET, AND 17 PRINCE STREET

FILE: LOPA-XX/25

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

388 Main Street East, 389, 395, 399, 405, 409 Pearl Street, and 17 Prince Street
Part of Lot 6 and all of Lots 7,8 and 9, South of Main Street and all of Lots 4, 5, 6
and 7 North of Pearl Street Block 14 Registered Plan 9 (Teetzel's Survey)
(Town of Milton)
(File: LOPA XX/25)

PURPOSE OF THE AMENDMENT

The purpose of this amendment is to add a Specific Policy Area XX to the lands at 388 Main Street East, 389, 395, 399, 405, 409 Pearl Street, and 17 Prince Street. It will redesignate 389, 395, 399, 405, 409 Pearl Street and 17 Prince Street from 'Low Density Residential Sub-Area' to 'Urban Growth Centre Mixed Use Sub-Area' (Schedule C - Central Business District Land Use Plan).

In addition, it will redesignate 389, 395, 399, 405, 409 Pearl Street and 17 Prince Street from 'Maximum Heights of 1-2 Storeys' to 'Maximum Heights of 18 Storeys' (Schedule C.7.A.CBD - Central Business District Height Limits), and redesignate 388 Main Street East from 'Maximum Heights of 6 Storeys' to 'Maximum Heights of 18 Storeys'. It will redesignate the whole property from 'Maximum Density of 3.0 FSI' to 'Maximum Density of 9.37 FSI' (Schedule C.7.A.1 CBD - Central Business District Milton GO MTSA/Downtown Milton UGC Height & Density Limits).

LOCATION OF THE AMENDMENT

The subject lands are located on the south corner of Main Street East between Prince Street and Bruce Street. The lands are municipally identified as 388 Main Street East, 389, 395, 399, 405, 409 Pearl Street, and 17 Prince Street. The lands are legally described as Part of Lot 6 and all of Lots 7, 8 and 9, South of Main Street and all of Lots 4, 5, 6 and 7 North of Pearl Street Block 14 Registered Plan 9 (Teetzel's Survey), Town of Milton.

BASIS OF THE AMENDMENT

The proposed amendment would permit the development of a high-rise mixed-use building, containing a 16-storey and an 18-storey building. It would contain 570 residential units with a density of 9.37 FSI on the subject lands.

- a) The subject application proposes intensification that is consistent with the Provincial Planning Statement, 2024. The provincial policies contained within

the PPS 2024 actively promote and encourage compact urban form, intensification, and development which will take better advantage of existing and future public transit within the Milton GO MTSA .

- b) The proposed development contributes in building a complete community that is compact and creates a mixed-use, transit supportive and pedestrian friendly area where residents could live, work and shop
- c) The proposal represent intensification within the Milton Urban Growth Centre. Central Business District and Milton GO MTSA, which would assist in accommodating the Town's population and employment forecasts
- d) The proposed development would bring a vibrant new residential use to the Urban Growth Centre, providing a range of housing opportunities for present and future residents of all ages and incomes
- e) The subject application promotes urban design excellence within Milton's Urban Growth Centre/ Milton GO MTSA and will help maintain and enhance a well-designed built form that contributes to community image and identity
- f) The proposed high-rise mixed-use building is compatible with surrounding land uses, development pattern, built form and landscapes.

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 Mapping Change

- 1.1 Amending Schedule I1 - "Urban Area Specific Policy Areas" by adding Special Policy Area No. XX to the lands at 388 Main Street East, 389, 395, 399, 405, 409 Pearl Street, and 17 Prince Street
- 1.2 Amending Schedule C - Central Business District Land Use Plan by redesignating 389, 395, 399, 405, 409 Pearl Street and 17 Prince Street from 'Low Density Residential Sub-Area' to 'Urban Growth Centre Mixed Use Sub-Area'; as per Schedule B attached
- 1.3 Amending Schedule C.7.A.CBD - Central Business District Height Limits by redesignating 389, 395, 399, 405, 409 Pearl Street, and 17 Prince Street from "Maximum Heights of 1-2 Storeys" to 'Maximum Heights of 18 Storeys'; and,
- 1.4 Amending Schedule C.7.A.1 CBD - Central Business District Milton GO MTSA/Downtown Milton UGC Height & Density Limits be amended by redesignating 388 Main Street East from 'Maximum Heights of 6 Storeys and Maximum Density of 3.0 FSI' to 'Maximum Heights of 18 Storeys and Maximum Density of 9.37 FSI'.

2.0 Text Change

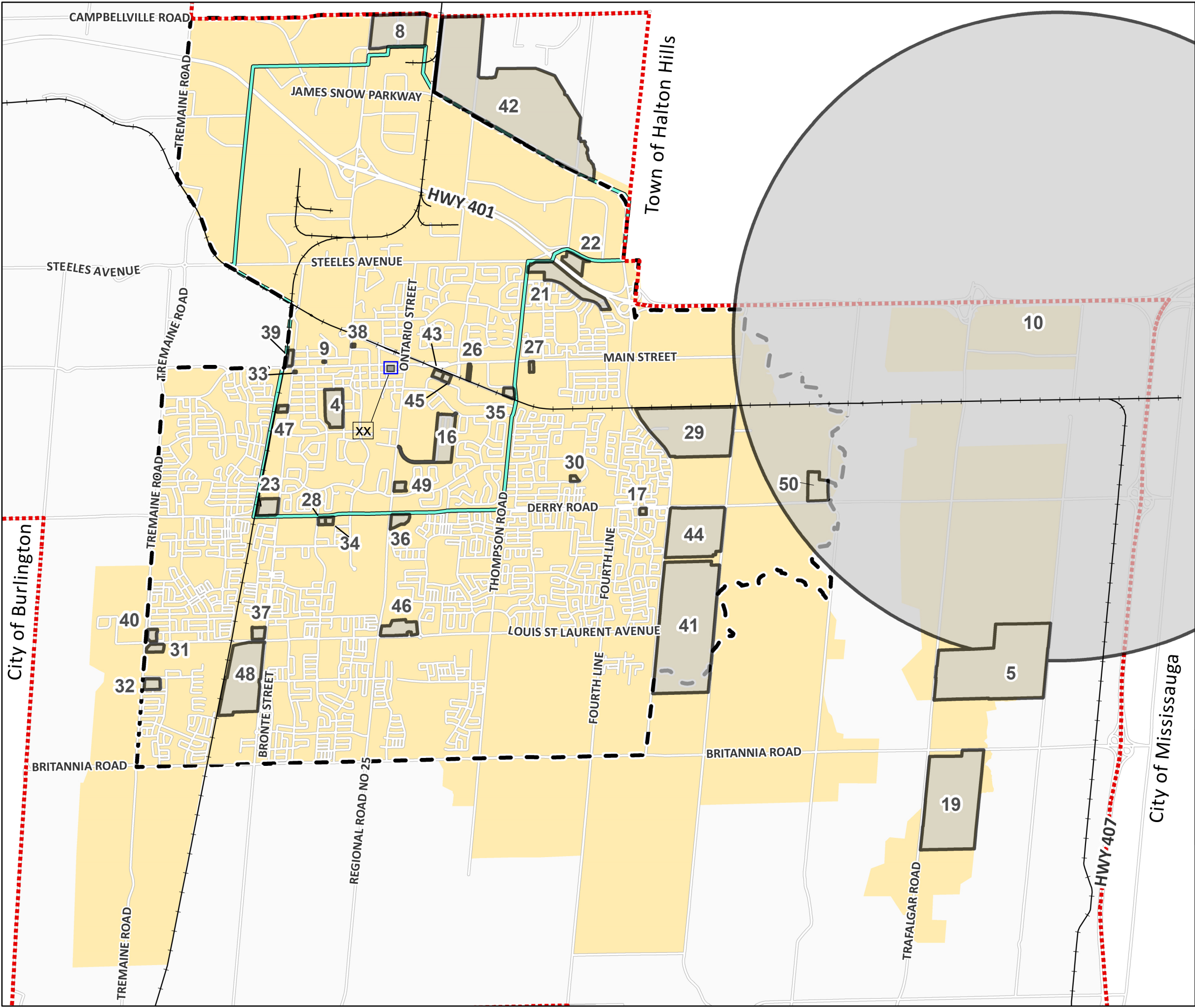
- 2.1. Adding the following text to Section 4.11 Specific Policy Area

4.11.XX The lands identified as Specific Policy Area XX on Schedule I1 of this Plan, being the lands at 388 Main Street East, 389, 395, 399, 405, 409 Pearl Street, and 17 Prince Street may be developed to provide a high-density building, consisting of two towers of up to 18 storeys in height and a maximum density of 9.37 FSI.

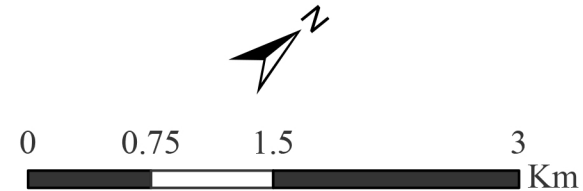
TOWN OF MILTON OFFICIAL PLAN

Schedule I1

URBAN AREA SPECIFIC POLICY AREAS (Refer to Section 4.11)



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



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

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Last updated May 2024
Office Consolidation December 2024

Legend

 LANDS TO REMAIN "URBAN GROWTH CENTRE MIXED USE SUB-AREA".

 "LOW DENSITY RESIDENTIAL SUB-AREA" LANDS TO BE DESIGNATED "URBAN GROWTH CENTRE MIXED USE SUB-AREA"



Scale: N.T.S.

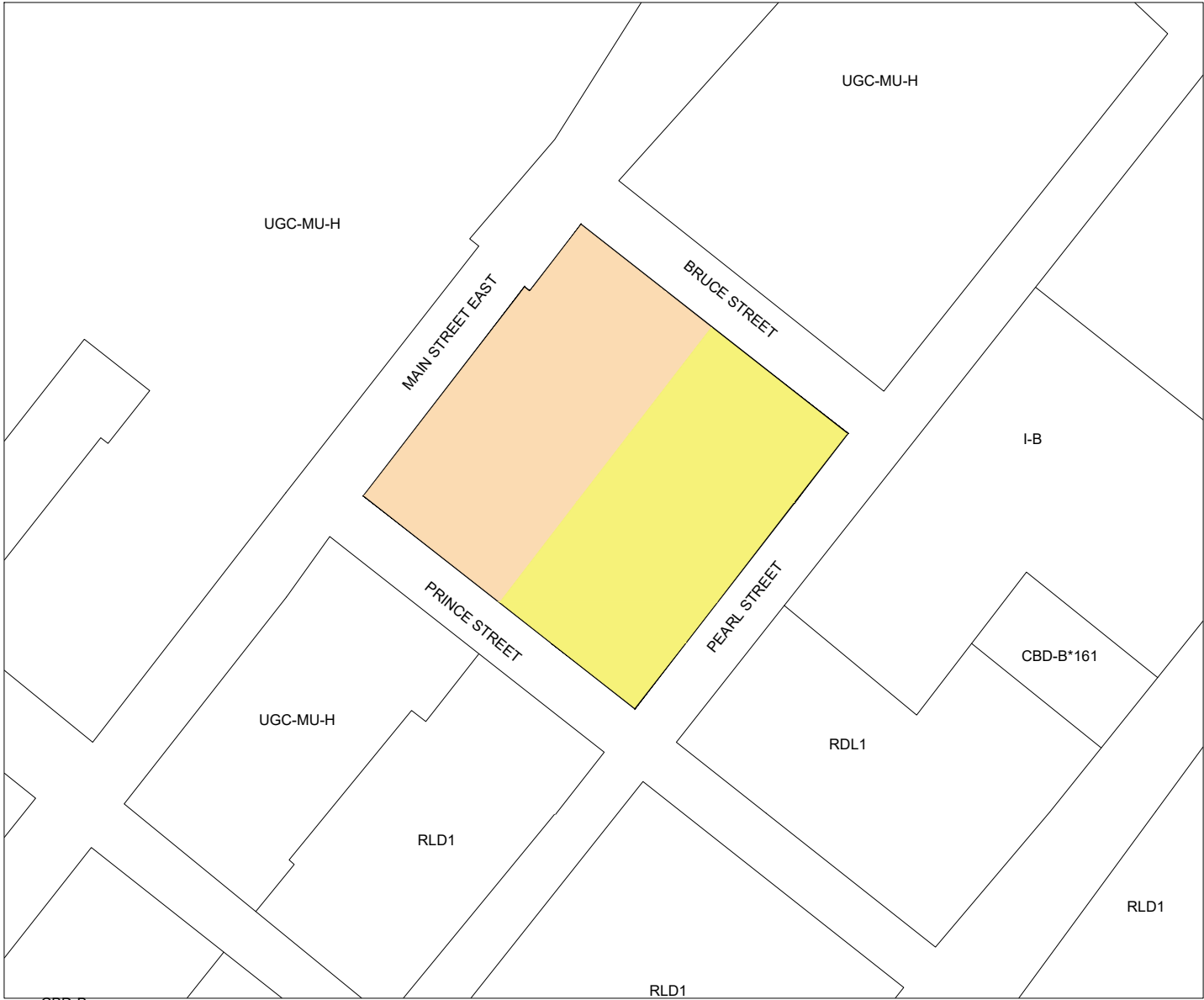
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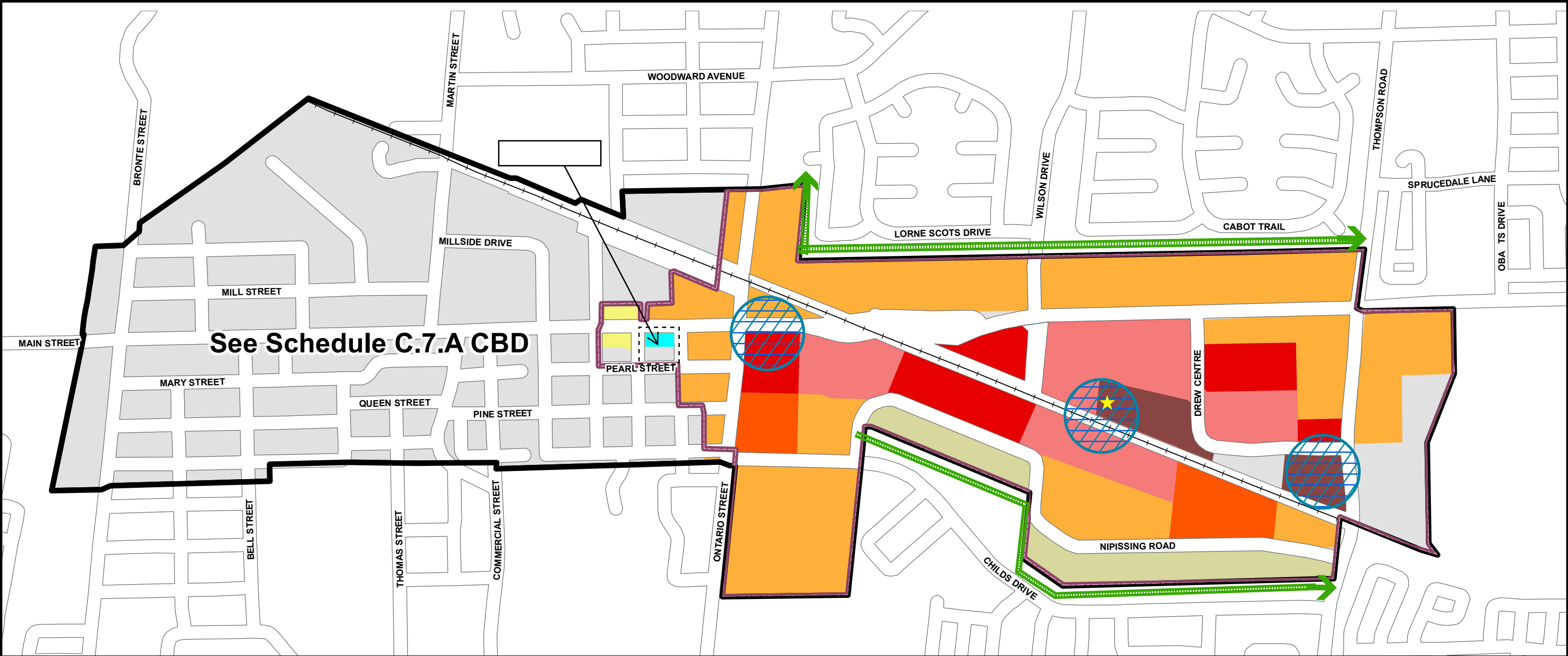
This is Schedule 'B' to amend the Town of Milton Official Plan, Schedule C - Central Business District Land Use.

Passed the ____ day of _____, 2025.

MAYOR

CLERK





Central Business District Boundary



Urban Growth Centre/Major Transit Station Area



See Schedule C.7.A CBD



Transition Areas



Gateways

Maximum Heights

Maximum Density



TOWN OF MILTON OFFICIAL PLAN

CENTRAL BUSINESS DISTRICT
SECONDARY PLAN

Schedule C.7.A.1 CBD

CENTRAL BUSINESS DISTRICT
MILTON GO MTSA/DOWNTOWN
MILTON UGC HEIGHT & DENSITY LIMITS

0 180 360 540 720 900 Metres



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

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Last updated August 2022
Office Consolidation December 2024

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XX-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 DESCRIBED AS 388 MAIN STREET EAST, 389, 395, 399, 405, 409 PEARL STREET, AND 17 PRINCE STREET, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON

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 Urban Growth Centre Mixed-Use Zone with a Holding Provision symbols (UGC-MU-H) to a new site-specific Urban Growth Centre Mixed-Use (UGC-MU-XX) Zone symbols on the lands shown on Schedule A attached hereto and changing the Low Density Residential (RLD1) to a new site specific Urban Growth Centre Mixed Use Zone (UGC-MU-XX) zone on lands shown on Schedule A attached hereto
2. **THAT** Schedule D1 to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Maximum Building Height and Maximum Density to 18 storeys and 63 metres and 9.37 FSI on the lands shown on Schedule D1 attached hereto
3. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.XX to read as follows:

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

- a. Notwithstanding any provisions of the By-law to the contrary, for lands zoned the following standards and provisions shall apply
 - i. Notwithstanding the provisions of Section 4.19.5 Encroachments, balconies for mixed-use buildings may encroach 1.7 metres into a required yard;

- ii. Notwithstanding Section 5.10 Bicycle Parking Space Requirements, a minimum of 31 Long-Term Bicycle Parking Spaces and 32 Short-Term Bicycle Parking Spaces shall be provided;
- iii. Notwithstanding Section 5.5.2 vii) 0 visitor parking spaces and 0 EV Parking Spaces will be provided.
- iv. Notwithstanding Section 5.19, 0 EV Parking Spaces will be provided.

b. Zone Standards:

Notwithstanding any provisions of Section 7.2, Table 7A, the following shall apply:

- i. A minimum of 1.5 square metres per dwelling unit of outdoor communal amenity area shall be provided as a rooftop amenity area. This outdoor communal amenity space shall be aggregated into areas of not less than 50 square metres.
- ii. Where residential and/or non-residential uses are located on the first-storey of a Mixed-Use Building, a minimum of one principal building entrance to each dwelling unit shall be directly accessible from a public street or internal roadway
- iii. Footnote 13 (Where a Mixed-Use Building(s) will replace an existing non-residential building on the same lot? the replacement building or buildings must contain one or more permitted non-residential use(s) with the same or greater gross floor area as the existing non-residential use or? where a lesser non-residential gross floor area is proposed? the gross floor area of the permitted non-residential use(s) must be sufficient to accommodate a similar number of jobs as the existing non-residential use(s) on the lot) does not apply

Notwithstanding any provisions of Section 7.2, Table 7A, the following shall apply:

- i. Maximum Floor Space Index: 9.37
- ii. Minimum front yard setback on the south side of Main Street East: 5.0 metres
- iii. A minimum stepback of 3.0 metres is required above a height of 19.5 metres or 6 storeys

- iv. Maximum Exterior Side Yard Setback on all other streets: 5.6 metres
 - v. Minimum Stepback along Exterior Side Yard does not apply
 - vi. Minimum Rear Yard Setback abutting a Residential Zone is as follows:
 - a. Floor 1 to 3: 5.5 metres
 - b. Floor 4 to 5: 8.5 metres
 - c. Floor 6 to 18: 24.5 metres
 - vii. Maximum building height: 18 storeys
 - viii. Multiple towers on the same lot shall have a height difference of at least 2 storeys and 6.0 metres between the height of the tallest tower and shortest tower on the lot
 - ix. Minimum Landscaped Buffer abutting a Residential Zone: 0.0 m
 - x. Each tower must be separated by a minimum of 17.5 metres from any other tower located on the same lot, measured horizontally from the main wall of one tower to the other, projecting balconies excepted
 - xi. Any Tower Portion of a building above a height of 9 storeys shall have a maximum floor plate area of 900 square metres
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 _____

_____ Mayor

Gordon A. Krantz

_____ Town Clerk

Meaghen Reid

Legend

Areas to be zoned:

 LANDS TO BE REZONED FROM URBAN GROWTH CENTRE MIXED USE ZONE WITH HOLDING PROVISION [UGC-MU-H] ZONE TO URBAN GROWTH CENTRE MIXED USE ZONE [UGC-MU]

 LANDS TO BE REZONED FROM LOW DENSITY RESIDENTIAL ZONE [RLD1] TO A SITE-SPECIFIC URBAN GROWTH CENTRE MIXED USE ZONE [UGC-MU]

 **Scale:** N.T.S.

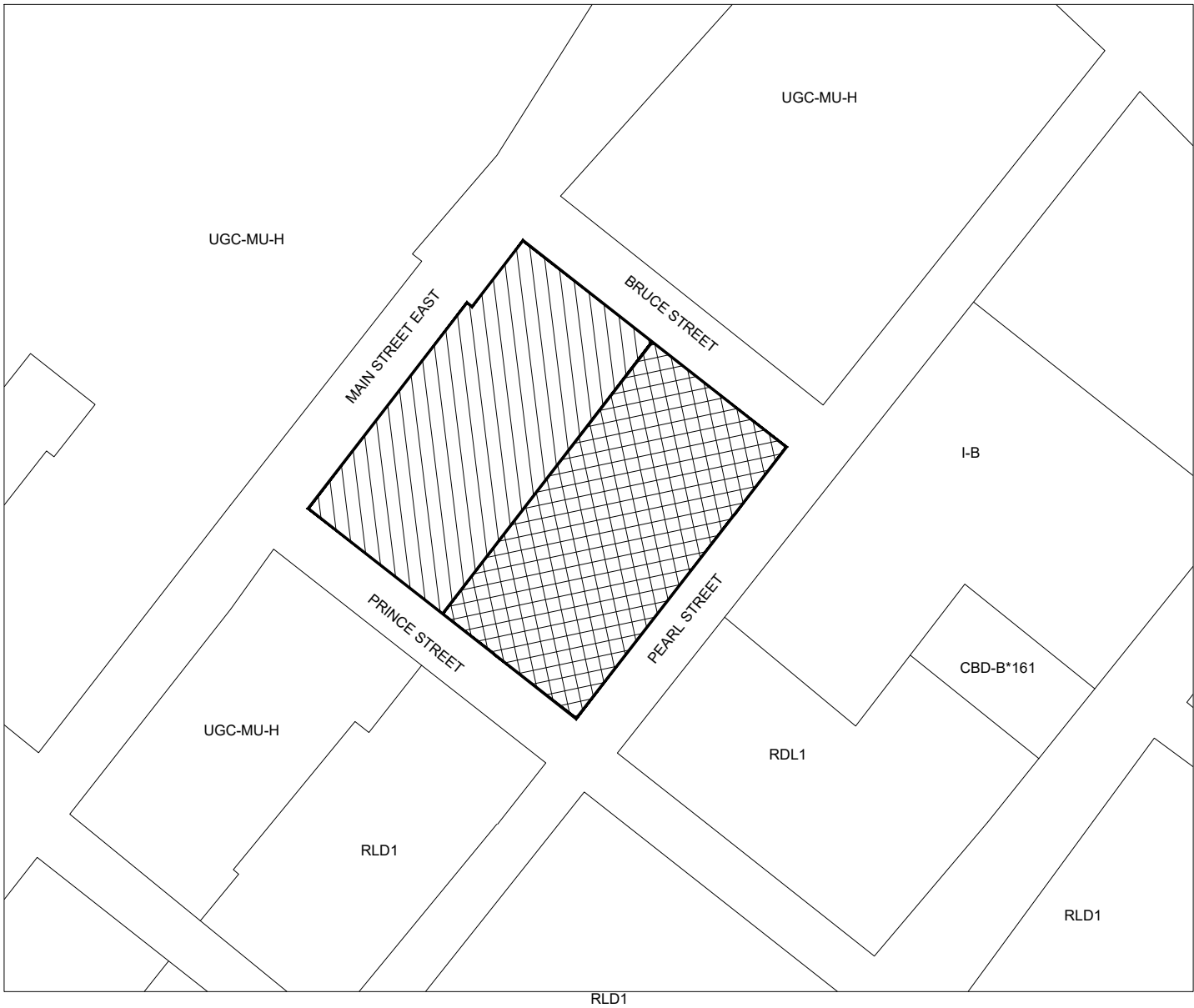
File Number:

This is Schedule 'A' to By-law No. ____ - 2025 to amend the Town of Milton Zoning By-Law No.016-2014.

Passed the ____ day of _____, 2025.

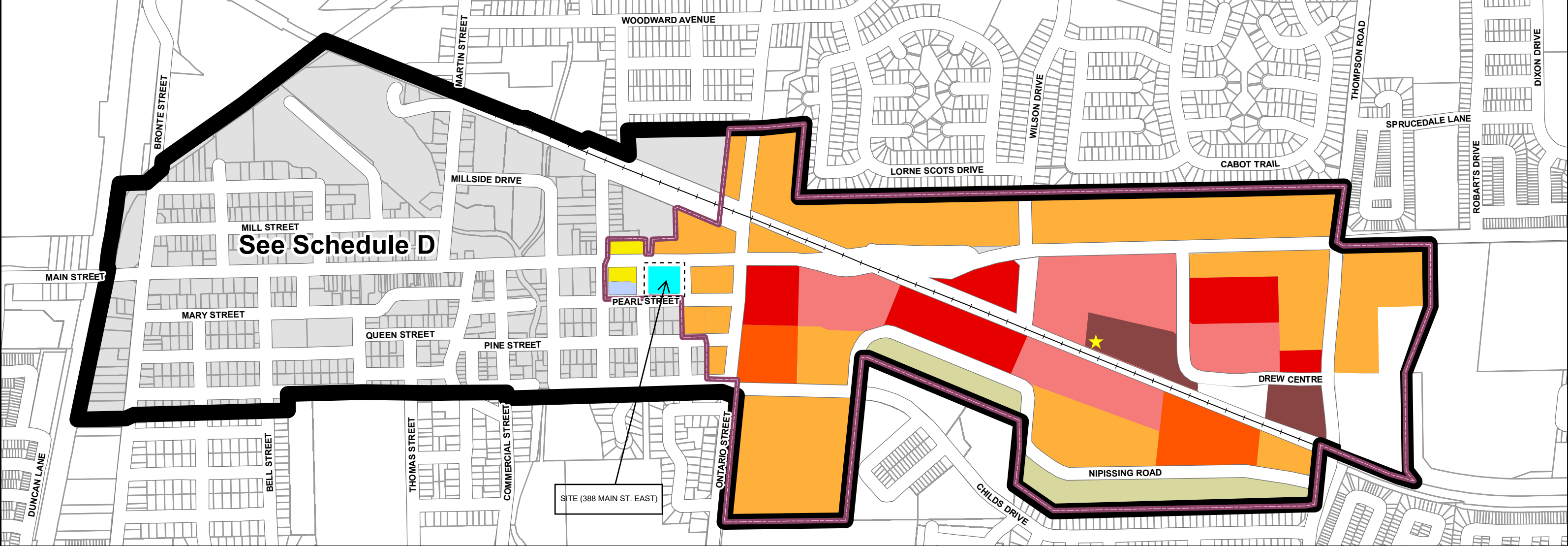
MAYOR

CLERK



SCHEDULE D1

Central Business District - Building Heights



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

Date: 2022-08-30
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Maximum Heights		Maximum Density
	4 Storeys and 14m	2.0 FSI
	6 Storeys and 20m	3.0 FSI
	8 Storey and 26m	4.0 FSI
	15 Storeys and 47m	5.0 FSI
	18 Storeys and 63m	9.37 FSI
	23 storey and 72m	5.0 FSI
	27 Storey and 84m	6.0 FSI
	31 Storeys and 95m	6.0 FSI
	33 Storeys and 101m	6.0 FSI

-  RLD1, Max 2 Storeys; height in accordance with the provisions of Table 6B
-  Central Business District
-  Milton GO MTSA/Downtown Milton UGC
-  See Schedule D

