



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: December 9, 2024

Report No: DS-087-24

Subject: Public Meeting and Initial Report: Proposed Amendment to the Zoning By-law by Mattamy (Brownridge) Limited to permit a mixed use development containing three apartment buildings, ten townhouse blocks and limited ground related retail uses (Town File: Z-2)

Recommendation: THAT Development Services Report DS-087-24, BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The applicant has applied to amend the Town's Comprehensive Zoning By-law 016-2014, as amended, to permit a mixed use development consisting of approximately 520 apartment units (within two 10-storey and one 8-storey condominium apartment buildings), 78 condominium townhouse units (street and back-to-back townhouses within ten blocks) and 450 square metres of ground-floor retail on lands located south of Louis St. Laurent Avenue, west of Ferguson Drive. The proposal includes underground and surface parking, bicycle parking and storage, landscaping and amenity areas. The proposed amendment would change the current Future Development (FD) Zone to a site-specific Mixed Use (MU*AAA) Zone to permit the development as proposed. A Holding (H) Symbol relating to required servicing allocation is also proposed to be applied to the portions of the development block that contain the apartment buildings until all allocation matters are addressed.

Staff recommends that, upon completion of the consultation and review process, a technical report, including recommendations, be prepared and brought forward for consideration by Council. The technical report will address issues raised through the consultation and review process

REPORT

Background

Owner: Mattamy (Brownridge) Limited, 3300 Bloor Street West, West Tower, Suite 1800, Toronto ON



Background

Applicant: Korsiak Urban Planning, 277 Lakeshore Road East, Suite 206, Oakville, ON

Location/Description: The subject lands are generally located on the west side of Ferguson Drive, south of Louis St. Laurent Avenue and is a block within the Mattamy Garito Barbuto Tor Draft Plan of Subdivision 24T-22001/M situated more specifically between the natural heritage system and Sainte-Anne Catholic Elementary School from west to east, and Louis St. Laurent Avenue and Stirling Todd Terrace from north to south. The lands are legally described as Part of Lot 8, Concession 4, New Survey, Former Geographic Township of Trafalgar and municipally known as 9500 Louis St. Laurent Avenue. See Figure 1 - Location map.

The subject lands are approximately 3.03 hectares (7.48 acres) in size and have a frontage of approximately 100 metres on Louis St. Laurent Avenue and 105 metres on Fergus Drive. The lands are currently vacant and surrounded by construction activities associated with the first registered phase of the aforementioned plan of subdivision. The development block is designated as a Minor Sub-Node that allows for higher density development and commercial uses.

Surrounding land uses include a woodlot and natural heritage system to the west, medium density residential development currently under construction to the west and south, an elementary school and secondary school to the east, and existing medium density residential development to the north.

Proposal:

The applicant is seeking an amendment to the Town's Comprehensive Zoning By-law 016-2014, as amended, to permit a mixed use development consisting of approximately 520 apartment units (within two 10-storey and one 8-storey condominium apartment buildings), 78 condominium townhouse units (street and back-to-back townhouses within ten blocks) and 450 square metres of ground-floor retail. The majority of the apartment units are located on the northern portion of the block in an L-shaped configuration with Building A being parallel to Louis St. Laurent Avenue and Building B being parallel to the adjacent woodlot. Apartment Building C is proposed just south of the elementary school, parallel to the west side of Ferguson Drive. The proposed townhouse dwelling units are located within the lower portion of the block and provide a gradual transition from the proposed higher density uses to the existing medium density uses of similar built form. Vehicular access to the development is proposed from Ferguson Drive and Stirling Todd Terrace adjacent to the woodlot. There will be no vehicular access from Louis St. Laurent Avenue. A pedestrian connection at the south end of the block is also provided.

Two levels of underground parking (i.e. two parking lots: one to be shared between Buildings A and B and the second to service Building C), as well as areas of surface parking are proposed for the apartment buildings with a total of 626 parking spaces (521 Tenant; 105 Visitor). For the townhouse dwelling units, two (2) spaces/unit (one in garage + one on driveway) will be provided as well as 18 visitor parking spaces. Short term bicycle parking spaces are provided at grade for visitors, and bicycle lockers for tenants

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of the apartment buildings are provided in the underground parking structure. Private and shared amenity areas, as well as landscaping, are also provided as part of the proposed development.

A site plan and building elevations are attached as Figures 2 and 3 to this report.

In addition, the block is intended to be of condominium tenure and the development will be phased (i.e. the townhouse dwelling units being completed within the first phase, followed by the apartment buildings in two subsequent phases). See Figure 4 - Development Phasing Plan.

The following information has been submitted in support of the Zoning By-law Amendment application, and are currently under review:

- Plan of Survey, prepared by R-PE Surveying Ltd., dated Nov 15, 2016;
- Draft Plan of Subdivision (Tor), prepared by Korsiak Urban Planning, dated Oct 30, 2023 (Draft Plan Approved May 19, 2023; Redline Revised Jan 25, 2024);
- Allocation Summary, dated October 21, 2024;
- Planning Justification Report, prepared by Korsiak Urban Planning, dated November 5, 2024;
- Public Engagement Strategy, prepared by Korsiak Urban Planning, dated April 17, 2024;
- Noise Feasibility Study, prepared by HGC Engineering, dated November 4, 2024;
- Traffic Impact Study, prepared by BA Group, dated October 2024;
- Functional Servicing and Stormwater Management Report, prepared by DSEL, dated April 2024 and Revised October 2024;
- General Engineering Notes & Site Servicing Plan (Sheets 1 and 2 of 18), prepared by DSEL, dated October 7, 2024;
- Grading & Drainage Plans (Sheets 3, 4 & 5 of 18), prepared by DSEL, dated October 7, 2024 (Rev 2);
- Stormwater Management Plans & Details (Sheets 7-16 of 18), prepared by DSEL, dated October 7, 2024;
- Erosion & Sediment Control Plans (Sheets 17 & 18 of 18), prepared by DSEL, dated October 7, 2024;
- Draft Phasing Plan, prepared by KNYMH, dated October 17, 2024;
- Concept Landscape Plan (LC1), prepared by NAK Design Strategies, dated February 2024;
- Site Plan & Details (SP1-SP3), prepared by KNYMH, dated October 11, 2024 & October 18, 2024 (SP1);
- Angular Plane Plans (A10-A11), prepared by KNYMH, dated April 5, 2024;

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- Elevations - Buildings A, B & C (A401-A403), prepared by KNYMH, dated October 18, 2024;
- Underground Parking Plans (A221 & A222), prepared by KNYMH, undated;
- Floor Plans (A210-A212), prepared by KNYMH, undated;
- Waste Management Plan, prepared by R.J Burnside, dated October 2024;
- Phase One Environmental Site Assessment (1334 Fourth Line), prepared by Pinchin Environmental, dated October 28, 2011;
- Hydrogeological Investigation, prepared by Terraprobe Inc., dated April 10. 2023;
- Stage 1 & 2 Archaeological Assessment, prepared by Archaeologix Inc., dated August 2005;
- Ministry Clearance Letter - Stage 1 & 2 Tor, Ministry of Tourism, Culture and Sport, dated May 27, 2008;
- Urban Design Brief, prepared by NAK Design Strategies, dated October 2024;
- Record of Site Condition, Ministry of the Environment, Certification Date: October 28. 2011;
- Pre-Submission Comment Response Matrix, dated October 21, 2024; and,
- Draft Zoning By-law Amendment, prepared by Korsiak Urban Planning, dated October 16, 2024.

Discussion

Planning Policy

As of July 1, 2024, Halton Region has become an upper-tier municipality without planning responsibilities; however, the Halton Region Official Plan remains in-effect and the local municipalities are responsible for administering the plan until such time that it is revoked or amended by the respective municipality.

The subject lands are designated “Urban Area” and “Regional Natural Heritage System (RNHS)”, on Map 1: Regional Structure of the Halton Region Official Plan (ROP). The subject lands are located outside of the Built Boundary and within the greenfield area. Within the Urban Area and Regional Natural Heritage System designations, the range of permitted uses and the creation of new lots shall be in accordance with local Official Plans and Zoning By-laws. Per the ROP, the RNHS is a systems approach to protecting and enhancing natural features and functions. Areas designated RNHS on the subject lands are also identified as containing ‘Key Features’.

From a local perspective, the subject lands are designated “Urban Area” and “Natural Heritage System” on Schedule 1 - Town Structure Plan, and “Residential Area” and “Natural Heritage System” on Schedule B - Urban Land Use Plan of the Town’s Official Plan. The Residential Area designation permits a full range of residential uses and

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densities along with complementary non-residential uses that are necessary to create a residential neighbourhood environment. Similar to the ROP, the Natural Heritage System is based on a systems approach to protecting and enhancing natural features and functions, including key features, linkages, buffers, watercourses and wetlands.

Schedule K - Intensification Areas of the Official Plan, also identifies Louis St. Laurent Avenue as an intensification corridor, where along with nodes and intensification areas are the focus of higher density development. Schedule M - Key Features within the Greenbelt and Regional Natural Heritage System, identifies key features on the subject lands.

Additionally, the lands are located within the Boyne Survey Secondary Plan Area and are designated "Minor Sub-Node Area", "Residential Area" and "Natural Heritage System" on Schedule C.10.C -Boyne Survey Secondary Plan Land Use Plan. The Minor Sub-Node Area designation is primarily for concentrations of mixed uses and higher residential densities at key intersection locations. These areas are intended to support the overall neighbourhood structure and, in particular, the use of public transit. The main permitted uses include a variety of high density residential, institutional and office uses and community facilities. Additional uses such as medium density residential, supportive housing and limited retail and service commercial uses that shall not exceed a combined total gross floor area of 450 square metres within the node, may be permitted subject to a comprehensive development plan for the entire node.

The Minor Sub-Node Area designation is conceptual on Schedule C.10.C, except where bounded by existing major roads. The exact configuration of these designations are to be established through the preparation of a tertiary plan. In accordance with the Boyne Survey Tertiary Plan endorsed by Council and the draft approval of the overall Mattamy Garito Barbuto Tor subdivision applications (24T-22001/M & Z-09/22), specific boundaries for the Residential Area, Minor Sub-Node Area and Natural Heritage System designations were formally established. Due to the aforementioned, the subject lands shall be considered designated as Minor Sub-Node Area within the Boyne Survey Secondary Plan for the purposes of reviewing the subject application.

While a full review of the applicable planning policies will be undertaken as part of the review of the application, based on the information provided, staff is satisfied that an Official Plan Amendment is not required.

Zoning By-law 016-2014, as amended

The subject lands are currently zoned Future Development (FD) under Zoning By-law 016-2014, as amended, which only permits uses that legally existed on the date that the By-law came into effect. A Zoning By-law Amendment is required to provide the necessary zones and regulations to facilitate the proposed development of the lands. It should be noted that the subject site was not zoned with the remainder of the Mattamy Garito Barbuto Tor subdivision applications (24T-22001/M and Z-09/22), as details relating to the

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development of the Minor Sub-Node block were not confirmed at the time of zoning approval.

The application seeks to amend the current Future Development (FD) Zone to a site-specific Mixed Use (MU*AAA) Zone to permit the residential and commercial uses proposed and recognize site-specific provisions related to frontage on a public street, multiple dwelling units on a lot, parking area and parking structure locations, maximum surface parking area, minimum landscaped open space, projections and encroachments, corner lots (i.e. daylight radii and triangles and determination of setbacks), minimum lot frontage, minimum setbacks to buildings, property lines and abutting Zones, maximum driveway widths, HVAC locations, maximum main wall building length, access to at-grade units in apartment buildings, minimum and maximum heights, minimum off-street parking requirements (tenant and visitor), outdoor amenity areas, and car share and electric vehicle parking. Since the development is expected to be of condominium tenure and the construction will be phased, provisions relating to: 1) the definition of a lot for the purposes of administering the Zoning By-law; and, 2) ensuring compliance with the by-law if the condominium is approved in phases, have been included.

A Holding (H) Symbol relating to the acquisition of the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program, has been applied to the proposed apartment buildings. The Holding (H) Symbol will be lifted upon completion of the matters listed in the holding provision description provided.

A draft Zoning By-law Amendment is attached as Appendix 1 to this report.

Site Plan Control

Should the zoning by-law amendment application be approved, the applicant will be required to receive Site Plan Approval prior to the commencement of any development

Public Consultation

The application was deemed complete on November 7, 2024. An informal public information session (PIC) was held by the applicant on September 25, 2024. Questions and concerns raised by the public at the PIC included: building heights; traffic issues already present in the area of the development block as well as the potential impact the additional traffic generated from the proposal will have on the existing road network; and, the need for designated turn lanes and safe crossing locations for students trying to access the various schools established and proposed along Louis St. Laurent Avenue.

Notice for the statutory public meeting has been provided pursuant to the requirements of the Planning Act through written notice to all properties within 200 metres of the subject lands on November 14, 2024, as well as a notice on the Town's website on November 19, 2024.

Agency Consultation



Discussion

The application was circulated to internal departments and external agencies on November 25, 2024. Staff have identified the following items to be reviewed and addressed:

- Urban design
- Building Height
- Transition to surrounding neighbourhood
- Servicing and stormwater management
- Vehicular and pedestrian circulation
- Traffic Impacts
- Parking
- Site-specific zone provisions

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

Key Milestones

Milestone	Date
Pre-Consultation Meeting	2/13/2024
Pre-Submission Review	4/17/2024
Public Information Centre Meeting	9/25/2024
Application Deemed Complete	11/7/2024
Statutory Public Meeting	12/9/2024

Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services



The Corporation of the Town of Milton

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For questions, please contact: Angela Janzen, MCIP RPP Phone: Ext. 2310
Sr. Planner, Dev. Review

Attachments

- Figure 1 – Location Map
- Figure 2 – Site Plan
- Figure 3 – Elevations
- Figure 4 – Development Phasing Plan
- Appendix 1 – 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.