



The Corporation of the TOWN OF MILTON

Report to: Chair & Members of the Administration & Planning Standing Committee
From: W. F. Mann, MCIP, RPP, OALA, RFP, Director of Planning and Development
Date: January 23, 2012
Report No. PD-005-2012 (24T-11006/M and Z -15/11)

Subject: Public Meeting and Initial Report – Proposed Plan of Subdivision and Amendment to the Zoning By-law by Mattamy (Willmott) Limited. Applicable to Lands Legally Described as Part of Lot 9, Concession 1, N.S. (Trafalgar), Town of Milton, Regional Municipality of Halton, to Permit the Development of a Mixed Use Residential Plan of Subdivision.

RECOMMENDATION: THAT Planning and Development Report PD-005-2012 outlining an application by Mattamy (Willmott) Limited for a draft plan of subdivision and an amendment to the Town of Milton Zoning By-law 144-2003, as amended, to change the zoning from Future Development (FD) and Secondary Mixed Use Commercial (C2*119-H1-H2) Zones to Residential Medium Density 1 Section 150 (RMD1*150), Residential Medium Density 2 (RMD2), Open Space (OS), and Greenlands B (GB) Zones to permit the development of a residential plan of subdivision on lands legally described as Part of Lot 9, Concession 1, N.S. (Trafalgar), Town of Milton, Regional Municipality of Halton, BE RECEIVED FOR INFORMATION;

AND THAT once all the comments have been received, a Technical Report be brought forward by the Planning and Development Department for consideration.

EXECUTIVE SUMMARY

Requested Amendments

The applicant has requested an amendment to the Town of Milton By-law 144-2003, as amended, to change the zoning applicable to the subject lands from the Future Development (FD) Zone and Secondary Mixed Use Commercial (C2*119-H1-H2) Zone to Residential Medium Density 1*150



(RMD1*150), Residential Medium Density 2 (RMD2), Open Space (OS) and Greenlands B (GB). This amendment is requested in order to permit the development of a mixed use residential plan of subdivision on the subject lands.

The applicant proposes a plan of subdivision creating a total of 35 residential blocks yielding a total 451 units made up of 19 blocks yielding 208 single detached lots, 8 blocks yielding 108 street townhouse units, 6 blocks yielding 100 back to back townhouse units, 2 blocks yielding 35 lane based townhouse units, one neighbourhood park block, one storm water management pond block, a number of open space, buffer, and reserve blocks, and an internal road system.

Conclusions and Recommendations

The applications are complete pursuant to the requirements of the Planning Act and are being processed accordingly. 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

Authorized Agent: Korsiak & Company Ltd.
2400 Wyecroft Road, Unit 6
Oakville, ON L6L 6M8

Applicant/Owner: Mattamy (Willmott) Limited
2360 Bristol Circle
Oakville, ON L6H 6M5

Location/
Legal Description:

- West side of Bronte Street South, East of the CN Rail Line, and South of the Union Gas Pipeline, North of Louis St. Laurent Avenue
- Part of Lot 9, Concession 1, New Survey (Trafalgar)
- See Figure 1

Property Description: Area: 19.6 ha
Frontage: 480+/- metres on Bronte Road South



Site Condition: The property is flat

- Subject Lands:
- Agricultural, vacant
 - Future Development (FD)

- Surrounding Land Uses:
- to the north:
- Residential Subdivision (Elkford)
 - Residential Medium Density 2 (RMD2*149) Zone,
 - Residential High Density (RHD*116) Zone,
 - Greenlands B (GB) Zone,
 - Open Space (OS) Zone
- to the west:
- Residential
 - Residential Medium Density 1 (RMD1*150) Zone,
 - Residential Medium Density 2 (RMD2) Zone,
 - Open Space (OS) Zone
- to the south:
- Agricultural-vacant
 - Future Development (FD) Zone, Commercial (C2*119-H1-H2) Zone
- to the east:
- Residential-Mattamy Willmott Phase 1
 - Residential Medium Density 1 (RMD1*150) Zone, Residential Medium Density 2 (RMD2) Zone, Open Space (OS) Zone

- Proposal:
- To amend Zoning By-law 144-2003, to change the zoning applicable to the subject lands from the Future Development (FD) Zone and Secondary Mixed Use Commercial (C2*119-H1-H2) Zone
 - to Residential Medium Density 1*150 (RMD1*150), Residential Medium Density 2 (RMD2), Open Space (OS), and Greenlands B (GB) Zones.
 - see Appendix 1 - Draft By-law
 - see Figure 2 - Draft Plan of Subdivision
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Supporting Documentation

The following plans and reports have been submitted in support of the application:

- Draft Plan of Subdivision, prepared by Korsiak & Company, dated October 3rd, 2011, revised January 11, 2012;
- Functional Servicing and Stormwater Management Report by David Schaeffer Engineering Limited;
- Phase 1 Environmental Site Assessment Report by Shad and Associates;
- Planning Justification Report, prepared by Korsiak & Company Ltd., dated October 13th, 2011;
- Draft Zoning By-law

Planning Policy

Provincial Policy Statement

- Promotes efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- Supports the accommodation of an appropriate range and mix of residential uses to meet long term needs;
- Promotes cost effective development standards to minimize land consumption
- Encourages new development to have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public services;
- Directs that an appropriate range of housing types and densities be provided in order to meet projected requirements of current and future residents of the regional market area;
- Promotes land use patterns, density, and mix of uses that support the development of viable choices and plans for public transit.

Region of Halton Official Plan

- Designated “Urban Area”;
 - Policy 72(2) supports a form of growth that is compact and supportive of transit usage, making efficient use of space and services and promotes live-work relationships;
 - Policy 140 states, the goal for environmental quality is to achieve
-



a high-quality environment, for this and future generations, that will sustain life, maintain health and improve the quality of living;

- Policy 172(2) develops a balanced transportations system that integrates all travel modes: walking, cycling, public transit, trains and the private vehicle.”

Town of Milton Official Plan

- Designated “Residential/Employment Area” which provides for a mix of medium and high density residential development as well as special needs housing, rooming, boarding, lodging houses, bed and breakfasts, local institutional uses, local commercial uses, high density residential uses, home occupations, and public open spaces
- The approved Secondary Plan for this area is the Sherwood Survey Secondary Plan

Sherwood Survey Secondary Plan

- Designated: “Residential/Employment Area”
- The lands are located within the Willmott Neighbourhood;
- The proposed plan has a total of 425 units.
- The “Residential/Employment Area” permits medium and high density residential uses in the form of detached, semi-detached, townhouse dwellings, triplexes, quattroplexes, and apartments.

Zoning By-law

- Zoned Future Development (FD) and Secondary Mixed Use Commercial (C2*119-H1-H2) Zones
- Amendment to By-law 144-2003 required to implement the proposed draft plan of subdivision

Discussion

Circulation of Public Notice: January 3, 2012

Circulation of Public Agencies: October 28, 2011

Comments Due: January 6, 2012

Technical Report:

- Upon completion of circulation and Planning review



Issues:

- Design Criteria-Park Configuration
- Secondary Plan Conformity
- Integration/Interface of proposed development with adjacent properties
- Servicing Allocation

Financial Impact

Should the development proceed, some change in the assessed value of the subject lands for property tax purposes is anticipated.

Relationship to the Strategic Plan

This application supports one of the initiatives of Direction 3, Goal 2 of the Strategic Plan, which relates to the efficient use of land in order to make the best use of infrastructure and services.

Respectfully submitted

W. F. Mann, M.C.I.P., R.P.P., O.A.L.A., R.P.F.

Director of Planning and Development

Prepared by: Susan M. R. O'Brien, MCIP, RPP
Senior Manager (Acting) Development Review

CAO Approval: _____

If you have any questions on the content of this report, please contact Susan O'Brien, 905-878-7252, ext. 2312

Attachments Figure 1 - Location Plan
 Figure 2 - Draft Plan of Subdivision
 Appendix 1- Draft Zoning By-law



FIGURE 1 LOCATION MAP



A+P Meeting Date:
January 23, 2012

Scale: 1:10,000

File: 24T-11006/M & Z-15/11

Planning & Development Department



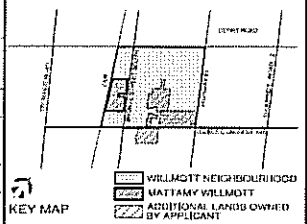
Subject Property

DRAFT PLAN OF SUBDIVISION

DI
FI
PA
CC

TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

MATTAMY - WILLMOTT WEST



OWNER'S AUTHORIZATION

I HEREBY AUTHORIZE AND AGREE TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

SIGNED: [Signature] DATE: October 12, 2011

NAME: [Name]
ADDRESS: [Address]
CITY/TOWN/VILLAGE: [City/Town/Village]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE MEASUREMENTS OF THE LOTS ARE BEING MADE AS ACCURATE AS THE MEASUREMENTS OF THE LOTS CAN BE MADE BY THE SURVEYOR AND THAT THE MEASUREMENTS OF THE LOTS ARE BEING MADE AS ACCURATE AS THE MEASUREMENTS OF THE LOTS CAN BE MADE BY THE SURVEYOR.

SIGNED: [Signature] DATE: October 12, 2011

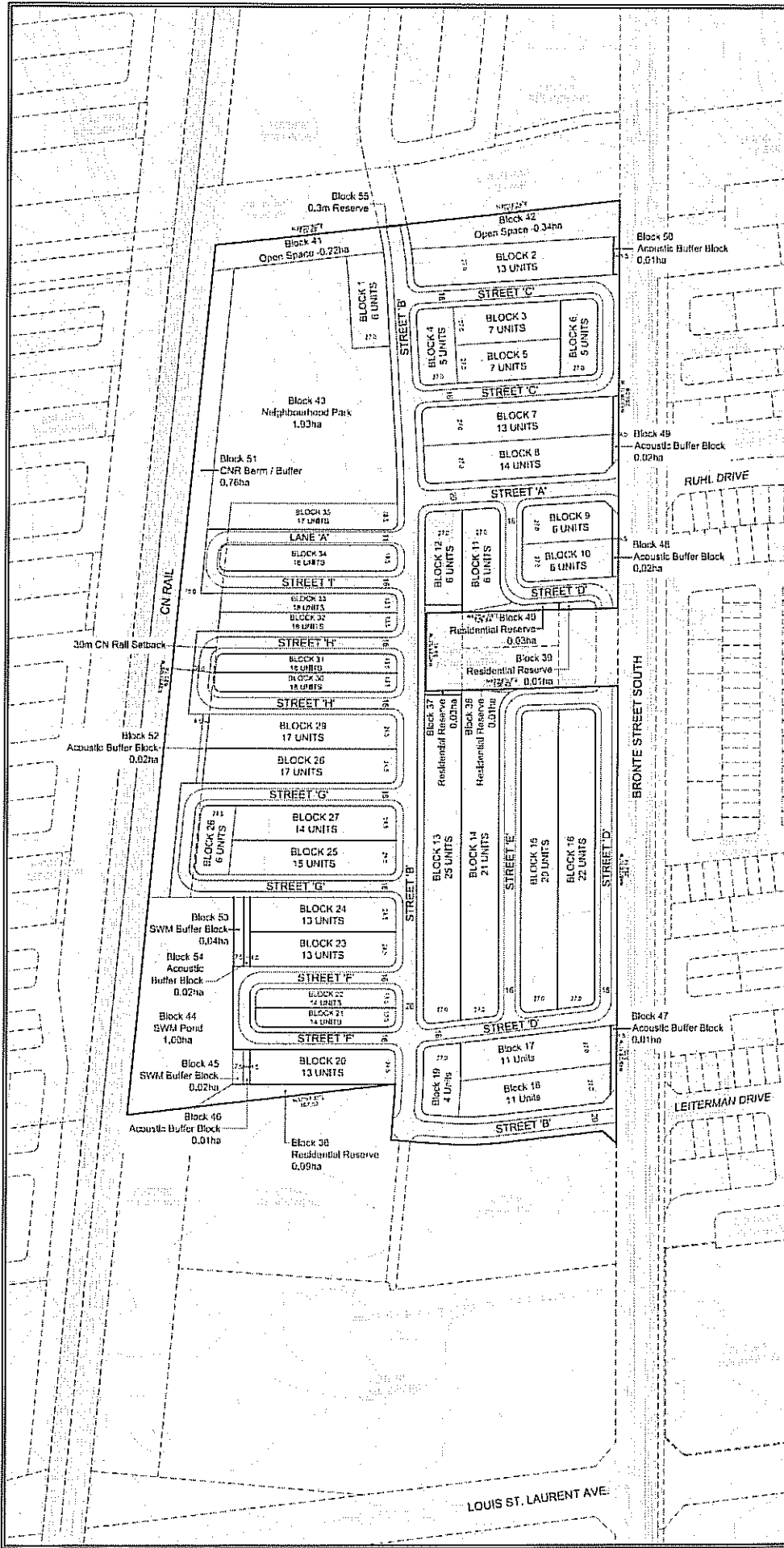
NAME: [Name]
ADDRESS: [Address]
CITY/TOWN/VILLAGE: [City/Town/Village]

ADDITIONAL INFORMATION

21.00m RAILWAY RIGHT-OF-WAY (R.O.W.)
21.00m RAILWAY R.O.W.
21.00m RAILWAY R.O.W.
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LAND USE SCHEDULE

Land Use	Blocks	Block Total	Area (ha)	Units	SOE
Detached Residential	1-19	19	5.87	278	258.00
Townhouse	20,23-27	8	2.11	120	62.14
Back to Back Townhouse	21,22,30-33	6	0.50	100	53.63
Lane Based Townhouse	34,35	2	0.45	35	25.87
Residential Reserve	30-40	3	0.19		
Open Space	41-42	2	0.56		
Neighbourhood Park	43	1	1.93		
SWM Pond	44	1	1.00		
Buffer Block	45-46	2	0.35		
30m Reserve	55	1	0.20		
FLDM R.O.W. (15m)			0.17		
FLDM R.O.W. (22.5m)			3.27		
FLDM R.O.W. (30m)			1.87		
Totals	55	55	19.60	451	367.91



11/03/12 Approval of Member B. 11/14
01/03/11 Approval of Member A. 1/14
DATE OF REVOLUTION 1/14

NEEDS:
* Local Council (10m x 10m)
* Local Council (10m x 10m)
* Local Council (10m x 10m)
* Local Council (10m x 10m)

MATTAMY

SCALE 1:1250 JANUARY 11, 2011

11/03/12 Approval of Member B. 11/14
01/03/11 Approval of Member A. 1/14
DATE OF REVOLUTION 1/14

KORBIAN & COMPANY
LAND USE EXPERTS

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. __2012

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 144-2003, AS AMENDED, PURSUANT TO SECTION 34 OF THE PLANNING ACT IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 9, CONCESSION I, N.S., (TRAFALGAR), MATTAMY (WILLMOTT) LIMITED, FILE Z-15/11 AND ASSOCIATED 24T-11006/M. BRONTE STREET SOUTH.

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 144-2003, 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. THAT Schedule A to Comprehensive Zoning By-law 144-2003 is hereby further amended by changing the existing Future Development (FD) and Secondary Mixed Use Commercial (C2*119-H1-H2) zone symbols to the Residential Medium Density 1-Special Section 150 (RMD1*150) Zone, Residential Medium Density 2, (RMD2) Zone, Open Space (OS) Zone, and Greenlands B (GB) Zone on the land shown on Schedule A attached hereto.
2. THAT Section 13.1 of Comprehensive By-law 144-2003 is hereby further amended by adding subsection 13.1.1.150 (i) as follows:

Single Detached Dwelling-Street Access Corner

"Notwithstanding Section 6 Table 6C and Section 4.1.1.2 (iii), to the contrary, on a corner lot at the intersection of two (2) local *public streets*, the outside of the garage door shall not be located any closer than 5.45 metres from the corner rounding. In the case of a staggered double car garage, one garage is permitted to have a minimum setback of 2.0 metres to the corner rounding."

3. THAT 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 Ontario Municipal Board dismisses the appeal, this by-law shall come into force on the day of the passing. If the Ontario Municipal Board 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 Board's Order is issued directing the amendment or amendments.

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

** day of *****, 2011

Gordon A. Krantz Mayor

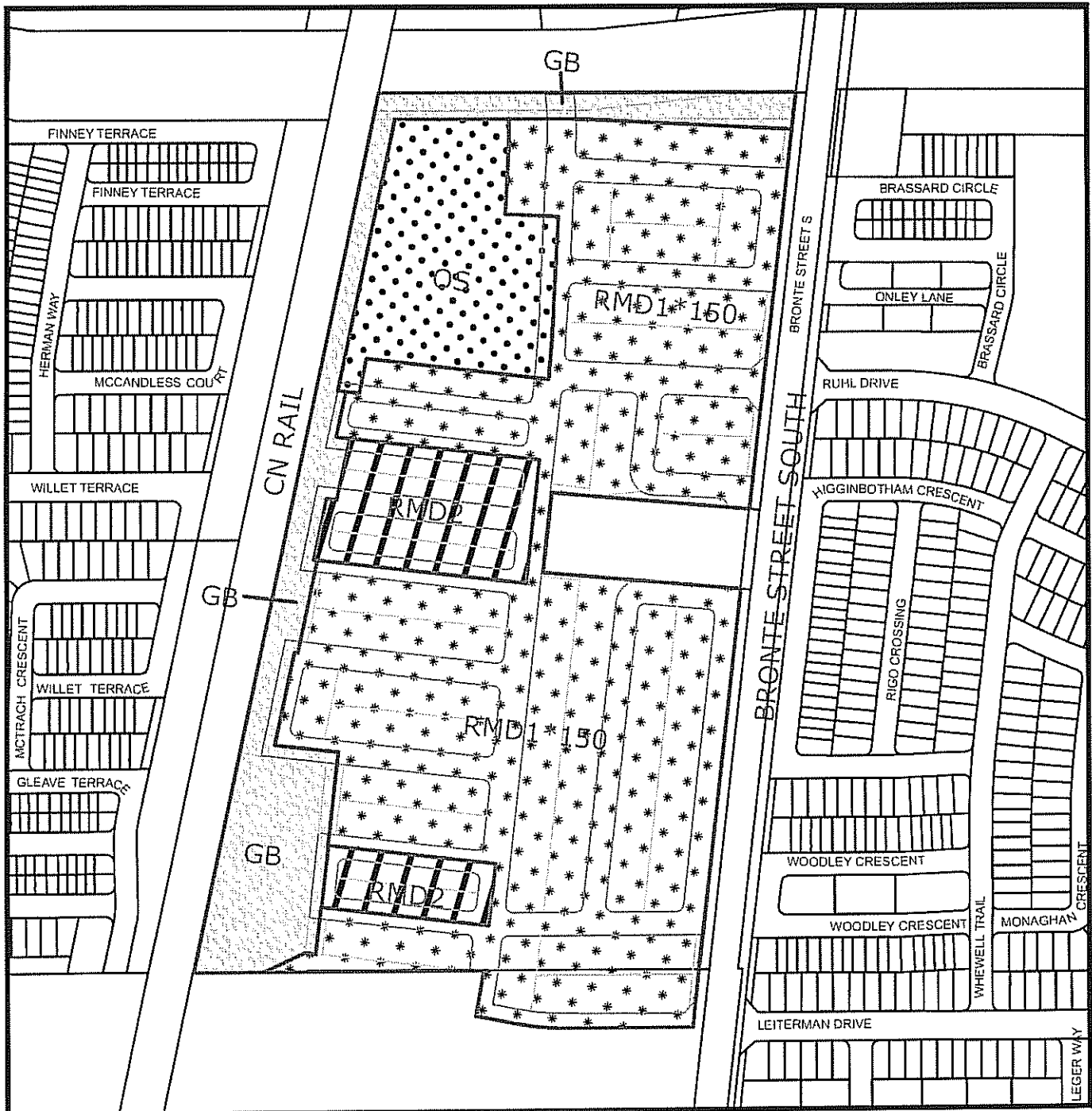
Troy McHarg Town Clerk

SCHEDULE A
TO BY-LAW No. -2012

TOWN OF MILTON

Part of Lot 9, Concession 1, New Survey (Trafalgar)

Town of Milton



THIS IS SCHEDULE A
TO BY-LAW NO. -2012 PASSED
THIS DAY OF , 2012.



GB - Greenlands B Zone



OS - Open Space Zone



RMD1*150 - Medium Density
Residential 1 Zone
Special



RMD2 - Medium Density Residential 2 Zone



MAYOR - Gordon A. Krantz

CLERK - Troy McHarg