



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: October 23, 2023

Report No: DS-049-23

Subject: Public Meeting and Initial Report: Official Plan Amendment and Zoning By-law Amendment Applications by Milteron Developments Ltd., applicable to lands known municipally as 8010-8015 Derry Road West, Milton. (Town Files: LOPA 02/23 & Z-07/23)

Recommendation: **THAT Development Services Report DS-049-23 BE RECEIVED FOR INFORMATION**

EXECUTIVE SUMMARY

The applicant is seeking amendments to the Town of Milton Official Plan and Zoning By-law 016-2014, as amended, to facilitate the construction of a three-storey 27-unit stacked townhouse building, amend the parking rates for the proposed stacked townhouse and apartment buildings and increase the maximum gross floor area for accessory buildings.

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

REPORT

Background

Owner:

Milteron Developments Ltd., 3625 Dufferin Street, Toronto, ON.

Applicant:

Korsiak Urban Planning, 277 Lakeshore Road East, Oakville, ON.

Location/Description:

The subject lands are located in Ward 3, at the southeast corner of Regional Road 25 and Derry Road within the Bristol Survey Secondary Plan. The lands are currently being

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constructed to accommodate 3 apartment buildings (25-storey, 20-storey, and 14-storey) and 34 townhouse units, with associated underground and surface parking.

Surrounding land uses include commercial plazas to the north and northwest, a gas bar and associated car wash to the west and a tributary of Sixteen Mile Creek to the immediate south and east of the subject lands. Grade-related residential subdivisions exist to the west of the subject lands, to the north beyond the commercial uses, and to south and east beyond Sixteen Mile Creek.

Previous Approvals:

In June of 2019, Council approved an Official Plan Amendment and Zoning By-law Amendment (Files: LOPA 07/17 & Z-012/17) to facilitate the construction of three apartment buildings with heights of 16, 20 and 25-storey's, five 3-storey townhouse buildings, one 3-storey stacked townhouse building and associated parking and amenity areas. Through the subsequent Site Plan application, the applicant removed the 24 unit 3-storey stacked townhouse building and incorporated those units within the apartment buildings. This was achieved through a minor variance application (File: A20-040) as the site specific Zoning By-law Amendment contained a maximum number of apartment units. The total number of dwelling units remained as approved through the Official Plan Amendment. Additionally, the height of the approved 16-storey apartment building was reduced to 14-storeys through the detailed design.

Proposal:

The applicant is seeking amendments to the Town of Milton Official Plan and Zoning By-law 016-2014, as amended, to facilitate the construction of a three-storey 27-unit stacked townhouse building, including increasing the maximum residential density, amend the parking rates for the proposed stacked townhouse and apartment buildings and increase the maximum gross floor area for accessory buildings.

Figure 2 illustrates the proposed concept plan. The application proposes one 27-unit stacked townhouse building, shown as Building "D", along with associated parking and a 74.5 square metre amenity area, located in the north east portion of the subject lands. The remainder of the site, currently under construction, was previously approved to accommodate the development of three apartment buildings ranging from 25 to 14 storey's, and 34 traditional townhouses, associated underground/surface parking and outdoor amenity areas. Site access to the site is provided via Regional Road 25 and Derry Road.

The following reports have been submitted in support of this application:

- Planning Justification Report, prepared by Korsiak Urban Planning, dated July 2023.
- Functional Servicing and Stormwater Management Report, prepared by Candevcon Limited, dated October 5, 2017, revised August 14, 2023.
- Noise Study, prepared by RWDI Air Inc. dated August 21, 2023.

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- Public Engagement Strategy, prepared by Korsiak Urban Planning, dated July 7, 2023
- Slope Stability Review, prepared by Sirati & Partners, dated April 10, 2023
- Traffic Impact Study, prepared by GHD Limited, dated August 21, 2023
- Urban Design Brief, prepared by Kirkor Architects & Planners, dated August 17, 2023.

Discussion

Planning Policy

The subject lands are designated Secondary Mixed Use Node as shown on Schedule B - Urban Area Land Use Plan within the Town's Official Plan. Additionally, Schedule K - Intensification Areas of the Plan has identified Derry Road and Regional Road 25 as "Intensification Corridors" and the subject lands as an "Intensification Area".

The Secondary Mixed Use Node designation provides a range of commercial uses to serve the surrounding residential uses, including a major food store, as well as a location for office and institutional and a full range of residential uses including low, medium and high densities. The Official Plan defines "intensification corridors" as: "intensification areas identified along major roads, arterials or higher order transit corridors that have the potential to provide a focus for higher density mixed use development consistent with planned transit service levels". The subject lands are located within a designated Secondary Mixed Use Node Area and within an identified intensification area along an identified intensification corridor at Regional Road 25 and Derry Road. The Official Plan defines "intensification area" as "lands identified within the Urban Area that are to be the focus for accommodating intensification. Intensification Areas include Urban Growth Centres, Major Transit Station Areas, Intensification Corridors and Mixed Use Nodes.

In 2019, the Town of Milton Council approved Official Plan Amendment Number 56, which designated the subject lands as Special Policy Area No.36, as shown on Schedule I1 - Urban Area Specific Policy Areas. This amendment permitted the subject lands to be developed to provide three high-rise residential buildings with heights of 25, 20 and 16 storeys, a 3-storey stacked townhouse building and five 3-storey townhouse buildings, with a maximum density of 283 units per hectare. The applicants have applied for an Official Plan Amendment to increase the maximum density to 295 units per hectare to accommodate the 27-unit stacked townhouse building. Attached as Appendix 1 to this Report is a Draft Official Plan Amendment.

Zoning By-law 016-2014, as amended

The subject lands are currently zoned a site specific Residential High Density (RHD*261) zone under the Town of Milton Zoning By-law 016-2014, as amended. The site specific

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zoning accommodates the development of the lands for three apartment buildings (with a maximum height of 25 storey's), stacked townhouse dwellings, townhouse dwellings and contains numerous site specific provisions and standards to accommodate the specific development, including setbacks, parking requirements, number of apartment units, among others. As indicated previously, a minor variance (File A20-040) was approved by the Committee of Adjustment to permit an increase in apartment units to 614 and to accommodate a reduction in the rear yards of the townhouse dwellings located at the rear of the property.

The applicants have requested a Zoning By-law Amendment to further reduce the required parking for apartment buildings and stacked townhouse dwellings to 1.0 spaces per dwelling unit plus 0.2 visitor spaces per dwelling unit. As it relates to apartment units, the site specific RHD*261 requires 1.03 spaces per 1 bedroom units and 1.15 spaces for all other bedroom units, plus 0.25 visitor parking spaces per visitor. For the stacked townhouse building, the site specific zoning requires 1.15 spaces per dwelling unit and 0.25 visitor spaces. Additionally, the applicants are seeking an increase in the maximum combined gross floor area of 270 square metres for accessory buildings whereas the by-law permits a maximum of 25 square metres. The applicant has indicated that the increased floor area is required to accommodate 3 bicycle storage shelters (73 square metres each), a pool shed (11.75 square metres), a garbage building (12.37 square metres), as well as to allow for space for future needs. A Draft Zoning By-law is attached to this report as Appendix 2.

Site Plan Control

Should the application be approved, the applicant will be required to receive Site Plan Approval. All other permitted development is also subject to site plan approval. Accordingly, the applicants have previously been granted Site Plan Approval for Building "A" (File SP 21/19) and Building "B" (File SP 05/22).

Public Consultation and Review Process

Notice for the public meeting was provided pursuant to the requirements of the Planning Act on September 28, 2023.

The application held a virtual Public Information Centre (PIC) on Tuesday May 30, 2023. The purpose of the PIC was to provide the public with an informal opportunity to not only view the drawings and concepts illustrating the proposal, but also to ask questions of the applicant and consultants and learn about the application process. Staff were present at the PIC as well. The PIC was attended by one member of the public and Councillor Khalqi. The resident expressed concern with the capacity of the local schools and their ability to accommodate new students from the development.

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

- Traffic Impacts and Parking



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- Servicing allocation
- Density
- Urban and Site Design, Built Form

Key Milestones

Milestone	Date
Pre-Consultation Meeting	3/8/2022
Public Information Centre Meeting	5/23/2023
Pre-Submission Review	6/13/2023
Application Deemed Complete	8/25/2023
Statutory Public Meeting	10/23/2023
Date Eligible for Appeal for Non-Decision	12/23/2023

Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Aaron Raymond, MCIP, RPP,
Senior Planner

Phone: Ext. 2313



Attachments

Figure 1 – Location Map

Figure 2- Concept Plan

Figure 3 – Concept Renderings

Appendix 1 – Draft Official Plan Amendment

Appendix 2 – Draft Zoning By-law Amendment

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.