



PLANNING & DEVELOPMENT DEPARTMENT
TOWN OF MILTON
150 MAIN STREET
MILTON, ONTARIO L9T 5H2
TEL: (905) 878-7211 OR 878-7252
FAX: (905) 878-5639

1

Application for Amendment to Official Plan and Zoning By-law

Mattamy Homes

6096 & 6110 Regional Road 25

Proposed 8 buildings with a maximum height of 15 storeys, 1768 residential units and 929 m2 ground floor commercial floor area.

Z- 02/18 (Cir # 2)

Relative to the above noted proposal to construct 8 buildings with a maximum height of 15 storeys, 1768 residential units and 929 m2 ground floor commercial floor area, we have the following comments:

- 1) From the information submitted for this circulation, there are no further comments from an Ontario Building Code (OBC) perspective. Additional comments may arise from new information or at the Site Plan stage, and compliance to the OBC will be reviewed under the building permit application process.

Jan. 31 2024
Ereny Yousef
Plans Examiner III



Planning & Regulations
905.336.1158
2596 Britannia Road West
Burlington, Ontario L7P 0G3
conservationhalton.ca

February 27, 2024

Natalie Stopar
Town of Milton
150 Mary Street
Milton, ON L9T 6Z5

BY E-MAIL ONLY (Natalie.Stopar@milton.ca)

To Natalie Stopar:

Re: Zoning By-Law Amendment
File Number(s): Z-02/18 2nd Submission (PZBA-411)
6096 and 6110 Regional Road 25
Applicant: Mattamy Homes Owner: Mattamy (Milton West Limited)

Conservation Halton (CH) staff has reviewed the above-noted application as per our regulatory responsibilities under Ontario Regulation 162/06 and our provincially delegated responsibilities under Ontario Regulation 686/21 (e.g., represent provincial interests for Sections 3.1.1-3.1.7 of the Provincial Policy Statement (PPS) and to ensure that the applications align with CH's regulatory requirements (e.g. natural hazard or wetland related policies and requirements).

Documents reviewed as part of this submission, received on January 26, 2024, are listed in **Appendix A**. Detailed comments can be found in **Appendix B**. All previous comments have been addressed.

Recommendation

CH has no objections to the Town of Milton approving ZBA Z-02/18 for Framgrad Property at 6096 and 6110 Regional Road 25. Please circulate CH on the upcoming Site Plan Application and please note that a CH Permit will be required for the proposed stormwater management outlets to the existing channel.

Please note that CH has not circulated these comments to the applicant, and we trust that you will provide them as part of your report.

We trust the above is of assistance. Please contact the undersigned with any questions.

Sincerely,

Heather Dearlove, B.Sc.
Environmental Planner
905-336-1158 ext. 2231
hdearlove@hrca.on.ca

Cc: Robert Clackett, Reg. of Halton

Encl: **Appendix A: Materials/Technical Reports Reviewed, Appendix B: Detailed Comments**

Appendix A: Materials/Technical Reports Reviewed

CH received the following first submission materials on January 26, 2024:

- Cover Letter Mattamy Homes; January 22, 2024
- Comment Response Matrix Mattamy Homes; January 2024
- Architectural Drawings; Core Architects; January 2024
- SketchUp Model Core Architects; January 2024
- Planning Justification Report; Korsiak Urban Planning; January 2024
- Draft Zoning By-law; Korsiak Urban Planning; January 2024
- Phase 1-Environmental Site Assessment; Pinchin; January 19, 2024
- Soils and Geotechnical Report; McClymont & Rak Engineers Inc.; January 2024
- Hydrogeological Report; McClymont & Rak Engineers Inc.; January 2024
- Functional Servicing Report –including grading and drainage plan and servicing plan; WSP; January 19, 2024
- Stormwater Management Report; WSP; January 2024

Appendix B: Detailed Comments

CH provides the following detailed comments regarding the 2nd Submission of ZBA that are recommended to be addressed at the stage noted in the table.

#	Topic/Section	CH – First Submission Comments – September 7, 2023	Applicant Response – January 2024	CH – Second Submission Comments – February 27, 2024
Key Comments				
1		The SWM strategy is proposed to be privately-owned underground tanks. However, as the development is required to provide Regional storm control, CH staff request a meeting with the Town of Milton to discuss further. Update to Section 3.5 Water Quantity Control of the “Framgard North and South Blocks, Stormwater Management Report (WSP July 2023) maybe required based on the discussion with the Town of Milton.	As discussed on the meeting with the Town and CH on Dec 15th, 2023. The Town and CH were okay with the SWM strategy as long as: - The allowable release rates to the SWS-2-A channel is satisfied for Erosion Control, 25- year, 100-year and Regional storm event - There are only two outlets to the SWS-2-A channel for the entire development - The proposed SWM facilities are accessible at grade for maintenance and inspections if Required	Addressed.
Detailed Comments				
1.	Dewatering	As per the meeting on August 17, an analysis report is required for the SWS-2-A channel should the dewatering flows (either interim or	Noted. The dewatering flows will be directed to the SWM facilities on site or to the existing.	Addressed.

#	Topic/Section	CH – First Submission Comments – September 7, 2023	Applicant Response – January 2024	CH – Second Submission Comments – February 27, 2024
		<p>permanent or both) be directed to the channel and any proposed mitigation measures identified. At a minimum, this report will be required during detail design (if not earlier). The SWS-2-A channel is currently inundated just upstream of Britannia Road due to a grading situation on the adjacent CN property.</p>	<p>SWM Pond I to the north and ultimately discharge to the SWS-2-A channel. Based on the HydroG report prepared by MCR, the groundwater quality is safe to send to the proposed storm sewer system. The SWM facilities has been sized to ensure that the post-development flows with the dewatering flows is below the allowable release rates.</p>	
2.	Discharge points	<p>In accordance with our SWM guidelines, the number of discharge points to the SWS-2-A channel should be minimized and include both the SWM and dewatering systems. Additionally, discharge to channel SWS-2-A-1 is discouraged and any discharge points should ensure that the design of the location maintain the form and function of the realigned channel.</p>	<p>Noted. As per the meeting on Dec 15th, 2023, it was agreed upon that the SWM strategy has been revised to a total of two outlets to the SWS-2-A channel.</p>	Addressed.
<i>“Framgard North and South Blocks, Stormwater Management Report,” WSP (July 2023)</i>				
3.	Section 1.4 Design Criteria	<p>The Block 2 SIS document outlines both erosion/extended detention control targets as well as Regional storm control targets (flow and</p>	<p>Noted. SWM Strategy has been revised to account for the allowable release rates during</p>	Addressed.

#	Topic/Section	CH – First Submission Comments – September 7, 2023	Applicant Response – January 2024	CH – Second Submission Comments – February 27, 2024
		volume). The proposed SWM strategy should be updated to address these targets.	the erosion control/extended detention and regional storm events	
4.	Section 2.5 Groundwater and Dewatering System	Depending on the results of the analysis for the SWS-2-A channel, this section may need updating.	Noted. WSP welcomes any additional feedback from CH	Addressed.
<i>"Framgard North and South Blocks, Functional Servicing Report," WSP (July 2023)</i>				
5.	Section 4 Stormwater Management	Update this report to reflect the revisions within the "Stormwater Management Report."	Noted. WSP welcomes any additional feedback from CH	Addressed.

Natalie Stopar

From: Heather Dearlove <hdearlove@hrca.on.ca>
Sent: Monday, April 22, 2024 9:04 AM
To: Natalie Stopar
Subject: RE: [EXTERNAL]Framgard Comments (Z-02/18)

Good Morning Natalie,

CH has no additional comments for the Framgard Zoning (Z-02/18) based on O.Reg. 41/24.

I am going to send an email to Mattamy to notify them of the change and that the CH's Regulatory Allowance will extend onto the lots.

Sincerely,



Heather Dearlove
Environmental Planner

2596 Britannia Road West, Burlington, ON L7P 0G3
[905.336.1158 ext.2231](tel:905.336.1158) | hdearlove@hrca.on.ca
conservationhalton.ca



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From: Natalie.Stopar@milton.ca <Natalie.Stopar@milton.ca>
Sent: Friday, April 19, 2024 9:20 AM
To: Heather Dearlove <hdearlove@hrca.on.ca>
Subject: [EXTERNAL]Framgard Comments (Z-02/18)

Hi Heather,

I'm planning on finalizing my Framgard recommendation report and ZBA next week. Can you confirm if CH's comments have changed as a result of the Provincial policy changes?

Thanks,

Natalie



Natalie Stopar, MCIP, RPP
Acting Senior Planner, Development Review
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 ext. 2297
www.milton.ca

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Natalie Stopar

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: Friday, February 16, 2024 2:04 PM
To: Tammy Howe; Natalie Stopar
Subject: RE: [External] Tammy Howe has shared the folder 'Z-02-18 6096 and 6110 Regional Road 25 - Re-Circulation' with you.

Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details: <https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Jasleen Kaur
Municipal Planning Coordinator
Engineering

—

ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8

enbridge.com

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From: mail@sf-notifications.com <mail@sf-notifications.com>
Sent: Friday, January 26, 2024 11:37 AM
To: Municipal Planning <MunicipalPlanning@enbridge.com>
Subject: [External] Tammy Howe has shared the folder 'Z-02-18 6096 and 6110 Regional Road 25 - Re-Circulation' with you.

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Municipal,

Tammy Howe has shared the folder **Z-02-18 6096 and 6110 Regional Road 25 - Re-Circulation** with you.

Message from Tammy

I've added you to a folder

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Town of Milton Memo

To: Natalie Stopar, Acting Senior Planner
Development Review | Development Services

From: Jennifer Simpson, Development Engineering Technologist
Development Engineering | Development Services

Date: March 1, 2024

Subject: Zoning By-Law Amendment
Mattamy (Milton West) Ltd.
6096 and 6110 Regional Road 25 - Milton ON
Z - 02/18

The comments and conditions provided in this memorandum are made respect to the **Application for Zoning By-Law Amendment** received January 26, 2024, submitted by Mattamy (Milton West) Ltd.

Documentation/Drawing Title	Prepared By	Date	Status (Accepted or Under Review)
Agency Circulation Sheet	Development Review	Jan. 26, 2024	N/A
Cover Letter	Mattamy Homes	Jan. 22, 2024	N/A
Comment Response Matrix	Mattamy Homes	Jan. 22, 2024	N/A
Ph. 1 Environmental Site Assessment	Pinchin Ltd.	Jan. 19, 2024	Accepted
Letter of Reliance for Ph. 1 ESA	Pinchin Ltd.	Jan. 19, 2024	Accepted
Functional Servicing Report	WSP	Jan. 19, 2024	Accepted
Preliminary Geohydrology Assessment	McClymont & Rak Engineers Inc.	Jan. 19, 2024	Under Review
Geotechnical Report	McClymont & Rak Engineers Inc.	Jan. 19, 2024	Under Review
Noise Feasibility Study	HGC Engineering	Jan. 18, 2024	Under Review
Outflow Mitigation Strategy	GEO Morphix	Feb. 2, 2024	N/A
Stormwater Management Report	WSP	Jan. 19, 2024	Under Review
Architectural Drawing Set	Core Architects	Jan. 19, 2024	Under Review

Please be advised, based upon the technical review of the documentation and drawings, Development Engineering has **no objection** to the approval of the Zoning By-Law Amendment Application.

Zoning By-Law Amendment
Mattamy (Milton West) Ltd.
6096 and 6110 Regional Road 25 - Milton ON
Z - 02/18

The Owner and/or Consultant (Applicant) is advised that at the time of the Site Plan Application (SPA), Development Engineering will require additional detailed engineering drawings and supporting documentation which adheres to the Town of Milton Engineering and Parks Standards Manual and the Town's Guidelines for Site Plan Approval.

Enclosed are the red-lined documentation and drawings with preliminary comments to be addressed prior to the submission of the SPA.

In addition to the above, the following are some of the general requirements for the SPA submission. Additional requirements will be provided at the time of the Site Plan Pre-Consultation.

1. Please provide the following documentation and drawings, signed and stamped by a Professional Engineer, in support of the site plan application.
 - a. Construction Management Plan (CMP) describing, in sufficient detail, the project activities that will or are likely to occur during construction, to ensure that construction activities do not adversely affect public health and safety, the public road allowance and adjacent properties.
 - b. Updated Noise Impact Assessment (if applicable)
 - c. Updated Functional Servicing Report
 - d. Updated Stormwater Management Report
 - e. Updated Geotechnical Report (if applicable)
 - f. Final Geohydrology Assessment
 - g. Detailed Grading Plans
 - h. Detailed Site Servicing Plans
 - i. Erosion and Sedimentation Control Plans
 - j. Stormwater Management Plans
 - k. Construction Detail Plans
 - l. Phasing Plans
2. The Applicant is to ensure all references and details within the documentation are current and consistent between the documentation and the drawings.
3. As per recent correspondence, the Town will accept an updated Master Stormwater Management Report for each SPA submission. The Applicant will need to ensure the stormwater management (SWM) strategy for each phase of the development (i.e. Buildings 1 and 2) is clearly defined. Should the SWM strategy require revisions to support the

Zoning By-Law Amendment
Mattamy (Milton West) Ltd.
6096 and 6110 Regional Road 25 - Milton ON
Z - 02/18

development of one of the phases, the Applicant is to ensure the revisions are clearly identified within the SWM Report and the appropriate drawings updated to reflect the revisions. Please note upon completion of the technical review of the SPA submission for Buildings 1 and 2, the SWM strategies are unclear and/or require clarification, Development Engineering may request separate SWM Reports for each phase of the development.
NOTE: This plan of action can be applied to other documents, if applicable.

Thank you for your attention to this matter. If you have any questions, please do not hesitate to contact the undersigned at the number provided below.

Sincerely,

T. (905) 878-7252, ext. 2515 | F. (905) 876-5029 | E. jennifer.simpson@milton.ca

Encl.

Natalie Stopar

From: Dee Dee Fitzpatrick
Sent: Wednesday, February 7, 2024 8:18 AM
To: Natalie Stopar
Subject: RE: Z-02-18 6096 and 6110 Regional Road 25 - Re-Circulation

Hi Natalie,

Perfect! I had the requirement for an Assumption Agreement previously noted for that parcel.

Please accept the following comments in relation to the third submission for zoning file Z-02/18 - Mattamy (Milton West) Limited (remnant parcels in Framgard).

1. Regional development charges and educational development charges are applicable in accordance with the appropriate agency's policies and by-laws. Town development charges and other charges are applicable on any future development in accordance with Town policies and by-laws and other applicable legislation. All development charge inquiries should be directed to DevelopmentFinance@milton.ca or by calling 905-878-7252, extension 2402.
2. Municipal property taxes must be current prior to approval. Inquiries with respect to property taxation should be directed to 905-864-4142 or taxes@milton.ca
3. Re: 6110 Regional Road 25 - Prior to site plan approval, the landowner must sign an Assumption Agreement with the Town to assume all the terms and conditions as outlined in the Boyne Phase 3 Financial Agreement. Please contact Dee Dee Fitzpatrick, Supervisor, Development Finance at deedee.fitzpatrick@milton.ca for further details.
4. A letter from the Trustee (contact information noted below) is required prior to site plan approval confirming that the landowner is in good standing with the applicable Landowners Group.

Helen Mihailidi
MP3 Cost Sharing Trustee Inc.
c/o Bratty and Partners, LLP
7501 Keele Street, Suite 200
Vaughan, ON L4K 1Y2
905-760-2700
hmihailidi@bratty.com

AND

Myron Pestaluky
Milton Phase 3 Landowners Group Inc.
c/o Delta Urban Inc.
8800 Dufferin Street, Suite 104
Vaughan, ON L4K 0C5
905-660-7667, ext. 223
myronp@deltaurban.com

Please update the folder description in AMANDA and any appropriate info fields to reflect the current proposal for Z-02/18. AMANDA currently references three 6-storey condo buildings.

Thanks again,
Dee Dee



Dee Dee Fitzpatrick

Supervisor, Development Finance
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 ext. 2175
www.milton.ca

From: Natalie Stopar <Natalie.Stopar@milton.ca>
Sent: Wednesday, February 7, 2024 8:14 AM
To: Dee Dee Fitzpatrick <deedee.fitzpatrick@milton.ca>
Subject: RE: Z-02-18 6096 and 6110 Regional Road 25 - Re-Circulation

Good morning Dee Dee,

That's correct.

Natalie



Natalie Stopar, MCIP, RPP

Acting Senior Planner, Development Review
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 ext. 2297
www.milton.ca

From: Dee Dee Fitzpatrick <deedee.fitzpatrick@milton.ca>
Sent: Wednesday, February 7, 2024 7:57 AM
To: Natalie Stopar <Natalie.Stopar@milton.ca>
Subject: FW: Z-02-18 6096 and 6110 Regional Road 25 - Re-Circulation

Hi Natalie,

Sorry, just one more point of clarification ... when you reference the existing residential parcel, do you mean 6110 RR 25?

From: Dee Dee Fitzpatrick <deedee.fitzpatrick@milton.ca>
Sent: Tuesday, February 6, 2024 4:17 PM

To: Natalie Stopar <Natalie.Stopar@milton.ca>
Subject: RE: Z-02-18 6096 and 6110 Regional Road 25 - Re-Circulation

Hi Natalie,

Thanks for clarifying! Does this mean that Mattamy is acquiring additional lands and an Assumption Agreement is required?

Dee Dee

From: Natalie Stopar <Natalie.Stopar@milton.ca>
Sent: Tuesday, February 6, 2024 2:25 PM
To: Dee Dee Fitzpatrick <deedee.fitzpatrick@milton.ca>
Subject: RE: Z-02-18 6096 and 6110 Regional Road 25 - Re-Circulation

Hi Dee Dee,

Sorry for the delay.

The application includes the lands currently owned by Mattamy as well as the lands existing residential parcel. Unfortunately Mattamy hasn't been consistent in including these lands in their overall calculations.

I've confirmed with them that with the residential parcel (holdout lands), the total unit count would be 1571. If the residential parcel is not included, the total would be 1427.

Hope this helps!

Natalie

From: Dee Dee Fitzpatrick <deedee.fitzpatrick@milton.ca> **On Behalf Of** MB-DevelopmentFinance
Sent: Tuesday, February 6, 2024 11:51 AM
To: Natalie Stopar <Natalie.Stopar@milton.ca>
Subject: Z-02-18 6096 and 6110 Regional Road 25 - Re-Circulation

Hi Natalie,

I need your help with this one. Can you please confirm what is being proposed here? Letter from Mattamy notes 7 apt buildings with 1,427 units; Town circulation memo references 8 apt. buildings with max. 1,571 units & ground floor commercial and AMANDA says 3 six-storey condo buildings?

Thanks!

Dee Dee

From: mail@sf-notifications.com <mail@sf-notifications.com>

Sent: Friday, January 26, 2024 11:37 AM

To: MB-DevelopmentFinance <DevelopmentFinance@milton.ca>

Subject: Tammy Howe has shared the folder 'Z-02-18 6096 and 6110 Regional Road 25 - Re-Circulation' with you.



Tammy Howe has shared the folder **Z-02-18 6096 and 6110 Regional Road 25 - Re-Circulation** with you.

Message from Tammy

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February 15, 2024

Natalie Stopar
Planner
Town of Milton
150 Mary Street
Milton, ON L9T 6Z5

Dear Natalie:

**RE: Application for Zoning By-law Amendment
Mattamy (Milton West) Limited
6096 and 6110 Regional Road 25
Your File No.: Z-02/18**

In response to the above noted application to permit the development of eight buildings containing a total of 1571 residential apartment units, the Halton Catholic District School Board ("HCDSB") has no objection.

In terms of school accommodation, if the residential development were to proceed today, elementary students generated from the development would be accommodated at St. Scholastica CES located at 170 Whitlock Avenue. Secondary school students would be directed to St. Francis Xavier CSS located at 1145 Bronte Street South.

Should you proceed with the approval of the Zoning By-law amendments, we require that the following conditions be placed in any subsequent agreements (e.g. Condominium, Site Plan). The conditions are to be fulfilled prior to final approval:

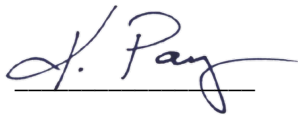
1. The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subsequent agreements, to be registered on title:
 - a. Prospective purchasers are advised that Catholic school accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bused to existing facilities outside the area.
 - b. Prospective purchasers are advised that the HCDSB will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board, and that you are notified that school busses will not enter cul-de-sacs and private roads.
2. In cases where offers of purchase and sale have already been executed, the owner is to send a letter to all purchasers which include the above statements.
3. That the owner agrees to the satisfaction of the HCDSB, to erect and maintain signs at all major entrances into the new development advising prospective purchasers that if a permanent school is not available alternative accommodation and/or busing will be provided. The owner will make these signs to the specifications of the HCDSB and erect them prior to final approval.

4. That the developer agrees that should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the HCDSB. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.
5. That a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Milton be submitted to the HCDSB.
6. The owner shall provide HCDSB a geo-referenced AutoCAD file of the Draft M-plan once all Lot and Block numbering has been finalized. Should any changes occur after the initial submission to Lot and Block configuration or numbering on the draft M-plan the Owner shall provide a new AutoCAD file and a memo outlining the changes.

It should be noted that Education Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits that are additional to the maximum approved unit count will be subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.

If you have any questions regarding the aforementioned, please contact the undersigned.

Yours truly,



Kathie Panzer
Planning Officer

cc: A. Lofts, Chief Financial Officer and Treasurer of the Board
B. Vidovic, Senior Manager of Planning Services, Planning Services
D. Gunasekara, Manager of Planning Services, Planning Services



January 29, 2024

Planning and Development Services
Town of Milton, Town Hall
150 Mary Street, Milton, ON L9T 6Z5

Dear Ms. Stopar:

Subject: **6096-6110 Regional Rd 25 (Mattamy)**
Application for amend the Official Plan & Zoning By-law
HDSB File No.: Z-02/18/M
Milton File No.: Z-02/18

Thank you for the opportunity to review the proposed Application to Amend the **Zoning By-Law**. Students from this area are currently within the **Viola Desmond PS** catchments and **Elsie MacGill SS, Craig Kielburger SS** catchment.

According to the Board's projections, Elsie MacGill SS is projected to be over building capacity. As a result, students generated from this development are expected to be accommodated in the respective schools with the addition of portables.

Viola Desmond PS and Craig Kielburger SS are projected to be over building and portable capacity. As a result, option for student accommodations will be reviewed for this school. Attendance at these schools is not guaranteed for the existing and new students.

Please be advised that the Halton District School Board has no objection to the proposed application as submitted. Please notify us of the adoption of the proposed amendment and include us in the circulation of any future applications, *including site plans*, related to this development. The Halton District School Board will provide comments and conditions on each proposed development application received.

For your convenience, below are our standard conditions of development that may be applied to the development proposal:

1. The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subdivision agreement, to be registered on title:
 - a. Prospective purchasers are advised that schools on sites designated for the Halton District School Board in the community are not guaranteed. Attendance at schools in the area is not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to

Street Address: J.W. Singleton Education Centre • 2050 Guelph Line, Burlington, Ontario L7P 5A8
Mailing Address: J.W. Singleton Education Centre • P.O. Box 5005, Stn. LCD 1, Burlington, Ontario L7R 3Z2

Phone: 905-335-3663 | 1-877-618-3456 Fax: 905-335-9802

www.hdsb.ca

schools outside of the area. School attendance areas are subject to change and/or redirections can be put into place to address school accommodation pressures.

- b. Prospective purchasers are advised that school busses will not enter cul- de- sacs and pick up points will be generally located on through streets convenient to the Halton Student Transportation Services. Additional pick up points will not be located within the subdivision until major construction activity has been completed.
2. That in cases where offers of purchase and sale have already been executed, the owner sends a letter to all purchasers which include the above statement.
3. That the developer agrees that, should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the Halton District School Board. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.
4. That the Owner shall supply, erect and maintain signs at all major entrances into the new development advising prospective purchasers that pupils may be directed to schools outside of the area. The Owner will make these signs to the specifications of the Halton District School Board and erect them prior to the issuance of building permits.
6. That a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Milton be submitted to the Halton District School Board.
7. The Owner shall provide Halton District School Board a pdf copy and a geo-referenced AutoCAD file of the Draft M-plan once all Lot and Block numbering has been finalized. Should any changes occur after the initial submission to Lot and Block configuration or numbering on the draft M-plan the Owner shall provide a new AutoCAD file and a memo outlining the changes.

In addition, the following note should be included in the conditions:

Educational Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits which are additional to the maximum unit yield which is specified by the Subdivision Agreement are subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.

Should you have any questions regarding our comments, please contact the undersigned.

Sincerely,

Michelle D'Aguiar

Michelle D'Aguiar
Senior Planner
905-335-3663 ext 3395
daguiarm@hdsb.ca

Natalie Stopar

From: Renata Tracey
Sent: Tuesday, February 13, 2024 5:47 PM
To: Natalie Stopar
Subject: P&FP comments: Z-02/18, Mattamy Framgard Node (6096 & 6110 RR25)

Hi Natalie,

Below please find Parks and Facility Planning, Community Services comments on the current circulation of the above referenced ZBLA application, for the 8 apartment buildings with commercial at-grade (along either side of Etheridge Ave) proposed by Mattamy (Milton West) Ltd. at 6096 and 6110 Regional Rd 25 (the 2 node blocks north/south of Etheridge). Note any points previously issued, on August 29, 2023, as part of our review of the prior circulation, that remain applicable have been itemized in *italics*.

GENERAL

Parkland

To be provided in accordance with the Boyne Secondary and Tertiary Plans, as well as the Phase 3 Financial Agreement. Conveyance of land to the Town for park or other public recreational purposes is identified on other lands outside the limits of this development; payment in lieu thereof is not required.

SUBMITTALS

Draft Zoning By-law

No concerns or specific comments from Parks and Facility Planning.

The detailed review of the remaining documents, drawings and reports circulated by Development Services on January 26, 2024 are deferred to other Town departments/external agencies at this time. *Note additional comments may follow upon receipt/review of any new/revised information, including that provided through subsequent development applications such as the forthcoming SP(s).*

FUTURE SUBMITTALS & REQUIREMENTS

Warning Clauses – applicable to future condominium/SP

As information, Parks and Facility Planning will be requesting inclusion of the following warning clauses in the forthcoming condominium/SP agreements:

Park Blocks (external to Plan)

- 1. “Owners and/or occupants of units are advised that parkland within the Boyne Secondary Plan may not be fully developed at the time of occupancy. The timing of parkland development, and the programming of these lands, are at the discretion of the Town.”*
- 2. “Owners and/or occupants of units are advised that existing Benjamin Chee Chee Park (Block 139 on Plan 20M-1207) and Raspberry Park (Block 166 on Plan 20M-1202) are used for general active and passive public recreation and leisure uses, including but not limited to, walkways (lit and unlit, as required), bikeways and playgrounds.”*

Any questions pertaining to the contents of this email may be directed to the undersigned.



Renata Tracey, MCIP, RPP

Parks Planner

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March 1, 2024

Rachel Stopar, Planner
Planning and Development Department
Town of Milton
150 Mary Street
Milton, Ontario
L9T 6Z5

Dear Ms. Stopar,

**Re: Proposed Zoning By-law Amendment Application – Regional Comments
6096 and 6110 Regional Road 25, Town of Milton, Halton Region
Files: Z-02/28 (2nd submission)
Mattamy (Milton West) Limited**

Regional staff have reviewed the second submission regarding the rezoning application, which proposes amendments to the Town's Zoning By-law 016-2014, as amended. These amendments aim to rezone the land to allow for the construction of three 15-storey, one 14-storey, two 13-storey, and one 12-storey apartment buildings. The proposed development has been revised to reduce the total number of units from 1768 to a total of 1427 residential units (which includes Phases 1 to 7).

Staff highlight that the area identified as Phase 8 is regarded as "holdout lands" as they have not yet been acquired by Mattamy. Should Mattamy acquire the lands, the total unit count would equal 1571.

Regional staff offer the following comments.

Matters of Provincial and Regional Interest:

Provincial Policy Statement, 2020, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, and Halton Region Official Plan, 2009:

The Provincial Policy Statement (PPS), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (PTG) and Halton Region Official Plan (ROP) provide policy direction that focuses growth and development towards settlement areas, containing a mix of development densities and land uses that are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available and avoid the need for their unjustified and/or uneconomical expansion where this can be accommodated.

Regional Staff have considered the development proposal and available supporting studies and materials as it relates to this policy direction and are generally satisfied that the PPS and PTG

policy direction in this respect is addressed, subject to the applicant satisfying the comments and required updates and/or revisions addressed below.

Land Use:

The proposed development is within the Urban Area designation, as well as the Regional Natural Heritage System (RNHS), identified within the Halton Region Official Plan (ROP). The Urban Area policies of the ROP provide that the range of permitted uses within the Urban Area will be in accordance with Local Official Plans and Zoning By-laws. All development, however, shall be subject to all other relevant policies of the ROP.

The Employment Area overlay also applies to the subject lands. Per Section 77.1 of the ROP, one of the objectives of the Employment Areas is to provide, in conjunction with those employment uses within the residential and mixed use areas of the communities, opportunities for a fully-diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

Since the proposed development is partly within lands that form part of the Regional Natural Heritage System (RNHS), in accordance with Sections 118 (3) & (3.1) of the ROP, the proposed development would trigger the Environmental Impact Assessment (EIA) requirements of the Plan. Staff note that the 2nd submission of the EIA and related comments dated November 1, 2020 have been addressed. Therefore, the Region has no further comments related to the EIA.

The existing and adjacent RNHS features (Framguard Channel – Sixteen Mile Creek) have undergone assessment through the Boyne FSEMS, Boyne Block 2 SIS, and subsequent planning process. They are protected from impact by their required buffers and refinements to the RNHS were supported through higher level studies.

The existing property has already gone through site alteration and the retained features are protected by inadvertent intrusion by enhanced erosion and sediment control measures.

Proposed development is separated from the retained wetland located south of the recently widened Britannia Road by approximately 40m.

Through a review of the site, mapping (Map 1G) in this area does not accurately reflect the features that are present. Sixteen Mile Creek immediately west of the site was realigned as part of the subdivision.

Potential Contamination:

Regional Staff have reviewed the Phase One ESA (Pinchin Ltd., File 321145.001, January 19, 2024) and are satisfied with the findings.

Staff are also in receipt of a reliance letter for the above referenced report. As such, there are no further requirements.

Archaeological Resources:

The subject lands are located within an area of archaeological potential. Prior to development

occurring in or near areas of archaeological potential, Section 167(6) of the ROP requires assessment and mitigation activities in accordance with Provincial requirements and the Regional Archaeological Management Plan.

It is acknowledged that the subject lands have been previously disturbed with development and as such, the Region did not require an Archaeological Assessment to be filed in support of this application.

However, the proponent is cautioned that during development activities, should archaeological materials be found on the property, the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries should be notified immediately. In the event that human remains are encountered during construction, the proponent should immediately contact the appropriate authorities (police or coroner) and all soil disturbance must stop to allow the authorities to investigate and the Registrar of Cemeteries to be consulted.

Allocation:

Regional Staff note, that the ROP requires the development industry to absorb their share of the cost of the provision for infrastructure and that any financial impact of new development or redevelopment be based on a financing plan communicated to the taxpayers and subsequently approved by Council. This policy direction is supported by both the Provincial Policy Statement and the Growth Plan. To this end, the implementation of Halton Region's 2020 Allocation Program launched in July 2020. The program requires proponents of residential development applications to secure servicing allocation from Halton Region through an Allocation Agreement.

From an Allocation perspective, Mattamy currently possesses adequate allocation in Law File 2020-069 (268 HD SDE) to accommodate the three buildings in Phase 1, 2, and 3 (575 units require 259 SDEs). Consequently, Mattamy would have 9 SDEs remaining in Law File 2020-069.

Mattamy will require further allocation for upcoming phases of the site plan in the next allocation program. Staff highlight that the areas designated as Phase 8 are regarded as "holdout lands" as they have not been acquired by Mattamy yet. It is noted that these holdout lands will be taken into account when Mattamy enters into an Allocation Agreement with the Region.

Accordingly, we request that the Owner confirm their approach (by way of an Allocation Assignment Plan) and that the implementing zoning by-law include a Holding provision as follows for the residential portions of the lands that have no allocation:

"That prior to the lifting of the H, the Owner shall have addressed the following requirements for all the units proposed for development to the satisfaction of the Region of Halton. The Region of Halton shall provide written confirmation that these matters have been addressed:

- a) *The Owner shall secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program;*
- b) *The Owner shall have signed the applicable Allocation Agreement or any required Amending Agreements;*
- c) *The Owner shall have made all required payments associated with the Allocation Program;*
and,
- d) *The Owner shall be in receipt of the Region of Halton Public Works Commissioner's Notice (PWCN) letter."*

Other Regional Comments:

Regional Servicing:

Section 89(3) of the ROP stipulates that all new developments within the Urban Area must connect to the Region's water and sanitary sewer systems. With regard to the revised Framgard North and South Blocks Functional Servicing Report by WSP dated January 19, 2024, the Region has provided the following instructions for clarification and compliance.

Water Servicing Plan:

Overall, the Region is in agreement with the water servicing strategy. However, we have some comments regarding the use of 3-valve chambers on RR25 and suggest utilizing existing water infrastructure on Etheridge Ave. More in-depth comments will be provided through detailed design at the site plan control stage.

Additionally, it is important to note that the water services will need to cross a critical 900mm watermain. This will necessitate field investigations and coordination with key Regional stakeholders throughout the Public Works Department.

Sanitary Servicing Plan:

The Region does not agree with the proposed sanitary servicing strategy to connect directly with trunk sewers. As per our Linear Design Manuals (LDM) (3.8.12.), we do not allow direct lateral connections to sewers $\geq 450\text{mm}$. A local sanitary network will be required to service the site. The local network can be connected to the trunk system via maintenance hole.

Please utilize existing sanitary infrastructure on Etheridge Ave. We will provide more in depth comments through detailed design at the site plan control.

Please note, that infiltration rate should be 0.28 L/ha/s as per MECP Design Criteria.

Transportation:

Transportation Impact Study (TIS) Requirement:

Regional staff have reviewed the "Regional Road 25 & Britannia Road Proposed Mixed-Use Development, UPDATED Urban Transportation Considerations, Town of Milton" prepared by BA Consulting Group Ltd. (dated January 2024). The Transportation Impact Study (TIS) addresses many of the comments provided at 1st submission, justifies the proposed right-in/right-out (RI/RO) accesses to Regional Road 25 in principle, and clearly evaluates future traffic operations impacts to the Regional road network.

Therefore, the TIS is generally satisfactory for the purposes of the zoning by-law amendment. An update to the TIS will be required at the site plan control stage of development, to address the following outstanding comments:

1. Regional Road 25 Site Access

The justification for the proposed RI/RO accesses to Regional Road 25 notes that these accesses would provide alternate access for emergency vehicles to and from the site in case of a collision or road closure on Etheridge Avenue. However, the comment responses state that larger vehicles (e.g. garbage truck, single unit vehicle, firetruck, etc.) would access the site from Etheridge Avenue and that the largest vehicle expected to use the proposed RI/RO accesses would be a cube van. For consistency with the justification of alternate emergency access, the geometric design and swept path analysis for the RI/RO accesses must consider a firetruck entering and exiting the site in case of a collision or road closure on Etheridge Avenue.

The following analysis related to the proposed RI/RO accesses to Regional Road 25 has been provided in the comment responses but must be documented in the body of the TIS for report clarity and completeness:

- Sightlines along Regional Road 25,
- Auxiliary right-turn lane requirements on Regional Road 25 at the site accesses;
- the proposed clear throat length at the accesses; and
- the proposed corner clearance along Etheridge Avenue between Regional Road 25 and the proposed site accesses.

Further, the TIS must acknowledge that the proposed RI/RO accesses would have to be restricted by a raised centre median on Regional Road 25.

2. Planned Road Network Improvements

Section 3.1.2 of the TIS (Planned Road Network Improvements) should be updated to note that the lane configurations shown in Figure 5 are not finalized as the Municipal Class Environmental Assessment (MCEA) study for the Regional Road 25 improvements is in the early phases.

3. Trip Generation Forecasts

The fitted curve equation from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition should be applied to each Phase separately (e.g. north block and south block) for the trip generation forecasts as opposed to being applied to the entire development proposal and then proportioned by Phase unit count.

It is acknowledged that this methodology would only minimally impact the trip generation forecasts in this TIS based on the current unit count threshold, but may have a more significant impact on trip generation forecasts depending on the final unit count threshold for the north and south blocks.

4. Modelling Assumptions

Primary justification for modelling assumptions such as lost-time adjustments and Peak Hour Factor (PHF) adjustments has been provided in the comment responses but must be documented in the body of the TIS for report clarity and completeness. The current wording in the body of the TIS appears to source other jurisdictions' modelling guidelines as the sole rationale for specific modelling assumptions whereas these guidelines from other jurisdictions should be a "secondary" or supplementary source of justification for these assumptions.

5. Rounding of Volume Calculations

Per Halton Region's previous comments, the exact volumes calculated for "adjusted" existing traffic volumes, future background and total traffic volumes, and trip generation and assignment forecasts should be applied as opposed to rounding to the nearest five. The TIS Update applied the exact volumes calculated for the "adjusted" existing traffic volumes but maintained the rounding for the other volume calculations, rationalizing that rounding to the nearest five is a typical industry standard to capture day-to-day fluctuation in the future "realized" traffic volumes.

Despite Regional staff's preference for the exact volumes calculated to be applied, it is acknowledged that this would only minimally impact the volume calculations and resultant traffic analysis results in this TIS. Therefore, this update is not required at this time for the purposes of Zoning approval. The exact volumes calculated must be applied for any future traffic analysis updates for which new baseline traffic data (i.e. post-Britannia Road widening) and updated unit count thresholds may be available and would require an update to the volume calculations anyways.

Right-of-way Dedication – Regional Road 25 (applicable to both blocks):

Any lands within 23.5 metres of the centreline of the original right-of-way of Regional Road 25 that are part of the subject property shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements.

Right-of-way Requirements – Britannia Road (applicable to south block only):

Any lands within 23.5m of the centreline of the existing right-of-way of Britannia Road (Regional Road 6) that are part of the subject property shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements.

Setbacks (applicable to both blocks) – Reminder:

Setbacks from the ultimate Regional Road 25 property line and ultimate Britannia Road property line must conform to the Town of Milton's minimum setback requirements.

Noise Feasibility Study (NFS) Requirement:

Regional staff have reviewed the "Noise Feasibility Study Proposed Residential Development North of Britannia Road and West of Regional Road 25, Town of Milton, Ontario" prepared by HGC Engineering Ltd. (dated January 2024). The Noise Feasibility Study (NFS) addresses all comments provided at 1st submission, demonstrates that no physical noise mitigation measures will be required to support the proposed development, and recommends "soft" noise mitigation measures including central air conditioning and warning clauses to be registered on title.

Therefore, the NFS Requirement has been satisfied and nothing further is required at this time. A future noise analysis can be prepared and submitted at the Site Plan Application stage if necessary to address any future changes to the development proposal.

Waste:

Regional Waste has no comments regarding this rezoning application.

Finance:

NOTE: This development requires Regional Allocation for the single detached equivalents units (SDEs) proposed. The payments and contributions are payable in accordance with the terms and conditions set out in the applicable allocation program agreement in which the SDEs are being reserved for the Owner.

The Owner is also required to pay all other applicable Regional Development Charges (DCs) and Front-ending Recovery Payments prior to the issuance of any building permits, unless a subdivision (or other form of development) agreement is required in which case a portion of the DC's and Front-ending Recovery Payment may be payable upon execution of the agreement. Please visit our website at <https://www.halton.ca/The-Region/Finance-and-Transparency/Financing-Growth/Development-Charges-Front-ending-Recovery-Payment> to obtain the most current Development Charge and Front-ending Recovery Payment information, which is subject to change.

It is the Owner's responsibility to ensure that all applicable payments and development charges for the single detached equivalents units (SDEs) being requested are paid for as required by the terms and conditions of the applicable allocation program agreement.

Additionally, it does not appear that the Owner currently owns sufficient Allocation SDE for this proposed development.

CONCLUSION:

The Region is not in a position to provide support for this application until such time that the above-noted technical comments relating to site servicing are addressed. In addition, we request the inclusion of a Holding provision to address the above noted Allocation requirements.

Should you require any additional information or have any questions in this regard, please do not hesitate to contact me at (905) 825-6000, Ext. 2747 or Velimir.Lazarevic@halton.ca. Please send notice of the Town's decision on this application.

Sincerely,



Velimir Lazarevic
Intermediate Planner
Velimir.Lazarevic@halton.ca

Cc: Robert Clackett, Senior Planner, Halton Region (via email)

Natalie Stopar

From: Clackett, Robert <Robert.Clackett@halton.ca>
Sent: Wednesday, April 24, 2024 4:29 PM
To: Natalie Stopar; Lazarevic, Velimir
Subject: RE: Z-02/18 Framgard

Sorry Natalie, I think I responded to the wrong email.

All of our comments for the ZBA have been addressed, as long as the H is included for Allocation.

Thanks – have a great night.

Rob

Robert Clackett (he/him/his), MCIP, RPP

Senior Planner - Milton

Development Services

Public Works

Halton Region

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From: Natalie.Stopar@milton.ca <Natalie.Stopar@milton.ca>
Sent: Wednesday, April 24, 2024 2:04 PM
To: Clackett, Robert <Robert.Clackett@halton.ca>; Lazarevic, Velimir <Velimir.Lazarevic@halton.ca>
Subject: Z-02/18 Framgard
Importance: High

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Good afternoon Robert and Velimir,

Please give me a call this afternoon when you get a chance. I just want to confirm that all of the Region's comments have been addressed for this ZBA.

Thanks,

Natalie



Natalie Stopar, MCIP, RPP

Acting Senior Planner, Development Review

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Town of Milton

Memo

To: Natalie Stopar, Site Planner
From: Chris Toews, Transportation Planning Technologist
Date: April 8, 2024
Subject: 6096 & 6110 RR25 - Mattamy Framgard (Z-02/18 2nd Resubmission - Response to Peer Review & Town Transportation Comments)

The Town has reviewed the Response to Peer Review (CIMA+), and Town Transportation Staff comments dated March 2024, prepared by BA Group and associated site plans. Transportation Staff can offer the following comments:

General

- Transportation Staff note that a revised TIS addressing all Town and Peer Review comments, as per the comment letter provided on March 13, 2024, must be provided prior to site plan approval. Transportation Staff are confident the comments to be addressed through the updated TIS will not have an impact on the outcome of the findings within the report. It is recommended that a holding provision be included in the Zoning By-Law Amendment to ensure that the TIS is provided to the Town's satisfaction.
- Transportation Staff note the following concerns as they relate to functionality of the site design:
 - It is unclear if the 15-meter x 15-meter visibility triangle drawings provided take into account the future road widening for RR25. Please confirm the road widening will not affect location of the daylighting triangles, and that they will not require to be pushed further west (into the building footprints). If these drawings do not take into account the ultimate configuration of RR25, Plan and Profile drawings for ultimate conditions at the RIRO accesses would be required in order for the Town to understand how the site access will integrate into elements of the future road design.
 - Second Resubmission comments from Town Transportation Staff regarding functionality of the sloped drive aisle and intersecting underground parking ramp, as follows:

- How will the slope of the drive aisle be integrated into the design of the ramp leading to the underground parking area?
- As this will technically operate as a node, would drivers exiting the garage be stop-controlled? What is expected for regular traffic operations?
- Where the parking ramp intersects with the drive aisle, vehicles would be required to merge with traffic. The 15% ramp slope would significantly reduce driver sightline. How will this be addressed?

Transportation Staff note the above comments so that the applicant is aware of these concerns prior to SPA, as they may trigger changes to the overall design in order to be satisfactory to the Town.

Should you have any further questions or comments, please feel free to contact me at 905-878-7252 ext. 2502.

Chris Toews
Transportation Planning Technologist

Natalie Stopar

From: Hugo Rincon
Sent: Tuesday, April 23, 2024 9:43 AM
To: Natalie Stopar
Subject: Z-02-18 (FRAMGARD Condo Block) UD follow up review of East Elevations

Hi Natalie,

Christine Chea on behalf of Mattamy Corp. has submitted revised east elevations (April 18, 2024) addressing Urban Design staff's feedback for the consideration of Staff. I have reviewed the submittal and provide the following comments:

- Urban Design staff is generally satisfied with the revisions to the conceptual RR 25 elevations of buildings within the south block. The revisions sought to integrate floors one (grade) and two in buildings 1 and 4 (tall buildings) to better proportion the tower base in relation to the other components of the massing while retaining the balconies in the second floor, the active entrances at grade and the enhanced treatment of materials.
- Staff is supportive of the conceptual design as it demonstrates consistency with the Town's design directions for this form of development, however, recommend that a holding provision be included through the Zoning Amendment to ensure that detailed building design is further reviewed through the site plan application.
- Further attention to the review of the south and north elevations on buildings 1 and 4 is warranted, mainly with respect to the location, composition, and design of balconies as they relate to the overall massing, and the integration of the commercial block with the tower in building 4.
- Staff is also interested in ensuring balconies in the podium portion of buildings 2 and 3 (floors 2 to 8) wrap around the corners of the buildings. There appears to be inconsistency between the elevations and the plans.
- Additional comments may be provided on a later date as new information is submitted.

Thank you,



Hugo Rincon
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