



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Aaron Raymond, MCIP, RPP

Date: October 24, 2024

File No: A24-042/M (Bio Insight Inc. & 1000696012 Ontario Inc.)

Subject: 180, 182, 184, 194 Bronte Street South

Recommendation: THAT the application for minor variance **BE APPROVED SUBJECT TO THE FOLLOWING CONDITION:**

1. That the applicant receive Site Plan Approval, including the approval of any required Transportation Demand Management measures, within three (3) years of the approval of this Minor Variance.

General Description of Application

Under Section 45(1) of the Planning Act, the following minor variance to Zoning By-law 016-2014, as amended, has been requested to:

- Allow a minimum parking requirement of 1 parking space per unit plus 0.25 parking spaces per unit for visitors whereas Section 13.1.1.322 iv) c) i) and ii) of the Town's Zoning By-law requires a minimum parking requirement of 1.3 parking spaces per unit plus 0.25 parking spaces per unit for visitors.

The subject property is known municipally as 180, 182, 184 and 194 Bronte Street South, located on the west side of Bronte Street, north of Dawson Crescent. Surrounding land uses include a mix of low, medium and high density residential uses.

The lands were previously subject to an Official Plan Amendment (LOPA 08/20) and Zoning By-law Amendment (Z-17/20) to allow for the development of the lands for the purpose of an 8-storey residential building with associated underground parking. Town of Milton Council approved the applications in July of 2022.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated Residential/Office Area as shown on Schedule B - Urban Land Use Plan of the Town's Official Plan. The Residential/Office Area designation is intended for lands within the Urban Area where higher density development is to be encouraged. Additionally, the lands are identified as Special Policy Area Number 47 which allows a maximum density of 354 units per hectare. When evaluating high density residential uses, Section 3.2.3.3 a) states that



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Official Plan Designation (including any applicable Secondary Plan designations)

the area of the site is sufficient to provide on-site recreation amenities, adequate parking facilities and landscaping. The proposed development will accommodate required parking within an underground parking structure and three levels of an at-grade parking structure. The proponent has provided a Parking Justification Study indicating that adequate parking will be provided on-site.

It is Staff's opinion that the proposal is in conformity with the Town of Milton Official Plan.

Zoning

The subject lands are zoned a site specific Residential Office with a Holding symbol (RO*322-H68-H70) under the Town's Zoning By-law. The Residential Office zone permits the proposed apartment and the site specific *322 contains provisions to accommodate the proposed development such as reduced setbacks, lot coverage, minimum floor space index and requirements for outdoor amenity area, among other provisions and standards. Additionally, the site specific zone reduced the required parking to 1.30 parking spaces for tenants and 0.25 parking spaces for visitor parking. The current application before the Committee seeks to further reduce the required parking to 1 parking space per unit. The Holding symbol relates to technical issues to be satisfied through the Site Plan Approval process.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on October 09, 2024. As of the writing of this report on, October 16, 2024, Staff have not received any comments from members of the public.

Agency Consultation

No objections were filed with respect to the variance application from Town staff or external agencies. In particular, the Town's Transportation staff has reviewed the submitted Parking Study and have indicated no concerns subject to a requested condition requesting that Site Plan Approval, including the approval of any required Transportation Demand Management measures, be received within three (3) years of the approval of this Minor Variance.

Development Services Comments

The applicant has requested a minor variance to allow a minimum parking requirement of 1 parking space per unit and 0.25 parking spaces per unit for visitors, resulting in a total of 261 parking spaces. As indicated previously, the subject lands are proposed to be developed to accommodate



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Consultation

an 8-storey apartment building with one level of underground parking and three levels of parking located in an at-grade parking structure.

In support of their application, a Parking Demand Study, dated August 22, 2024, was prepared by Arcadis, demonstrating that an appropriate parking supply is provided for the apartment building. The study examined the Town's Zoning By-law requirements for parking and those of the Town of Oakville for comparison, examined automobile ownership trends, and examined existing proxy sites located in the Town of Milton. The study concluded that the proposed parking rate of 1.0 parking space for residents and 0.25 for visitors would be sufficient to accommodate parking demand. Of note, in the comparison to other similar developments within the Town of Milton, the subject development is proposing to provide more parking in comparison, suggesting a surplus in parking at the site. The report notes that in particular, the proposed parking rate is 16.8% higher than the parking demand at the more comparable site. Furthermore, the study proposes to apply various Transportation Demand Management (TDM) tools, such as provision of bicycle spaces, subsidized transit passes for a period of two years and unbundled parking, among others. These proposed measures will further reduce the parking demand to an anticipated demand of 253 parking spaces whereas the applicant is proposing 261 spaces. As noted previously, the Town's Transportation Staff have reviewed the Parking Demand Study and offer no objection subject to the requested condition requiring the proposed TDM measures. Based on the foregoing, Planning Staff is of the opinion that the minor variance can be supported as the intent of the Zoning By-law, to provide adequate on-site parking, is being met and the proposal will be of no detriment to the subject lands or surrounding land uses.

It should also be noted that the Town, through review of recent high density residential development applications seeking similar reductions in parking, acknowledges that the Town's Zoning By-law parking requirements are outdated will need to be examined and adjusted accordingly through a future Zoning review.

Based on the aforementioned, Planning Staff offers no objection to the approval of this application as it is minor in nature, desirable for the development of the subject lands, maintains the intent of the Zoning By-law and conforms to the Official Plan.

Respectfully submitted,

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For questions, please contact: Aaron.Raymond@Milton.ca Phone: Ext. 2313

Attachments
Figure 1 - Concept Plan