



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: March 25, 2024

Report No: DS-019-24

Subject: Public Meeting and Information Report: Plan of Subdivision, Local Official Plan Amendment and Zoning By-law Amendment by Anatolia Real Estate Corp. for the lands known as 6728 Sixth Line (Files: 24T-24001/M, LOPA-01/24, and Z-02/24)

Recommendation: THAT Report DS-019-24, BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The property owner, Anatolia Real Estate Corp. is proposing to construct a prestige business park with light industrial warehouses and office uses, in accordance with the Derry Green Corporate Business Park Secondary Plan. To facilitate the proposed development, the applicant has submitted a Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment applications.

The proposed Plan of Subdivision consists of 4 development blocks of a variety of shapes and sizes to allow for the future development of light industrial warehouses and office uses, and includes the extension of Clark Boulevard to Derry Road.

The proposed Official Plan Amendment seeks to modify the Derry Green Secondary Plan to permit parking between the buildings and the street along Derry Road. All other policies of the Official Plan and the Derry Green Corporate Business Park Secondary Plan are proposed to remain the same.

Lastly, the proposed Zoning By-law Amendment seeks to rezone the lands from the existing Golf Course (GC) zone and Natural Heritage System (NHS) zone to the Business Park (M1) zone, the Natural Heritage System (NHS) zone, and the Open Space-Stormwater Management (OS-2) zone, with site specific provisions.

The applications are complete pursuant to the requirements of the Planning Act and are being processed accordingly. Upon completion of the consultation and review process, a technical report including recommendations, will be prepared and brought forward for consideration by Council. The technical report will address any issues raised through the consultation and review process.



REPORT

Background

Owner: Anatolia Real Estate Corp.

Applicant: Glen Schnarr & Associates Inc.

Location/Description:

The subject property known municipally as 6728 Sixth Line currently contains a Golf Course and is located at the south west corner of Derry Road and Sixth Line in Ward 3. The subject property borders employments plans to the north, west and south. The existing Enbridge Gas corridor runs directly South of the site. See Figure 1 for the Location Map.

Proposal:

The applicant is proposing to construct a prestige business park with light industrial and office uses, in accordance with the Derry Green Corporate Business Park Secondary Plan. Figures 2 and 3 illustrate the proposed concept plans. The proposal consists of 4 development blocks to accommodate the construction of 4 buildings. The buildings are proposed to consist of a total of approximately 184,000 square metres (1,980,559 square feet) of building floor area.

Plan of Subdivision Application (24T-24001/M)

The proposed Plan of Subdivision consists of 4 development blocks of a variety of shapes and sizes to allow for the future development of light industrial and office uses. The proposed plan also includes a stormwater management block, natural heritage system blocks, and the future extensions of Clark Boulevard to Derry Road. A copy of the Draft Plan of Subdivision can be found in Appendix 1.

Official Plan Amendment (LOPA-01/24)

The proposed Official Plan Amendment seeks to modify the Derry Green Secondary Plan to permit parking between the buildings and the street along Derry Road. All other policies of the Official Plan and the Derry Green Corporate Business Park Secondary Plan are proposed to remain the same. Attached to this report in Appendix 2 is the Draft Official Plan Amendment.

Zoning By-law Amendment (Z-02/24)

Lastly, the proposed Zoning By-law Amendment seeks to rezone the lands from the existing Golf Course (GC) zone and Natural Heritage System (NHS) zone to the Business Park (M1) zone, the Natural Heritage System (NHS) zone, and the Open Space-Stormwater Management (OS-2) zone. Additional site specific provisions are also

Background

proposed related minimum parking spaces required and minimum lot area. Attached to this report as Appendix 3 is the Draft Zoning By-law Amendment.

Documents Submitted with Application:

The following documents have been submitted by the applicant in support of the Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment applications. These documents are available on the Town's website for review:

- Draft Plan of Subdivision, prepared by Glen Schnarr & Associates Inc. and dated Feb 1, 2024
- Draft Plan of Subdivision Block 4, prepared by Glen Schnarr & Associates Inc. and dated Feb 5, 2024
- Draft Official Plan Amendment, prepared by Glen Schnarr & Associates Inc. and dated Feb 4, 2024
- Draft Zoning By-law Amendment, prepared by Glen Schnarr & Associates Inc. and dated Feb 7, 2024
- Arborist Report, prepared by Dillon Consulting and dated Oct 2023
- Archeological Assessment, prepared by The Archaeologists Inc and dated Jan 22, 2020
- Architectural Drawings, prepared by Ware Malcomb and dated Jan 11, 2024
- Functional Servicing and Stormwater Management Report, prepared by Stantec Consulting Ltd and dated Dec 22, 2023
- Geotechnical Investigation Report, prepared by GEI Consulting and dated June 14, 2023
- Hydrogeological Investigation Report, prepared by GEI Consulting and dated Jan 17, 2023,
- Landscape Concept Plan, prepared by Stantec Consulting Inc and dated Jan 11, 2023
- Noise Impact Study, prepared by Aercoustics and dated Dec 15, 2023
- Phase One Environmental Site Assessment, prepared by Envision Consultants Ltd and dated Nov 15, 2023
- Phase Two Environmental Site Assessment, prepared by Envision Consultants Ltd and dated Jan 18, 2024
- Letter of Reliance, prepared by Envision Consultants Ltd and dated Jan 18, 2023
- Planning Justification Report, prepared by Glen Schnarr & Associates Inc. and dated Jan 2024
- Slope Stability Analysis, prepared by GEI Consulting and dated Sept 29, 2023
- Topographical Survey, prepared by Stantec Geomatics Ltd. And dated April 12, 2023
- Traffic Impact Study and Parking Justification, prepared by BA Group and dated Dec 2023

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- Trail Feasibility Study, prepared by Anatolia Capital Corporation and dated Dec 20, 2023
- Urban Design and Sustainability Brief, prepared by Anatolia Investments Corp and dated Jan 2024

Discussion

Planning Policy

The subject lands are designated Business Park Area and Natural Heritage System on Schedule B in the Town of Milton Official Plan. The Business Park Area designation permits primarily employment uses, including a full range of office uses and light industrial uses such as warehousing. Commercial uses are limited and residential uses are not permitted. A portion of the lands is also designated as Natural Heritage System. The purpose of the Natural Heritage System designation is to define and protect areas that have environmental significance and to improve and restore the quantity and quality of ground and surface water.

Additionally, the lands are located within the Derry Green Corporate Business Park Secondary Plan. This plan forms part of the Official Plan and identifies the lands as Business Park Area. Portions of the lands are also identified as Gateway, Street Oriented Area and Natural Heritage Oriented Area overlay designations. These designations further define the types of employment uses permitted within each designation.

Within the Business Employment area designation, a full range of light industrial and office uses are permitted. The Business Park Street Oriented Area and the Gateway overlay designations include additional policies related to urban design including requiring that buildings be a minimum of two storeys in height and that no parking shall be located between the building and the street. These overlay designations also require that light industrial uses include a significant office component. Additionally, the Natural Heritage Oriented Area Overlay designation includes specific policies to ensure that developments are designed to be sensitive to and limit impacts on the surrounding Natural Heritage System.

An Official Plan Amendment is required, as the applicant is proposing to provide parking in front of the buildings along Derry Road within the Business Park Street Oriented Overlay designation.

A full review of the applicable Provincial, Regional and Local planning policies will be undertaken as part of the review of the applications.

Zoning By-law

The subject lands are currently zoned Golf Course (GC) and Natural Heritage System (NHS). A zoning by-law amendment is required as only a Golf Course and a Detached Dwelling is currently permitted in the GC zone.



Discussion

This application seeks to rezone the lands the Business Park (M1) zone, the Natural Heritage System (NHS) zone, and the Open Space-Stormwater Management (OS-2) zone. Additional site specific provisions are also proposed related to minimum parking spaces required and minimum lot area. A copy of the draft By-law is attached as Appendix 3 to this report.

Planning staff note that additional site specific provisions have typically been required for similar development proposals in the Derry Green Secondary Plan Area. Additional site specific provisions will be considered related to permitted uses, building heights, landscaped open space, and minimum office area components.

A full review of the proposed amendments to the Zoning By-law will be undertaken to ensure that the proposed regulations appropriately implement the policies of the Official Plan and Derry Green Corporate Business Park Secondary Plan, and are consistent with other developments approved in the Derry Green Secondary Plan Area.

Site Plan Control

Should the applications be approved, the developer is required to obtain site plan approval prior to building permit issuance. Detailed site plan drawings addressing such matters as building design, lot grading and drainage, lighting and landscaping will be required to be submitted. Details of each development block, including internal driveways, parking areas, garbage disposal, utilities, and water and sanity sewer connections, will be reviewed as part of the site plan.

Public Consultation and Review Process

Public notices have been provided pursuant to the requirements of the Planning Act and the Town's Official Plan. Notice of the Complete Application was provided on February 5, 2024 and notice of the Statutory Public Meeting was provided on February 28, 2024.

With regard to the proposal, staff have identified the following items for further consideration:

- Urban design, particularly along Derry Road;
- Building and site design including building setbacks, building height, and landscaping;
- Proposed uses, including proposed ancillary uses; and
- Traffic impacts and the alignment of the Clark Boulevard extension.

The items above, as well as any public comments received throughout the course of the application review, will be reviewed by staff and discussed in the future technical report. The technical report will include a copy of all written comments received from the public. The technical report with staff recommendations will be brought forward for Council consideration upon completion of the evaluation of the application.



Discussion

Key Milestones

Milestone	Date
Pre-Consultation Meeting	7/7/2021
Pre-Submission Review	6/19/2023
Application Deemed Complete	1/23/2024
Statutory Public Meeting	3/25/2024
Date Eligible for Appeal for Non-Decision	5/23/2024

Financial Impact

None arising from this Report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Natalie Stopar, Planner Phone: Ext. 2297

Attachments

- Figure 1 – Location Map
- Figure 2 – Concept Plan Blocks 1-3
- Figure 3 – Concept Plans Block 4
- Appendix 1 – Draft Plan of Subdivision
- Appendix 2 – Draft Official Plan Amendment
- Appendix 3 – 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.