



The Corporation of the Town of Milton

Report To:	Council
From:	Barbara Koopmans, Commissioner, Development Services
Date:	November 16, 2020
Report No:	DS-046-20
Subject:	Public Meeting and Initial Report - Proposed Amendment to the Zoning By-law by Gulfbeck Development Inc. to permit a six-storey apartment building (Town File: Z-11/20)
Recommendation:	THAT Report DS-046-20, BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

The applicant has applied to amend the Town's Comprehensive Zoning By-law for the lands located south of Whitlock Avenue, east of Clarrriage Court and west of Regional Road #25. The proposed development consists of a six-storey apartment building. The building is proposed to have 103 apartment dwelling units with an underground parking garage. The proposed amendment would change the Future Development (FD) Zone applicable to the lands to a site-specific Residential Office (RO) Zone to permit the development as proposed.

Staff recommends that, upon completion of the consultation and review process, a technical report, including recommendations, be prepared and brought forward for consideration by Council. The technical report will address issues raised through the consultation and review process.

REPORT

Background

Owner and Agent: Gulfbeck Development Inc., 501-3751 Victoria Park Avenue, Toronto, ON, M1W 3Z4

Location/Description: The subject lands are located west of Regional Road #25, south of Whitlock Avenue and east of Clarrriage Court. The lands are legally described as Block 155, Plan 20M-1191, Part of Lot 7, Concession 2, New Survey, Former Geographic Township of Trafalgar. The location of the property is illustrated in Figure 1 attached to this report.

The property is 0.41 ha in size, but is constrained on the south property line by a sewer easement in favour of Halton Region. The property contains the former location of the sales office for the Gulfbeck subdivision.

Along the west side of Clarrriage Court are 3-storey back-to-back townhouses. To the south and to the north are development blocks designated Residential Office Area (currently vacant) with Residential Medium Density development west of these blocks.

Proposal

As currently proposed, the building is 6-storeys in height with 103 apartment dwelling units. Two levels of underground parking is proposed with 165 tenant parking spaces and 26 visitor parking spaces. The main entrance to the building is accessed from Clarrriage Court. A driveway serves as a fire route and provides access to the underground parking area, a loading space and garbage pick-up area along the side of the building. A concept plan and perspective view are attached as Figures 2 and 3 to this report.

The following plans and documents, which have been submitted in support of the application, are listed below:

- Architectural Plans, prepared by Quadrangle Architects, dated 16 April 2020;
- Archaeological Assessment Reports and Ministry clearances;
- Environmental Site Assessment prepared by exp., dated February 1, 2016;
- Functional Servicing and Stormwater Management Report, prepared by The Municipal Infrastructure Group, dated April 2020;
- Geotechnical Investigation, prepared by exp., dated April 10, 2019;
- Hydrogeological Investigation and Water Balance Assessment, prepared by exp., dated October 15, 2019;
- Landscape Plan, prepared by the MBTW Group, dated January 2020;
- Environmental Noise Assessment, prepared by Valcoustics, dated May 6, 2020;
- Phase 1 ESA Update Letter, prepared by exp., dated September 11, 2020;
- Planning Justification Report, prepared by Glen Schnarr and Associates, dated May 2020;
- Shadow Study, prepared by Quadrangle Architects, dated April 2020;
- Traffic Impact Study, prepared by GHD, dated May 6, 2020;
- Urban Design Brief, prepared by The Planning Partnership, dated April 30, 2020;
- Waste Collection Plan, prepared by GHD, dated Feb 25, 2020;
- Zoning By-law Amendment, dated May 13, 2020.

Planning Policy

The lands are designated Residential Area on Schedule B - the Urban Land Use Plan of the 2008 consolidation of the Town's Official Plan.

Official Plan Amendment No. 31 (OPA #31) is an amendment to the Town's Official Plan which was adopted by the Town of Milton on June 14, 2010 and approved by Halton Region with modifications on November 22, 2018. While some appeals are still outstanding, the appeals do not affect the policies for the Urban Area. On Schedule B of OPA #31, the lands are designated Residential Area. The Official Plan, as amended by OPA #31 permits a full range of residential uses and densities. As the lands are within the Boyne Survey Secondary Plan, Policy 1.3 applies and identify that the Secondary Plan policies shall prevail.

On Schedule C.10.C Land Use Schedule of the Boyne Survey Secondary Plan, the lands are designated Residential Office Area. The main permitted uses in the Residential Office Area designation are office uses, high density residential uses and residential medium density II uses. The policies for the Residential Office Area identify a maximum height of 15 storeys and a maximum FSI of 3.0. Development fronting on Regional Road 25 is to reflect the significance of this gateway location.

A full review of the applicable planning policies will be undertaken as part of the review of the applications.

Zoning By-law 016-2014, as amended

The subject lands are currently zoned Future Development (FD) zone. The Future Development (FD) zone does not permit the development as proposed. A number of site-specific provisions (i.e. lot area, setback, increase in FSI etc.) to the zoning by-law is required to properly facilitate the development as proposed. A draft zoning by-law is attached as Appendix 1 to this report.

Site Plan Control

Should the Zoning By-law Amendment be approved, site plan approval will be required prior to the development of the site.

Discussion

The application was deemed complete on September 11, 2020. A virtual public information session is scheduled to be held by the applicant on November 5, 2020.

Notice for the public meeting has been provided pursuant to the requirements of the Planning Act on October 22, 2020, through written notice to all properties within 200 metres of the subject lands, as well as an ad in the Milton Canadian Champion.



The Corporation of the Town of Milton

Report #:
DS-046-20
Page 4 of 4

The application was circulated to internal departments and external agencies on September 16, 2020.

Staff have identified the following issues to be reviewed:

- Urban design
- Transition to surrounding neighbourhood
- Vehicular and pedestrian circulation

Financial Impact

None arising from this Report.

Respectfully submitted,

Barbara Koopmans, MPA, MCIP, RPP, CMO
Commissioner, Development Services

For questions, please contact: Maria Smith

Phone: 905-878-
7252 x2311

Attachments

Figure 1 – Location Map
Figure 2 – Concept Plan
Figure 3 – Perspective view
Appendix 1 – Draft Zoning By-law

CAO Approval
Andrew M. Siltala
Chief Administrative Officer

FIGURE 1 LOCATION MAP



Council Meeting Date:
November 16, 2020

Scale: 1: 1,100

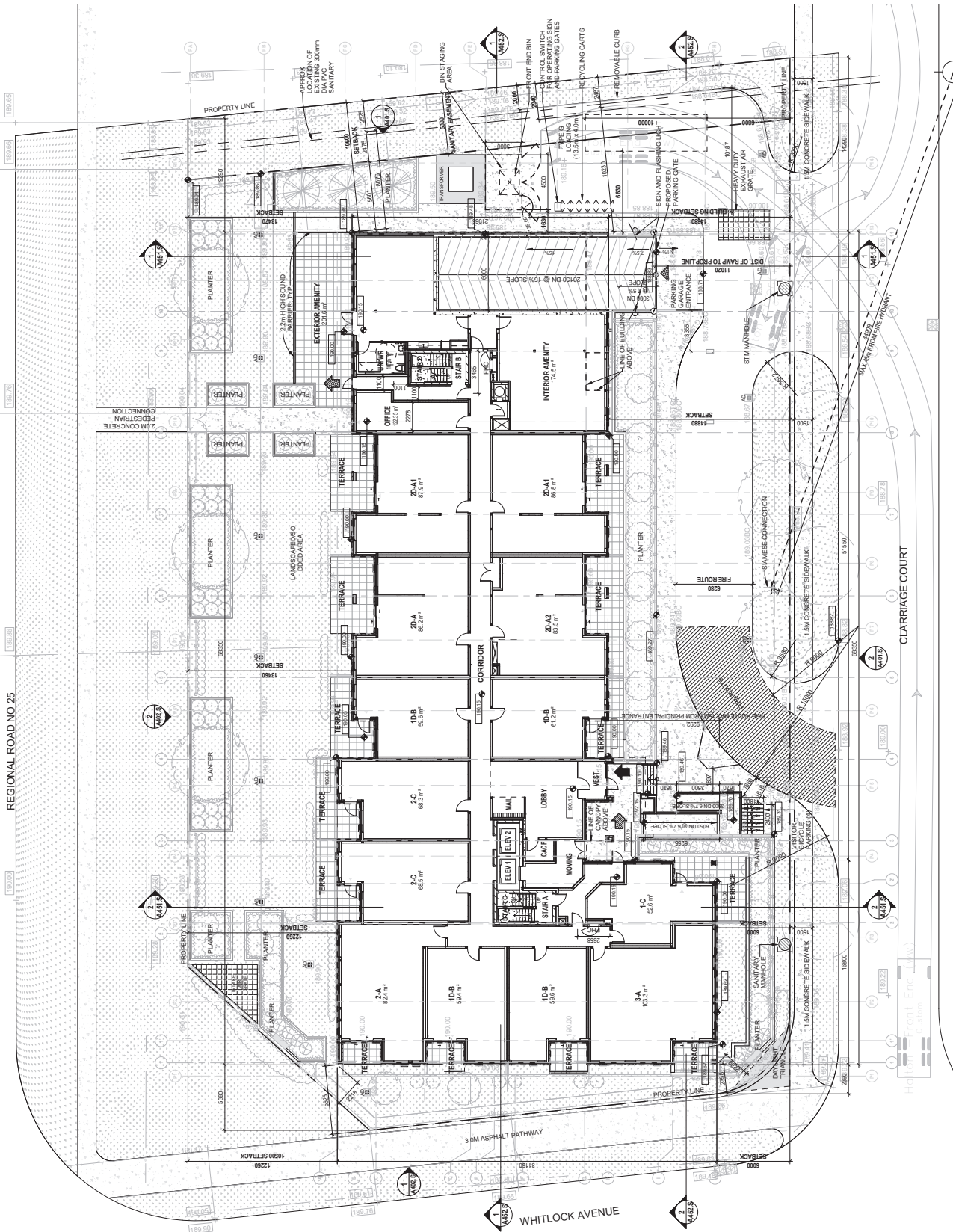
Files: Z-11/20

Development Services Department



Subject Property

Copyright 2020: Town of Milton, Teranet Inc.





Appendix 1 to Report DS-046-20

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 0XX-2020

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE PLANNING ACT IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 7, CONCESSION 2 NS (TRAFALGAR), BLOCK 155, REGISTERED PLAN 20M-1191, GULFBECK DEVELOPMENTS INC., FILE Z-11/20

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 016-2014, as amended;

AND WHEREAS the Town of Milton Official Plan provides for the lands affected by this by-law to be zoned as set forth in this by-law;

NOW THEREFORE the Council of the Corporation of the Town of Milton hereby enacts as follows:

1.0 THAT Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing zoning from Future Development (FD) to the Residential Office – XX (RO-XX) zone symbol on the lands shown on Schedule A attached hereto.

2.0 THAT Section 13.1 is amended by adding Section 13.1.1.____ to read as follows:

For lands zoned Residential Office*AAA (RO*AAA) the following provisions also apply:

1. Special Zone Provisions:

- a) Notwithstanding Table 6E, minimum lot frontage for an apartment building within the RO zone shall be 45 m;
- b) Notwithstanding Table 6E, maximum lot coverage for an apartment building within the RO zone shall be 37%;
- c) Notwithstanding Table 6E, minimum front yard setback for an apartment building within the RO zone shall be 2.3 m;
- d) Notwithstanding Table 6E, minimum exterior side yard setback for an apartment building within the RO zone shall be 2.2 m;
- e) Notwithstanding Table 6E, minimum rear yard setback shall be 10.5 m;

- f) Notwithstanding Table 6E, maximum fsi for apartment building within the RO zone shall be 2.2 fsi;
- g) Notwithstanding Section 5.14.1 and Section 5.12 (Table 5L) the underground parking structure may be setback a minimum of 0.0 m from the street line abutting Regional Road 25, 0.7 m to the street line abutting Clarriage Court and 0.8 m to the street line abutting Whitlock Avenue and shall encroach into the landscape buffer;
- h) Notwithstanding Section 5.1 (iv), 19 parking spaces shall be tandem parking spaces which require access via another parking space;
- i) Notwithstanding Section 5.11.1, a loading space shall be located min 2.5 m from the abutting residential zone and min 6.8 m from a streetline;

3.0 If no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the LPAT dismisses the appeal, this by-law shall come into force on the day of its passing. If the LPAT amends the by-law pursuant to Section 34 (26) of the *Planning Act*, as amended, the part or parts so amended come into force upon the day the LPAT's Order is issued directing the amendment or amendments.

READ A FIRST, SECOND AND THIRD TIME and FINALLY PASSED this

day of _____, 2020.

G.A. Krantz

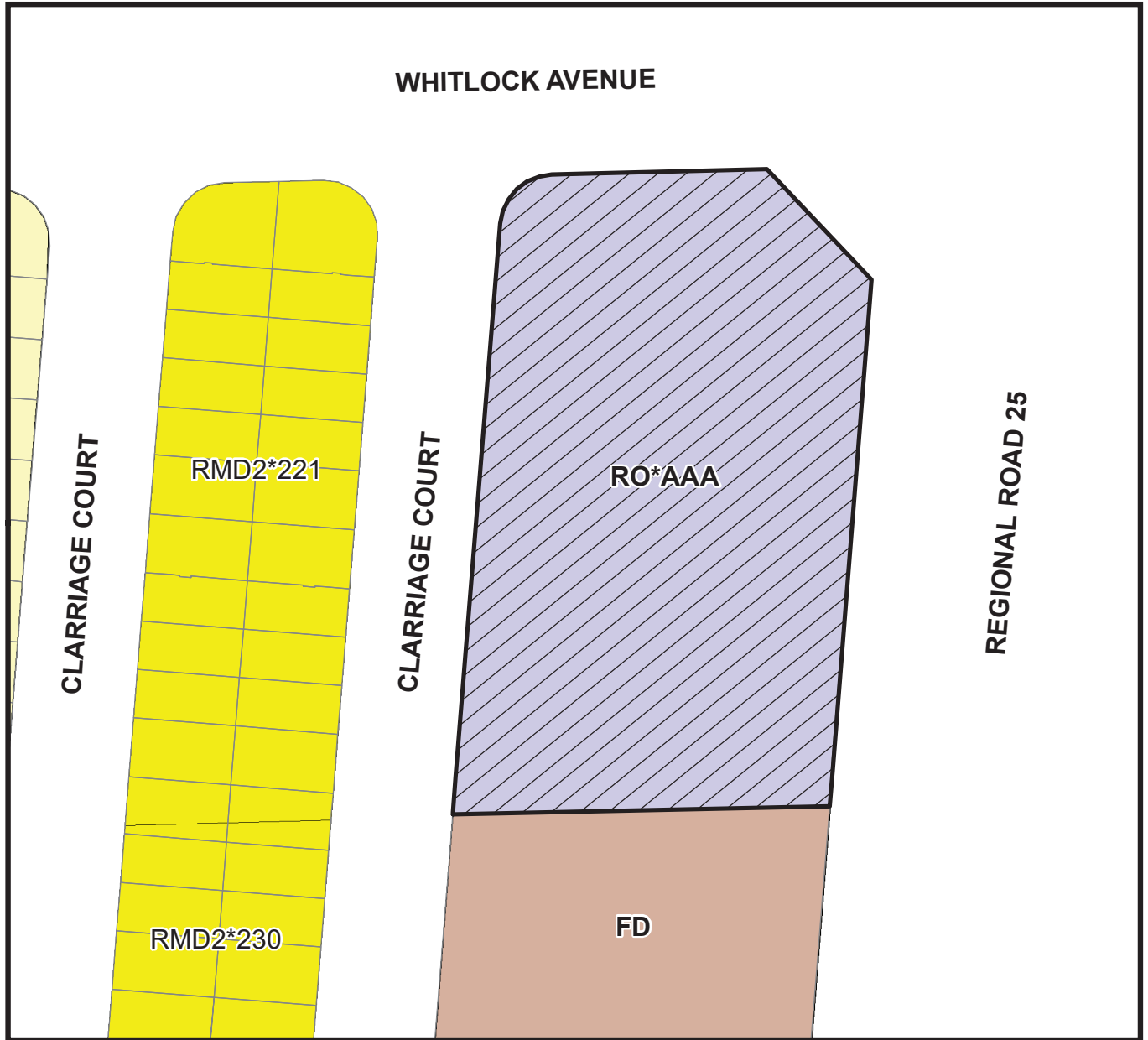
Meaghen Reid

Deputy
Town Clerk

SCHEDULE A
TO BY-LAW No. -2020

TOWN OF MILTON
PLAN 20M1191 BLK 155
TOWN OF MILTON

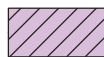
Town of Milton



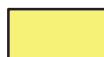
THIS IS SCHEDULE A
TO BY-LAW NO. _____ PASSED
THIS __ DAY OF _____, 2020.

MAYOR - Gordon A. Krantz

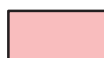
DEPUTY CLERK- Meaghen Reid



RO*AAA - Residential Office



RMD2 Special - Various existing Medium
Density Residential 2 zones



FD - Future Development Zone



Z-11/20