

AMENDMENT NO.
TO THE OFFICIAL PLAN
OF THE
TOWN OF MILTON**

Subject: Walker Neighbourhood Major Node Areas and Related Official Plan
Amendments

The following text constitutes
Amendment No.** to the Official Plan
of the Town of Milton

April 2018

- PART I - THE PREAMBLE, does not constitute part of this Amendment
- PART II - THE AMENDMENT, consisting of the following text constitutes Amendment No.** to the Official Plan of the Town of Milton.
- PART III - THE APPENDICES do not constitute part of the Amendment. The appendices illustrate the proposed Major Node Areas, but are not operative parts thereto.

PART I: THE PREAMBLE

THE TITLE

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

Amendment No. **

To the Official Plan of the Town of Milton

Mattamy (Milton West) Limited (Mattamy Homes)
Milton Main Street Homes Ltd. (Conservatory Group)

(Town of Milton)
(LOPA-*/18 & Z-*/18)

PURPOSE OF THIS AMENDMENT

The purpose of this amendment is to redesignate a portion of the subject lands from “Residential Area” to “Major Node Area” with a site-specific commercial building minimum height reduction and to allow the currently designated Major Node Area to develop as grade-related medium density residential.

LOCATION OF THE AMENDMENT

The lands affected by this amendment to the Official Plan are legally described as Parts of Lots 7 and 8, Concession 1, N.S. (Trafalgar), Town of Milton, Regional Municipality of Halton. The subject sites are located at the southeast corner of Louis St. Laurent Avenue and Tremaine Road, and the south east corner of Tremaine Road and the east-west community connector through Mattamy’s proposed Varga subdivision.

BASIS OF THE AMENDMENT

When the Boyne Survey Secondary Plan was prepared, it was intended that Urell Way on the north side of Louis St. Laurent Avenue was to be extended to the south as a collector road into the Walker Neighbourhood. The intersection was to have full movements and be signalized to provide a high level of service and access into the community. The Major Node Area on Conservatory’s property was to gain access via this collector road to Louis St. Laurent Avenue, from which traffic could readily move both west to Tremaine Road and east to Bronte Street and beyond.

After the completion of the Secondary Plan, the Ministry of Natural Resources and Forestry required an increased buffer to the wetland on the east side of the Conservatory property, as the wetland became designated as a Provincially Significant

Wetland (PSW), which triggered the buffer to increase from 15 to 30 metres. This has forced the collector road to be shifted to the west so that it no longer aligns with Urell Way on the north side of Louis St. Laurent Avenue. The intersection with Louis St. Laurent Avenue is now restricted to right-in/right-out movements and does not provide access to the north or to the west as the road was recently reconstructed with a centre median. Furthermore, there is no opportunity to provide access off Tremaine Road due to intersection spacing requirements. There is also a large-scale roundabout that has been recently constructed at Tremaine Road and Louis St. Laurent Avenue, which is a barrier for both pedestrians and cyclists. These access restrictions have constrained the opportunity for the Major Node Area to be developed in accordance with its original planned function.

Accordingly, a new Major Node Area designation is proposed at the south-east corner of Tremaine Road and the Community Connector on the Varga property. This location has the benefit of a full move signalized intersection at Tremaine Road and will have transit service along Tremaine Road, Kovachik Landing, and the 26m Community Connector. There will also be a 3m Multi-Use Pathway located along the 26m Community Connector which will provide ample pedestrian connectivity throughout the community and the Boyne Secondary Plan area. The new Major Node is located closer to the Neighbourhood Centre Area on the Varga property, consisting of public and separate elementary schools as well as a Neighbourhood Park.

The existing Major Node Area on the Conservatory property is proposed to be maintained but allowed to develop in its entirety with medium density grade-related product at a minimum density of 70 UPH in recognition of its limited access. The form of development is proposed to be similar to that approved on the north-east corner of Tremaine Road and Louis St. Laurent Avenue, and will address the main intersection from a built form perspective.

PART II - THE AMENDMENT

All of this part of the document entitled PART II – THE AMENDMENT, consisting of the following text and attached schedule constitutes Amendment No. ** to the Official Plan of the Town of Milton.

DETAILS OF THE AMENDMENT

The Official Plan of the Town of Milton is hereby amended by Official Plan Amendment No.** pursuant to Section 17 and 21 of the Planning Act, as amended, as follows:

1.0 Schedule Changes

1.1 Schedule I1

- a) Addition of Specific Policy Area No. XX overlays to the southeast quadrants of Tremaine Road and the community connector, and of Tremaine Road and Louis St. Laurent Avenue.

1.2 Schedule C.10.C







- b) Addition of the “Major Node” designation to the southeast quadrant of Tremaine Road and the community connector.

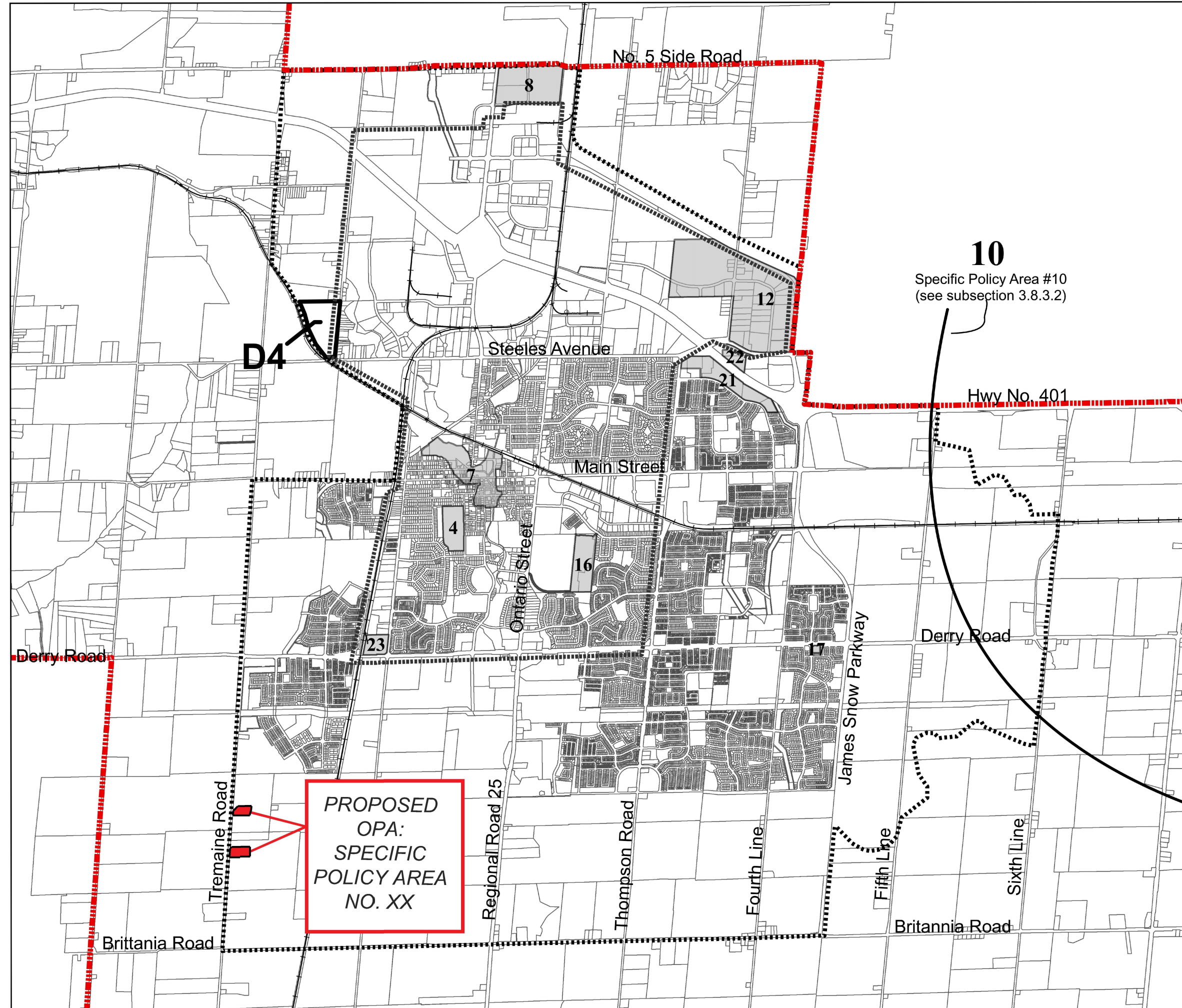
TOWN OF MILTON OFFICIAL PLAN

Schedule I1

URBAN AREA SPECIFIC POLICY AREAS

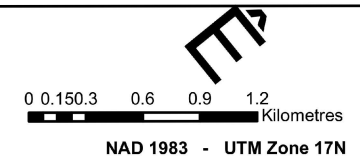
(Refer to sections 4.11 & 3.8.3.2)

-  TOWN OF MILTON BOUNDARY
-  URBAN EXPANSION AREA BOUNDARY
-  EXISTING URBAN AREA BOUNDARY
-  RAILWAY
-  SPECIFIC POLICY AREA
- 5 SPECIFIC POLICY NUMBER
-  ,D4 DEFERRED AND APPEALED AREAS AND NUMBERS



10
Specific Policy Area #10
(see subsection 3.8.3.2)

**PROPOSED
OPA:
SPECIFIC
POLICY AREA
NO. XX**
















This Schedule Forms Part Of The
Official Plan And Should Be Read
Together With The Text.

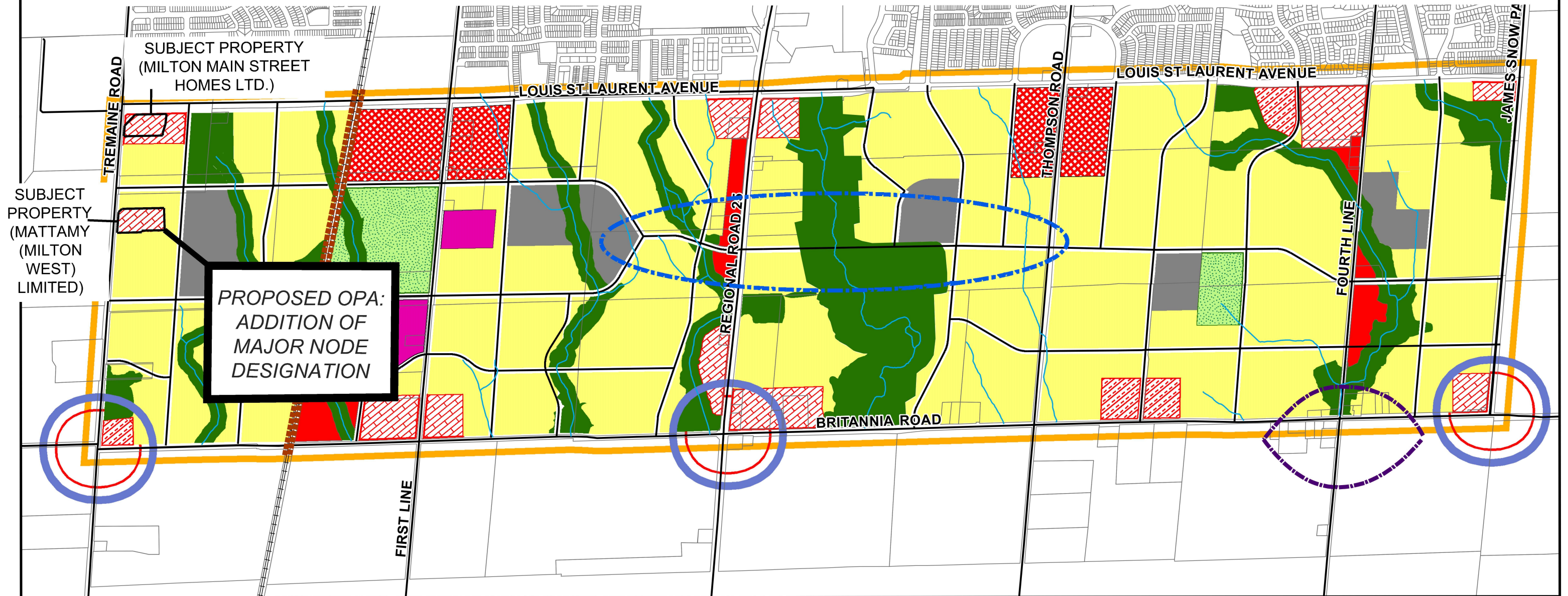
(C) Copyright Teranet, Town of Milton 2008

Consolidated August 2008

TOWN OF MILTON OFFICIAL PLAN

Schedule C.10.C BOYNE SURVEY SECONDARY PLAN LAND USE PLAN

-  DISTRICT PARK
-  NEIGHBOURHOOD CENTRE AREA
-  NATURAL HERITAGE SYSTEM
-  RESIDENTIAL AREA
-  RESIDENTIAL / OFFICE AREA
-  INSTITUTIONAL AREA
-  SECONDARY MIXED USE NODE
-  MAJOR NODE AREA
-  MINOR SUB-NODE AREA
-  SECONDARY PLAN BOUNDARY
-  OMAGH STUDY AREA
-  SIXTEEN MILE CREEK COMMUNITY CONNECTOR STUDY AREA
-  GATEWAY



2.0 Text Changes

2.1 Adding the following text to Section 4.11 “Specific Policy Area”:

4.11.3.XX

Notwithstanding subsections C.10.5.6.2 b) and C.10.5.5.1 e), the Major Node Area located at the southeast corner of Louis St. Laurent Avenue and Tremaine Road and identified as Specific Policy Area XX on Schedule I1 of this Plan may be developed in its entirety with grade-related townhouses and back-to-back townhouses at a minimum density of 70 units per hectare.

Notwithstanding subsection C.10.5.6.3 c), the minimum height for commercial buildings is two storeys within the Major Node located at the southeast corner of the 26m Community Connector and Tremaine Road and identified as Specific Policy Area XX on Schedule I1 of this Plan.

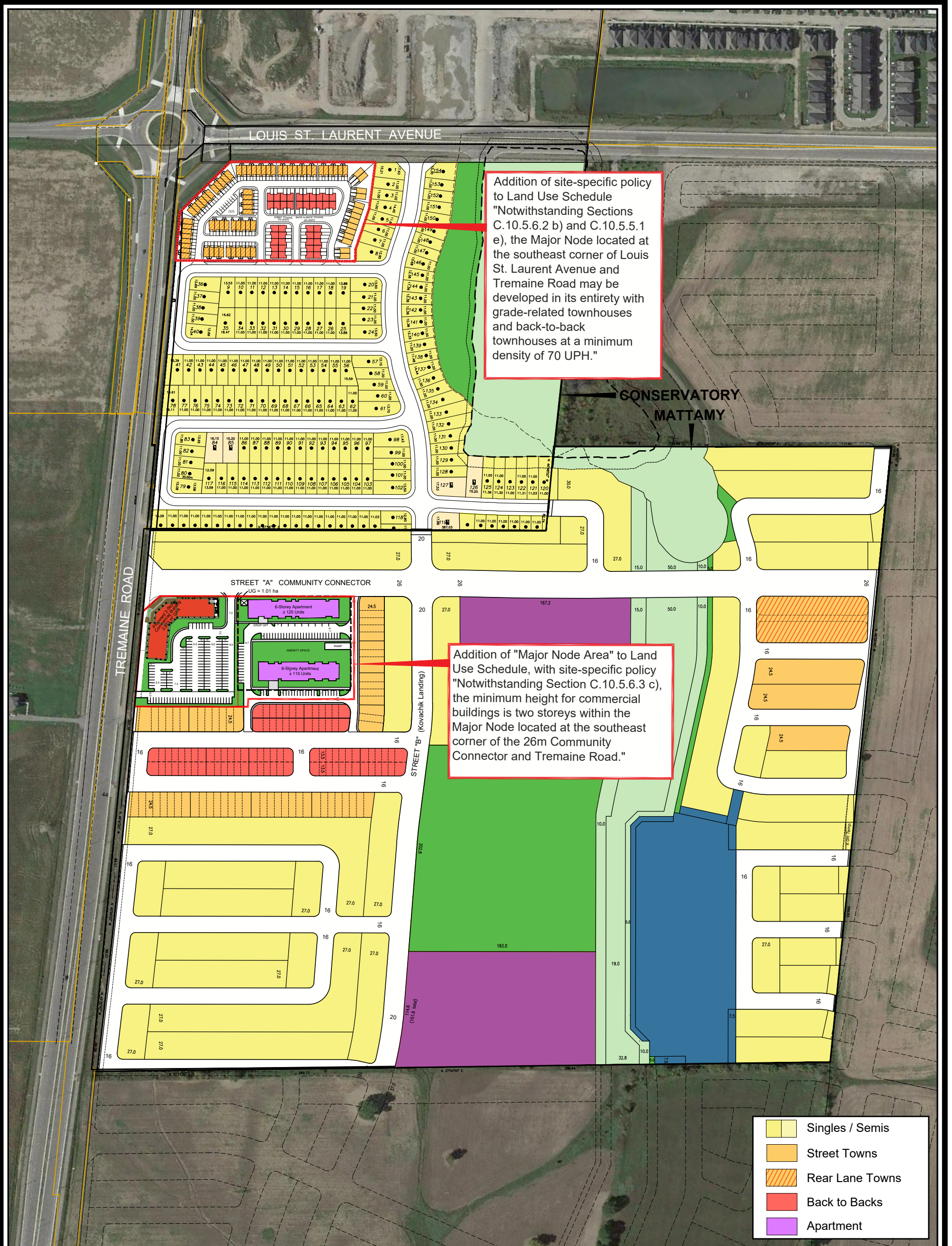
3. IMPLEMENTATION AND INTERPRETATION

This Official Plan Amendment shall be implemented and interpreted in accordance with the implementation and interpretation provisions set out in the Amendment and the relevant sections of the Official Plan.

PART III - THE APPENDICES

The Appendices do not constitute part of the Amendment. The appendices contain supporting information which form part of the basis for the Amendment.

Appendix: Composite Node Concept



Addition of site-specific policy to Land Use Schedule "Notwithstanding Sections C.10.5.6.2 b) and C.10.5.5.1 e), the Major Node located at the southeast corner of Louis St. Laurent Avenue and Tremaine Road may be developed in its entirety with grade-related townhouses and back-to-back townhouses at a minimum density of 70 UPH."

Addition of "Major Node Area" to Land Use Schedule, with site-specific policy "Notwithstanding Section C.10.5.6.3 c), the minimum height for commercial buildings is two storeys within the Major Node located at the southeast corner of the 26m Community Connector and Tremaine Road."

Figure 1
Composite Node Concept

Walker Neighbourhood
Major Node
Official Plan Amendment

EXISTING MAJOR NODE

Grade-related ±119 units

Site Area: ±1.66 ha
Density: ±71.7 uph

PROPOSED MAJOR NODE

Apartments: ±240 units

Site Area: ±2.18 ha
Density: ±110 uph



April 6, 2018

SCALE 1:3500

Aerial Imagery Source: Google Earth, Oct 09, 2016



206-277 Lakeshore Road East
Oakville, Ontario L6J 1H9
T: 905-257-0227
info@korsiak.com