

September 22, 2025

Town of Milton
Planning & Development Department
150 Mary Street
Milton, ON L9T 6Z5

Attention: Jill Hogan, MCIP, RPP
Commissioner, Development Services

Re: Planning Justification Report Addendum Letter – ZBA & OPA Application
Mattamy (Milton West) Limited & Mattamy (Bright Point) Limited
215 Pan Am Boulevard, 6270 Tremaine Road, & 6400 Tremaine Road
Part of Lots 7, 8 and 9, Concession 7, NS, Town of Milton

Dear Ms. Hogan,

Please accept this Planning Justification Report addendum letter in support of the above-mentioned application by Mattamy (Milton West) Limited and Mattamy (Bright Point) Limited. The original Report was submitted in support of the Draft Plan of Subdivision application required to facilitate the development of Mattamy lands on part of Lot 7, 8 and 9, Concession 7, N.S. (Milton Education Village) in January 2025. This letter is intended to be read in conjunction with the Planning Justification Report.

Official Plan and Zoning By-law Amendment applications are required to permit the proposed development of the Milton Education Village (MEV) lands (Appendix A – Aerial Photo), municipally referred to 215 Pan Am Boulevard, 6270 Tremaine Road, and 6400 Tremaine Road and legally referred to as Part of Lot 7, 8 & 9, Concession 7, New Survey, Town of Milton. The applications align with the relevant policies outlined in the Planning Justification Report in support of the proposed development including the *Planning Act*, the Provincial Planning Statement, the Town of Milton Official Plan, and the Milton Education Village Secondary Plan.

Proposed Development

The Draft Plan of Subdivision, prepared by Korsiak Urban Planning (Appendix B), proposes the development of 38.71 hectares for a diverse range of uses, consisting of Innovation District Mixed Use, High Density Residential II, and Medium Density Residential II blocks, and parks. It is intended to include various residential options: townhouse dwellings, multiplexes, rear lane townhouses, back-to-back townhouses, stacked dwellings, apartments, and mixed-use buildings including commercial, office, and residential uses.

Concurrent land exchange consent applications between the Conestoga College lands (west of Street F on the Draft Plan) and Mattamy's Block 1 (on the Draft Plan) are underway. The additional Conestoga College lands have been incorporated into the Draft Plan per staff request. The additional lands are included in the air photo (Appendix A) and the proposed zoning schedule.

Town of Milton Official Plan Amendment

Per the flexibility introduced in Milton Official Plan Section 5.10.2, locations, limits, and boundaries described in the Secondary Plan *“are intended to be approximate only, except where they are bounded by roads, railway lines, or other clearly defined physical features. Where the general intent of the plan is maintained, minor boundary adjustments will not necessitate an amendment to the plan.”* Section C.12.11.1 confirms this by stating *“Locations, boundaries or limits described in text or indicated on Schedule “C.12.A”, are intended to be approximate only, in accordance with Section B.5.10.2.1 of this Plan. Where the intent of this Secondary Plan and Official Plan are maintained, minor boundary adjustments will not necessitate an amendment to the Secondary Plan.”* Therefore, the minor shifts in road locations and adjustments to block configurations proposed do not require a schedule amendment. The proposed OPA is limited to a text amendment.

The proposed amendment supports the vision for the Milton Education Village, aligning with the Milton Official Plan and MEV Secondary Plan. It advances a complete community by integrating a mix of grade-related residential dwellings, higher density residential, and a broad range of non-residential uses.

The proposed amendment introduces greater flexibility by broadening the range of permitted uses, including commercial, employment, and residential. Within the development blocks, a variety of dwelling types will be provided to accommodate varying household sizes and needs, consistent with the housing goals of Section 2.7 of the Town’s Official Plan. This approach responds to evolving market conditions and reduces restrictions. Minor text modifications are proposed to four sections of the MEV Secondary Plan: C.12.8.2.3 and C.12.8.2.5 within *C.12.8.2 Innovation District*, and C.12.8.9.1 and C.12.8.9.2 within *C.12.8.9 Residential Area*.

The Innovation District comprises of the Innovation Hub, Landmark Gateway, and Village Centre designations. The proposed amendment expands permissions in the Innovation District by adding commercial uses to the current “office or employment” uses. This recognizes that limiting lands to strictly office uses for employment purposes constrains employment opportunities, whereas commercial uses can contribute to greater and more sustainable economic development as well as generate employment.

In addition, the amendment proposes to permit standalone commercial or employment buildings as an interim use in conjunction with an intensification concept. This allows for immediate needs to be served in the community, for example by a grocery store, without comprising intensification targets.

Similarly, the amendment also seeks to permit a wider range of housing typologies within the High Density Residential and Medium Density Residential II policies. The amendment allows for interior blocks to develop entirely with townhouse forms and increases the limit on townhouses in the blocks adjacent to Tremaine Road and natural heritage features in the Greenbelt in order to promote a range of housing in prominent locations. This enables a more diverse and balanced housing supply.

Further, the amendment clarifies that private roads should be excluded from net density calculations in order to more accurately reflect the density accommodated by condo developments.

The amendment encourages a complete community with varied character, efficient land use, and supports long-term growth and market needs.

Zoning By-law Amendment

The subject lands are zoned under the Minister's Zoning Order (MZO) 476-21 for Milton Education Village. The lands are currently zoned Milton Education Village Medium Density Residential II (MEV-RMD2), High Density Residential II (RHD2), Innovation District Mixed Use (ID-MU), and Institutional Campus (I-C). The proposed Zoning By-law Amendment seeks to bring the lands into alignment with the Town's Comprehensive Zoning By-law 016-2014 and amend the zone symbols to new site-specific zone categories RMD2-AAA, RHD-BBB, and MU-CCC. The proposed RMD2-AAA zone consolidates the existing MEV-RMD2 and I-C zones, permitting a range of medium-density dwellings alongside institutional and community uses. RHD-BBB reflects the current RHD2 zone but integrates more flexibility for townhouse forms. Lastly, MU-CCC consolidates the existing ID-MU and RHD2 zones to establish a comprehensive designation supporting residential, institutional, employment, commercial, and community-oriented purposes.

The proposed amendment introduces additional permitted uses and special site provisions for each zone, carrying forward the scope and intent of MZO 476-21 while refining the framework to better reflect the vision for MEV as a complete and vibrant community. Beyond broadening the range of uses, the amendment establishes site-specific standards regarding minimum and maximum building heights, density requirements, setbacks, parking, amenities, along with provisions for a variety of dwelling types.

Conclusion

The proposed development requires both an Official Plan Amendment and Zoning By-law Amendment to support provision of missing middle housing and long-term development of the Innovation District in Milton. This proposal will increase opportunities for variety of dwelling forms in the near-term, contributing to housing choice and affordability within a community well served by mixed-use amenities, neighbourhood parks, schools, and institutional uses. The tailored amendments enhance flexibility that will support long-term development and adaptability for future uses. The proposal

maintains consistency with the Region of Halton Official Plan and the Town of Milton's Milton Education Village Secondary Plan, as outlined in the previously submitted Planning Justification Report and this Addendum. It also aligns with the broader objectives of the Provincial Planning Statement (PPS) to create healthy, livable, and attainable communities.

Respectfully submitted,

KORSIAK URBAN PLANNING



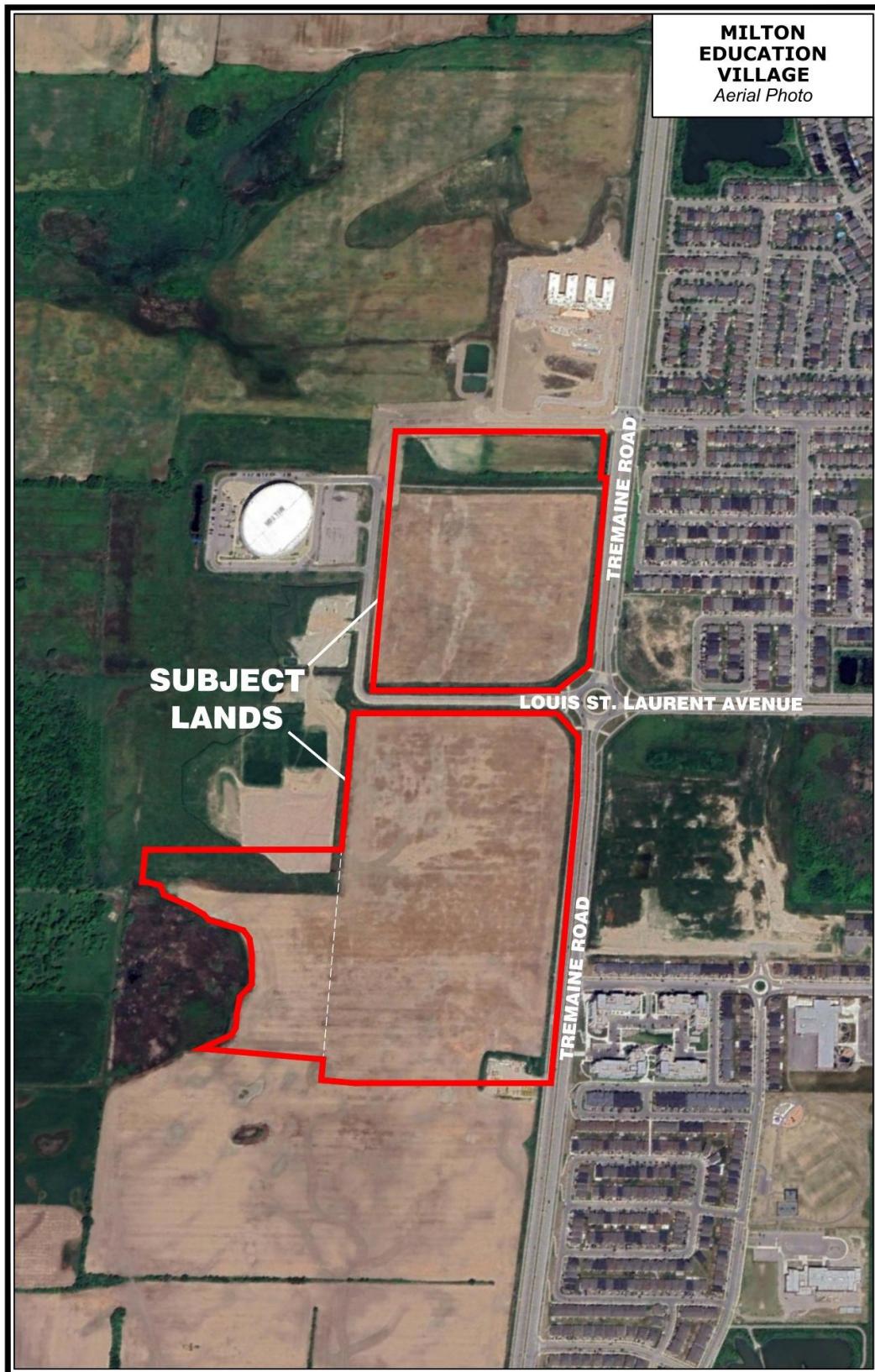
Emily Park, MCRP, BArchSc (Hons)



Constance Ratelle, MPlan, RPP

Encl.

Copy: Lindsey Baskerville, Mattamy (Milton West) Limited & Mattamy (Bright Point) Limited

Appendix A: Aerial Photo

Appendix B: Draft Plan of Subdivision

