



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: October 23, 2023

Report No: DS-045-23

Subject: Public Meeting: Zoning By-law Amendment Application by Mattamy (Milton West) Limited, applicable to lands located at northwest corner of Britannia Road and Regional Road 25 (Town File: Z-02/18)

Recommendation: THAT REPORT DS-045-23, BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The applicant, Mattamy (Milton West) Limited, is seeking an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to rezone the subject lands to a site-specific Mixed Use (MU*___) Zone to facilitate the development of 8 residential buildings ranging in height from 12 to 15 storeys. The buildings are proposed to contain 1,768 residential units and approximately 929 square metres of ground floor commercial uses.

The subject application is a resubmission of a Zoning By-law Amendment and Official Plan Application originally submitted in 2018. The original application proposed to rezone the lands to permit 5 six-storey apartment buildings with approximately 833 dwelling units and a stand alone commercial building. Due to the increase in building height and residential density, a subsequent statutory public meeting was required. The Official Plan Amendment previously requested for the lands to permit stand alone commercial uses, is no longer required, as commercial uses are now proposed in the ground floor of the buildings.

The purpose of this report and Statutory Public meeting is to ensure that sufficient public notice has been provided in accordance with the Planning Act and the Town of Milton Official Plan. Planning staff confirmed that due to an inadvertent technical error, not all of the properties were captured in the required circulation area of 200 metres for the previous Statutory Public meeting held on September 11, 2023. Accordingly, the Town is hosting an additional public meeting to ensure that the required notice has been provided.

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

EXECUTIVE SUMMARY

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: Mattamy (Milton West) Limited. 3300 Bloor Street W, Unit 1800, Toronto, ON.

Applicant: Mattamy Homes., 3300 Bloor Street W, Unit 1800, Toronto, ON

Location/Description:

The subject lands are in located in Ward 4, northwest of the Britannia Road and Regional Road No. 25 intersection and are designated Major Node Area in the Boyne Survey Secondary Plan. The lands are bisected by Etheridge Avenue, thereby creating two parcels of land.

The lands are bounded by a creek corridor along the west property line and a creek corridor and stormwater management pond to the north. Britannia Road and Regional Road No. 25 form the southern and eastern boundaries of the site. Future residential lands are located on the east side of Regional Road No. 25.

The lands subject to the application also include the existing residential parcel known municipally as 6110 Regional Road 25. The Owner has submitted authorization to the Town to permit the applicant to include the lands in the Zoning By-law Amendment application.

The legal description is Part of Lot 6, Concession 2, in the former Geographic Survey of Trafalgar, Town of Milton, Regional Municipality of Halton. The location of the parcels are illustrated in Figure 1 attached to this Report. The southern block is vacant and the northern block contains the Mattamy builder compound and an existing residential property.

Proposal:

The application for a Zoning By-law amendment seeks to amend the Town's Comprehensive Zoning By-law from the existing Future Development (FD) Zone to a site-specific Mixed Use (MU*___) Zone to permit a development with eight 12 to 15 storey apartment buildings, with ground floor commercial. The buildings are proposed to contain

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1,768 residential units and 929 square metres (approximately 10,000 square feet) of ground floor commercial uses.

Figures 2, 3 and 4 to this Report includes the proposed site plan. Figure 5 to this Report includes an architectural rendering of the proposed buildings.

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

- Topographical Surveys, prepared by Rady-Pentek & Edward Surveying Inc.
- Concept Plans, prepared by Core Architects and dated July 28, 2023
- Phasing Plan, prepared by Core Architects and dated July 25, 2023
- Node Development Plan, prepared by Core Architects and dated July 25, 2023
- Planning Justification Report, prepared by Korsiak Urban Planning and dated July 2023
- Public Engagement Strategy, prepared by Korsiak Urban Planning and dated July 28, 2023
- Draft Zoning By-law Amendment, prepared by Korsiak Urban Planning
- Phase 1 Environmental Site Assessment, prepared by Pinchin and dated February 1, 2023
- Letter of Reliance, prepared by Pinchin and dated February 7, 2023
- Geotechnical Report, prepared by McClymont & Rak Engineers Inc and dated July 2023
- Geohydrology Report, prepared by McClymont & Rak Engineers Inc and dated July 2023
- Functional Servicing Report, prepared by WSP Group and dated July 28, 2023
- Stormwater Management Report, prepared by WSP Group and dated July 28, 2023
- Transportation Impact Study & Parking Justification Report, prepared by BA Group and dated July 2023
- Solid Waste Management Plan, prepared by Burnside and dated July 2023
- Urban Design Brief, prepared by Acronym Urban Design & Planning and dated July 28, 2023

Discussion

Planning Policy

The subject lands are located within the Urban Area in the Boyne Survey Planning District. On Schedule C.10.C Land Use Schedule of the Boyne Survey Secondary Plan, the lands are designated Major Node Area.

The Major Node Area designation identifies areas intended for higher densities of residential and mixed-use development. The policies permit buildings up to a maximum height of 15 storeys and a density of 3.0 Floor Space Index (FSI) for high density residential uses. Retail and service commercial uses are permitted up to a maximum of 2,787 square metres (approximately 30,000 square feet).

Staff will carry out a thorough review of the applicable planning policies prior to a technical report being brought forward to ensure that the proposal maintains the planning principles underlying the Boyne Survey Secondary Plan.

Zoning By-law 016-2014, as amended

The subject lands are currently zoned Future Development (FD) and Natural Heritage System (NHS) Zones, which do not permit development. A zoning by-law amendment is required to permit the development of the Major Node blocks as proposed.

Site Plan Control

Should the application 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 first Statutory Public Meeting was held on August 27, 2018. Notice for the public meeting was provided pursuant to the requirements of the Planning Act on August 3, 2018.

A second Statutory Public meeting was held on September 11, 2023 however, it came to the Town's attention that due to an inadvertent technical error, not all of the properties were captured in the circulation area of 200 metres. Accordingly, the Town is hosting an additional public meeting to ensure that the required notice has been provided to all of the residents within 200 metres of the subject property.

Notice for the third Statutory Public Meeting on October 23, 2023 was provided pursuant to the requirements of the Planning Act on September 22, 2023, to all residents within 200 metres of the subject properties.

The application has been circulated to internal departments and external agencies for review multiple times over the course of the application review. The changes to the

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application have resulted in several notifications being sent to the residents regarding this application in accordance with the Planning Act requirements.

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

- Density
- Commercial uses
- Urban design
- Integration with surrounding lands
- Traffic, site access and parking
- Stormwater management
- Surface Parking
- Outdoor Amenity Area

Upon completion of the evaluation of the application, a Technical Report with recommendations will be brought forward for Council consideration.

As the original Zoning By-law Amendment application was submitted in 2018, this resubmission is not subject to Bill 109 and a pre-submission application was not required.

Financial Impact

None arising from this Report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Natalie Stopar, MCIP, RPP
Acting Senior Planner

Phone: Ext. 2297



Attachments

- Figure 1 - Location Map
- Figure 2 - Proposed Overall Site Plan
- Figure 3 - Proposed South Block Site Plan
- Figure 4 - Proposed North Block Site Plan
- Figure 5 - 3D Concept Plan
- Figure 6 - Architectural Elevations
- Figure 7 - 3D Concept Plan
- Figure 8 - 3D Concept Plan
- Figure 9 - 3D Concept Plan
- Figure 10 - 3D Concept Plan
- Figure 11 - 3D Concept Plan
- Figure 12 - 3D Concept 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.