

AMENDMENT NUMBER XX TO THE OFFICIAL PLAN OF THE TOWN OF MILTON

PART 1 THE PREAMBLE, does not constitute part of this Amendment

PART 2 THE AMENDMENT, consisting of the following text constitutes Amendment No. XX to the Official Plan of the Town of Milton

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PART 1: THE PREAMBLE

THE TITLE

This amendment, being an amendment to the Official Plan of the Town of Milton shall be known as:

Amendment No. XX
To the Official Plan of the Town of Milton

Boyne Survey Secondary Plan
(Town of Milton)

PURPOSE OF THE AMENDMENT

Amending the policies of the existing Boyne Survey Secondary Plan to support the intended function of the nodes as the focus of urban activity for surrounding residential neighbourhoods with a mix of uses, including mixed use buildings and limited stand-alone commercial uses, being pedestrian-oriented, and achieving transit-supportive high density residential development. This will ensure that the communities are more complete and become integrated places to live, work, shop and play.

LOCATION OF THE AMENDMENT

Boyne Survey Secondary Plan Area

BASIS OF THE AMENDMENT

The Boyne Survey Secondary Plan includes policies relating to the development of Secondary Mixed Use Nodes, Major Nodes and Minor Sub-nodes. The purpose of this amendment is to clarify these policies, to ensure that the population targets are met, and to provide additional flexibility to encourage the development of mixed uses in the nodes.

PART 2: THE AMENDMENT

All of this document, entitled Part 2: THE AMENDMENT consisting of the following text constitutes Amendment No. XX to the Town of Milton Official Plan and the Boyne Survey Secondary Plan.

DETAILS OF THE AMENDMENT

The Town of Milton Official Plan Boyne Survey Secondary Plan is hereby amended by Official Plan Amendment No. XX, pursuant to Sections 17 and 21, and 22 of the Planning Act, as amended, as follows:

1.0 Text Change

1.1 Amend C.10.5.1.1 b) by adding the text in bold:

Medium Density Residential II uses consisting of low rise residential units such as single detached dwellings, duplex and semi-detached dwellings, townhouses, triplexes and quattroplices and similar grade-related, multiple attached housing forms with a density range of 31 to 45 per net hectare in accordance with the policies of Section B.3.2.3.2 (**with the exception of density**), and C.10.5.1.3;

1.2 Amend Section C.10.5.1.1 c) by adding the text in bold:

High Density Residential uses consisting of apartment buildings **and stacked townhouse dwelling units with a common underground parking area, generally containing the equivalent of the required tenant parking**, with a density range of greater than 100 to 200 units per net hectare in accordance with the policies of Section C.10.5.1.4.

1.3 Amend C.10.5.1.4 c) Height and Density, subsection i) by deleting the following:

“and a minimum FSI of 1.0” and “and a maximum FSI of 3.0”.

1.4 Amend C.10.5.5.1 e) by adding text in bold:

Notwithstanding the policies of C.10.5.5.1 b), the Town may consider permitting a limited extent of **Residential Medium Density II uses, including** grade-related multiple-attached housing forms such as townhouses, **stacked townhouses** and back-to-back townhouses **in accordance with the policies of C.10.5.1.1 b)** within the Secondary Mixed Use Nodes subject to **a comprehensive development plan for the entire node demonstrating that the Node continues to achieve its planned function to the satisfaction of the Town, with the residential portion of the node in accordance with the policies of C.10.5.6.5** and the following:

1.5 Amend C.10.5.5.1 e) subsection iii) by changing “20 percent” to **“40 percent”**.

- 1.6 Amend C.10.5.5.1 h) by deleting “and shall be zoned for that purpose at the time of the approval of the first development application or any phase thereof within each quadrant of the node” from the last sentence of the following paragraph, as amended in bold:

Within the Secondary Mixed Use Node located at the intersection of Louis St. Laurent Avenue and Thompson Road, the commercial gross floor area available to the lands in the Boyne Survey shall be distributed equally between the southwest and southeast quadrants of the Node, subject to the provision of high density residential uses on an equivalent area of each quadrant of the node. Such high density residential uses may be developed within purpose-designed and/or mixed use buildings in accordance with Sections C.10.5.5.1 b) and d) of the Plan.

- 1.7 Amend C.10.5.5.1 h) by adding the following paragraph after the above:

The commercial component within a Secondary Mixed Use Node may precede the residential development within the Node subject to a comprehensive development plan for the entire quadrant of the node demonstrating that the Node continues to achieve its planned function to the satisfaction of the Town, with the residential portion of the node in accordance with the policies of C.10.5.5.1 b), c), d) and e).

- 1.8 Amend C.10.5.6.2 by adding the following text in bold:

“The Major Node Area designation on Schedule “C.10.C” means that the main uses permitted may include a variety of high density residential, institutional and office uses and community facilities. The following additional uses may also be permitted **subject to a comprehensive development plan for the entire node to the satisfaction of the Town in accordance with the policies of C.10.5.6.5.**

- 1.9 Delete C.10.5.6.2 a) and b) and replace with the following:

“Medium Density Residential II uses, including limited grade-related multiple attached housing forms subject to the policies of Section C.10.5.1.1. b) and C.10.5.5.1 e).”

- 1.10 Change the numbering of Sections C.10.5.6.2 c) and d) to C.10.5.6.2 b) and c).

- 1.11 Change the numbering of Sections C.10.5.6.2 e) to C.10.5.6.2 d).

- 1.12 Add a new section C.10.5.6.2 e) with the following text:

“Retail and service commercial uses in purpose designed buildings, generally not exceeding a combined total gross floor area of 1860 meters square within a single node quadrant, provided that the size of the node is sufficient in size to accommodate the residential unit mix and density for the node in addition to any retail and service

commercial uses. It is strongly encouraged that retail and service commercial uses be developed in combination with one or more mixed use buildings and the combined total gross floor area shall not exceed 2,750 square metres as permitted in policy C.10.5.6.2 d) and in accordance with Sections 3.2.3.6 and 3.2.3.7.

Retail and service commercial uses in the node shall not be permitted to be developed in conjunction with local commercial uses permitted in the Residential Area designation and/or Residential Office Area designation; and,”

- 1.13 Amend C.10.5.6.3 c) by deleting the references to FSI and changing it to the text in bold as follows:

Buildings shall have a minimum height of three storeys and a minimum **density of greater than 100 units per hectare**; however, development with additional height and density is encouraged to a maximum height of 15 storeys and a **maximum density of 200 units per hectare**. For the purposes of this policy, the **density** shall be calculated on the basis of the ultimate development of the entire Node as illustrated on a detailed concept plan in accordance with this Plan and the entire Node Area shall be zoned to ensure the achievement of the **density** at the time of the approval of the first development application or any phase thereof.

- 1.14 Amend C.10.5.6.4 by adding the following text in bold as follows:

Notwithstanding the foregoing, the Major Node Area designation on Schedule “C.10.C” is conceptual, except where bounded by existing major roads. The exact configuration shall be established in conformity with the policies of this Plan during the preparation of the tertiary plan as required in Section C.10.6.5 of this Plan **and the layout of the node may be further refined as part of the plan of subdivision in accordance with the Secondary Plan schedules and the Council endorsed tertiary plan.**

- 1.15 Add Section C.10.5.6.5 by adding the following text in bold as follows:

Prior to the granting of any planning approvals, the following are required:

- a) **A planning justification report showing how the policies of this plan are met, particularly the purpose of the node, and the unit mix and density of within the Node(s) and the Residential Area designations, in accordance with policies of C.10.2.1 e), C.10.5.1.1 c), C.10.5.5, C.10.5.6 and C.10.5.7;**
- b) **A concept plan for the entire node identifying development blocks, with generally a minimum of sixty (60) percent of the overall Major or Minor Node area and sixty (60) percent of the residential portion of a Secondary Mixed Use Node as shown on Land Use Schedule C.10.C, to be developed for residential high density uses in accordance with the policies of C.10.5.1.1 c) in mixed use or purpose designed residential buildings; and,**

- c) **An urban design brief, in accordance with the Town’s Urban Design Brief Terms of Reference, showing how the policies of this plan will be implemented in accordance with the purpose, the urban design policies and urban design guidelines of this plan and the policies of C.10.5.6.1 and C.10.5.6.3.**

- 1.16 Amend C.10.5.7.2 by adding the following text in bold to the second paragraph as follows:

Notwithstanding the foregoing, the Minor Sub-Node Area designation on Schedule “C.10.C” is conceptual, except where bounded by existing major roads. The exact configuration shall be established in conformity with the policies of this Plan during the preparation of the tertiary plan as required in Section C.10.6.5 of this Plan **and the layout of the node may be further refined as part of the plan of subdivision in accordance with the policies and schedules of this Plan and the Council endorsed tertiary plan.**

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