

Ms. Jessica Tijanic MCIP
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Date: March 25, 2025

Our Ref: 126943

Subject: **APPLICATION FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT
388 MAIN STREET EAST, 389, 395, 399, 405, 409 PEARL STREET, AND 17 PRINCE STREET
IN THE TOWN OF MILTON**

Dear Ms. Tijanic,

On behalf of the Owner, Slessor Square LP Inc., we are pleased to submit the enclosed application for Official Plan Amendment ("OPA") and Zoning By-law Amendment ("ZBLA") for the lands municipally known as 388 Main Street East, 389, 395, 399, 405, 409 Pearl Street, and 17 Prince Street in the Town of Milton.

The Owner is proposing to redevelop the subject lands into a compact, high-density, and mixed-use development, consisting of a 16-storey tower and 18-storey tower on a shared six (6) storey podium with residential uses facing Pearl Street and ground floor commercial space along Main Street East. The proposed building will provide 570 residential units and 815 square metres of ground floor commercial space. Parking for the proposed development will be provided in a three (3) storey underground parking garage.

As per the Town of Milton Official Plan, December 2024 Consolidation (the "Official Plan"), the subject lands are within the Downtown Milton Urban Growth Centre, Milton GO Major Transit Station Area, and Downtown Character Area. The Official Plan designates the subject lands as 'Central Business District ("CBD") – Urban Growth Centre Mixed Use Sub-Area' and 'Residential Low Density Sub-Area'. An OPA to Schedule C – CBD Land Use Plan is required to re-designate 389, 395, 399, 405, 409 Pearl Street, and 17 Prince Street to 'Urban Growth Centre Mixed Use Sub-Area'. An OPA to Schedule 11 – Urban Area Specific Policy Areas is also required to recognize the subject lands as a Site Specific Policy Area.

The subject lands are located within the Town's CBD Boundary, which is guided by the Secondary Plan for the CBD (the "Secondary Plan"). As per Schedule C.7.A.CBD, the permitted maximum height of 389, 395, 399, 405, 409 Pearl Street and 17 Prince Street is 1-2 storeys. An OPA will be required to permit 18 storeys. As per Schedule C.7.A.1 CBD, the permitted maximum height and density of 388 Main Street East is 6 storeys and 3.0 FSI. An OPA will be required to permit 18 storeys and 9.37 FSI.

The subject lands are zoned 'Urban Growth Centre - Mixed Use Zone with a Holding Provision ("UGC-MU-H")' and 'Low Density Residential I Zone ("RLD1")' in the Town's Urban Zoning By-law 016-2014, as amended (the "Zoning By-law"). The proposed ZBLA is required to permit a maximum height of 18 storeys (63 metres) and a maximum density of 9.37 FSI. The following site specific provisions will be required:

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- Minimum Outdoor Amenity Area
- Access To Residential/Non-Residential Uses
- Replacement of an Existing Non-Residential Building
- Maximum Density
- Minimum Front Yard Setback and Stepback
- Maximum Building Height and Building Height Variability
- Maximum Exterior Side Yard Setback and Stepback
- Minimum Rear Yard Setback
- Minimum Landscaped Buffer
- Tower Separation & Tower Floor Plate Area
- Encroachments
- Parking within a Major Transit Station Area
- Electric Vehicle Parking Spaces
- Bicycle Parking Requirements

In support of the proposed OPA and ZBLA Applications, please find enclosed the following:

- Prepared by Arcadis:
 - Signed and Commissioned OPA and ZBLA Application Form, dated March 18, 2025
 - Draft OPA and Schedules, undated
 - Draft ZBLA and Schedules, undated
 - Site Plan, dated March 21, 2025
 - Planning Justification Report (contains Public Engagement Strategy and Surrounding Context Map), dated March 25, 2025
- Prepared by J.D. Barnes Ltd.:
 - Plan of Survey, dated October 28, 2024
- Prepared by Soil-Mat Engineers & Consultants Ltd.:
 - Phase One Environmental Site Assessment, dated May 26, 2023
- Prepared by Soil-Mat Engineers & Consultants Ltd.:
 - Geotechnical Investigation, dated February 4, 2025
- Prepared by KNYMH Inc.
 - Underground Plans, dated February 25, 2025
 - Floor Plans, dated February 25, 2025
 - Elevations, dated February 25, 2025
 - 3D Views, dated February 25, 2025
 - Building Sections, dated February 25, 2025
 - Design Impact Analysis, dated December 2, 2024
- Prepared by MHBC Planning Ltd.:
 - Heritage Impact Assessment, dated March 7, 2025
 - Urban Design Brief, dated March 2025
- Prepared by adesso design inc.
 - Tree Protection Plan, dated December 2, 2024
 - Landscape Plan, dated January 23, 2025
- Prepared by MTE Consultants:
 - Functional Site Servicing and Stormwater Management Report, dated February 25, 2025

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- Functional Grading and Servicing Plan, dated February 25, 2025
 - Existing Conditions Plan, dated February 25, 2025
- Prepared by Paradigm Transportation Solutions Ltd.:
 - Traffic Impact & Parking Study, dated March 2025
- Prepared by dBA Acoustical Consultants Inc.:
 - Noise & Vibration Impact Study, dated November 2024

The following materials will be provided at the Site Plan Approval stage:

- Phase Two Environmental Site Assessment
- Crane Swing Plan
- Hydrogeological Report
- Erosion and Sediment Control Plan
- Shoring and Excavation Plans and Details
- Photometric Plan and Exterior Light Fixture Details
- Pedestrian and Cycling Circulation Plan
- Waste Management Plan
- Supplementary Waste Plan
- Pavement Marking and Signage Plan
- Vehicle Maneuvering and Turning Plans
- Reference Plan for Land Dedication or Easements

A cheque in the amount of \$231,371.70 made payable to the Town of Milton will be provided under separate cover. We trust that the enclosed is in order. However, should you have any questions or require further information, please do not hesitate to contact the undersigned. We look forward to working with the Town of Milton on these applications.

Sincerely,
Arcadis Professional Services (Canada) Inc.



Isabelle Ilagan
Planner

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CC. Carmen Jandu, Arcadis
Adam Nesbitt, Mikmada Homes Inc.