

November 5, 2024

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

Attention: Angela Janzen, Senior Planner, Development Review

**Re: Planning Justification Report Addendum
Application for Zoning By-law Amendment
“Garito Tor”, Mattamy (Brownridge) Limited
Minor Sub-Node, Block 1, 24T-22001/M
Town of Milton**

Ms. Janzen,

Please accept this addendum to our Planning Justification Report (submitted May 2022) in support of a Zoning By-law Amendment application on behalf of Mattamy (Brownridge) Limited (‘Mattamy’). The Minor Sub-node, Block 1 on redlined draft-approved plan 24T-22001/M, (the ‘subject site’) is at the north end of the subdivision, on the south side of Louis St. Laurent Avenue, between the Natural Heritage System and Sainte-Anne Catholic Elementary School, and is designated a Minor Sub-node in the Boyne Survey Secondary Plan. The subject site was not zoned with the rest of the subdivision, as details were outstanding. Mattamy is now moving forward with zoning this block to Residential Mixed Use – Special Section (MU*AAA) Zone.

Proposed Development

The subject site will be phased and include both townhouse and apartment units. The proposed phasing will see the townhouses completed within the first phase, followed by the apartment buildings in two subsequent phases. This minor sub-node site plan concept aims to satisfy the high density intended for the node designation while transitioning to the medium- and low-density units comprising the rest of the subdivision. The subject site is 3.03 hectares. As illustrated in Figure 1—*Minor Sub-Node Concept*, the minor sub-node concept plan provides approximately 520 apartment units, 78 townhouse units, and 450m² of ground-floor retail.

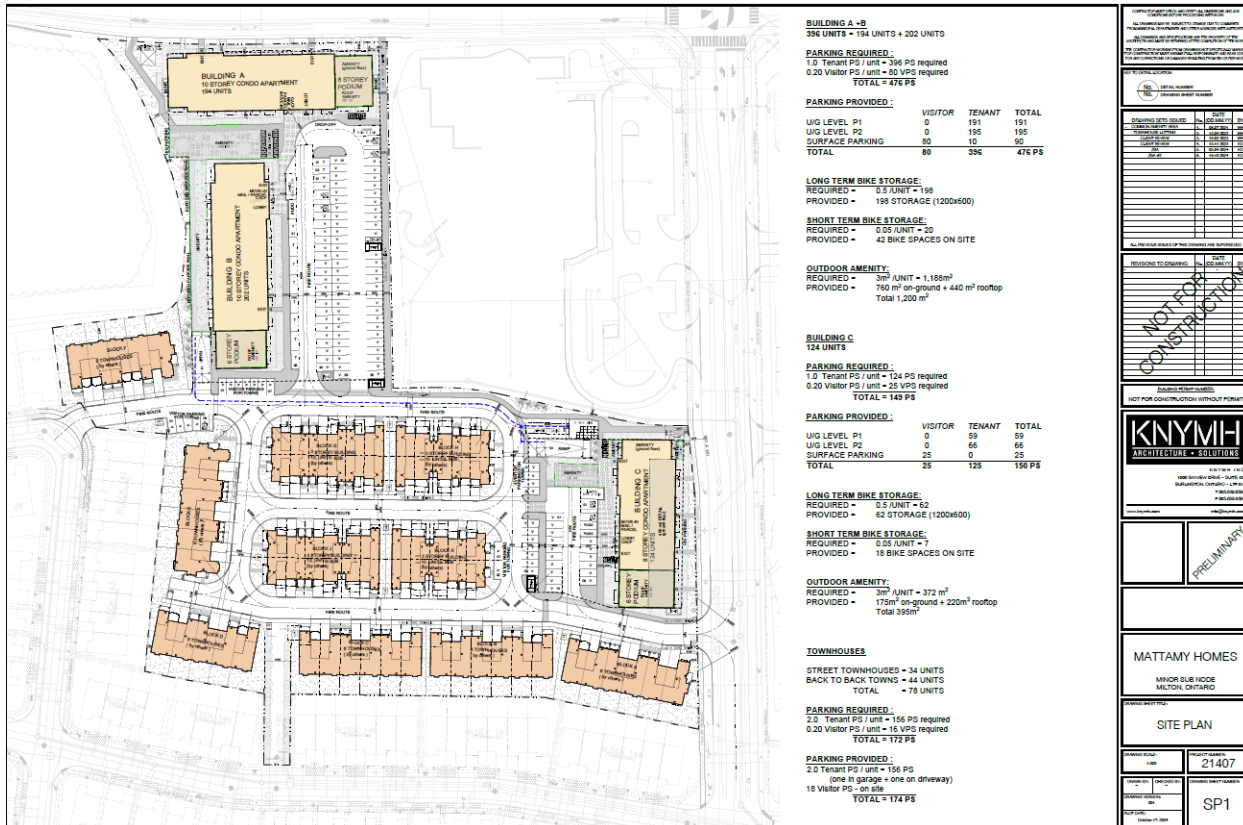


Figure 1 – Minor Sub-Node Concept

At the north end of the subject site, 10-storey Building ‘A’ fronts onto Louis St. Laurent Ave and contains ±194 residential units and an 8-storey podium. 10-storey Building ‘B’ contains ±202 residential units and a 6-storey podium, adjacent to the Natural Heritage System. Buildings A and B are proposed to share a two-level underground parking garage. On the east side, 8-storey mixed-use Building ‘C’ contains ±124 residential units and ground-floor commercial with two levels of underground parking, and fronts onto Ferguson Drive. The rest of the development is low-rise built form. 34 street townhouses and 44 back-to-back townhouses are proposed. The combined yield for this Minor Sub-Node block is ± 598 residential units.

Policy Framework

The subject site development remains consistent with the Provincial and Regional policies explored in the May 2022 Planning Justification Report.

Provincial Planning Statement

On August 20th, 2024, the Government of Ontario released the Provincial Planning Statement, 2024 (PPS 2024). The intent of the PPS 2024 is to consolidate and replace both the PPS 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The statement maintains the Province's recent emphasis on building more homes. The PPS 2024 came into effect on October 20th, 2024, and will apply to all decisions in respect of the exercise of any authority that affects a planning matter made on or after that date.

PPS policies applicable to the proposal include Section 2.2 for 'Housing', Section 2.3 for 'Settlement Areas and Settlement Area Boundary Expansions', Section 2.9 for 'Energy Conservation, Air Quality and Climate Change',

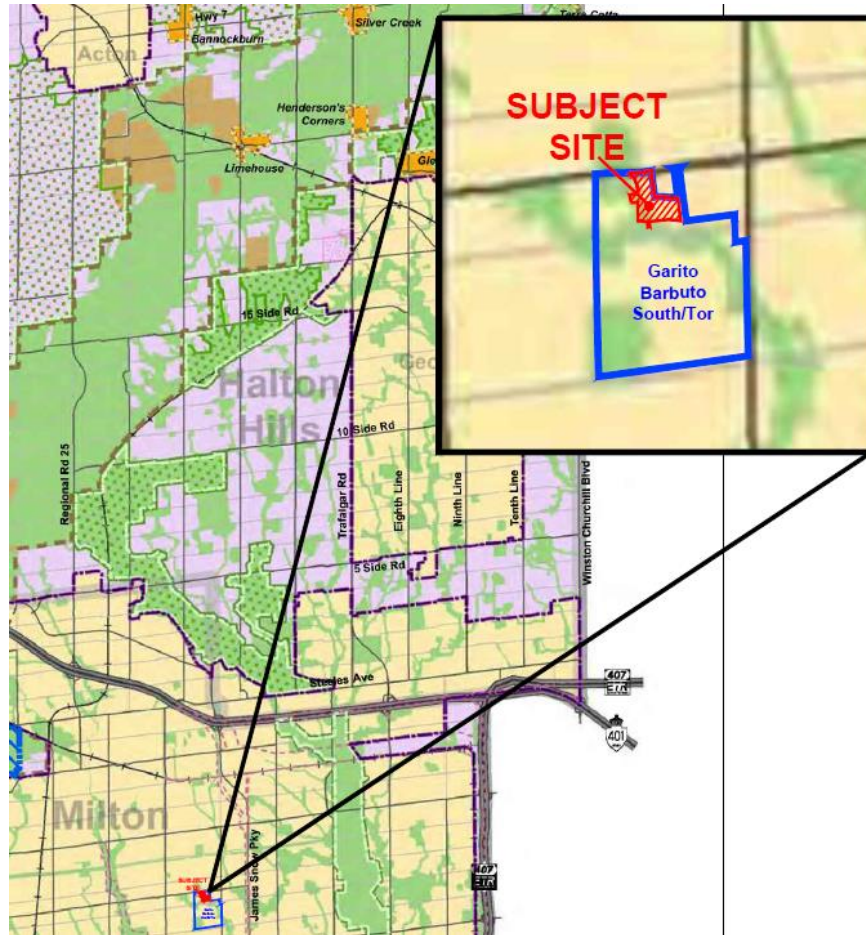
The proposed development conforms with the Provincial mandate as set out in the Provincial Planning Statement, 2024 for the following reasons:

- The proposal contributes 520 apartment units and 78 townhouse dwellings toward Ontario's housing target;
- The proposed density is supportive of transit on Louis St. Laurent Avenue and use of active transportation;
- The proposed development is within a Settlement Area;
- The proposal is a compact, cost-effective development that minimizes land consumption and servicing costs; and,
- The proposal provides a mixed-use building to help meet the economic and long-term needs of the community.

Region of Halton Official Plan

To implement Provincial policy directions, the Region of Halton is completing a 2-step Regional Official Plan Review. The first step was Regional Official Plan Amendment 48 (ROPA 48) which defines the urban structure and in particular identifies employment area conversions and the boundaries of Strategic Growth Areas, Urban Growth Centres and Major Transit Station Areas. ROPA 49 was part of step two and implements the Region's Integrated Growth Management Strategy, which considers how to accommodate growth in Halton to the 2051 planning horizon. ROPA 49 was adopted by Regional Council

on June 15, 2022 and approved with modifications by the Ministry of Municipal Affairs and Housing on November 4, 2022.



- Urban Area
- Hamlet
- Agricultural Area
- Regional Natural Heritage System *

Figure 2 – Region of Halton Official Plan Map 1 Regional Structure

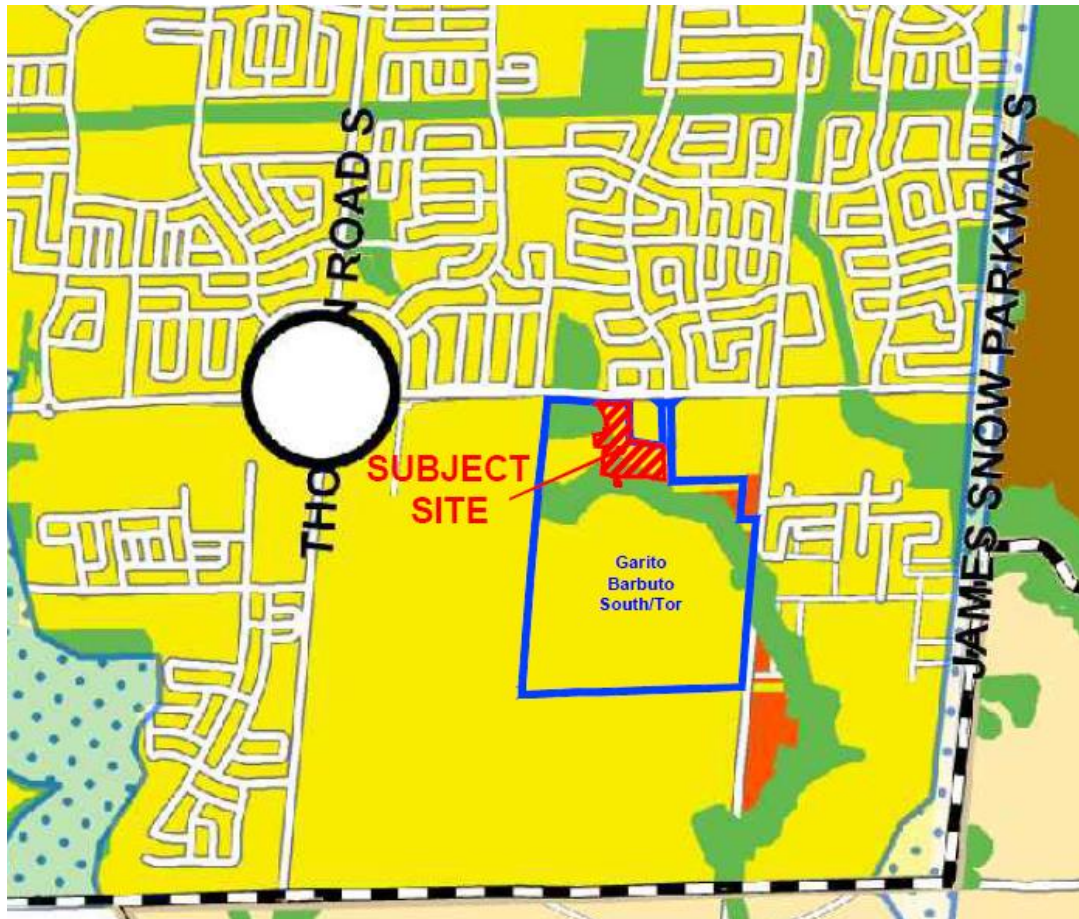
The subject site remains 'Urban Area' on Map 1 Regional Structure (Figure 2). The proposed development on the subject site contributes to growth within the Urban Area where urban services are planned and helps to achieve the Region's minimum population and density targets for Milton's Designated Greenfield Area. Using persons per unit assumptions from the Region of Halton 2022 DC Background Study, the minor sub-node will be home to approximately 1082 residents.

The proposed development continues to conform to the policies of the Region of Halton Official Plan for the following reasons:

- The proposal facilitates development within the Urban Area, where urban services exist and are planned to accommodate future development;
- The proposal contributes to the creation of a compact community that makes efficient use of land and services;
- The proposal will aid in achieving the Region's population, employment, intensification and density targets as outlined in Tables 1 and 2;
- The proposed development includes apartment buildings and townhouse dwelling types, thereby contributing to the range and mix of housing types in the Region of Halton, and providing options for differing social, economic, and physical needs; and
- The proposal facilitates transit supportive density along Louis St. Laurent Avenue, which will support the use of transit services and promote active transportation.

Town of Milton Official Plan, January 2024 Consolidation

The subject site is designated ‘Residential Area’ in the Town of Milton Official Plan Schedule B (Figure 3). It is located within the Halton Urban Structure Plan (HUSP) area and is subject to the policies and schedules of the Boyne Survey Secondary Plan.



- Residential Area
- Institutional Area
- Community Park
- Natural Heritage System

Figure 3 – Town of Milton Official Plan (Consolidation 2024) – Schedule B Urban Land Use Plan

Louis Saint Laurent Avenue is identified as an Intensification Corridor on the Town of Milton Official Plan Schedule K (Figure 4). Though the intersection of Ferguson Drive has already been developed with two

schools, the preliminary minor sub-node concept proposes an apartment building fronting Louis St. Laurent Avenue to provide the highest density along the Intensification Corridor.

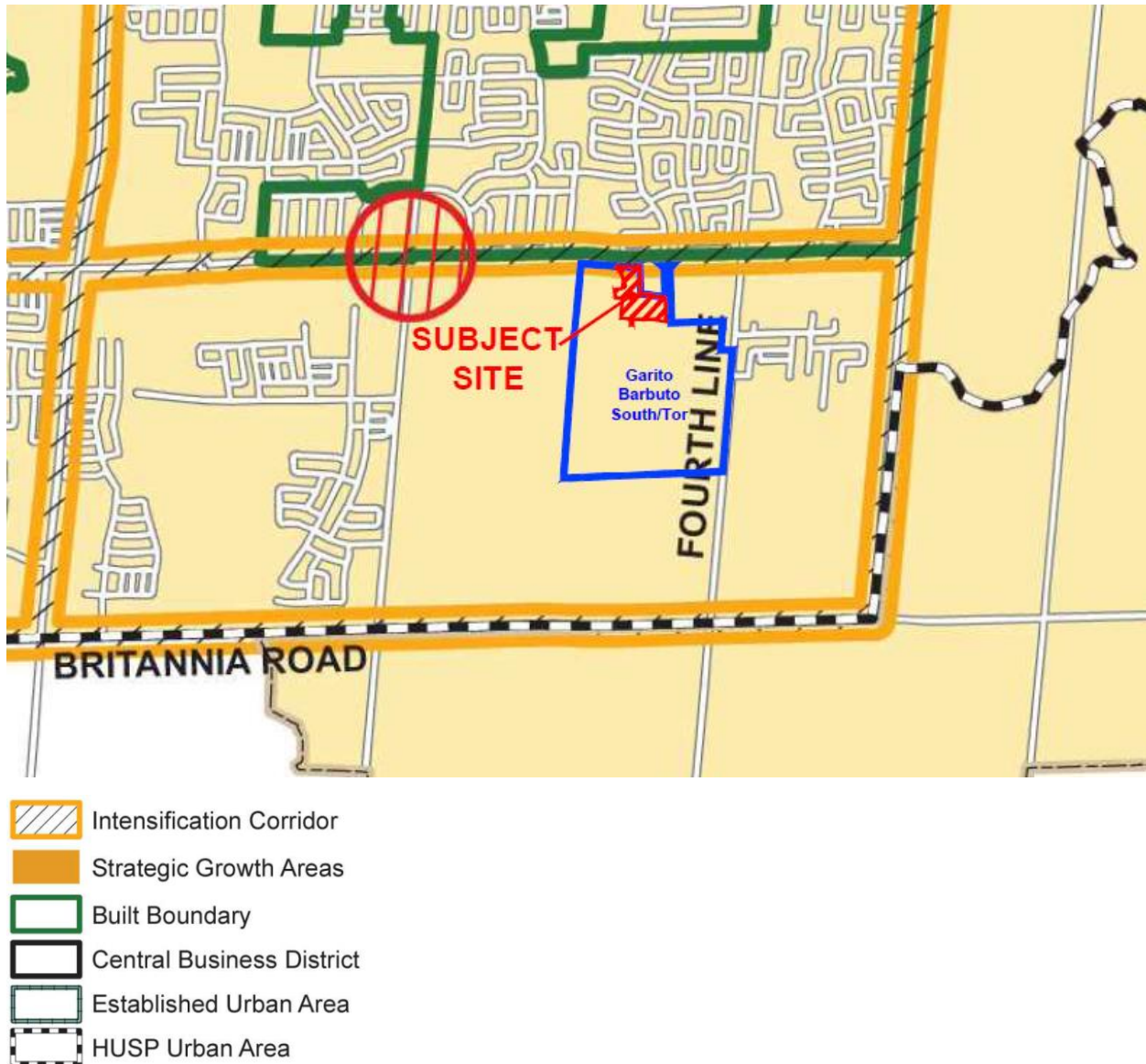


Figure 4 – Town of Milton Official Plan (Consolidation 2024) – Schedule K Intensification Areas

Strategic Growth Areas

2.1.6.3 Intensification and the development of Strategic Growth Areas shall be promoted to achieve the following objectives: [...]

n) For Major Nodes and Minor Sub-Nodes:

- i) to design development to ensure compatibility and transition between the Node and adjacent development;*
- ii) to encourage land assembly to create larger viable holdings and facilitate comprehensive development or redevelopment;*
- iii) to encourage a variety of building heights and forms with the highest buildings being oriented to the primary intersection and stepped back or terraced abutting development outside of the Node;*
- iv) to ensure that buildings are located on or close to the street line and massed at intersections to establish a strong street edge;*
- v) to require pedestrian traffic generating activities, particularly retail commercial uses and restaurants, to be located at grade level, with residential and office uses in upper storey locations except in purpose designed buildings;*
- vi) to encourage parking to be located underground or within parking structures; surface parking, where permitted, should be minimized and shall be located away from the street line; and,*
- vii) to design development to facilitate access to public transit.*

3.2 Residential Area

3.2.1.1 The Residential Area designation on Schedule "B" identifies lands within the Urban Area where the predominant use of land is, or is intended to be, a mix of low, medium and high-density residential development.

RESIDENTIAL MIX IN DESIGNATED GREENFIELD AREAS

3.2.1.7 In accordance with the provisions of Section 2.7, Housing, and other applicable policies of this Plan, residential development within designated greenfield areas shall:

- a) Encourage an intermixing of dwelling unit types and densities;
- b) encourage a general distribution of street-oriented Medium Density I Residential Uses, in small blocks of 15 to 30 dwelling units, throughout the individual planning districts;
- c) encourage a higher distribution of Medium Density II and High-Density Residential Uses, particularly within nodes and along corridors;

d) encourage medium and high-density development that is street-oriented; [...]

The proposed development continues to conform to the Town of Milton Official Plan. The proposal consists of apartment buildings with underground parking and townhouse dwellings, which are permitted as they provide a variety of medium- and high-density uses in the minor sub-node that will provide an appropriate transition to the street and adjacent residential development.

Town of Milton - Boyne Survey Secondary Plan

Per Schedule C.10.C (Figure 5), the subject site is located within the Boyne Survey Secondary Plan and is designated as a Minor Sub-node Area. The Official Plan January 2024 Consolidation contains applicable policies in Sections C.10.5.6 and C.10.5.7.

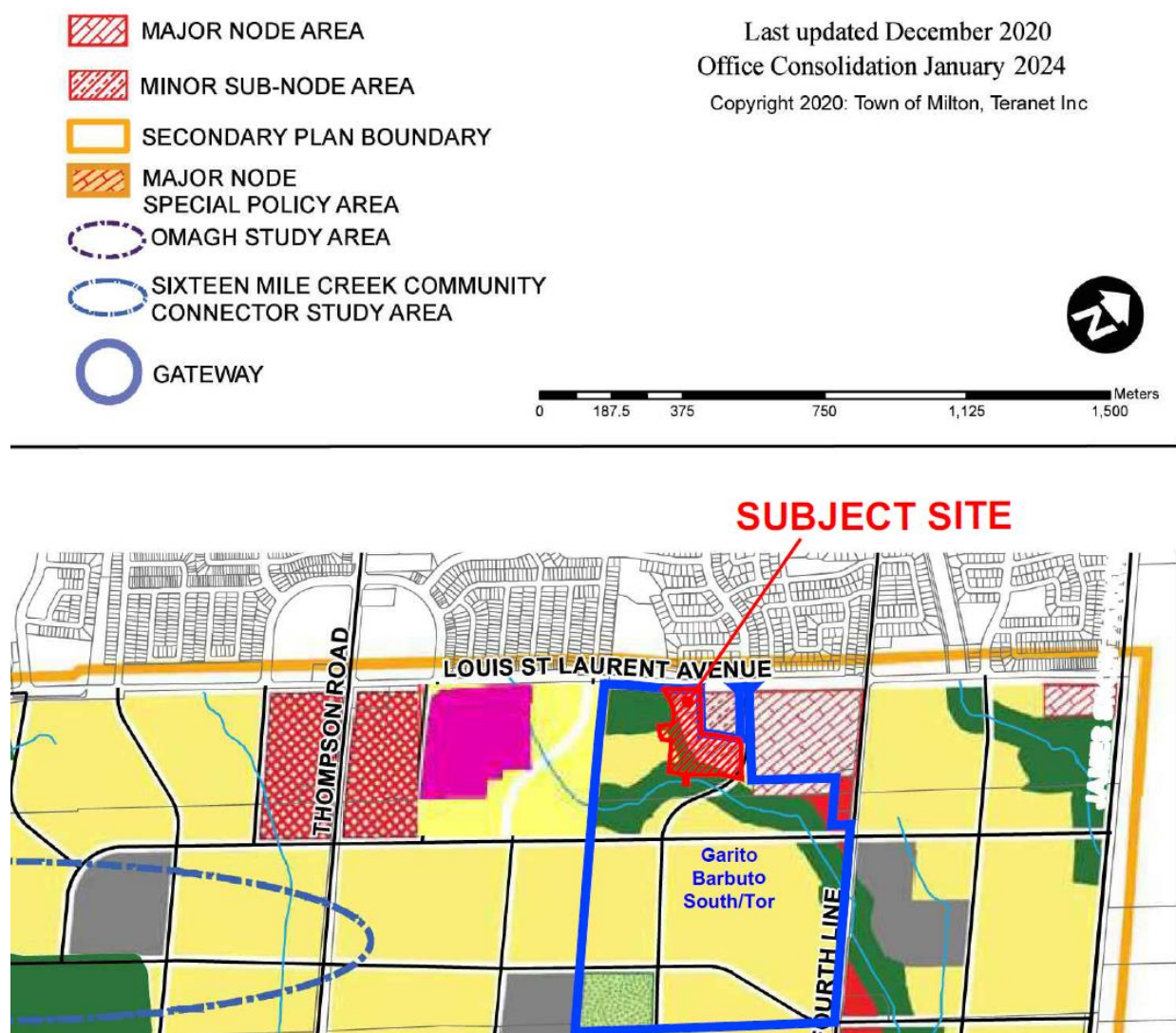


Figure 5 – Boyne Secondary Plan Schedule C.10.C Land Use Plan

C.10.5.5 SECONDARY MIXED USE NODE

C.10.5.5.1 The Secondary Mixed Use Nodes shall generally develop in accordance with the policies of Section B.3.6 (general secondary mixed use node policies), however: [...]

e) Notwithstanding the policies of C.10.5.5.1 b), the Town will 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 in accordance with the policies of C.10.5.6.5 the policies of Section C.10.6.5 f) and the following:

- i) the size and configuration of the node is sufficient to accommodate the planned concentration of land uses and built form;*
- ii) the node has sufficient frontage to provide safe and direct access from the adjoining road system;*
- iii) the total number of grade-related dwelling units does not exceed 20 percent of the total number of dwelling units within the specific quadrant of the node in which it is proposed;*

C.10.5.6 MAJOR NODE AREA

C.10.5.6.2 Permitted Uses

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 in accordance with policies of C.10.5.6.5:

- a) 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).*

[...]

C.10.5.6.3

The design of development within the Major Node Area shall ensure compatibility and transition between the Node and adjacent development. In addition, the following policies apply:

- a) *Land assembly to create larger viable holdings and facilitate comprehensive development shall be encouraged;*
- b) *A variety of building heights and forms is encouraged with the highest buildings being oriented to the primary intersection, and stepped back or terraced abutting development outside of the Node;*
- c) *Buildings shall have a minimum height of three storeys and a minimum FSI of 1.0, however development with additional height and density is encouraged to a maximum height of 15 storeys and a maximum FSI of 3.0. For the purposes of this policy, the FSI 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 FSI at the time of the approval of the first development application or any phase thereof;*
- d) *Buildings should be located on or close to the street line and massed at intersections to establish a strong street edge;*
- e) *Pedestrian traffic generating activities, particularly retail commercial uses and restaurants, shall be located at grade level, with residential and office uses in upper storey locations except in purpose designed buildings;*
- f) *Parking is strongly encouraged to be located underground or within parking structures; surface parking, where permitted, should be minimized and shall be located away from the streetline;*
and,
- g) *Development shall be designed to facilitate access to public transit.*

C.10.5.7 MINOR SUB-NODE AREA

C.10.5.7.1 Purpose

The Minor Sub-Node Area designation on Schedule "C.10.C" identifies smaller concentrations of mixed uses and higher residential densities at secondary intersection locations. These areas are intended to support the overall neighbourhood structure and, in particular, the use of public transit.

C.10.5.7.2 Permitted Uses

Permitted uses shall be in accordance with Section C.10.5.6 (Major Node Area), however, retail and service commercial uses shall not exceed a combined total gross floor area of 450 square metres within each of the minor sub-nodes.

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.

In accordance with the Secondary Plan policies, the preliminary minor sub-node concept (Figure 1) proposes high-density uses along the arterial and collector road frontages in the form of a 10-storey condo apartment on an 8-storey podium and an 8-storey mixed-use building to enhance the street edge. The resident parking for the apartment units is located underground. A limited number of grade-related townhouses, 13% of the total node unit count, are also provided to transition to the surrounding medium- and low-density development. The proposed floor-space index is approximately 1.51, within the permitted range of 1 to 3. Adequate visitor parking, amenity space, and pedestrian connections are proposed throughout the site, and access will be gained from Street A (Ferguson Drive) and Street C (Stirling Todd Terrace).

Zoning

Existing Zoning

The subject lands are zoned Future Development (FD). As per Section 12.1 of the Town of Milton Zoning By-law 016-2014, only uses that legally existed on the date the by-law came into effect are permitted on lands zoned FD. As such, the Zoning By-law Amendment is required to permit the proposed development and implement the Boyne Survey Secondary Plan.

Proposed Zoning

The proposal seeks to amend the Zoning By-law to rezone the site to a Mixed Use Special Zone AAA (MU*AAA) to permit ±598 residential units and ground-floor retail on Ferguson Drive with site-specific provisions related to reduced parking rates, increased maximum height, building design and setbacks, and additional permitted low-rise building types. The draft amending zoning by-law is included with the application submission.

Summary

The proposed development requires a Zoning By-law Amendment to implement the Boyne Survey Secondary Plan and permit a mix of residential uses and ground-floor commercial within the designated Minor Sub-Node. The proposed development supports the intended function of the node as the focus of density at a secondary intersection location in a residential neighbourhood with a high-density residential development that is pedestrian-oriented and transit-supportive. This proposal will contribute much needed housing in a variety of forms to the achievement of density objectives in the Provincial Policy Statement, Region of Halton Official Plan, and the Town of Milton's Boyne Secondary Plan, as outlined in the previously submitted Planning Justification Report and this Addendum.

Respectfully submitted,

KORSIAK URBAN PLANNING



Constance Ratelle, MPlan, RPP

Copy: Anthony Sotomayor, Mattamy Homes