



# The Corporation of the TOWN OF MILTON

Report To:	Mayor G.A. Krantz & Members of Council
From:	Barbara Koopmans, Acting Director of Planning and Development
Date:	February 24, 2014
Report No:	PD-009-14
Subject:	Public Meeting and Initial Report – Proposed Amendment to the Zoning By-law by Valeri Developments Inc. to permit the development of two 4- storey apartment buildings and three 3-storey multiple dwellings.(File: Z06/13)

**Recommendation: THAT Planning and Development Report PD-009-14 BE RECEIVED FOR INFORMATION;**

**AND THAT, upon completion of the review and evaluation of the application, a Technical Report be brought forward by the Planning and Development Department for consideration.**

## EXECUTIVE SUMMARY

The applicant is seeking to further rezone a parcel of land currently zoned as a site specific Residential High Density – 70a (RHD\*70a) Zone to a site specific Residential High Density (RHD\*\_ ) Zone to permit the development of two 4-storey apartment buildings and three 3-storey multiple dwellings.

## REPORT

### Background

Applicant/Owner: Valeri Developments Inc.

Agent: Brad Ferguson, KNY Architects

### Location/Description:

The subject lands are located on the northeast corner of Costigan Road and Laurier Avenue, south of Fourth Line and west of Derry Road. The lands are legally described as Part of Lot 11, Concession 4 (Trafalgar), being in the Town of Milton, Regional Municipality of Halton. The location of the property is illustrated on Figure 1.

The subject lands are bordered by residential uses to the north (Phase 1 of the overall development which consists of multiple dwellings similar to those proposed in this



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second phase), residential uses to the west and stormwater management ponds to the immediate south and east.

## **Discussion**

### Proposal:

The subject property is currently zoned a site specific Residential High Density – 70a (RHD\*70a) Zone and the applicant is seeking to further rezone the lands to a site specific Residential High Density (RHD\*\_ ) Zone to permit the development of two 4-storey apartment buildings and three 3-storey multiple dwellings. The current site specific RHD\*70a Zone restricts development of the lands to two 10-storey apartment buildings.

Figure 2 illustrates the proposed development. The applicant is proposing three blocks of 3-storey multiple dwellings, yielding a total of 33 residential units and two 4-storey apartment buildings, each containing 51 residential units for a total of 135 residential units. The proposed development yields a density of 100.8 units per hectare. The proposed works also include underground and above ground parking and pedestrian walkways. Access is provided from the existing driveways from Costigan Road and Laurier Avenue and will utilize the internal road network of the development constructed as part of Phase 1 of this development.

The applicant has submitted a Planning Justification Report prepared by IBI Group, dated January 2014, in support of this application.

### Planning Policy:

The subject lands are designated Residential Area within the Town's Official Plan and Neighbourhood Centre Area within the Bristol Survey Secondary Plan. While a full review of the applicable planning policies will be undertaken as part of the review of the application, based on the information provided, Planning Staff is satisfied that an Official Plan amendment is not required.

### Zoning By-law:

The subject lands are currently zoned site specific Residential High Density - 70a (RHD\*70a) which only permits two 10-storey apartment buildings and a zoning by-law amendment is required.

### Site Plan Control:

Site Plan approval is required prior to the issuance of a building permit for any new development on the site.



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## Public Consultation and Review Process:

- Notice for the public meeting was circulated on February 4, 2014 and posted on the Town's website.
- Public Notice Sign was posted on the subject property in accordance with the Planning Act.
- Agencies were circulated on January 10, 2014

Staff has identified the following issue to be reviewed:

- Site Design and Landscaping

A report will be brought forward at a later date, responding to issues raised both at the Public Meeting and through the circulation process and addressing policy and technical matters.

## **Relationship to the Strategic Plan**

The relationship to the Strategic Plan will be assessed during the review process.

## **Financial Impact**

There is no financial impact arising from this report.

Respectfully submitted,

Barbara Koopmans, BES, MCIP, RPP, CMO  
Acting Director, Planning and Development

For questions, please contact: Aaron Raymond 905-878-7252 ext. 2313

## **Attachments**

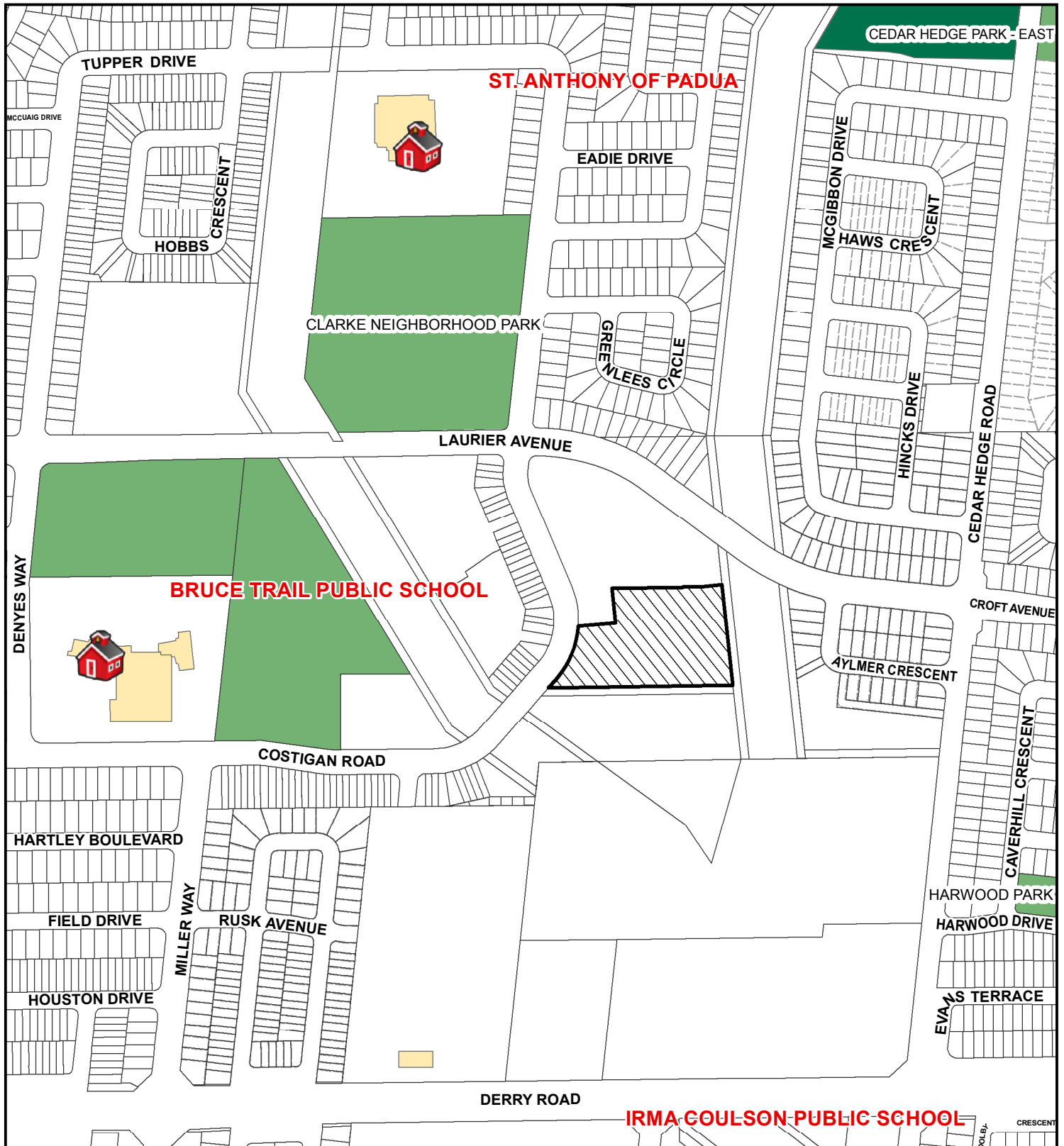
Figure 1 – Location/Zoning  
Figure 2 – Concept Site Plan  
Appendix 1 – Draft Zoning By-law Amendment

CAO Approval

William Mann, MCIP, RPP, OALA, CSLA, MCIF, RPF  
Acting Chief Administrative Officer



# FIGURE 1 LOCATION MAP



A & P Meeting Date:  
February 10, 2014

Scale: 1:5,000

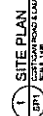
File: Z-06-13

Planning & Development Department



Subject Property

INTERESTS NOT COVERED AND VARIOUS ALL INFORMATION  
AND THE CONTAINED HEREIN RELATING TO THE  
ALL GRANTS AND INVESTIGATIONS ARE THE PROPERTY  
OF THE AGENCIES AND MUST BE RETURNED TO THE



**THE CORPORATION OF THE TOWN OF MILTON**

**BY-LAW NO. \_\_\_\_ 2014**

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 AS IN RESPECT OF THE LANDS DESCRIBED AS PART OF LOT 11, CONCESSION IV (TRAFALGAR), EAST OF COSTIGAN ROAD, SOUTH OF LAURIER AVENUE, VALERI DEVELOPMENTS INC., SCHEDULE A, FILES Z-06/13

**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 rezoned 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, as amended, is hereby further amended by changing the existing site-specific Residential High Density (RHD\*70a) zone symbol to a Residential High Density – site-specific (RHD\*70a) zone on this property as shown on Schedule A attached hereto.
2. **THAT** the existing site-specific provisions of section 13.1.1.70 shall be amended and read as follows:

- i) For lands zoned Residential High Density — 70a (RHD\*70a), the following standards and provisions apply:

Only Permitted Uses:

Two four-storey Apartment Buildings  
Multiple Dwellings

- ii) Special Zone Standards:

- a) Front Yard: 3.0 m
- b) Minimum Exterior Side Yard for a Multiple Dwelling: 2.4 m
- c) Minimum Exterior Side Yard for an Apartment Building: 8.0 m
- d) Minimum Rear Yard: 9.0 m

- e) Interior Side Yard for a multiple dwelling: 4.3 m Minimum
  - f) Minimum Interior Side Yard for an Apartment Building: 6.0 m
  - g) Maximum Height for a Multiple Dwelling: 4 storeys to a maximum height of 16.5 m
  - h) Maximum Height for an Apartment Building: 4 storeys
  - i) Maximum Lot Coverage: 32%
  - j) Minimum Landscaped Open Space: 40%
  - k) Notwithstanding Section 4.1.1.5, air conditioners and heat exchange units may also be located in a front yard or exterior side yard provided that they are located on a balcony.
- iii) Special Parking Provisions:
- a) Minimum Setback of Parking Area to a Street Line: 10.0 m
  - b) Notwithstanding any provisions to the contrary, Section 5.5.2 shall apply to driveways for multiples and back-to-back townhouses.
  - c) Notwithstanding Table 5D, the minimum required parking for an Apartment Building shall be 1.25 tenant parking spaces per unit and 0.25 visitor parking spaces per unit in a designated visitor parking area.
  - d) The minimum required parking for Multiple Dwellings in the RHD\*70a portion of the site shall be 1.4 tenant parking spaces per unit and 0.25 visitor parking spaces per unit in a designated visitor parking area.
- iv) Special General Provisions:
- i) Regulations for Accessory Buildings
    - a) Location: any yard
    - b) Maximum Total Area of all Accessory Buildings and Structures: 40 m<sup>2</sup>
    - c) Maximum Height of Accessory Buildings: 5.5 m
    - d) Setbacks to be in accordance with the setbacks for the principal use.
  - ii) Balconies are also permitted in an interior side yard.

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 its 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 \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Town Clerk



