



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: July 18, 2022

Report No: DS-084-22

Subject: Public Meeting and Initial Report: Proposed Plan of Subdivision and Zoning By-law Amendment Applications by Mattamy (Brownridge) Limited (Garito Barbuto Tor) applicable to lands legally described as Part of Lot 7 and 8, Concession 4 (Trafalgar) (Town Files: 24T-22001/M and Z-09/22)

Recommendation: THAT Development Services Report DS-084-22 BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The applicant is seeking to rezone the subject lands from the current Future Development (FD) Zone and Natural Heritage System (NHS) Zone to a site-specific Residential Medium Density 1 (RMD1*AAA) Zone, site-specific Residential Medium Density 2 (RMD2*BBB) Zone, site-specific Mixed Use (MU*CCC), Natural Heritage System (NHS) Zone, Open Space (OS) Zone and Open Space 2 (OS-2) Zone. This change in zoning is being requested to permit the development of a residential plan of subdivision.

The applicant proposes a plan of subdivision that consists of 696 residential dwelling lots (i.e. 563 detached dwelling units, and 133 townhouse dwelling units), a minor sub-node block (to include a mix of medium and high density residential units), three future medium density residential condominium blocks, watercourse channel blocks, environmental buffer blocks, trail blocks, woodlot blocks, woodlot buffer blocks, two stormwater management pond blocks, open space blocks, servicing, walkway and grading blocks, and an internal road system.

The application is 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 consideration by Council. The technical report will address issues raised through the consultation and review process.

REPORT



Background

Owner: Mattamy (Brownridge) Limited, 433 Steeles Avenue East, Milton, ON

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

Location/Description

The subject lands are primarily located on the west side of Fourth Line, south of Louis St. Laurent Avenue, north of Britannia Road and east of Thompson Road South. The subject lands are legally described as Part of Lot 7 and 8, Concession 4, New Survey (Trafalgar), in the Town of Milton, in the Regional Municipality of Halton. See Figure 1- Location Map.

The subject lands are approximately 51.93 hectares in size with frontages along Louis St. Laurent Avenue and Fourth Line. The majority of the lands are vacant with the exception of an established woodlot located at the northwest corner of the property. A watercourse also traverses the property from the north to the southeast with branches of the watercourse also travelling to the west and south.

Surrounding lands uses include:

North: medium density residential uses

East: an existing elementary school and secondary school, two existing residential lots on the west side of Fourth Line directly adjacent to the subject lands, as well as a medium density residential subdivision currently under construction on the east side of Fourth Line (Mattamy Bayview Lexis).

South: agricultural uses

West: currently vacant, however, future development consisting of residential, parks, elementary and secondary schools and commercial uses are under review.

The subject lands are located within the Boyne Survey Secondary Plan Area.

Proposal

The application seeks to rezone the subject lands from the current Future Development (FD) Zone and Natural Heritage System (NHS) Zone to a site-specific Residential Medium Density 1 (RMD1*AAA) Zone, site-specific Residential Medium Density 2 (RMD2*BBB) Zone, site-specific Mixed Use (MU*CCC) Zone, Natural Heritage System (NHS) Zone, Open Space (OS) Zone and Open Space 2 (OS-2) Zone to permit the development of a residential plan of subdivision.

Figure 2 illustrates the proposed Plan of Subdivision. The applicant has submitted a draft plan of subdivision to create 696 residential dwelling lots (563 detached dwelling units, and 133 townhouse dwelling units). In addition, a minor sub-node block (to include a mix of medium and high density residential units - total units to be determined and underground parking), three future medium density residential condominium blocks (units to be determined), and blocks for a watercourse channel with a trail system, the existing woodlot, woodlot and environmental buffers, stormwater management ponds, open spaces, and servicing, walkway and grading, are proposed to be created, along with an



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internal road system. Proposed concept site plans for the minor-sub node block and three medium density residential blocks are attached as Figure 3 to this report.

The following reports and supporting materials have been submitted in support of the application and are currently under review:

- Completed Application Forms and Fees;
- Plan of Survey (20R-18304), prepared by Rady-Pentek & Edward Surveying Ltd., dated July 9, 2009;
- Plan of Survey (20R-20658), prepared by Rady-Pentek & Edward Surveying Ltd., dated November 15, 2016;
- Topographic Survey, prepared by Rady-Pentek & Edward Surveying Ltd., dated May 1, 2015;
- Ecological Constraints Mapping, prepared by GEI Consultants, dated April 28, 2022;
- Draft Plan of Subdivision, prepared by Korsiak Urban Planning, dated April 18, 2022;
- Public Engagement Strategy, Korsiak Urban Planning, dated April 19, 2022;
- Planning Justification Report, prepared by Korsiak Urban Planning, dated May 2022;
- Transportation Impact Study, prepared by TYLin, dated May 9, 2022;
- Functional Servicing, Stormwater Management and Preliminary Design Report, prepared by DSEL, dated May 2022;
- Noise Feasibility Study, prepared by HGC Engineering, dated April 28, 2022;
- Preliminary Geotechnical Report (Garito Barbuto), prepared by AMEC Earth & Environmental, dated February 20, 2008;
- Preliminary Geotechnical Report (Tor), prepared by Shad & Associates Inc., dated July 29, 2016;
- Stage 1 & 2 Archaeological Study (Garito Barbuto South), prepared by Archaeologix Inc., dated August 2005;
- Ministry Clearance Letter for Stage 1 & 2 Archaeological Study;
- Phase 1 Environmental Site Assessment (ESA) Update, prepared by Pinchin, dated February 14, 2022;
- Letter of Reliance (Phase 1 ESA), prepared by Pinchin, dated February 17, 2022;

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- Tree Management Plan (Garito Barbuto Tor Phase 1), prepared by LGL Limited, April 2022;
- Tree Management Plan (Garito Barbuto Tor Phase 2), prepared by LGL Limited;
- Built Form Guidelines, prepared by NAK Design Strategies, dated April 2022;
- Preliminary Site Plan - Minor Sub-Node, prepared by KNYMH, dated April 21, 2022;
- Preliminary Site Plan - Medium Density Residential Block 586, prepared by Korsiak Urban Planning, dated May 5, 2022;
- Preliminary Site Plan - Medium Density Residential Block 587, prepared by Korsiak Urban Planning, dated May 5, 2022;
- Preliminary Site Plan - Medium Density Residential Block 588, prepared by Korsiak Urban Planning, dated May 5, 2022;
- Stacked Towns - Concepts 1 and 2, undated;
- Pedestrian Management Plan, prepared by DSEL, dated April 2022;
- Waste Management Plan, prepared by Korsiak Urban Planning, dated April 20, 2022; and,
- Draft Zoning By-law Amendment, prepared by Korsiak Urban Planning, dated April 22, 2022.

It should be noted that during the early stages of pre-consultation, the applicant submitted preliminary information for staff and agency review in two parts and referred to these parts as Phase 1 (northern portion) and 2 (southern portion). However, the application as submitted and described herein does not identify that the subdivision will be a phased development. Phasing will be discussed throughout the consultation and review process and applied if appropriate, at a later date. Some reports noted above reflect the previous phasing references.

Discussion

Planning Policy

The subject lands are located within the Town's Urban Area and are designated Residential Area and Natural Heritage System Area as shown on Schedule B - Urban Area Land Use Plan of the Town of Milton Official Plan. The Residential Area designation means that the uses shall be primarily low to medium density residential dwellings. The purpose of the Natural Heritage System is to protect areas which have been identified as having environmental significance and to establish a Natural Heritage System which achieves an enhanced natural habitat and ecological functions that will be resilient to the impacts of the adjacent urban development.

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Schedule K - Intensification Areas also designates Louis St. Laurent Avenue as an Intensification Corridor. Residential intensification is encouraged in these corridors and shall generally take the form of medium and high density residential uses in accordance with applicable policies of the Official Plan.

The subject lands are also located within the Boyne Survey Secondary Plan Area and are designated Residential Area, Minor Sub-Node Area, Residential Office Area, and Natural Heritage System as shown on Schedule C.10.C - Boyne Survey Secondary Plan Land Use Plan. Schedule C.10.A - Boyne Survey Secondary Plan Community Structure Plan shows a requirement for a stormwater facility and Schedule C.10.B - Boyne Survey Secondary Plan Active Transportation and Natural Heritage System Plan establishes the proposed recreational pedestrian/bicycle trail system for the Boyne area. A key requirement of the secondary plan is to provide a trail system along the Natural Heritage System / watercourse corridor.

Similar to the general Official Plan policies, the Residential Area permits a variety of housing types and forms including medium density residential I and II uses, high density residential uses, local institutional uses and coach houses on public and condominium lanes or service roads.

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 main permitted uses of the Residential/Office Area designation shall be office uses, high density residential uses, and medium density residential II uses.

The Minor Sub-Node Area and Residential/Office designations are 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 the tertiary plan. As per Section C.10.5.2.1, where a Subwatershed Impact Study results in the realignment of a watercourse corridor or a stormwater management facility such that the lands within the designation no longer have frontage on and direct access to an arterial road, the adjacent land use designation will be deemed to apply to such lands without amendment to the secondary plan. Through the tertiary planning exercise, refinements were made to the minor sub-node and given that a stormwater management facility was required along Fourth Line, the Residential/Office designation was removed from the lands and directed to the existing residential lots that do have frontage along Fourth Line.

Schedule C.10.D - Boyne Survey Secondary Plan Phasing Plan, shows the subject lands within Phase 3B (the second phase of development in the Boyne Survey area). As with other secondary plans within the Urban Expansion Area, the Boyne Survey Secondary

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Plan contains phasing policies. Section C.10.6.1.1 states that prior to the approval of any applications for development in Phase 3B, building permits must have been issued for a minimum of 4,000 dwelling units in Phase 3A. This requirement has been achieved, and therefore the subdivision application can proceed.

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) and Natural Heritage System (NHS) under By-law 016-2014, as amended. Both of the existing Zones, only permit uses that legally existed on the date that the Zoning By-law came into effect. A Zoning By-law Amendment is required to provide the necessary zones and regulations to facilitate the development of the lands for a residential plan of subdivision. A draft Zoning By-law Amendment is attached as Appendix 1 to this report.

Site Plan Control

Should the applications be approved, site plan approval will be required for the medium density residential condominium blocks and the Minor Sub-Node block, prior to the commencement of any development.

Public and Agency Consultation and Review Process:

The application was deemed complete on May 24, 2022. Notice for the statutory public meeting has been provided pursuant to the requirements of the Planning Act and the Town's Official Plan via written notice to all properties within 200 metres of the subject lands, as well as an ad in the Milton Canadian Champion Newspaper on June 23, 2022.

The application was circulated to internal departments and external agencies on May 24, 2022 with a commenting deadline of July 25, 2022.

Staff have identified the following items to be reviewed and addressed:

- urban design
- relationship to adjacent subdivision proposals and existing uses
- interface with adjacent agricultural lands (including grading)
- stormwater management
- development within the Minor Sub-Node and future medium density condominium blocks
- traffic, access and road connectivity
- open space locations, trail configuration and pedestrian connections

